

6. Signage within OTAB shall be provided in accordance with Section 9 of the Zoning Ordinance and the Historic Avondale Design and Development Guidelines.
7. Except where specified otherwise within this subsection 307, parking shall be provided in accordance with Section 8 of the Zoning Ordinance and the Historic Avondale Design and Development Guidelines. Joint-use parking shall be permitted in accordance with the procedures outlined in that Section.
8. Landscaping and walls shall be required in accordance with the provisions of Section 12 of the Zoning Ordinance (Landscaping, Walls, and Fences Regulations) and the Historic Avondale Design and Development Guidelines, except as follows:
 - a. Development in the OTAB District shall be exempt from the provisions of subsection 1204(C)(1)(d) (Landscape Design Standards, Required Landscape Areas, General). No minimum percentage of site landscaping shall be required.
 - b. The provisions of subsection 1204(C)(3) (Landscape Design Standards, Landscape Setback) shall apply to development in the OTAB District, except that the minimum dimension of landscape setbacks shall be determined by the Development Standard table, above.
 - c. The provisions of subsection 1204(C)(5) (Landscape Design Standards, Land Use Buffers) shall not apply to development in the OTAB District.

308 Cashion Business District (CBD)

A. Purpose

The Cashion Business Zoning District (CBD) is intended to encourage and facilitate the construction of new commercial enterprises and/or the expansion of existing businesses in the Cashion commercial corridor. This District promotes flexibility in development standards necessary due to the smaller sized parcels in the area and encourages variation in circulation patterns and land use. Relative to the City's standard Commercial Districts, the CBD includes development standards allowing for reduced setbacks, parking requirements and landscaping requirements.

B. Applicability

The Cashion Business District may be established on any property located between 107th Avenue and 113th Avenue that has direct frontage on Buckeye Road.

C. Permitted Uses

1. The uses permitted in the Cashion Business District shall be the same as those permitted in the C-2 (Community Commercial) Zoning District.
2. Any conditions listed in subsections 304 (Uses Permitted with Conditions) and 305 (Conditional Use Development Standards) of this Zoning Ordinance shall also apply unless specifically exempted in this subsection 308.

D. Property Development and Design Standards

1. The development standards of the Cashion Business District including, but not limited to, setbacks, landscaping and screening, are designed to provide flexibility for new and existing businesses. The following table outlines the minimum setback and buffering standards required for this district. Unless specifically modified in this subsection, all development standards in the CBD shall be in accordance with the C-2 District standards.

CASHION BUSINESS DISTRICT MINIMUM SETBACKS & BUFFERS	
Buckeye Road Setback	10' Minimum, Fully Landscaped
Secondary Street Setback	10' Minimum, Fully Landscaped
Interior/Side Setback	None
Rear Setback and/or Building Setback from a Residential Use	10' Minimum, Fully Landscaped. No setback shall be required if an alley is adjacent to a rear property line or separates a commercial use from a residential use.
Parking Setback from a Residential Use	5' Minimum, Fully Landscaped

2. Setbacks in excess of those listed in the table in subsection 308(D)(1) above may be required in accordance with the conditions required of uses permitted with conditional use permits or uses permitted with conditions.
3. On-site parking shall be provided in accordance with Section 8 of this Zoning Ordinance. Joint-use parking shall be permitted in accordance with the procedures outlined in Section 8 of this Zoning Ordinance.
4. Landscaping and walls shall be required in accordance with the provisions of Section 12 (Landscaping, Walls, and Fences Regulations) of this Zoning Ordinance, except as follows:
 - a. Landscaped areas shall be provided on the site in an amount equal to or greater than ten (10) percent of the net site area. Development in the Cashion Business District shall be exempt from the provisions of subsection 1204(C)(1)(d) (Landscape Design Standards, Required Landscape Areas, General).
 - b. The provisions of 1204(C)(3) (Landscape Design Standards, Landscape Setback) shall apply to development in the Cashion Business District, except that the minimum dimension of landscape setbacks shall be determined by the Development Standard table, set forth in subsection 308(D)(1) above.
 - c. The provisions of 1204(C)(5) (Landscape Design Standards, Land Use Buffers) shall apply to development in the Cashion Business District, except that the minimum dimension of landscape buffers between a CBD property and a residential use shall be determined by the Development Standard table, set forth in subsection 308(D)(1) above. This landscape buffer shall also be required on any CBD property where an alley separates the property from a residential use.

5. Any conditions required of uses listed in subsections 304 (Uses Permitted With Conditions) and 305 (Conditional Use Development Standards) of this Zoning Ordinance shall apply, except as follows:
 - a. The provisions of subsection 304(C). (Uses Permitted With Conditions, Automobile Service and Diagnostic Facilities) of this Zoning Ordinance shall apply to the development of automobile service and diagnostic facilities, except that the landscape buffer shall be a minimum of ten (10) feet. Additionally, garage bay doors may face residentially zoned properties or uses if screened in a method acceptable to this Zoning Administrator or designee.
 - b. The provisions of subsection 304(R). (Uses Permitted with Conditions, Tire Sales, Repair, and Mounting Facilities) of this Zoning Ordinance shall apply to the development of tire sales, repair, and mounting facilities, except that the landscape buffer shall be a minimum of ten (10) feet. Additionally, garage bay doors may face residentially zoned properties or uses if screened in a method acceptable to the Zoning Administrator or designee.
 - c. Screening of drive-through lanes shall only be required from public streets.