

8-104: PURPOSES AND INTENTS OF CG – COMMERCIAL-GENERAL DISTRICTS

This district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts, or necessary for the general community welfare are also permitted. Appropriate open space between commercial and residential areas is required. This classification is intended to recognize an existing undesirable development pattern but not repeat or significantly expand the pattern beyond those areas where such is already established.

1. Permitted Uses

A. Community Facilities Activities

- i. Administrative Services
- ii. Community Assembly
- iii. Cultural and Recreational Facilities
- iv. Educational Facilities
- v. Essential Public Transport, Communication and Utility Services

B. Commercial Activities

- i. Automotive Parking
- ii. Banking, Financial, Insurance, and Real Estate Services
- iii. Convenience Retail Sales and Services
- iv. General Business and Communications
- v. General Retail Trader
- vi. Outdoor Material and Equipment Sales and Repair
- vii. Professional Services – Medical
- viii. Professional Services – Non-Medical
- ix. Restaurant – Full Service
- x. Restaurant – Fast Food
- xi. Self-Service Storage
- xii. Transient Habitation
- xiii. Warehousing, Goods, Transport, and Storage
- xiv. Wholesale Sales

2. Uses Permitted with Supplemental Provisions (SUP)
 - A. Residential Activities
 - i. Multi-Family Dwelling (See Section 8-112 for Supplemental Regulations)
 - B. Community Facilities Activities
 - i. Child Care Facilities
 - ii. Health Care Facilities
 - iii. Religious Facilities
 - iv. Special Personal and Group Care Facilities
 - C. Commercial Activities
 - i. Animal Care and Veterinary Services
3. Conditional Uses
 - A. Community Facilities Activities
 - i. Extensive Impact Facilities
 - ii. Intermediate Impact Facilities
 - iii. Special Institutional Care Facilities
 - B. Commercial Activities
 - i. Automotive and Marine Craft Sales, Service and Repair
 - ii. Entertainment and Amusement Services – Limited
 - iii. Group Assembly and Commercial Outdoor Recreation
4. Accessory Uses
 - A. Permitted Uses
 - i. Accessory Storage
 - ii. Administrative Office
 - iii. Private Recreational Facilities
5. Bulk Regulations
 - A. Minimum Zone Lot Requirements
 - i. Area – 10,000 square feet
 - B. Maximum Lot Coverage - (As % of Total Lot Area)
 - i. 50 percent
 - C. Maximum Impermeable Surface Ratio (As % of Total Lot Area)
 - i. 80 percent

D. Maximum Height

- i. 35 feet

E. Minimum Yard Requirements

- i. Front Yard – 30 Feet
- ii. Side Yard – 10 Feet
- iii. Rear Yard – 20 Feet