

expanded after the adoption of this Ordinance shall be required to provide landscaping and buffer areas to mitigate the impact of the use on surrounding residential development. All commercial uses developed in this district shall have a residential appearance from the street. Outside and open storage or display is not permitted. All storage and display shall occur entirely within a fully enclosed building.

Office-Institutional District (O-I). This district is intended to provide areas for the development of public, semi-public and private offices; schools, healthcare and child care facilities; places of worship and special residential development. Such uses are supportive of the surrounding residential community and should gain access via an arterial or major collector road. Uses permitted in this district should be in harmony with residential or institutional environments and should serve to transition between residential neighborhoods and more intensive commercial districts or uses. It is intended that buildings be surrounded by landscaped grounds and that signs be limited in size and location to minimize commercial impact.

Neighborhood Commercial (NC). (*Local Shopping District*) This District is intended for small sites in or near residential neighborhoods. The zone encourages the provision of small scale retail and service uses for nearby residential areas. Some uses which are not retail or service in nature are also allowed so a variety of uses may locate in existing buildings. Uses are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Development is intended to be pedestrian-oriented and compatible with the scale of surrounding residential areas.

General Business District (GB). This district is intended to be located along arterial roadways which serve higher traffic volumes and are intended for the higher intensity development. Uses in this district are intended to provide goods and services to the City as well as serving the larger trade area. Uses permitted outright or conditionally in this district may include shopping centers, restaurants, and large commercial retail establishments. Because these uses are subject to the public view and are often located at or near City gateways, which is a matter of concern to the entire City, they should provide adequate parking, controlled traffic movement, suitable landscaping and protection for abutting residential areas from the traffic and visual impacts associate with these types of commercial activities.

Historic Downtown District (HD). The purpose and intent of the Historic Downtown District is to promote the preservation of buildings, structures and sites of historic and architectural value within the city. Development and redevelopment within this district should reflect the historic character and scale of existing development. Uses within this district will include both commercial and residential of appropriate type and design to be compatible with existing uses and may be found as individual freestanding, and/or mix used development types. Design and function will play a major role in the review and approval of uses in this district.

Manufacturing Districts (M-1 & M-2). These Districts are intended to accommodate commercial areas that must be segregated, because of negative impacts that cannot be made compatible with other uses through the application of performance standards. The creation of these separate districts for manufacturing/industrial uses recognizes not only nuisances, but also infrastructure and operational incompatibilities between its permitted uses and those of other districts. Accordingly, the standards for these Districts are designed to accommodate intensive industrial uses that generate nuisances, which either cannot be handled by