

§ 120-23.6. C Commercial Zone District.

- A. Purpose of district. The purpose of the C Commercial District is to encourage retail and wholesale sales, personal and business services, as well as business, administrative and professional offices. Well-planned, larger-scale commercial developments designed in a comprehensive manner, integrating the needs of pedestrians, employees and vehicles, are also encouraged. Multifamily residential buildings are also encouraged as a transitional use. This zone is intended to function as a transition zone between residential and industrial zones.
- B. Permitted uses. In the C District, only the following uses shall be permitted, except as provided in Subsections C and D. Principal uses which are substantially similar to the listed principal uses shall be permitted uses.
- (1) Retail establishments.
 - (2) Personal and consumer service uses.
 - (3) Restaurants and eating and drinking establishments.
 - (4) Taverns.
 - (5) Banks and financial institutions, including drive-through banks.
 - (6) Art, music and dance studios.
 - (7) Motor inns and hotels.
 - (8) Banquet and catering facilities.
 - (9) General, administrative, executive and professional offices.
 - (10) Medical offices.
 - (11) Veterinary offices.
 - (12) Computer and data processing centers.
 - (13) Indoor commercial recreational facilities.
 - (14) Museums, art galleries and indoor motion-picture theaters, and theaters for conducting live entertainment or cultural performances.
 - (15) Child-care centers.
 - (16) Municipal parking facilities.
 - (17) Wholesale commercial establishments.
 - (18) Dry cleaner.
 - (19) Fine arts schools.
 - (20) Private schools.

- (21) Automobile gasoline and service stations.
 - (22) Car wash.
 - (23) (Reserved)¹
 - (24) Storage warehouse.
 - (25) Any other use, in the opinion of the approving authority, substantially similar to those identified in this subsection.
- C. Accessory uses and structures. Accessory uses and structures in the C Zone District shall be subject to the following requirements:
- (1) Parking and parking facilities as regulated in Article 27.
 - (2) Signs as regulated in Article 31.
 - (3) Antennas as regulated in Article 28.
 - (4) Mobile storage structures are prohibited, except to the extent they are regulated by the definition of "mobile storage structures" in Article 1.
 - (5) Outdoor seating in conjunction with a permitted restaurant or eating and drinking establishment.
 - (6) Day-care center.
 - (7) Storage areas.
 - (8) Other accessory uses and structures customarily subordinate and incidental to permitted principal and/or permitted conditional uses.
 - (9) Reference is made to Article 24 as it relates to accessory uses and structures in nonresidential zones.
- D. Conditional uses and structures. The following uses and structures shall be permitted in the C Zone District only if they comply with the appropriate regulations for such uses or structures in this chapter:
- (1) Public utility facilities.
 - (2) Nonprofit chartered membership organizations.
 - (3) Certain telecommunications antennas as set forth in Article 28.
 - (4) Private commercial parking lots as a principal use.
 - (5) Multifamily apartment buildings with a density of less than 26 units per acre.
- E. Prohibited uses and structures:

1. Editor's Note: Former Subsection B(23), Funeral homes, was repealed 6-1-2022 by Ord. No. 2022-09 and 5-17-2023 by Ord. No. 2023-11.

- (1) Any use or structure other than those uses or structures permitted in Subsection A, B, C or D above is prohibited.
 - (2) The operation of cultivation facilities, product manufacturing facilities and/or testing facilities for marijuana, hashish and/or cannabis, and/or products containing same, and/or paraphernalia that facilitates the use of marijuana, hashish and/or cannabis. **[Added 6-9-2021 by Ord. No. 2021-06]**
- F. Bulk and lot regulations. The following bulk and lot regulations shall apply to all uses permitted in the C Zone District, unless more stringent requirements are provided by this chapter:
- (1) Minimum lot area. Every lot shall contain a minimum lot area of 20,000 square feet.
 - (2) Minimum lot width. Every lot shall have a minimum lot width of 100 feet.
 - (3) Minimum lot frontage. There shall be a minimum lot frontage of 100 feet.
 - (4) Minimum lot depth. There shall be a minimum of 100 feet of lot depth.
 - (5) Setbacks.
 - (a) Front. A ten-foot front yard setback is required. A corner lot shall have a twenty-five-foot front yard which is parallel to the street with the larger right-of-way. The front yard on a street with a lesser right-of-way may be reduced to 15 feet. For corner lots facing two streets with equal rights-of-way, a twenty-five-foot front yard setback is required.
 - (b) Rear. A ten-foot rear setback is required.
 - (c) Side. Minimum side yard shall be five feet with a total of 15 feet for both side yards. If the side property line is adjacent to a residential zone, a minimum of five feet is required to be heavily landscaped.
 - (6) Maximum building height. No principal building shall exceed the maximum of three habitable floors, exclusive of basement, but not more than 35 feet in height.
 - (7) Maximum building coverage shall not exceed 50%.
 - (8) Maximum impervious cover shall not exceed 80%.
 - (9) Minimum open space ratio. The minimum area of the lot that shall be provided as landscaped open space shall be 20% of the total lot area. Such landscaped area shall be planted with lawn, shrubs, hedges, flowering plants or trees. Walkways provided in such a landscaped area may be included in the minimum open space area, provided they do not exceed 5% of the total lot area.
 - (10) Maximum floor area ratio. The total habitable floor area of all buildings or structures on any lot shall not be more than 125% of the total lot area.