

Sec. 4.13. - "CG" Commercial, General.

4.13.1 *Districts and intent.* The "CG" Commercial, General category includes one zone district: CG. 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 CN areas, the CG 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; however, pedestrian traffic may also be found in this district. This district is not suitable for highly automotive-oriented uses and shall be located within designated urban development areas as defined by the county's comprehensive plan.

4.13.2 *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 kennel); 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 junk yards 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,

second-hand 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 antennas), 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. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using non-flammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Residential dwelling units which existed within this district on the date of adoption or amendment of these land development regulations.

14. Churches and other houses of worship.
15. Art galleries.
16. Private clubs and lodges.
17. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
18. Recovery homes.
19. Residential treatment facilities.
20. Automotive self service station. (See section 4.2 for special design standards for automotive self service stations.)
21. Public and private schools.

Unless otherwise specified, the above uses are subject to the following limitations: (1) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percent of floor space to be devoted to storage; (2) products to be sold only at retail; and (3) Site and development plan approval is required for all permitted uses and structures in accordance with section 14.13.

(Ord. No. 2017-10, § 1, 5-18-17)

4.13.3 *Permitted accessory uses and structures.*

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
- 2.

On-site signs. (See section 4.2.)

4.13.4 *Prohibited uses and structures.*

1. Manufacturing activities, except as specifically permitted.
2. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
3. Motor vehicle body shop.
4. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any 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 to be incompatible with the character of the district. Performance standards apply. (See section 4.2.)

4.13.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Automotive service stations. (See section 4.2 for special design standards for automotive service stations.)
2. Rental of automotive vehicles, trailers and trucks.
3. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
4. Hospitals and nursing homes.
5. Motor bus or other transportation terminals.

6. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Public buildings and facilities.
8. Off-site signs.
9. Wholesale warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
10. Other similar uses, which are compatible with other district uses.

4.13.6 *Minimum lot requirements (area, width).*

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

Minimum lot area: None.

Minimum lot width: None.

4.13.7 *Minimum yard requirements (depth of front and rear yard, width of side yards.)*

(See section 4.2 for right-of-way setback requirements.)

1. *All permitted uses and structures (unless otherwise specified).*

Front: 20 feet.

Side: None, except where a side yard is provided, then a side yard of at least five feet must be provided.

Rear: 15 feet.

2. *Child care centers and overnight child care centers.*

Front: 20 feet.

Side: Ten feet for each side yard.

Rear: 15 feet.

Special provisions. A minimum 35-foot natural buffer shall be required from wetlands, and 50 feet from perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

4.13.8 *Maximum height of structures.* No portion shall exceed:

(See also section 4.2 for exceptions):

50 feet. Except the planning and zoning board or board of adjustment may approve structures in excess of 50 feet in areas deemed appropriate and/or in keeping in characteristic of existing or intended development in the area, provided that no structure shall exceed height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight-approach zone of airports.

(Ord. No. 2019-09, § 1, 8-1-19)

4.13.9 *Maximum lot coverage by all buildings.* In addition to meeting the required lot yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.13.10 *Minimum landscaped buffering requirements.*

(See also section 4.2.)

1. *All permitted uses (unless otherwise specified).*

Where a use listed under 1. above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than 30 feet in width along the affected rear and/or side yards as the case may be.

2. *Existing single-family dwellings and mobile homes.* None, except as necessary to meet other requirements set out herein.

4.13.11 *Minimum off-street parking requirements.*

(See also section 4.2.)

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, and technical schools.* 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. *Each residential dwelling unit.* Two spaces for each dwelling unit.
15. *Churches and houses of worship.* One space for each six permanent seats in 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.* One space for each three beds.
21. *Telephone exchange, motor bus or other transportation terminals.* One space for each 350 square feet of floor area.
22. *Child care centers and overnight child care centers.* One space for each 300 square feet of floor area devoted to child care activities.
23. *For other special exceptions as specified herein.* To be determined by findings in the particular case.

Note. Off-street loading required. (See section 4.2.)