



Section 75. - C-1 central business district.

This district is established as the centrally located trade and commercial service area of the community and region. The regulations of this district are designed to encourage the continued use of land for regional trade and commercial services uses while maintaining a proper relationship between the intensity of land use and the capacity of utilities and streets. Within the C-1 central business district, the following uses shall be permitted:

75.1 *Principal uses:*

- (a) Alcoholic beverages, packaged, retail sales.
- (b) Automobile parking lots.
- (c) Automobile parts and supplies, new.
- (d) Automobile repair garages, but excluding open storage of wrecked or nonoperative automobiles and trucks.
- (e) Automobile sales, new and used.
- (f) Bakeries, where the products are sold exclusively at retail on the premises.
- (g) Banks and other financial institutions, including loan and finance companies.
- (h) Barber and beauty shops.
- (i) Bicycle sales and repair shops.
- (j) Billiard or pool halls.
- (k) Bus terminals and railroad stations.
- (l) Business colleges, barber and beauty schools, art schools, music and dance studios, and similar organizations, but not vocational trade schools, all without students in residence.
- (m) Clubs and lodges catering exclusively to members and their guests.
- (n) Dry cleaning and laundry pick-up stations and dry cleaning plants having not more than 2,000 square feet of floor space and no emission of steam.
- (o) Feed, seed, and fertilizer sales, retail.
- (p) Fire and police stations.
- (q) Florist shops, but not commercial greenhouses.
- (r) Food stores, retail only, but excluding the killing or dressing of any flesh or fowl.
- (s) Furriers and fur storage.
- (t) Hotels and motels.
- (u) Jewelry repair and pawn shops.
- (v) Locksmiths and gunsmiths.
- (w) Medical and dental clinics and laboratories.
- (x) Newspaper offices and printing plants incidental to such offices.
- (y) Newsstands.
- (z) Offices: Business, professional, medical and public.
- (aa) Office equipment and supplies, sales and service.
- (bb) Opticians and optical goods stores.
- (cc) Photographic studios and camera supply stores.
- (dd) Printing, publishing and reproducing establishments.
- (ee) Public parks and playgrounds and community centers.
- (ff) Public works and public utility facilities such as distribution lines, transformer lines and towers, water tanks and towers, pumping stations, and telephone exchanges, but not service or storage yards.
- (gg) Radio and television stations, studios and offices.
- (hh) Radio and television repair shops, electric shops.
- (ii) Residential loft apartments.
- (jj) Restaurants, but not drive-in restaurants.
- (kk) Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, music, art, antique, jewelry, sporting goods, toy, hobby, book and stationery stores, but not excluding similar establishments.
- (ll) Shoe repair shops.

- (mm) Service stations, provided that all gasoline pumps shall be located at least 15 feet from any property line, and all service, storage or similar activity in connection with such use shall be conducted entirely within the premises.
- (nn) Stamp redemption stores.
- (oo) Tailor, dressmaking and millinery shops.
- (pp) Taxi stands.
- (qq) Telephone and telegraph offices.
- (rr) Theaters, indoor.
- (ss) Tire recapping and retreading shops.

75.2 Accessory uses:

- (a) Customary accessory uses and structures when located on the same lot as the main structure, excluding, however, open storage.
- (b) Business signs, accessory to and on the same premises with uses permitted in this district, but not including billboards, provided that no sign shall project more than three feet from the main building, nor shall any sign hang lower than eight feet to any sidewalk.

75.3 Dimensional requirements. Within the C-1 central business district as shown on the zoning map, the following dimensional requirement shall be complied with:

Minimum required side yards and rear yard—None required, but if provided, each side and rear yard shall be at least four feet in width. Also, where a lot abuts any residential or professional residential district, there shall be a side or rear yard clearance of at least ten feet. Furthermore, upon any side or rear lot line which abuts a residential or professional residential district there shall be a densely planted and maintained buffer strip. No such buffer shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining residential or professional residential lot. No buffer shall be required upon a side or rear yard which abuts a public street.

(Ord. of 7-7-2015(2), § 1)

Cross reference— Businesses and business regulations, ch. 22.

Section 76. - C-2 neighborhood commercial district.

This district is established for those areas of the community where the principal use of the land is to provide for the retailing of goods and services to surrounding residential neighborhoods. The regulations of the district are designed to reduce traffic and parking congestion to a minimum in order to protect the surrounding residential areas.

76.1 Principal uses:

- (a) All uses permitted in the C-1 central business district.
- (b) Automobile parking lots.
- (c) Dry cleaning, pressing and dyeing plants operated in conjunction with a retail service counter, provided that not more than 2,000 square feet are devoted to these processes.
- (d) Offices: Business, professional, medical and public, including banks and other financial institutions.
- (e) Personal service establishments such as barber and beauty shops, shoe repair shops, and laundromats.
- (f) Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, music, art, antique, jewelry, sporting goods, toy, hobby, book and stationery stores, but not excluding similar retail establishments.
- (g) Retail food stores, but excluding the killing or dressing of any flesh or fowl.
- (h) Service stations, provided that all gasoline pumps shall be located at least 40 feet from any property line and all service, storage or similar activities connected with such use shall be conducted entirely within the premises.
- (i) Public works and public utility facilities such as distribution lines, transformer stations, transmission lines and towers, water tanks and towers, pumping stations, telephone exchanges, but not service or storage yards.

76.2 Accessory uses. Accessory uses shall be permitted subject to the provisions of article VII, section 74.2 of this ordinance.

76.3 Off-street parking requirements. Off-street parking shall be provided as required in article VI, section 62 of this ordinance.

76.4 Dimensional requirements. Within any C-2 neighborhood commercial district as shown on the zoning map the following dimensional requirements shall be complied with:

- (a) Minimum required building setback line—30 feet.
- (b)

Minimum required side and rear yards—None required, but if provided, each side and rear yard shall be at least four feet in width. Excepting, however, where a lot abuts any residential or professional residential district, there shall be a side and rear yard clearance of at least ten feet. Furthermore, upon any side or rear lot line which abuts a residential or professional residential district there shall be a densely planted and maintained buffer strip. No such buffer strip shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining residential or professional residential lot.

(c) Height of buildings shall not exceed 40 feet.

76.5 Vehicular use area interior landscaping.

- (a) *Vehicular use areas open to the public.* Ten percent of vehicular use areas (VUAs) used for off-street parking, employee parking, auto service stations, outdoor retail display and sale of motor vehicles, service drives, and access drives within property located in multifamily, residential, commercial, industrial, and public facilities use zoning districts shall be landscaped.
- (b) *Specialized vehicular use areas closed to the public.* Five percent of VUAs used for storage areas for new, used or rental vehicles and boats, bus terminals, motor vehicle service facilities, motor freight terminals, and other transportation, warehousing and truck operations not generally open to the public shall be landscaped.
- (c) *Criteria for distribution.* Landscape areas shall be distributed throughout the VUA in such a manner as to provide visual and climatic relief from broad expanses of pavement and at strategic points to channelize and define vehicular and pedestrian circulation. Landscape areas shall contain the following:
 - (1) At least 25 percent of the landscape areas shall be covered with shrubs; the remainder in shrubs, groundcover, mulch or grass, except that mulch shall cover no more than 25 percent of the landscape areas. Plants shall be spaced so as to achieve 90 percent coverage of the landscape areas within two years. Preserved existing understory vegetation may be used to fulfill the landscape area requirement so long as the vegetation meets the height and coverage requirement of the required landscaping;
 - (2) Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree.
- (d) Each row of parking spaces shall be terminated by a landscape island with inside dimensions of no less than five feet wide and 17 feet long, or 35 feet long; if a double row of parking. Each terminal island shall contain one tree. Each side of the terminal island adjacent to a travel lane shall have a continuous four-inch high curb of concrete or other appropriate permanent material. Terminal islands will be credited toward the satisfaction of the landscape area requirements of this section;
- (e) If it can be shown to the satisfaction of the building inspector that the strict application of this section will seriously limit the function of the property, he may approve the location of the required interior landscape area near the perimeter of the VUA or adjacent to a building on the property, so long as the landscape area is within 20 feet of the perimeter of the VUA.

(Ord. of 8-7-2001)

Cross reference— Businesses and business regulations, ch. 22.

Section 77. - C-3 general commercial district.

This district is established for those areas of the community where the principal use of land is for businesses retailing heavy durable goods to the region, and highway-oriented service establishments which seek outlying locations away from the general business district and residential sections of the community. It is the intent of this ordinance that this district will usually be located adjacent to industrial areas or major traffic ways.

Within a C-3 general commercial district, the following uses shall be permitted:

77.1 Principal uses:

- (a) All uses permitted in the C-2 neighborhood commercial district.
- (b) Animal hospitals or veterinary clinics, but excluding open kennels on the premises.
- (c) Assembly halls, coliseums, gymnasiums, and similar structures.
- (d) Automobile washing establishments.
- (e) Bakeries and other establishments manufacturing prepared foods and miscellaneous food products.
- (f) Billboards, provided such are not located within 100 feet of any residential district and provided further that not more than one billboard structure should be allowed per 200 feet or less of lot frontage in single ownership with one additional billboard structure allowed per 200 feet of additional lot frontage.
- (g) Boat work and sales.
- (h) Bowling alleys.
- (i) Building supply and materials sales, but excluding open storage.
- (j) Cemeteries.

- (k) Churches and their customary accessory uses.
- (l) Cold storage and freezer lockers.
- (m) Dairy bars and ice cream manufacturing.
- (n) Dry cleaning and laundering establishments.
- (o) Electrical appliances and equipment, sales and repairs, but excluding open storage.
- (p) Fabricating shops such as cabinet, upholstery and sheet metal shops.
- (q) Funeral homes and mortuaries.
- (r) Golf or baseball driving ranges, miniature and par-3 golf courses and other similar outdoor recreational facilities.
- (s) Greenhouses and horticultural nurseries.
- (t) Launderettes and laundromats.
- (u) Milk distribution (nonbottling) facilities.
- (v) Reserved.
- (w) Motel and tourist homes.
- (x) Nursery schools and kindergartens provided that at least 100 square feet of outdoor play area is provided for each child; provided further, that such aggregate play area shall be enclosed by a sturdy fence at least four feet in height.
- (y) Physical culture establishments.
- (z) Planned shopping centers.
- (aa) Plumbing shops, but excluding open storage.
- (bb) Produce stands and markets, retail only.
- (cc) Public works and public utility facilities such as distribution lines, transformer stations, transmission lines and towers, water tanks and towers, pumping stations, telephone exchanges, and service or storage yards.
- (dd) Restaurants, including drive-in restaurants.
- (ee) Sign painting and fabricating shops.
- (ff) Skating rinks, permanent.
- (gg) Theaters, drive-in, subject to the following conditions:
 - (1) No part of the theater screen, projection booth, or other building shall be located closer than 500 feet to any residential district nor closer than 50 feet to any property line or public right-of-way; and no parking space shall be located closer than 100 feet to any residential district;
 - (2) The theater screen shall not face a major street or highway; and reservoir parking space off the street shall be provided for patrons awaiting admission in an amount of not less than 30 percent of the vehicular capacity of the theater.
- (hh) Trucking terminals, transfer companies.
- (ii) Wholesale and warehouse establishments, except for the storage of uncured hides, explosives, oil and gas products.

77.2 Accessory uses:

- (a) Customary accessory uses and structures when located on the same lot as the main structure, excluding however, open storage.
- (b) Business signs, accessory to and on the same premises with uses permitted in this district.

77.3 Off-street parking requirements. Off-street parking shall be provided as required in article VI, section 62 of this ordinance.

77.4 Dimensional requirements. Within any C-3 general business district as shown on the zoning map, all the following dimensional requirements shall be complied with:

- (a) Minimum required building setback line — 40 feet.
- (b) Minimum required side and rear yards—None required but if provided, each side and rear yard shall be at least four feet in width. Excepting, however, where a lot abuts any residential or professional residential district, there shall be a side and rear yard clearance of at least ten feet. Furthermore, upon any side or rear lot line which abuts a residential or professional residential district there shall be a densely planted and maintained buffer strip. No such buffer strip shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining residential or professional residential lot.
- (c) Height of building shall not exceed 40 feet.

77.5. Vehicular use area interior landscaping.

- (a)

Vehicular use areas open to the public. Ten percent of vehicular use areas (VUAs) used for off-street parking, employee parking, auto service stations, outdoor retail display and sale of motor vehicles, service drives, and access drives within property located in multifamily, residential, commercial, industrial, and public facilities use zoning districts shall be landscaped.

- (b) *Specialized vehicular use areas closed to the public.* Five percent of VUAs used for storage areas for new, used or rental vehicles and boats, bus terminals, motor vehicle service facilities, motor freight terminals, and other transportation, warehousing and truck operations not generally open to the public shall be landscaped.
- (c) *Criteria for distribution.* Landscape areas shall be distributed throughout the VUA in such a manner as to provide visual and climatic relief from broad expanses of pavement and at strategic points to channelize and define vehicular and pedestrian circulation. Landscape areas shall contain the following:
 - (1) At least 25 percent of the landscape areas shall be covered with shrubs; the remainder in shrubs, groundcover, mulch or grass, except that mulch shall cover no more than 25 percent of the landscape areas. Plants shall be spaced so as to achieve 90 percent coverage of the landscape areas within two years. Preserved existing understory vegetation may be used to fulfill the landscape area requirement so long as the vegetation meets the height and coverage requirement of the required landscaping;
 - (2) Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree.
- (d) Each row of parking spaces shall be terminated by a landscape island with inside dimensions of no less than five feet wide and 17 feet long, or 35 feet long; if a double row of parking. Each terminal island shall contain one tree. Each side of the terminal island adjacent to a travel lane shall have a continuous four-inch high curb of concrete or other appropriate permanent material. Terminal islands will be credited toward the satisfaction of the landscape area requirements of this section;
- (e) If it can be shown to the satisfaction of the building inspector that the strict application of this section will seriously limit the function of the property, he may approve the location of the required interior landscape area near the perimeter of the VUA or adjacent to a building on the property, so long as the landscape area is within 20 feet of the perimeter of the VUA.

(Ord. of 11-17-1981, § 3; Ord. of 8-7-2001)

Cross reference— Businesses and business regulations, ch. 22.