

C-6 LARGE PRODUCT RETAIL SALES DISTRICT

The C-6 open display district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

PERMITTED USES: 1,22,27,41,48

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 22: AUTOMOTIVE SERVICES

Automobile service stations can be significantly objectionable to nearby uses, therefore, such establishments have been allowed only in districts where necessary to provide this use.

UNIT 27: PARKING LOT

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 41: AUTOMOBILE SALES

The use of any building, land area, or other premises for the display and sale of new and used automobiles generally but may include light trucks, vans or sport utility vehicles and

UNIT 48: AUTOMOTIVE, MACHINERY AND EQUIPMENT OPEN DISPLAY RETAIL SALES

Automotive and equipment retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress and because of the type of material or transportation requirements requires display and store outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,23,33,43,44

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3 : UTILITY FACILITIES

Public protection and utility equipment which (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 23: COMMERCIAL LARGE SITES

Commercial facilities, which are usually operated out-of-doors, on large sites, in undeveloped, outlying parts of the city. Uses in this unit have an adverse effect on certain other uses, in that they are often noisy and generate large amounts of traffic. These uses include fairgrounds, amusement parks, go-cart tracts and drive-in theaters. Due to extreme noise levels, racetracks, drag strips, and similar facilities are not included.

UNIT 33: SELF-SUPPORTING TOWER, ANTENNA STRUCTURE OR MONOPOLE

Telecommunication towers that are dedicated structures for mounting transmitter equipment and antennas that are necessary for providing the full range of wireless or mobile services to the community. They can vary in their design and may include panel antennas mounted on and painted to

match existing buildings, communications equipment housed in a architecturally integrated tower element in a shopping center, roof-top antennas screened with walls, and freestanding pole antennas screened by landscaping. They vary widely in height, depending on factors such as the number and types of wireless services used by the site, the coverage area of the transmitters, the local topography, soil types and other environmental factors. It is required that a permit be issued in compliance with the requirements of Article 6, Section 15 of these regulations.

UNIT 43: AUTOMOBILE SALES—DAMAGED VEHICLES

The use of any building, land area, or other premises for the display and sale of any new or used automobiles that has sustained damage in an amount equal to or exceeding seventy percent (70%) of its average retail value, or the sale of any vehicle that has been issued a certificate of title, pursuant to Ark. Code Ann. §27-14-2302, which indicates that the vehicle is a damaged vehicle. Any such vehicle which has 10% or more surface damage shall be screened from public view. Specifically excluded from this use unit are auto repair and painting.

UNIT 44: MOBILE VENDING SITE

Subject to Article 6, Section 3.16, the use of any parking lot, land area, or other premises by a motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand or other device designed to be portable and not permanently attached to the ground which is used to sell goods, wares, merchandise or food. Specifically excluded from this use unit are persons vending from a motor vehicle who visit multiple

private property sites on a daily basis for no more than one (1) hour per site and who have obtained a business license from the city. Also specifically excluded from this use unit are

temporary open-air enterprises, which are regulated by Article 6, Section 3.5.

TEMPORARY USES: 32

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE
 Temporary buildings to be used for the same purposes a

permanent structure may be used for once the permanent structure is completed on the property

DEVELOPMENT CRITERIA

1. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
2. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
3. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
4. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-6 large product retail sales.
 - a. Except as provided in Use Unit 43: Automobile Sales—Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
 - b. No permanent open display will be permitted on sidewalks, or public right-of-way.
 - c. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
 - d. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.
5. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

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| Front setback | 30' |
| Front setback if parking is allowed between R-O-W and the building | 50' |
| Side setback (subject to applicable fire and building codes) | 0 |
| Side setback when contiguous to a residential district | 20' |
| Rear setback | 20' |

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.