

Chapter 361. Zoning

Article IX. Commercial Districts

[1] *Editor's Note: The Commercial/Industrial Setbacks Diagram is on file in the City offices.*

§ 361-56. General description.

The regulations for the commercial districts are designed to encourage stable and efficient commercial areas to meet the needs for commercial goods and services of the trade area; minimize the adverse effects of commercial uses on other land uses; and provide opportunities for investment with development of residential areas and thoroughfares.

- A. CO Commercial Office District. This commercial district is for the conduct of general and professional office and related activity to meet the needs of the community in such a manner as to avoid being offensive to a general neighborhood containing residential, religious, recreational and educational elements. It is intended that this district be located so as not to introduce traffic onto solely residential streets or become an intrusion into a residential district, but to serve as a buffer between residential and more intensive commercial activities.
- B. CC Convenience Commercial District. This commercial district is intended for a unified grouping in one or more buildings of retail shops and stores and personal services of limited size and service area that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods where retail shops and personal services are not otherwise readily available. It is intended that the suburban convenience center be developed as a unit with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening.
- C. CR Restricted Commercial District. This commercial district is established for major retail and service activity removed from the central business district with major thoroughfare access and adequate open space and parking.
- D. CSC Planned Shopping Center District. This commercial district is intended for a unified grouping, in one or more buildings, of retail shops and stores that provide for the regular needs and are for the convenience of the people residing in the community. It is intended that the planned shopping center be developed as a unit, with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening materials.
- E. CAR Automotive and Commercial Recreation District. This commercial district is established as a district in which the principal use of land is for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments which serve the entire community but do not, and should not necessarily, locate in more restrictive commercial districts.
- F. CBD Central Business District. This commercial district is designed for the conduct of personal and business services and the general retail trade of the community. It is designed to accommodate a wide variety of commercial uses in the central business district or areas of mixed business enterprises. It will not normally be applied in the case of new commercial areas.

§ 361-57. Uses permitted.

The permitted uses in the commercial districts are set forth in the table below. Where the letter "X" appears on the line of a permitted use and in the column of a district, the listed use is permitted in that district, subject to the general provisions of this chapter as set forth in the preceding sections. Where the letter "P" appears instead of the letter "X," this use is permitted subject to acquiring a conditional use permit as set forth in Article XXII.

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Addressing, duplicating, mailing, mailing list, stenographic, telephone messages and similar office services	X		X	X	X	X
Advertising agency	X		X	X	X	X
Air-conditioning shop					P	P
Aircraft parts, other than airframes or engines; sales, service, rental or repair						X
Amusement park, commercial			P	P	X	X
Animal hospital serving household pets and similar small animals with outside runs			P		P	X
Animal hospital serving household pets and similar small animals without outside runs			X	X	X	X
Antique store			X	X	X	X
Apparel and accessories store		X	X	X	X	X
Appliance store				X	X	X
Architects' and/or artists' supplies and equipment (store selling)			X	X	X	X
Arena						P
Armature rewinding shop					X	X
Armored car service					X	X
Art gallery and/or school			X	X	X	X
Artists' or photographers' studio, not including the processing of film for others			X	X	X	X
Artists' studio			X	X	X	X
Auctioneer						X
Auditorium or arena			X	X	X	X
Automobile accessory and supply store		P	X	X	X	X
Automobile and truck sales (new and used) and service			X	X	X	X
Automobile body shop			P		X	X
Automobile parking or storage, as a principal use			X	X	X	X
Automobile repair shop			P		X	X
Automobile wash service, including self-service				P	P	P

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Automobile and truck rental			X	X	X	X
Automotive service station, not including body or motor repair or painting		P	X	X	X	X
Bail bond house						X
Baked goods, candy, bread, dairy and ice cream manufacturing						X
Bank, including drive-in facilities	X		X	X	X	X
Bar			P	P	P	P
Barber or beauty shop		X	X	X	X	X
Beer sales for consumption off the premises		X	X	X	X	X
Beer tavern			P	P	P	P
Bicycle repair		X	X	X	X	X
Bicycle sales			X	X	X	X
Billiard or pool parlor			X	X	X	X
Blueprinting, photocopying and similar reproductive services	P	X	X	X	X	X
Boarding or rooming house	P					X
Boat and marine rental, repair, sales					X	X
Bookstore, not including newsstand		X	X	X	X	X
Bottling works, all beverages			P		X	X
Bowling alley				X	X	X
Broadcasting or recording studio	P		X	X	X	X
Building supplies, including sale of lumber			X		X	X
Business machines, sales, service, repair or rental of			X	X	X	X
Business school			P	X		X
Bus station			X		X	X
Camera and photographic supply store		X	X	X	X	X
Carnival, circus or similar temporary amusement enterprise				X	X	X
Carpentry, custom woodworking or furniture making			P		X	X
Carting, crating, express handling, moving or storage					X	X
Catalog office (mail order house)		X	X	X	X	X
Catering establishment ^[1]			P	X	X	X
Child-care center [Added 11-4-2003 by Ord. No. 2968]	P	X	X	X	X	X
Church, synagogue or temple, including Sunday School facilities	X	X	X	X	X	X
City, county, school district, state or federal facilities	P	P	X	X	X	X

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
City or county jail	P		P		X	X
Civil defense and related activities facilities	P	P	X	X	X	X
Cleaning and pressing collection station		P	P	X	X	X
Clinic, dental, medical or osteopathic, chiropract, pharmacy	X	X	X	X	X	X
Clothing: custom dressmaking or altering for retail, including tailoring and millinery		X	X	X	X	X
Clothing sales, new		X	X	X	X	X
Clothing, secondhand		P	X	X	X	X
Club (private)			P	P	P	P
Cold storage plant			P		X	X
College, junior college, professional school, public or equivalent private	P		X	X	X	X
Community center, public	P	P	X	X	X	X
Computing, data processing or similar service	P		X	X	X	X
Contractor (special trade): facilities other than office					X	X
Convalescent, maternity or nursing home	P	P	X	X	X	X
Crating, carting, express handling					X	X
Curio shop		X	X	X	X	X
Custom ceramic products, manufacturing						X
Dance hall					X	X
Dance school			P	X	X	X
Data processing	X	X	X	X	X	X
Delicatessen		P		X	X	X
Delivery service			X	X	X	X
Dental clinic	X	X	X	X	X	X
Dental laboratory	X	X	X	X	X	X
Department store			X	X	X	X
Detective or protective service			X		X	X
Diaper service		X	X	X	X	X
Direct selling organization			X	X	X	X
Disinfecting, deodorizing or exterminating service					X	X
Dog grooming			P		X	X
Drafting service	X		X	X	X	X
Dressmaking		X	X	X	X	X
Drive-in restaurant not serving beer					X	X
Drive-in restaurant serving beer					P	P
Driving school, private			X		X	X
Drugstore or proprietary store		X	X	X	X	X

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Dry-cleaning and dyeing plant					X	X
Dry cleaning, pickup and self-service		X	X	X	X	X
Dry goods store		X	X	X	X	X
Dwelling	P	P	P	P	P	P
Eating place other than drive-in, including serving of beer and providing of entertainment		P	P	P	P	P
Eating place other than drive-in, not serving beer or providing dancing or entertainment		X	X	X	X	X
Electrical supplies			X	X	X	X
Electric regulating substation	P	P	P	P	P	P
Employment service	X		X	X	X	X
Engineer's supplies and equipment (sale of)			X	X	X	X
Equipment rental (conducted within buildings)			P	X	X	X
Express handling					X	X
Exterminating service					X	X
Farm equipment sales, service, rental, repair					X	X
Feed and fertilizer sales					X	X
Financial institution, other than pawnshop	X	X	X	X	X	X
Fine arts studio		X	X	X	X	X
Fire protection and related activities facility	P	P	X	X	X	X
Fire extinguisher service			X		X	X
Florist shop		X	X	X	X	X
Food locker plant					X	X
Food store, including bakery (retail only)		X	X	X	X	X
Fraternal organization	P		X	X	X	X
Freight depot, railroad or truck					X	X
Freight forwarding service					X	X
Funeral home, mortuary or undertaking establishment			X		X	X
Furniture and home furnishings, sales and repair		P	X	X	X	X
Fur repair and storage			X		X	X
Garage or parking for commercial or public utility vehicles			P		X	X
Garden supply store		X	X	X	X	X
Gas pressure control station	P	P	P	P	P	P
Gasoline service station		P	X	X	X	X
General store: general merchandise store		X	X	X	X	X

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Gift, novelty or souvenir shop		X	X	X	X	X
Golf course, including commercially operated driving range or miniature golf course					X	X
Golf driving range, commercial					X	X
Gunsmith shop			X	X	X	X
Hardware store		X	X	X	X	X
Hat cleaning or repair shop		P	X	X	X	X
Heating equipment					X	X
Highway or street maintenance garage, yard or similar facility					X	X
Hospital, health center, institution for aged or children [Amended 1-17-2019 by Ord. No. 9176]	P		P		P	P
Hospital restricted to mental, narcotics or alcoholic patients, sanatorium			P		X	X
Hotel or motel					X	X
Household appliance store		X	X	X	X	X
Ice vending establishment		X	X	X	X	X
Institution, nonresidential		P	X	X	X	X
Interior decorating shop			X	X	X	X
Jewelry sales and repair		X	X	X	X	X
Jewelry, watchmaking			X	X	X	X
Keyshop (locksmith)		X	X	X	X	X
Laboratory: research, development or testing	P		P		X	X
Laundry (maximum 24 machines)		X	X	X	X	X
Laundry, pickup station only		X	X	X	X	X
Laundry plant					X	X
Laundry, self-service		X	X	X	X	X
Leather goods or luggage store		X	X	X	X	X
Library: private nonprofit and public, other than branch	P	P	X	X	X	X
Limited-price variety store		X	X	X	X	X
Linen supply or industrial laundry			X		X	X
Liquor store		P	P	P	P	P
Locksmith, key shop		X	X	X	X	X
Lodge			P		X	X
Lumber (sale of), inside storage only			X		X	X
Lumber yard					X	X
Mail order house: catalog office or retail store			X	X	X	X

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Marijuana commercial grower [Added 9-27-2018 by Ord. No. 9161]			X		X	X
Marine and boat rental, repair, sales			P		X	
Mattresses, rebuilding and renovating						X
Medical marijuana retailer [Added 9-27-2018 by Ord. No. 9161; amended 10-8-2019 by Ord. No. 9209]		X	X	X	X	X
Medical or dental clinic	X	X	X	X	X	X
Medical or dental laboratory	P		X	X	X	X
Microbrewery [Added 3-6-2007 by Ord. No. 5007]			P	P	P	P
Millinery		X	X	X	X	X
Mobile home park			P	P	P	
Mobile homes or travel trailers, sales and service			P		X	X
Monument sales			P		X	X
Motel			P		X	X
Motion-picture distribution and services					X	X
Motion-picture theater			X	X	X	X
Motion-picture theater, drive-in					P	
Multifamily dwellings	P					P
Museum or art gallery	P		X	X	X	X
Music studio		X	X	X	X	X
Music, musical instruments or photograph record store		X	X	X	X	X
Newspaper distribution station	X	X	X	X	X	X
Newspaper offices, print shop			X		X	X
Newsstand		X	X	X	X	X
Nursery school or day nursery	P	P	X	X	X	X
Office equipment and supplies, retail sales, service, rental or repair			X	X	X	X
Offices, general	X	X	X	X	X	X
Offices of nonprofit membership association	X	X	X	X	X	X
Offices, professional and governmental	X	X	X	X	X	X
Oil and gas well drilling	P	P	P	P	P	P
Oil field or oil well supplies					X	X
Optician, optical laboratory or supplies	P		X	X	X	X
Optician or optometrist	X	X	X	X	X	X
Osteopathic clinic	X	X	X	X	X	X
Outdoor advertising plant					X	X
Packing or crating service					X	X
Paint, glass or wallpaper store			X	X	X	X

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Parish house, parsonage or rectory	P		P	P	P	P
Parking and storage of oil field trucks and related equipment					P	
Parking (automobile) or storage as a principal use			X		X	X
Parking for commercial or public utility vehicles			P		X	X
Pawnshop			X	X	X	X
Petroleum pressure control station	P	P	P	P	P	P
Pet shop			X	X	X	X
Pharmacy	P	X	X	X	X	X
Phonograph record store			X	X	X	X
Photocopying and similar reproductive services			X	X	X	X
Photofinishing service		X	X	X	X	X
Photographic studio			X	X	X	X
Picture framing			X	X	X	X
Pipeline pressure control station	P	P	P	P	P	P
Plumbing fixtures, sales and service			X	X	X	X
Police protection and related activities facilities	P	P	X	X	X	X
Pool parlor or billiard parlor			X	X	X	X
Postal service facilities	P	P	X	X	X	X
Printing or publishing, including engraving or photo-engraving			X	X	X	X
Radio, television, photograph or other household electronics equipment store		X	X	X	X	X
Radio transmitting station or tower, other than amateur			X	X	X	X
Railroad passenger terminal					X	X
Recording studio			X	X	X	X
Religious goods store		X	X	X	X	X
Repair service limited to equipment (wholesale is a permitted use in the district in which the repair service is located)					X	X
Restaurant		X	X	X	X	X
Rug cleaning or repair						X
Sales, service, repair or rental of business machines			X	X	X	X
Savings and loan, including drive-in	X		X	X	X	X
School, elementary: public or equivalent private	X	X	X	X	X	X

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
School, private: barber, beauty, business, commercial art, correspondence, stenographic, trade or vocational	X	X	X	X	X	X
School, secondary: public or equivalent private	X	X	X	X	X	X
Sewage treatment plant	P	P	P	P	P	P
Sewage pressure control station	P	P	P	P	P	P
Sewing machine store		X	X	X	X	X
Shoe sales and repair		X	X	X	X	X
Sign painting			X		X	X
Skating rink					X	X
Solid waste disposal facilities	P	P	P	P	P	P
Sporting goods sales		X	X	X	X	X
Stadium, arena or similar facility	P	P	P	P	P	P
Stationery store		X	X	X	X	X
Storage, mini-warehousing			P		X	X
Store selling architects', artists', or engineers' supplies and equipment or dental, medical or office supplies or equipment			X	X	X	X
Studio, photographic, musical, fine arts		X	X	X	X	X
Swimming pool, public	P	P	P	P	X	X
Tailoring		X	X	X	X	X
Taxicab garaging and maintenance					X	X
Taxicab stand or dispatching station	P	P	X	X	X	X
Taxidermist			X	X	X	X
Telegraph transmitting or receiving station			X	X	X	X
Telephone exchange, including garage, shop or service facilities					X	X
Television sales and service			X	X	X	X
Television transmitting station or relay tower			P		X	X
Tennis courts, public	P	P	P	P	X	X
Theater (except drive-in)			X	X	X	X
Theater, drive-in					P	
Tire recapping						X
Tobacco store		X	X	X	X	X
Tool sharpening						X
Toy store		X	X	X	X	X
Transportation ticket service			X	X	X	X
Travel arranging service			X	X	X	X
Truck rental			X	X	X	X

Table of Permitted Uses in Commercial Districts

Permitted Uses	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Truck sales			X	X	X	X
Urgent care center [Added 1-17-2019 by Ord. No. 9176]					P	P
Variety store		X	X	X	X	X
Vending machines: sales, service, rental or repair					X	X
Venetian blind cleaning						X
Veterinarian hospital with inside runs only			P		X	X
Veterinarian hospital with outside runs					P	P
Veterinarian, office only	X	X	X	X	X	X
Warehousing, inside storage only					X	X
Warehousing, outside storage						X
Water filtration plant, pump station elevated storage or reservoir	P	P	P	P	P	P
Wholesale establishment, stock limited to floor samples			P		X	X
Wholesale establishment with stocks not limited to floor samples					P	X
Wind generators, accessory [Added 8-12-2014 by Ord. No. 9061]	P	P	P	P	P	
Window cleaning service					X	X
Winery (no retail sales on premises) [Added 3-6-2007 by Ord. No. 5007]						
Winery (sales on premises) [Added 3-6-2007 by Ord. No. 5007]			P	P	P	P

[1] *Editor's Note: The former entry for child-care institution: other than day nursery, which immediately followed this entry, was repealed 11-4-2003 by Ord. No. 2968.*

§ 361-58. Lot, yard and height regulations.

[Amended 8-12-2014 by Ord. No. 9061]

No lot or yard shall be established or reduced in dimension or area in any commercial district that does not meet the minimum requirements set forth below. No building or structure shall be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such districts as set forth in the following table.

Lot Regulations	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Minimum lot area (square feet) ^A	12,000	24,000 (maximum 48,000)	12,000	200,000	15,000	—
Minimum lot width at building line (feet) ^B	100	100	100	300	150	—
Maximum lot coverage ^C	30%	40%	50%	20%	30%	—

	Zoning District					
	CO	CC	CR	CSC	CAR	CBD
Yard Regulations						
Minimum front yard (feet) ^D	50	50	50	50	50	—
Minimum rear yard (feet) ^E	10	10	20	50	20	—
Minimum side yard (feet) ^F	—	—	—	—	—	—
Height (feet) ^G	35	35	35	35	35	—

NOTES:

- A. The lot area of lots in the commercial districts shall be not less than that as set forth above, provided that the area of any lot in a CC District shall not exceed 48,000 square feet. There are no lot area requirements in a CBD District.
- B. The width of lots in the commercial districts shall not be less than that set forth above. There are no minimum lot requirements in the CBD District.
- C. The total building coverage of any lot shall not exceed that specified above; provided, however, that paving, landscaping, lighting fixtures, and similar improvements shall not be considered as a part of the total building coverage. There are no coverage requirements in the CBD District.
- D. The front yard of any lot in the commercial districts shall be not less than that specified in the table above; provided, however, that gasoline pump islands may be permitted within the front yard as herein required. There are no front yard requirements in the CBD District.
- E. The rear yard of any lot in the commercial districts shall be not less than that specified above; provided, however, that the rear yard of any lot adjoining a residential district on the rear shall have a rear yard setback of two feet for each one foot of building height, plus a screening wall or fence as provided in § 361-17 of this chapter.
- F. There are no side yard requirements on lots within the commercial districts except where such lot abuts a residential or agricultural district, in which case there shall be a side yard setback of two feet for each one foot of building height, plus a screening wall or fence as provided in § 361-17 of this chapter.
- G. No building or structure in the CO, CC, CR, CSC, and CAR Districts shall exceed a height of 35 feet. For CAR zoned parcels that are wholly or partially located within a circle centered at the intersection of Interstate 40 and Country Club Road, Interstate 40 and U.S. Highway 81, or Interstate 40 and Radio Road described by a radius of 1,320 feet plus a corridor of 1,000 feet on either side of the center line of Interstate 40 connecting the intersections described above, the height limit is 70 feet. There is no height restriction in the CBD District.
[Amended 8-8-2017 by Ord. No. 9118]