

No building shall exceed fifty-three (53) feet in height **(Amended by Ordinance 15-09, May 21, 2015)**, except as provided in Article VI, Section 6.030.

F. Landscaping Requirement

1. As regulated in Article III, Section 3.103, C.

G. Outdoor Storage

1. All outdoor storage shall be prohibited in the front yard which shall be interpreted as that portion of the property abutting the right-of-way.
2. Outdoor storage shall take place in the rear yard and shall be screened by fencing or landscaping.

**5.53.4 C-4. Office/Professional Service District**

A. District Description

This district is designed to provide for the provision of professional office services, medical and personal services, as well as financial, insurance, real estate governmental, and consulting services. In addition to office activities certain community facilities are permitted to serve the needs of persons frequenting this district. Uses requiring the outdoor storage of goods and services, the repair and maintenance of vehicles, as well as the sale of retail products are prohibited within this district.

B. Uses Permitted

1. Essential municipal services such as:
  - city, county, state, and federal offices
  - civil defense facilities
  - court buildings
  - fire department facilities
  - police department facilities
  - post offices
2. Community centers
3. Mortuaries and undertaking services
4. Churches and places of assembly
5. Utility facilities (without storage yards) necessary for the provision of public services
6. Day care centers
7. Business colleges and other similar educational services (excluding auto-diesel schools)

8. Entertainment and amusement uses (with the exception of adult entertainment uses such as adult book stores, adult video stores, and adult cabarets and theaters wherein persons expose their sexual organs, or appear in a state of nudity, engage in sexual intercourse, engage in sexual deviant activity, and, or fondle the genitals of himself, herself, or another person).
9. Health care facilities such as:
  - centers for observation and rehabilitation
  - convalescent homes
  - hospitals
  - medical clinics
  - assisted living centers
10. Financial, consulting, and administrative services such as:
  - agricultural credit institutions
  - banking and bank related functions
  - credit unions
  - holding investment organizations
  - insurance carriers, agents, brokers, and services
  - money management, and investment offices
  - real estate brokers, managers, and appraisers
  - rediscount and financing institutions for credit agencies other than banks
  - savings and loan associations
  - securities, commodities, brokers, dealers, and exchanges
  - title offices.
11. General business and communications services such as:
  - advertising agencies and services
  - commercial services including radio and television broadcasting studios, telegraph offices and message centers, telephone exchanges and relay towers, and television and recording production studios
  - computer and data processing services
  - credit reporting, adjustment, and collection agencies
  - detective agencies and protective services
  - drafting services
  - employment, personnel, and temporary help services
  - exterminating services (with no outside storage)
  - interior decorating and consulting services
  - mailing, reproduction, and commercial art services
  - management, consulting, and public relations services
  - membership organizations including automobile clubs, better business bureaus, chamber of commerce, labor unions, political organizations, professional associations, and cultural and fraternal organizations
  - news syndicates
  - research and development laboratories
  - trading stamp services
  - travel agencies

12. General personal services including photographic studios, photofinishing studios, catering services, and clothing rental agencies
13. Medical and professional services such as:
  - accounting, auditing, and bookkeeping services
  - artist studios
  - attorneys and law offices
  - chiropractic offices
  - consulting scientists
  - dental offices and laboratories
  - educational and scientific research services
  - engineering and architectural services
  - optometrists
  - physicians offices
  - physiologists and psychotherapists offices
  - songwriters and music arrangers
  - writers and lecturers
14. Convenience commercial services such as:
  - bakeries
  - barber shops
  - beauty shops
  - drug stores
  - hardware stores
  - laundry and dry cleaning pick-up stations
15. Veterinarian clinics (with no outdoor animal pens)
16. Cultural services to include art galleries and botanical gardens
17. Legitimate health spas and fitness clubs (with the exception of illegitimate massage parlors, rap parlors, and/or saunas, wherein persons expose their sexual organs or appear in a state of nudity, engage in sexual intercourse, engage in deviant sexual activity, and/or fondle the genitals of himself, herself, or another person).
18. Photographic studios
19. Office and retail business supply uses

C. Uses Permitted as Special Exceptions

1. Food service establishments.
2. Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160 (**Added by Ordinance 05-09, May 19, 2005**)

D. Uses Prohibited

Industrial uses, automobile wrecking and/or recycling uses, junk or salvage yards, van, car, or truck storage uses, body shops and

other types of vehicular repair uses, general retail trade uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted.

E. Dimensional Regulations

All uses permitted in the C-4, Office/Professional Service District, shall comply with the following requirements except as provided in Article VI.

1. Minimum Lot Size Requirements

No minimum lot size shall be required.

2. Minimum Yard Requirements

Front Yard	20 feet
(Two-thirds (2/3) of the front yard must be dedicated to landscaping)	

Side Yard	15 feet
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Rear Yard	20 feet
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Building Setback	35 feet
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3. Maximum Lot Coverage

Provided landscaping and parking requirements are met, there is no restriction on the area occupied by all buildings on a zone lot or parcel located within the C-4 District.

4. Height Requirements

No building shall exceed fifty-three (53) feet in height **(Amended by Ordinance 15-09, May 21, 2015.)**, except as provided in Article VII, Section 7.040. **(Amended by Ordinance 03-10, August 21, 2003)**

F. Landscape Requirements

1. As regulated in Article III, Section 3.130, (c).

G. Outdoor Storage

1. There shall be no outdoor storage allowed within the C-4 District.

5.53.5 **C-5.Limited Office/Professional Service District**