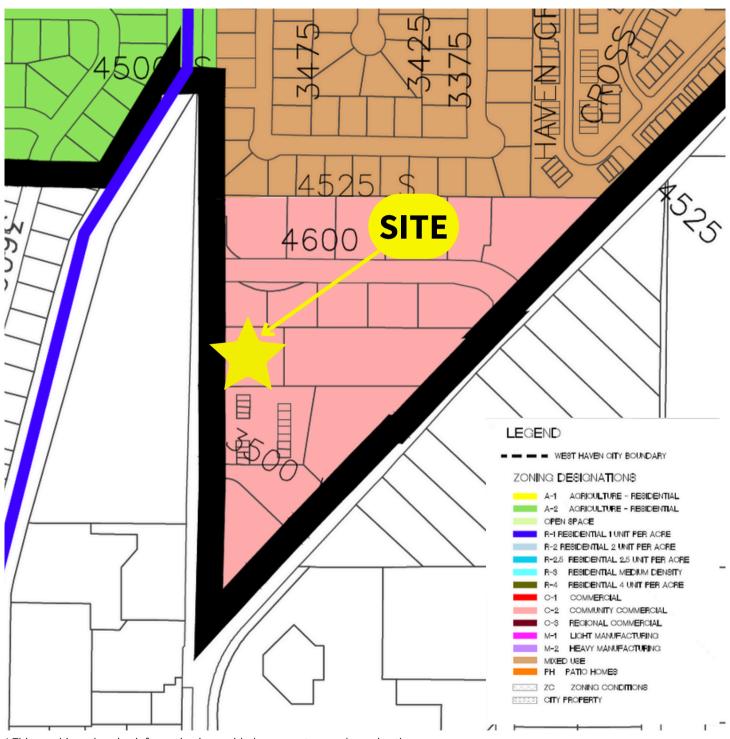
# **West Haven City Zoning**



<sup>\*</sup> This graphic and zoning information is provided as a courtesy and remains the property of West Haven City. User is advised to verify all information.

## § 157.290 PURPOSE AND INTENT.

- (A) The purpose of the C (Commercial) Zoning Districts is intended to provide area for commercial uses based on considerations such as the intensity of the use, goods and services provided, and the market area. In all cases, these Zoning Districts shall abut an arterial or major collector street. All permitted uses in C-3 are allowed within the Manufacturing Zones.
- (1) For the C-1 Zone: Neighborhood Commercial Zone is intended to provide commercial services to an area of limited size for basic trade and personal services which occur regularly or frequently. The major market area for this Zoning District is the adjacent residential areas. This type of zoning district should be located at the intersection of arterial or collector streets. It services both pedestrian and vehicular traffic.
- (2) For the C-2 Zone: Community Commercial Zone is to provide a range of commercial uses greater than that of the C-1, but at a lower intensity than the C-3 Regional Commercial Zone. The basic market for this Zoning District is vehicular-oriented. This type of zoning district is best located at the intersection of arterial streets.
- (3) For the C-3 Zone: Regional Commercial Zone is to provide an area in which a full range of commercial and professional uses may locate in a limited area. The limited area of this Zoning District functions to heighten the intensity of use, concentrate activity, and make it a community focal point. These zoning districts should abut major arterial streets and be located near freeway access, as well as mass transit lines.
- (B) **COMMERCIAL AREA, COMMERCIAL ZONE** shall mean any area of the city with a zoning designation of C-1, C-2, C-3, CBD, PI, and PCR under this subchapter, and the abutting public streets and public premises.

(Prior Code, § 22.02) (Ord. 2-92, passed - -1992; Ord. 13-2003, passed 9-17-2003; Ord. 21-2021, passed 7-21-2021)

# § 157.291 SITE DEVELOPMENT STANDARDS.

Site Development	C-1	C-2	C-3
Site Development	C-1	C-2	C-3
Building height			
Maximum	35 ft.; 25 ft. when adjacent to residential	35 ft. when adjacent to residential, no restriction if 150 ft. from residential	None
Minimum	1 story	1 story	1 story
Maximum lot coverage	Not over 60% of lot area by buildings or accessory buildings	Same	Same
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Minimum yard setbacks			
Front	15 ft.	15 ft.	15 ft.
Rear	None, except 10 ft. where building rears on a Residential Zone	None, except 10 ft. where building rears on a Residential Zone	None, except 10 ft. where building rears on a Residential Zone
Side	None, except 10 ft. to Residential Zone boundary	None, except 10 ft. to Residential Zone boundary	None, except 10 ft. to Residential Zone boundary
Side, facing street on corner lot	15 ft.	15 ft.	15 ft.

(Prior Code, § 22.04) (Ord. 2-92, passed - -1992; Ord. 21-2021, passed 7-21-2021)

# § 157.292 SIGN REGULATIONS.

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in §§ 57.755 through 157.761.

(Prior Code, § 22.06) (Ord. 2-92, passed - -1992; Ord. 21-2021, passed 7-21-2021)

#### § 157.294 USES.

- (A) Abbreviations. In the following list of possible uses, those designated in any zone as:
  - (1) "P" will be a permitted use;

- (2) "C" will be allowed only when authorized by a conditional use permit obtained in §§157.515 through 157.529; and
- (3) "N" will not be allowed in that zone.
- (B) Uses permitted. Uses within Commercial Zones are as follows:

Use	C-1	<mark>C-2</mark>	C-3
Use	C-1	<mark>C-2</mark>	C-3
Α			
Adult novelty, bookstore, video (see §§ 157.540 through 157.544)	-	-	-
Air conditioning, sales and service (HVAC)	N	Р	Р
Altering, pressing, and repairing of wearing apparel	Р	Р	Р
Amusement enterprises	N	С	С
Antique, import, or souvenir shop	С	Р	Р
Apartment, multi-family	N	N	N
Arcade	Р	Р	Р
Archery shop and range; provided, it is conducted within a completely-enclosed building	N	Р	Р
Art and artist's supply store	С	Р	Р
Assisted living center, medical rehabilitation	С	С	С
Athletic and sporting goods store	С	Р	Р
Athletic club	С	Р	Р
Auction establishment	N	С	С
Automobile, new or used, sales and service	N	С	С
Automobile new parts sales and service	N	Р	Р
Automobile maintenance service (lube, oil, brakes)	N	Р	Р
Automobile repair, including paint, body and fender, brake, muffler, upholstery, or transmission work; provided, it is conducted within a completely-enclosed building	N	С	С
Awning sales and service	N	Р	Р
В			
Bakery manufacture, limited to goods retailed on premises	Р	Р	Р
Bank or financial institutions	Р	Р	Р
Barber shop	Р	Р	Р
Batting cages, indoor or outdoor	N	С	Р
Beauty culture school	N	Р	Р
Bed and breakfast hotel	N	С	Р
Bed and breakfast inn	С	С	Р
Beer club, bar (see "Tavern")	-	-	-

Bicycle sales and service	С	Р	Р
Billiard parlor; no alcohol	С	Р	Р
Boat sales and service	N	С	Р
Bookstore, retail	Р	Р	Р
Bottling and distribution plant	N	N	С
Bowling alley	N	С	Р
Boxing arena	N	N	С
Building materials retail sales yard	N	С	С
Bus terminal	N	N	С
С			
Caf or cafeteria	Р	Р	Р
Call center	N	Р	Р
Camera store	Р	Р	Р
Candy store, confectionery	Р	Р	Р
Cannabis, production and/or sales	N	N	Р
Car wash, automatic (refer to § 157.293(B))	N	С	Р
Car wash, manual spray (refer to § 157.293(B))	С	Р	Р
Car wash, stand alone	N	N	Р
Carbonated water sales	С	Р	Р
Carpenter and cabinet shop	N	С	Р
Catering establishment	С	С	Р
China, crystal/silver shop	Р	Р	Р
Christmas tree sales	С	С	Р
Church; rent, cannot build	N	С	С
Church, temporary revival; rent, cannot build	N	С	С
Circus, carnival, or other transient amusement	N	N	С
Clinics, medical or dental	Р	Р	Р
Clothing and accessory store	Р	Р	Р
Coffee shop	Р	Р	Р
Communication equipment building	N	Р	Р
Contractor shop, provided work conducted within a completely enclosed building	N	N	С
Convenience store	N	С	С
Costume rental	Р	Р	Р
D			,
Dairy products store	Р	Р	Р
Dance hall/minors/ non-alcoholic	N	С	С

Day care/preschool	С	С	С
Delicatessen	Р	Р	Р
Department store	N	Р	Р
Detective agency	С	Р	Р
Diaper service, including cleaning	N	Р	Р
Drapery and curtain store (blinds, retail)	Р	Р	Р
Driving range; indoor	С	Р	Р
Drug store	N	С	Р
Dry cleaning establishment	N	С	Р
Dry cleaning pickup station, no dry cleaning on premises	С	Р	Р
E			
Education institution; post high school without housing	С	Р	Р
Educational institution; tutoring, learning centers	С	Р	Р
Electrical and heating appliances and fixtures sales and service	N	Р	Р
Electronic equipment sales and service	С	Р	Р
Employment agency	N	Р	Р
Event center	N	С	С
Express and transfer service	N	Р	Р
F			
Fabric and textile store	Р	Р	Р
Farm implement sales	N	С	Р
Flooring	N	С	С
Florist shop	Р	Р	Р
Fruit store or stand	Р	Р	Р
Fueling station; liquid natural gas (LNG)	N	N	С
Fueling station; vehicles under 40,000 GVW	N	С	Р
Fueling station; vehicles under 40,000 GVW with car wash	N	С	Р
Furniture sales and repair	С	Р	Р
Fur apparel sales, storage, or repair	Р	Р	Р
G			
Garden supplies and plant materials sales	С	Р	Р
Gift store	Р	Р	Р
Glass sales and service	С	Р	Р
Go cart track; indoors	N	С	С

Covernment buildings or uses, non-industrial C P P P P P P P P P P P P P P P P P P	Golf course	N	С	С	
lawn service  Grocery store  Grocery store  Grocery store  N  C  Grocery store  N  C  Gun sales and service  N  C  Gunsmith  C  P  P  P  Gymnasium  C  P  P  P  Hardware store  C  Health club  C  P  P  P  C  Health club  C  P  P  P  P  Health club  C  C  P  P  P  Health club  C  C  C  C  C  C  Health food store  P  P  P  Health club  C  C  C  C  C  C  Health food store  P  P  P  P  Home improvement large box  N  C  C  C  Home improvement large box  N  C  C  C  Homeless shelter  N  N  N  N  N  Hospital  N  C  C  P  P  P  Household appliance sales and incidental service  I  Ice cream parfor (small production allowed)  Insulation sales  N  C  C  C  C  Insurance agency  P  P  P  P  P  P  P  P  P  P  P  P  P		С	Р	Р	
Gun range; indoors  N C C C Gun sales and service  N C C C Gunsmith C C P P P C Gymnasium C C P P P P P P P P P P Hatth club C P P P P P P P P P P P P P P P P P P		С	Р	Р	
Cursalist	Grocery store	N	Р	Р	
Gunsmith C P P P  Gymnasium C P P P  Hardware store C P P P  Health club C P C  Health club C P P P  Health club C P P P  Heavy equipment rental, sales, and service (only north of 3300 S)  N C C C  Hobby and crafts store P P P P  Home improvement large box N C C C  Homeless shelter N N N N N  Hospital N C C C  Hospital supplies C P P P  House cleaning and repair N P P  Household appliance sales and incidental service N N C C C  Insurance agency P P P P  Interior decorator and designing establishment P P P  Jamilor sales service and supply N P P P  Jewelry store sales and service P P P P  K  Kennel: indoor with outdoor exercise area	Gun range; indoors	N	С	С	
Gymnasium C P P P H Hardware store C P P P Health club C P C Health flood store P P P P Heavy equipment rental, sales, and service (only north of 3300 S) Heliport N N N C C Hobby and crafts store P P P P Home improvement large box N C C Homeless shelter N N N N N N N N N N N N N N N N N N N	Gun sales and service	N	С	С	
Hardware store C P P P Health club C P C Health club C P C Health club C P C Health club C P P C Health club C P P P Heavy equipment rental, sales, and service (only north of 3300 S) N C C C Health conduction N N C C Homelers shelter N N N N N N N N N N N N N N N N N N N	Gunsmith	С	Р	Р	
Hardware store	Gymnasium	С	Р	Р	
Health club  C P C Health food store  Heavy equipment rental, sales, and service (only north of 3300 S)  N C C C Heliport  N N N C C C Hobby and crafts store  P P P P P P P P P P P P P P P P P P	Н				
Health food store P P P P P P P P P P P P P P P P P P P	Hardware store	С	Р	Р	
Heavy equipment rental, sales, and service (only north of 3300 S)  N C C C Heliport N N N C C Heliport Home improvement large box N C C C Homeless shelter N N N N N Hospital N C C C Hospital supplies C P P P P House cleaning and repair N House cleaning and repair N C C C P House cleaning and repair N C C C R House cleaning and repair N R C C C R House cleaning and repair N R C C R House cleaning and repair N R R R R R R R R R R R R R R R R R R	Health club	С	Р	С	
and service (only north of 3300 S)  Heliport  N  N  N  C  Hobby and crafts store  P  Home improvement large box  N  C  C  Homeless shelter  N  N  N  N  N  N  Hospital  N  C  C  Hospital supplies  C  P  Hotel  N  C  P  Hotel  N  C  P  House cleaning and repair  N  P  P  Household appliance sales and incidental service  I  Ice cream parlor (small production allowed)  Insulation sales  N  C  C  C  Insurance agency  P  Janitor sales service and supply  N  P  P  Rennel: indoor with outdoor exercise area	Health food store	Р	Р	Р	
Hobby and crafts store P P P P P P P P P P P P P P P P P P P	Heavy equipment rental, sales, and service (only north of 3300 S)	N	С	С	
Home improvement large box  N  C  C  Homeless shelter  N  N  N  N  N  N  N  N  N  N  N  N  N	Heliport	N	N	С	
Homeless shelter  N  N  N  N  N  Hospital  N  C  C  Hospital supplies  C  P  Hotel  N  C  P  House cleaning and repair  N  P  Household appliance sales and incidental service  N  N  P  P  P  Il lice cream manufacture  N  N  N  C  C  R  P  P  P  Interior decorator and designing establishment  J  Janitor sales service and supply  N  P  P  P  P  R  Kennel; indoor with outdoor exercise area	Hobby and crafts store	Р	Р	Р	
Hospital N C C C Hospital supplies C P P P Hotel N C P House cleaning and repair N P P Household appliance sales and incidental service N P I I Ce cream manufacture N N N C C Ice cream parlor (small production allowed) P P P Insulation sales N C C C Insurance agency P P P P Interior decorator and designing establishment P P P Jewelry store sales and service P P P P K Kennel; indoor with outdoor exercise area	Home improvement large box	N	С	С	
Hospital supplies  C P P Hotel N C P House cleaning and repair N P P Household appliance sales and incidental service N N P P P Il ce cream manufacture N N N C Ice cream parlor (small production allowed)  Insulation sales N C C Insurance agency P P P Interior decorator and designing establishment  J Janitor sales service and supply N P P P P P P P P P P P P P P P P P P	Homeless shelter	N	N	N	
Hotel N C P House cleaning and repair N P P Household appliance sales and incidental service N P  I ce cream manufacture N N N C Ice cream parlor (small production allowed) P P P Insulation sales N C C C Insurance agency P P P P Interior decorator and designing establishment P P P P Jewelry store sales and service P P P P K K Kennel; indoor with outdoor exercise area	Hospital	N	С	С	
House cleaning and repair  N P P P Household appliance sales and incidental service  N P P P P P P P P P P P P P P P P P P	Hospital supplies	С	Р	Р	
Household appliance sales and incidental service  I Ice cream manufacture  N N N C Ice cream parlor (small production allowed)  Insulation sales N C C Insurance agency P P P P Interior decorator and designing establishment  J J Janitor sales service and supply N P P P P P P R K Kennel; indoor with outdoor exercise area	Hotel	N	С	Р	
Incidental service  I lice cream manufacture  N N N C  Ice cream parlor (small production allowed)  Insulation sales  N C C  Insurance agency  P P P  Interior decorator and designing establishment  P P P  Janitor sales service and supply  N P P  Jewelry store sales and service  N C C  C  C  C  C  C  C  C  C  C  C  C  C	House cleaning and repair	N	Р	Р	
Ice cream manufacture       N       N       C         Ice cream parlor (small production allowed)       P       P       P         Insulation sales       N       C       C         Insurance agency       P       P       P         Interior decorator and designing establishment       P       P       P         J       Janitor sales service and supply       N       P       P         Jewelry store sales and service       P       P       P         K       Kennel; indoor with outdoor exercise area       N       C       C		N	Р	Р	
Ice cream parlor (small production allowed)	I				
Insulation sales  N C C C Insurance agency P P P Interior decorator and designing establishment  P Janitor sales service and supply N P P P P F K Kennel; indoor with outdoor exercise area  N C C C C C C C C C C C C C C C C C C	Ice cream manufacture	N	N	С	
Insurance agency P P P Interior decorator and designing establishment P P  Janitor sales service and supply N P P  Jewelry store sales and service P P P  K  Kennel; indoor with outdoor exercise area N C C  L		Р	Р	Р	
Interior decorator and designing establishment  P P P  Janitor sales service and supply N P P P  Jewelry store sales and service P P C K  Kennel; indoor with outdoor exercise area  N C C C	Insulation sales	N	С	С	
establishment  J  Janitor sales service and supply N P P  Jewelry store sales and service P P P  K  Kennel; indoor with outdoor exercise area N C C	Insurance agency	Р	Р	Р	
Janitor sales service and supply N P P  Jewelry store sales and service P P P  K  Kennel; indoor with outdoor exercise area N C C		Р	Р	Р	
Jewelry store sales and service P P P  K  Kennel; indoor with outdoor exercise area N C C  L	J				
Kennel; indoor with outdoor exercise area N C C	Janitor sales service and supply	N	Р	Р	
Kennel; indoor with outdoor exercise area N C C	Jewelry store sales and service	Р	Р	Р	
exercise area	κ				
	Kennel; indoor with outdoor exercise area	N	С	С	
Laboratory, dental, or medical N P P	L				
	Laboratory, dental, or medical	N	Р	Р	

Landscaping/yard care (only north of 3300 S)	N	С	С
Launderette or laundromat	С	Р	Р
Lawn mower sales and service	N	Р	Р
Leather goods, sales, and service	Р	Р	Р
Legal office	Р	Р	Р
Library public	Р	Р	Р
Linen store/retail	Р	Р	Р
Linen supply service	N	N	С
Liquor store	N	N	С
Locksmith	Р	Р	Р
Lodge or social hall	N	N	С
Luggage store	Р	Р	Р
Lumber yard	N	N	С
М			
Machine shop operations incidental to any use permitted in C-3 district	N	N	С
Manufacturer of goods retailed on premises	N	С	С
Meat custom cutting and wrapping; excluding slaughtering	N	С	С
Meat, fish, and seafood store retail	С	Р	Р
Miniature golf	С	С	С
Mobile homes sales	N	N	С
Monument works and sales	N	С	Р
Mortuary	N	Р	Р
Motel	N	С	Р
Motorcycle, ATVs, and motor scooters sales and service	N	С	С
Museum	Р	Р	Р
Music store	Р	Р	Р
N			
Needlework, embroidery, or knitting store	Р	Р	Р
Nightclub or social club (only north of 3300 S)	N	N	С
Novelty/souvenir store (non-adult)	Р	Р	Р
Nursery school	С	Р	Р
Nursing care facility	N	С	С
0			•
Office; general uses included, business, property management, investment firms, advertising agency, secreterial services	Р	Р	Р

merchandise are not commercially created, exchanged, or sold Office machines sales and service N P P P P P P P P P P P P P P P P P P	Offices in which goods or			I
Office supply P P P P P P P P P P P P P P P P P P P	merchandise are not commercially created, exchanged, or sold	С	Р	Р
Optometrist, optician, or oculist  P P P P P P P P P P P P P P P P P P	Office machines sales and service	N	Р	Р
Ornamental iron sales or repair  P  Packaging and mailing sales/service Paint or wallpaper store Paint or wallpaper store Polite trepair and manufacturing N N N N N N P Pellet repair and manufacturing N N N N N N Parking lot or garage for of control and extermination Payday loans and service N N N C Payday loans and service N N N C Pest control and extermination N C Pet and pet supply store P Pet and pet supply store P Pet pet grooming (no overnight stay) C P Pharmacy P P P P P P P P P P P P P P P P P P P	Office supply	Р	Р	Р
Packaging and mailing sales/service P P P P P P P P P P P P P P P P P P P	Optometrist, optician, or oculist	Р	Р	Р
Packaging and mailing sales/service  Paint or wallpaper store  Pallet repair and manufacturing  N  N  N  Parking lot or garage for garage for control of 1-15  Pawnshop  Payday loans and service  N  Payday loans and service  Pa	Ornamental iron sales or repair	N	С	С
sales/service Paint or wallpaper store N Pallet repair and manufacturing N N N N N N P Parking lot or garage for passenger autos (for example, park and ride) only within 1,000 ft. of 1-15 Pawmshop N N N C C C C C C C C C C C C C C C C	Р			
Pallet repair and manufacturing N N N N N N N N N N N N N N N N N N N	Packaging and mailing sales/service	Р	Р	Р
Parking lot or garage for passenger autos (for example, park and ride) only within 1,000 ft. of I-15  Pawnshop  N N N C Payday loans and service N N N C Pest control and extermination N C Pet and pet supply store P Pet and pet supply store P Pet grooming (no overnight stay) C P Photo studio P Photo studio P Photographic supplies P P P P P P P P P P P P P P P P P P P	Paint or wallpaper store	N	Р	Р
passenger autos (for example, park and ride) only within 1,000 ft. of I-15  Pawnshop  N  N  C  Payday loans and service  N  N  C  Pest control and extermination  N  C  Pet and pet supply store  P  Pet and pet supply store  P  Pet grooming (no overnight stay)  C  P  Pharmacy  P  P  P  P  P  P  P  P  P  P  P  P  P	Pallet repair and manufacturing	N	N	N
Payday loans and service N N C Pest control and extermination N C P Pet and pet supply store P P P P Pet grooming (no overnight stay) C P P Pharmacy P P P P P Photo studio P P P P P Photographic supplies P P P P P P P P P P P P P P P P P P P	Parking lot or garage for passenger autos (for example, park and ride) only within 1,000 ft. of I-15	N	С	С
Pest control and extermination N C P Pet and pet supply store P P P P Pet and pet supply store P P P P Pet and pet supply store P P P P Pet and pet supply store P P P P Pet and pet supply store P P P P Pet and pet supply store P P P P Pet and pet supply store P P P P P Pet and pet supply store P P P P P Pet and pet supply store P P P P P Pet and pet supply store P P P P P P Photo studio P P P P P P P Photo studio P P P P P P P Photographic supplies P P P P P P Physician or surgeon C P P P P P Physician or surgeon P P P P P P Poppor or nut shop P P P P P P Post office N P P P P P Post office N P P P P P Printing, copying, lithographing, publishing, or reproductions sales and services N P P P P P Private liquor club (only north of 3300 S) N N C C P Private liquor club (only north of 3300 S) N N P P P P Public building C C C C C Q Quilting sales as an accessory P P P P P P P R Racquet club; indoors N P P P P Radio and television sales and C P P P P P Radio, television of FM P P P P	Pawnshop	N	N	С
Pet and pet supply store P P P P Pet grooming (no overnight stay) C P P Pet grooming (no overnight stay) C P P P Pharmacy P P P P P Photo studio P P P P P Photostudio P P P P P Photostudio P P P P P Photographic supplies P P P P Physician or surgeon C P P P Physician or surgeon C P P P Popport or nut shop P P P P P Post office N P P P P Post office N P P P P Printing, copying, lithographing, publishing, or reproductions sales and services N P P Private liquor club (only north of 3300 S) N N C P Propane sales as an accessory U N P P P Public building C C C C Q Quilting sales and service P P P P P R Racquet club; indoors N P P P Radio and television sales and service P P Radio, television of FM P Radio A Radi	Payday loans and service	N	N	С
Pet grooming (no overnight stay)  C Pet grooming (no overnight stay)  Pharmacy P Pharmacy P P Photo studio P P P P P P P P P P P P P P P P P P P	Pest control and extermination	N	С	Р
Pharmacy P P P P Photo studio P P P P Photographic supplies P P P P Photographic supplies P P P P Physician or surgeon C P P P P Physician or surgeon C P P P P P Physician or surgeon C P P P P P P Post office N P P P P P Post office N P P P P P Printing, copying, lithographing, publishing, or reproductions sales and services N N C P Private liquor club (only north of 3300 S) N N P P P Public building C C C C C  Q Quitting sales as an accessory C C C C Q Quitting sales and service P P P P P R Racquet club; indoors N P P P Radio and television sales and service C P P Radio, television of FM P Roduction of Station R R P P P R Radio, television of FM P R R Racquet club; station R R R R R R R R R R R R R R R R R R R	Pet and pet supply store	Р	Р	Р
Photo studio P P P P Photographic supplies P P P P Photographic supplies P P P P Physician or surgeon C P P P Plumbing shop retail store N P P Post office N P P P Post office N P P P Printing, copying, lithographing, publishing, or reproductions sales and services N N P P P Private liquor club (only north of 3300 S) N C P Propane sales as an accessory use N P P P P Public building C C C C Q Quilting sales and service P P P P P Radio and television sales and service N P P P P Radio, television of FM P P P Radio, television of station	Pet grooming (no overnight stay)	С	Р	Р
Photographic supplies P P P P Physician or surgeon C P P Plumbing shop retail store N P P Popcorn or nut shop P P P Post office N P P Printing, copying, lithographing, publishing, or reproductions sales and services N P P Private liquor club (only north of 3300 S) N N N C P Propane sales as an accessory N P P P Public building C C C C Q Quilting sales and service P P P P Radio and television sales and service P P Radio, television of FM P Radio, television of FM P Radio, television stales attain	Pharmacy	Р	Р	Р
Physician or surgeon  C P P P P P P P P P P P P P P P P P P	Photo studio	Р	Р	Р
Plumbing shop retail store  N P P Popcorn or nut shop P P Post office N P Piriting, copying, lithographing, publishing, or reproductions sales and services N Private liquor club (only north of 3300 S) N Propane sales as an accessory Use N P Public building C C C C Q Q Quilting sales and service P R Radio and television sales and service P R Radio, television of FM broadcasting station P P P P P P P P P P P P P P P P P P P	Photographic supplies	Р	Р	Р
Popcorn or nut shop P Post office N P P Post office N P P P P P P P P P P P P P P P P P P	Physician or surgeon	С	Р	Р
Post office	Plumbing shop retail store	N	Р	Р
Printing, copying, lithographing, publishing, or reproductions sales and services  Private liquor club (only north of 3300 S)  N  N  N  C  Propane sales as an accessory use  Public building  C  C  C  Q  Quilting sales and service  P  Racquet club; indoors  N  P  Radio and television sales and service  R  Radio, television of FM broadcasting station  N  C  P  P  P  P  P  P  P  P  P  P  P  P	Popcorn or nut shop	Р	Р	Р
publishing, or reproductions sales and services  N C Private liquor club (only north of 3300 S)  N N N C Propane sales as an accessory use  Public building C C C C Public utilities substation C C C Q Quilting sales and service C P R Racquet club; indoors N P R Radio and television sales and service N R Radio, television of FM broadcasting station N C C P R R R R R R R R R R R R R R R R R	Post office	N	Р	Р
Propane sales as an accessory use N P P P  Public building C C C C  Public utilities substation C C C  Quilting sales and service P P P P  Racquet club; indoors N P P P  Radio and television sales and service P P P P  Radio, television of FM broadcasting station N C P	Printing, copying, lithographing, publishing, or reproductions sales and services	N	С	Р
Public building C C C C Public utilities substation C C C C  Q Quilting sales and service P P P P R Racquet club; indoors N P P P Radio and television sales and service C P P P	Private liquor club (only north of 3300 S)	N	N	С
Public utilities substation C C C  Q  Quilting sales and service P P P P  Racquet club; indoors N P P  Radio and television sales and service C P P  Radio, television of FM broadcasting station N P	Propane sales as an accessory use	N	Р	Р
Quilting sales and service P P P P  Racquet club; indoors N P P  Radio and television sales and service P  Radio, television of FM broadcasting station N  P P	Public building	С	С	С
Quilting sales and service P P P  Reservice N P P  Radio and television sales and service C P P  Radio, television of FM broadcasting station N C P	Public utilities substation	С	С	С
Racquet club; indoors N P P Radio and television sales and service C P P Radio, television of FM broadcasting station N C P	Q			
Racquet club; indoors  N P P Radio and television sales and service  C P Radio, television of FM broadcasting station  N P P P	Quilting sales and service	Р	Р	Р
Radio and television sales and service  Radio, television of FM broadcasting station  C P P  P	R			
service  Radio, television of FM broadcasting station  N C P	Racquet club; indoors	N	Р	Р
broadcasting station	Radio and television sales and service	С	Р	Р
Real estate agency P P P	Radio, television of FM broadcasting station	N	С	Р
	Real estate agency	Р	Р	Р

Reception center or wedding chapel	N	С	С
Recreation center	С	С	С
Recreational vehicle/trailer storage (no permanent structures greater than 800 sq. ft.)	N	N	С
Recycling center/collection	N	N	N
Rental agency for home and garden equipment	N	С	Р
Residential treatment facility	N	С	С
Restaurant; drive-in	С	С	Р
Restaurant; no alcohol	С	Р	Р
Restaurant; serving alcohol	N	С	С
Restaurant with caberet (see §§ 157.540 through 157.544)	-	-	-
Retail sales establishment	С	Р	Р
Roller skating rink	N	С	Р
Roofing sales	N	Р	Р
S			
Salvage yard; storage and keeping of scrap materials, automobiles, machinery	N	N	N
Sand blasting	N	N	N
Second-hand store	N	С	Р
Seed and feed store, retail	N	С	Р
Semi-truck fueling station; convenience store over 40,000 GVW (in C-2 Zone, only north of 3300 S)	N	С	С
Sewing machine sales and service	Р	Р	Р
Sexually-oriented business (see §§ 157.540 through 157.544)	-	-	-
Sheet metal shop and retinning; providing conducted within completely-enclosed building	N	N	С
Shoe repair or shoeshine shop	Р	Р	Р
Shoe store	Р	Р	Р
Sign manufacture or sign painting (see §§ 157.755 through 157.761)	N	N	С
Spa, including massage therapy	С	С	Р
Storage units; self-storage	N	N	N
Supermarket	N	С	Р
Т			
Tailor shop	Р	Р	Р
Tanning salon	С	Р	Р
Tattoo parlor (only north of 3300 S)	N	С	С

Tavern/bar (only north of 3300 S)	N	С	С
Taxidermist	N	С	С
Telecommunications tower	С	С	Р
Temporary building for uses incidental to construction work; such buildings shall be removed upon completion of construction work	С	С	С
Theater; live indoor	N	Р	Р
Theater; movie indoor	N	Р	Р
Theater; outdoor	N	N	С
Tire recapping or retreading sales and service	N	N	С
Tire sales and service	N	Р	Р
Tobacco shop; includes vape (only north of 3300 S)	N	С	С
Toy store, retail	С	Р	Р
Trade or industrial school	N	С	Р
Trailer sales and service	N	С	Р
Travel agency	Р	Р	Р
Tree trimming/arboriculture (only north of 3300 S)	N	С	С
U			
Upholstery shop	С	Р	Р
Used car lot	N	С	С
V			
Variety store	N	Р	Р
Vegetable store or stand	С	Р	Р
Ventilating equipment sales and service	N	С	С
Veterinary (small and large animal with kennel services)	N	С	С
W			
Warehouse (no manufacturing)	N	N	С
Welding shop	N	N	С
Wholesale business	N	N	С
Window washing establishment	С	С	Р

# (C) Undefined designation.

- (1) The City Manager, or his or her designee, shall determine the appropriate classification for each commercial application.
- (2) In the event that no specific commercial designation, as outlined in this section, is applicable to the use requested in the commercial application, the City Manager, or his or her designee, shall review the application and may make one of the following decisions:
  - (a) Determine the closest designation and whether a conditional use permit is necessary;
  - (b) Shall forward the application to the Planning Commission for the Commission to determine a designation, and

whether a conditional use permit is necessary; or

- (c) Deny the application and issue findings regarding the reason for the denial.
- (3) The City Manager, or his or her designee, has the authority and may approve the application of commercial entities that have little to no impact on adjacent parcels or businesses.
- (4) All determinations or denials by the City Manager, or his or her designee, may be appealed to the Planning Commission for review.

(Prior Code, § 22.10) (Ord. 2-92, passed - -1992; Ord. 21-2021, passed 7-21-2021)

# § 157.295 REGULATIONS FOR TEMPORARY STORAGE UNITS, CONTAINERS, AND STRUCTURES.

- (A) Temporary storage units, containers, or structures are allowed in these Zones for the loading and off-loading of supplies or inventory. They may be stored on-site for up to 30 days; provided they are not able to be seen from any major corridor in the city, do not take up required customer parking, are not on landscaping, and are placed behind buildings or fences that are not see through. Any exception to this shall require a conditional use permit from the Planning Commission.
- (B) Permanent use of temporary storage units, containers, or structures may be allowed with a conditional use permit, which shall include a site plan and any required building permits. (Note: they shall not be allowed in any Commercial or Manufacturing Zone(s) on lots of less than one acre.)
- (C) A temporary storage unit, container, or structure must be placed on a hard surface such as gravel, road base, concrete, or asphalt, and made to look like the main structure on the property, including the use of similar building materials and colors. Any exceptions, as well as the number of units, containers, or structures, and the location shall be subject to approval from the Planning Commission.
- (D) All tractor trailers on an agricultural, residential, or commercial parcel shall be licensed and registered with the state and must be actively used. Trailers not involved in a construction project that remain in a fixed location for over 30 days shall be subject to fines, impoundment, and removal by the city.

(Prior Code, § 22.12) (Ord. 23-2020, passed 6-17-2020; Ord. 29-2021, passed 7-21-2021)

### § 157.296 ENFORCEMENT AND FINES.

- (A) Enforcement and fines. Upon a determination that a violation exists, the Code Enforcement Officer, or his or her designee, will contact the owner and shall require such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time the Code Enforcement Officer, or his or her designee, may determine.
- (B) *Pre-existing conditions*. In the instance of an existing storage unit, container, or structure that has been established for a permanent use, the owner shall have a pre-existing right, shall be a legally nonconforming use, and shall not be required to come into compliance with the new requirements adopted July 21, 2021. The following conditions do, however, apply to any such unit(s) as of the adoption of the original ordinance on April 10, 2020:
- (1) Residential and Agriculture Zones. Temporary storage units, containers, or structures shall not be allowed in any Residential or Agricultural Zone on lots of less than one acre. The storage container must be placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road.
- (2) Commercial and Manufacturing Zones. A temporary storage unit, container, or structure shall not be allowed in any Commercial or Manufacturing Zone on lots of less than one acre. It must be placed on a hard surface such as gravel, road base, concrete, or asphalt, and made to look like the main structure on the property, including the use of similar building materials and colors.
- (C) Temporary storage units. If the temporary storage unit, container, or structure is moved or otherwise modified, the property owner would have to comply to all requirements under the current ordinance.

(Prior Code, § 22.12.010) (Ord. 23-2020, passed 6-17-2020; Ord. 29-2021, passed 7-21-2021)