

ARTICLE XVII. C-4 DOWNTOWN MIXED-USE DISTRICT

Sec. 38-1 Purpose.

The C-4 district provides appropriate development regulations for downtown Ottumwa, the city's central business district. The grouping of uses is designed to strengthen the town center's role as a center for trade, services, office employment, and civic life. Mixed uses are allowed and encouraged within the central business district.

Table 38-60: Site development regulations.

Regulator	Permitted Residential Uses	All Other Permitted Uses
Site Area per Housing Unit (Square Feet)	No Minimum	
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Width (Feet)	No Minimum	No Minimum
Minimum Yards (Feet)		
Front Yard	0	0
Side Yard	0	0
Street Side Yard	0	0
Rear Yard	0	0
Maximum Height (Feet)	50	None
Maximum Amount of Total Parking Located in Street Yard	NA	0

Sec. 38-2 Special regulations and standards.

- (a) No building, or part of a building, may be set back from the front yard line further than five feet.
- (b) No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public.

All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.