

Sec. 4.12. C-G – Commercial-General.

4.12.1. Districts and intent:

The C-G commercial, general, category includes one zoning district: C-G. This district is intended for general retail commercial, office, and service activities which serve a market area larger than a neighborhood. While some of the same types of uses are found in C-G and C-N areas, the C-G areas are generally greater in scale and intensity. Businesses in this category require locations convenient to automotive traffic, and ample off-street parking is required. Because, pedestrian traffic may also be found in higher concentrations, this district is not suitable for highly automotive-oriented uses other than parking.

4.12.2. Permitted principal uses and structures:

1. Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junkyards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, secondhand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennae); funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Public buildings and facilities, except those otherwise specified.
9. Banks and financial institutions.
10. Professional, business, vocational, trade, ministerial and technical schools / training centers.
11. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, skating rink, and similar uses.
12. Hotels and motels.
13. Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable off the premises to normal senses.
14. Art galleries.
15. Union hall.

16. Automotive Car Wash, Hand; Automotive Car Wash, Self-Service; Automotive Car Wash, Automated; when located at a physical storefront property which contains primary street frontage on an Arterial Street, and when applicable, subject to 4.19 regulations.
17. Automotive servicing, light.
18. Minor Retail Display, see Article 2.
19. Churches and other houses of worship.

Unless otherwise specified, the above uses are subject to the following:

- a. Sales, service, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 60 percent of floor space to be devoted to storage;
- b. Products to be sold only at retail.

4.12.3. Permitted accessory uses and structures:

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership; and
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also section 4.19).
3. On the same premises and in conjunction with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
4. In conjunction with Light Automotive Servicing (or Automotive Repair Garage as allowed in higher intensity zoning districts), on the same premises and in conjunction with the permitted principal use, an area not to exceed 350 square feet outside of a completely enclosed building, may be used to temporarily store used tires or other related items slated for disposal.

Said area shall be located in the side or rear yard of the property, and such yard shall be completely enclosed by an opaque fence or wall, and opaque access gates that remain otherwise closed, between six and ten feet high.

No such storage shall be visible above the top of said screened yard. No vehicular fluids, contaminants or contaminated run-off shall be permitted within or to exit from said yard.

Tires holding water deemed to be in violation of the city's mosquito ordinance shall be immediately drained or removed.

Tires and other items shall be recycled according to a schedule so that capacity is retained for normal business operations.

Said establishments may temporarily store outdoors not more than four (4) immovable vehicles, so long as they are in the process of being serviced – not to exceed more than ten (10) calendar days for any one vehicle, otherwise said vehicles shall be within a completely enclosed building, or shall be in an enclosure, as described above.

5. A commercial or industrial development on a parcel of record within a subdivision which abuts another commercial or industrial development on a separate parcel of record under different ownership, shall be permitted to erect a covered (or elevated) walkway across property lines, for

pedestrian access, to be contained wholly on private property, in order to connect the two separate buildings. May also incorporate an improved sidewalk across property lines.

Said structure, if it crosses onto any vehicular use area (parking or driveway), shall contain a painted crosswalk and pedestrian signage. It shall be constructed in a manner which will not impede or prevent safe and convenient vehicular traffic and/or pedestrian flow and access.

Natural or man-made storm-water drainage areas and easements shall be maintained, and if necessary, said design shall incorporate raised areas or culverts to maintain proper surface flows. Gutters and downspouts shall be designed and included so that run-off generated from said structure is directed proportionally from the structure to the associated private property which it is located upon.

All applicable property owners shall enter into a written agreement agreeing to such, which shall be recorded at the County Clerk of the Court, with a copy provided to the City, at the same time plans are submitted for review and permit issuance.

4.12.4. Prohibited uses and structures (except as provided for under Section 14.10):

1. Manufacturing activities, except as specifically permitted or permissible.
2. Warehousing or storage, except in connection with a permitted or permissible use.
3. Off-site signs.
4. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
5. Automotive Repair Garage.
6. New residential uses, except as specified under C-G accessory uses.
7. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured homes and recreational vehicles.
8. Major Retail Display.
9. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. A use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons is incompatible with the character of the district. Performance standards apply (see section 4.19).

4.12.5. Special Exceptions (See also Article 3):

1. Automotive fuel stations (see section 4.19 for special design standards for automotive fuel stations).
2. Child care centers and overnight child care centers provided:
 - a. No outdoor play activities are conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for off-street pick-up and drop-off of children.
3. Hospitals, Long-Term Care Facilities, Group Living Facilities, Adult Day Care Centers.
4. Package store for sale of alcoholic beverages, bar, tavern, or cocktail lounge.
5. Motor bus or other transportation terminals.
6. Private clubs and lodges.
7. Rental of automotive vehicles, trailers, and trucks.

8. Automotive Car Wash, Hand; Automotive Car Wash, Self-Service; Automotive Car Wash, Automated; when located at a physical storefront property which does not contain any street frontage on an Arterial Street, and when applicable, subject to 4.19 regulations.
9. Foster Group Homes.
10. Bed and Breakfast Inns.
11. Charter and private pre-school, elementary, middle and high schools, located on private (not publically or governmentally owned) property.
12. Non-residential modular building.

4.12.6. Minimum lot requirements (area, width):

None, except as necessary to meet other requirements herein set forth.

4.12.7. Minimum yard requirements (depth of front and rear yard, width of side yards):

See section 4.19 for right-of-way setback requirements.

1. All permitted or permissible uses and structures (unless otherwise specified):

Front: 20 feet.

Side: 10 feet.

Rear: 15 feet.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:
 - a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
 - b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
 - c. Residential, commercial and industrial improvements are be prohibited; and
 - d. Resource-based recreational activities are permitted.

4.12.8. Maximum height of structures (see also section 4.19 for exceptions):

No portion shall exceed 70 feet.

4.12.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	1.0	0.80	0.60

4.12.10. Minimum landscaped buffering requirements (see also section 4.19):

1. A permitted or permissible use (unless otherwise specified), erected or expanded on land abutting a residential district or property used for residential purposes in a residential/office district shall provide a landscaped buffer at least 25 feet in width along the affected rear and/or side yards as the case may be.

4.12.11. Minimum off-street parking requirements (see also section 4.19):

1. Commercial and service establishments (unless otherwise specified): one space for each 150 square feet of non-storage floor area.
2. Commercial establishments selling home furnishings and major appliances, and office equipment and furniture: one space for each 500 square feet of non-storage floor area.
3. Restaurants, cocktail lounges, bars, and taverns: one space for each three seats in public rooms.
4. Funeral homes: one space for each three seats in the chapel.
5. Medical or dental offices, clinics, or laboratories: one space for each 150 square feet of floor area.
6. Business and professional offices: one space for each 200 square feet of floor area.
7. Newspaper office: one space for each 350 square feet of floor area.
8. Public buildings and facilities (unless otherwise specified): one space for each 200 square feet of floor area.
9. Banks and financial institutions: one space for each 150 square feet of non-storage floor area.
10. Professional, business, vocational, trade, ministerial and technical schools / training centers: one space for each 200 square feet of floor area.
11. Community and little theaters, indoor motion picture theaters: one space for each four seats.
12. Hotels and motels: one space for each sleeping room, plus two spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc., as specified.
13. Dry cleaning and laundry package plants: one space for each 150 square feet of non-storage floor area.
14. Internet Café Establishments: one space per machine, PC, or kiosk station, for the first 15; and one additional parking space for every 3 machines, PCs, or kiosk stations over the first 15.
15. Churches and houses of worship: one space for each six permanent seats in the main auditorium.
16. Art galleries: one space for each 300 square feet of floor area.
17. Dance, art, and music studios: one space for each 350 square feet of floor area.
18. Private clubs and lodges: one space for each 300 square feet of floor area.
19. Hospitals: one space for each bed.
20. Nursing Homes, Long-Term Care Facilities: one space for each three beds, plus one space per employee on any shift.
21. Child care centers and overnight child care centers / Adult Day Care Centers and Group Living Facilities: one space for each 300 square feet of floor area devoted to use.
22. Union hall: one space for each 200 square feet of floor area.
23. Motor bus or other transportation terminals: one space for each 350 square feet of floor area.
24. For other special exceptions as specified herein: to be determined by findings in the particular case.
25. Fitness Centers: One space for each 300 square feet of non-storage area.
26. Other uses permitted by Special Exception: To be determined and imposed by the Board of Adjustment.
27. Other uses not specified, the LDR Administrator may utilize standards as applicable under other zoning districts or to be determined by findings in the particular case.

Note: Off-street loading required (see section 4.19).