

- (4) Lot Width. Lot width is the same as in the RM Zone.
- (5) Maximum structure height. Maximum structure height is the same as in the RM zone.

6.4 GENERAL COMMERCIAL ZONE (CG)

- (a) Purpose: To provide for a wide range of retail, wholesale, transportation, and service uses that are primarily dependent on vehicle and pedestrian patronage.
- (b) Permitted Uses. The following uses are permitted in the General Commercial Zone:
 - (1) Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, used merchandise store; hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, and other types of retail activities;
 - (2) Public and semi-public buildings, structures and uses, such as parks, municipal offices, libraries, police and fire stations, houses of worship, and hospitals;
 - (3) Retail and Service related stores such as television and radio sales and service, bicycle shop, locksmith, gunsmith, equipment rental, upholstery shop or other similar activities where a service department is customarily a secondary activity to the retail use;
 - (4) Service-related businesses such as barber shops, beauty salons, advertising agencies, self-serve laundry, dry cleaning, printing or photocopying, or other activities where the primary activity is the providing of a service to retail customers;
 - (5) Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; and miscellaneous offices such as detective agencies, drafting services or contractor's offices.
 - (6) Greenhouse and garden supply;
 - (7) Amusement and recreation related businesses such as bowling alleys, miniature golf, pool halls, motion picture theaters, video arcades, and other types of amusement and recreational businesses.
 - (8) Hotel and Motel
 - (9) Residences located on the second story of a commercial building
 - (10) Retail sales of spas (with no more than 5 units displayed outside the building).
 - (11) The following businesses shall be permitted, provided that:

- The lot is paved with a concrete or asphalt surface;
 - The lot is screened from any adjoining residential zone by a sight-obscuring fence, wall, or hedge at least five (5) feet in height; and
 - All storage of merchandise and supplies shall be conducted wholly within a building or enclosed area, except for the provision of gas services ancillary to a repair or service station provided below.
- (A) Automobile, truck, motorcycle, trailer, farm equipment, recreational vehicle and boat sales and repair;
- (B) Automobile service station, including towing services and vehicle washing and polishing facilities, and services;
- (C) Part and accessory sales for automobiles, trucks, motorcycles, trailers, farm equipment, recreational vehicles and boats;
- (D) Retail tire sales, service and repair; tire recapping (conducted wholly within a building), service and repair, paint and body shop;
- (E) Lumber yard and contracting supplies for lumber, stone, masonry or metal (sales only);
- (F) Special trade contracting facilities such as floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting;
- (G) Newspaper, periodical, publishing and printing;
- (H) Veterinary clinics;
- (I) Welding; blacksmith shop; public swimming pool; travel trailer park; kennel; light components assembly; baker (wholesale and manufacture of bakery products)
- (J) Cabinet shop (conducted wholly within a building)
- (12) Accessory uses and structures;
- (A) Amateur radio antennas;
- (B) Satellite dishes not exceeding two (2) meters in diameter;
- (C) Collocated wireless communication facilities where the existing support structure height will not be increased by 20 feet or more.

(c) Conditional Uses. The following uses are will be permitted as conditional uses, provided that such uses are approved in accordance with Section 5:

- (1) Self-service, short-term storage;
- (2) Public swimming pool (except as permitted above);
- (3) Recreational vehicle park (except as permitted above);
- (4) Kennel (except as permitted above);
- (5) Light components assembly (except as permitted above);
- (6) Bakery: wholesale and manufacture of bakery products (except as permitted above);
- (7) Mini-storage warehouses.
- (8) Satellite dishes greater than two (2) meters in diameter;
- (9) Towers and ancillary wireless communication facilities, subject to the provisions of Section 18, provided that the facilities are not located within 350 feet of any residential zones.
- (10) Collocated wireless communication facilities where the existing support structure height will be increased by 20 feet or more.
- (11) Medical Marijuana Facilities subject to the provisions of Section 10.8.

(d) Dimensional Standards

The following minimum dimensional standards shall be required for all development in the General Commercial Zone. Projections into setbacks are subject to Section 7.1. Accessory structures used in connection with residential purposes shall be subject to the setback requirements in Section 7.2.

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| (1) Minimum lot area: | None |
| (2) Minimum yard setbacks: | |
| (A) Front Yard | |
| Adjoining a non-residential zone | None |
| Adjoining residential zone | 15 feet |
| Across the street from RS Zone | 20 feet |
| Across the street from RM Zone | 15 feet |

Across the street from RC Zone	15 feet
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(B) Rear Yard

Adjoining a non-residential zone	None
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Adjoining a residential zone	15 feet
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(C) Side Yard

Adjoining a non-residential zone	None
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Adjoining a residential zone	10 feet
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(3) Maximum structure height	45 feet
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(e) Landscaped yards. For residential purposes, all required yards adjacent to a street shall be landscaped including along the perimeter of parking areas. Non-residential land uses shall provide landscaping as required below:

(1) Provide for combined perimeter and interior landscaping along parking areas and driveways.

(2) Provide minimum five-foot high solid screen when adjacent to land uses other than commercial or industrial.

(3) Provide a visual relief screen when adjacent to any street in the form of a hedge, fence, planter box, berm, shrubbery, and trees or any combination thereof.

(4) A vision clearance area shall be observed regarding all screens.

(5) Landscaping shall be provided on at least 15 percent of the lot area. Properties within the Parking District (Exhibit A of Section 8) are exempt from this requirement.

(f) Conditions Imposed Where Zone Change To General Commercial Zone Abuts Residential Zone. In any zone change or reclassification of property to General Commercial where the land proposed to be changed abuts upon a residential zone, or abuts upon a street or alley which would be the boundary line between the proposed General Commercial Zone and the residential zone, conditions to preserve neighborhood qualities may be imposed by the governing body relating to:

(1) Size and location of signs;

(2) Size, type, and location of outdoor lighting;

(3) Landscaped area;

- (4) Screening;
- (5) Building setbacks;
- (6) Ingress and egress for commercial uses.

If any of the above conditions are imposed, they shall be placed in the deed records of the County.

- (g) Special Development Standards. Except for outdoor storage of materials or outdoor sales, as allowed by this or any other city ordinance, all uses permitted in the CG Zone shall be conducted within one or more buildings situated on permanent foundations requiring issuance of building permits.

6.5 LIGHT INDUSTRIAL ZONE (IL)

- (a) Purpose: To permit certain industrial uses which are generally compatible with and unobtrusive to normal community development, and to permit additional, more intensively oriented industrial use when approved by the Planning Commission.
- (b) Permitted Uses. The following uses are permitted in the Light Industrial Zone:
 - (1) Any permitted or conditional use allowed in the CG Zone except for uses listed as Conditional Uses in Subsection (c) below;
 - (2) Warehouses including mini-warehouse storage; assembly, including light manufacturing, processing, packaging, treatment, fabrication of goods or merchandise; laboratories, offices, bottling and distribution centers, light repair facilities, wholesale businesses, and similar uses such as contracting and service facilities.
 - (3) Motor vehicles and motor vehicle equipment facilities, including the painting of motor vehicles;
 - (4) Wood fuel dealers
 - (5) Auction house or market (no livestock or poultry sales);
 - (6) Motor freight depot;
 - (7) Accessory uses and structures;
 - (A) Amateur radio antennas;
 - (B) Satellite dishes not exceeding two (2) meters in diameter;
 - (C) Collocated wireless communication facilities where the existing support structure height will not be increased by 20 feet or more.