

Rear	10	10
Waterfront	25	25
Bulk (max)		
Height (ft.)	35	35
Building Coverage	35	35

(Ord. No. 3422, § 4, 1-14-2008; Ord. No. 3473, § 2, 6-16-2008; Ord. No. 3568, § 1, 11-15-2010; Ord. No. 3594, § 1, 1-17-2012; Ord. No. 3841(Exh. A), § 1, 10-1-2018 ; Ord. No. 3883 , § 1(Exh. A), 1-6-2020; Ord. No. 3890 , § 1(Exh. A), 1-21-2020)

118.2.2 Commercial Districts.

Commercial zoning districts include Neighborhood Commercial (NC), Commercial General (CG) and Commercial Intensive (CI).

A.Intent statements.

1.Neighborhood Commercial (NC). It is the express intent of the NC District to provide for professional office, multifamily and small-scale commercial uses , adjoining businesses and/or residential areas, and located in close proximity to major arterial roadways. The neighborhood commercial district is established in order to:

- a.Protect the present development pattern, serve the surrounding community with appropriately scaled commercial uses and office type uses and,
- b.Provide for the orderly development or redevelopment of such land according to its best usage by providing adequate minimum zoning standards for such usage. See Table 118.2.1.H for nonresidential use dimensional standards and refer to Tables 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Permitted uses

- 1)Animal grooming.
- 2)Animal hospital, veterinary clinic (See 118.3.3.C.2).
- 3)Bank.
- 4)Bed and breakfast.
- 5)Butcher, baker, catering.
- 6)Call center.
- 7)Convenience store without gas pumps.
- 8)Copy, print, pack and ship, publishing, post office, and other office-type services.
- 9)Day care center (adult or child), preschool.
- 10)Dry-cleaning or laundry drop-off/pick-up facility; laundromat.
- 11)Hotel, motel, inn, extended stay facility.
- 12)Live-work.
- 13)Medical, dental, chiropractor, counseling, outpatient surgery centers and offices.

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- 14) Medical or dental laboratory.
 - 15) Museum, library, community center (public).
 - 16) Offices: business, professional, financial, governmental or operational.
 - 17) Park, recreation field, beaches.
 - 18) Parking, surface or garage, as accessory or primary use.
 - 19) Personal care services.
 - 20) Police, fire, EMS substation.
 - 21) Radio, TV or recording studio.
 - 22) Residential, multifamily (See 118.3.3.A.3).
 - 23) Residential, townhouse (See 118.3.3.A.1).
 - 24) Retail, excluding stand-alone pharmacy, or rental store, under 15,000 square feet.
 - 25) Self-storage; fully enclosed indoor multi-story storage (See 118.3.3.C.8).
 - 26) Student dormitory, fraternity, sorority.
 - 27) Water management structures, wells, reservoirs.

Conditional uses

- 28) Art studio, gallery (See 118.3.3.C.3).
- 29) Auction room, auction house.
- 30) College, university, trade school, enrichment classes such as dance or martial arts.
- 31) Commercial wireless telecommunication facility.
- 32) Convenience store with gas pumps.
- 33) Convention center, gymnastic facility, indoor sports academy.
- 34) Funeral home or mortuary, undertaking establishment.
- 35) Religious institutions (See 118.3.3.B.2).
- 36) Repair service, non-automotive.
- 37) School, public or private (K—12).
- 38) Youth hostel.

2. Commercial General (CG). It is the express intent of the CG District to provide areas for commercial activities that meet the retail shopping and service needs of the community. See Tables 118.2.1.H for nonresidential use dimensional standards and refer to Table 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Permitted uses

- 1) Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).
- 2) Animal grooming.
- 3) Animal hospital, veterinary clinic (See 118.3.3.C.2).
- 4) Art studio, gallery (See 118.3.3.C.3).

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- 5)** Assisted living facility; nursing home; life care facilities.
 - 6)** Auction room, auction house.
 - 7)** Bank.
 - 8)** Bar, dancehall, nightclub, restaurant with entertainment, bottle club (See 118.3.3.C.1).
 - 9)** Bed and breakfast.
 - 10)** Butcher, baker, catering.
 - 11)** Call center.
 - 12)** Car wash, full or self-service.
 - 13)** College; university, trade school, enrichment classes such as dance or martial arts.
 - 14)** Convenience store with or without gas pumps, gas station (See 118.3.3.C.4).
 - 15)** Copy, print, pack and ship, printing, publishing, post office, and other office type services.
 - 16)** Day care center (adult or child), preschool.
 - 17)** Dock or pier (commercial), wet or dry storage of boats, marina (See 118.3.3.C.6), boat rental, ferry.
 - 18)** Funeral home (crematorium and mortuary accessory only).
 - 19)** Greenhouse or nursery, commercial, garden center.
 - 20)** Health club.
 - 21)** Hotel, motel, inn, extended stay facility.
 - 22)** Indoor commercial recreation.
 - 23)** Laundromat, dry-cleaning, and carpet cleaning plants and drop-off, diaper service, linen supply.
 - 24)** Live-work.
 - 25)** Lodge, membership club (See 118.3.3.C.1).
 - 26)** Medical, dental, chiropractor, counseling, outpatient surgery centers and offices.
 - 27)** Medical or dental laboratory.
 - 28)** Museum, library, community center (public).
 - 29)** Offices; business, professional, financial, governmental or operational.
 - 30)** Park, recreation field, beaches.
 - 31)** Parking, surface or garage, as accessory or primary use.
 - 32)** Personal care services.
 - 33)** Pharmacy (stand-alone).
 - 34)** Police, fire, EMS substation.
 - 35)** Radio, TV or recording studio.

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- 36) Religious institutions (See 118.3.3.B.2).
 - 37) Repair services, non-automotive.
 - 38) Residential, multifamily (See 118.3.3.A.3).
 - 39) Residential, townhouse (See 118.3.3.A.1).
 - 40) Research, testing, and development laboratory.
 - 41) Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).
 - 42) Retail, wholesale or rental store.
 - 43) School, public or private (K—12).
 - 44) Self-storage; fully enclosed indoor multi-story or mini-storage (See 118.3.3.C.19).
 - 45) Student Dormitory, Fraternity, Sorority.
 - 46) Water management structures, wells, reservoirs.

Conditional uses

- 47) Alternative or post-incarceration facility, transitional home, halfway house.
- 48) Auditorium, arena, stadium, indoor athletic, tennis, swim club.
- 49) Boarding; rooming or lodging facility; youth hostel.
- 50) Bus and train passenger terminal, taxi dispatch, limo service.
- 51) Campground, travel trailer park, recreational vehicle park (See 118.3.3.A.4).
- 52) Drug and alcohol rehabilitation treatment or clinic, detoxification centers.
- 53) Light manufacturing, repair or assembly of equipment and instruments.
- 54) Machine shop.
- 55) Major utilities.
- 56) Manufactured housing sales.
- 57) Psychiatric institution.
- 58) Recycling drop-off facility.
- 59) Vehicle (all kinds) and machinery sales, rental or leasing (See 118.3.3.C.12).
- 60) Vehicle service: minor and major repairs, modifications and maintenance (See 118.3.3.C.11).

3. Commercial Intensive (CI). It is the express intent of CI District to provide areas for more intense commercial development and commerce while maintaining an attractive community. See Table 118.2.1.H for nonresidential use dimensional standards and refer to Tables 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Permitted uses

- 1) Animal boarding, animal shelter, kennel, dog day care (See 118.3.3.C.2).
- 2) Animal grooming.
- 3) Animal hospital, veterinary clinic (See 118.3.3.C.2).

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- 4)**Art studio, gallery (See 118.3.3.C.3).
 - 5)**Assisted living facility, nursing home, life care facilities.
 - 6)**Auction room, auction house.
 - 7)**Bank.
 - 8)**Bar, dancehall, nightclub, restaurant with entertainment, bottle club (See 118.3.3.C.1).
 - 9)**Bed and breakfast.
 - 10)**Butcher, baker, catering.
 - 11)**Call center.
 - 12)**Car wash full or self-service.
 - 13)**College, university, trade school, enrichment classes such as dance or martial arts.
 - 14)**Commercial amphitheater.
 - 15)**Convenience store with or without gas pumps, gas station (See 118.3.3.C.5).
 - 16)**Copy, print, pack and ship, printing, publishing, post office, Other office type services.
 - 17)**Day care center (adult or child), preschool.
 - 18)**Dock or pier (commercial), wet or dry storage of boats, marina (See 118.3.3.C.7), boat rental, ferry.
 - 19)**Drive-in theater.
 - 20)**Flea market (See 118.3.3.C.5).
 - 21)**Funeral home (crematorium and mortuary accessory only).
 - 22)**Golf course, tennis, country club, clubhouse.
 - 23)**Greenhouse or nursery, commercial, garden center.
 - 24)**Health club.
 - 25)**Hotel, motel, inn, extended stay facility.
 - 26)**Hospital, medical center.
 - 27)**Indoor commercial recreation.
 - 28)**Laundromat, dry-cleaning, carpet cleaning plants and drop-off, diaper service, linen supply.
 - 29)**Live-work.
 - 30)**Lodge, membership club (See 118.3.3.C.1).
 - 31)**Manufactured housing sales.
 - 32)**Medical, dental, chiropractor, counseling, outpatient surgery centers and offices.
 - 33)**Medical or dental laboratory.
 - 34)**Museum, library, community center (public).

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- 35)**Offices: business, professional, financial, governmental, or operational.
 - 36)**Outdoor recreation.
 - 37)**Park, recreation field, beaches.
 - 38)**Parking, surface or garage, as accessory or primary use.
 - 39)**Personal care services.
 - 40)**Pharmacy (stand-alone).
 - 41)**Police, fire, EMS substation.
 - 42)**Radio, TV or recording studio.
 - 43)**Religious institutions (See 118.3.3.B.2).
 - 44)**Repair services, non-automotive.
 - 45)**Research, testing and development laboratory.
 - 46)**Residential, multifamily (See 118.3.3.A.3).
 - 47)**Residential, townhouse (See 118.3.3.A.1).
 - 48)**Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).
 - 49)**Retail, wholesale or rental store (including motor vehicle or large equipment (See 118.3.3.C.10).
 - 50)**School, public or private (K—12).
 - 51)**Self-storage, fully enclosed indoor multi-story or mini-storage (See 118.3.3.C.19).
 - 52)**Student dormitory, fraternity, sorority.
 - 53)**Tattoo shop, body piercing, palmist, psychic, medium.
 - 54)**Vehicle service and repair (See 118.3.3.C.9).
 - 55)**Vehicle sales, lease, or rental (See 118.3.3.C.10).
 - 56)**Water management structures, wells, reservoirs.

Conditional uses

- 57)**Alcohol and drug rehabilitation treatment or clinic, detoxification centers.
- 58)**Alternative or post-incarceration facility, transitional home, halfway house.
- 59)**Auditorium, arena, stadium, indoor athletic, tennis, swim club.
- 60)**Boarding, rooming or lodging facility, youth hostel.
- 61)**Bus and train passenger terminal, taxi dispatch, limo service.
- 62)**Campground, travel trailer park, recreational vehicle park (See 118.3.3.A.4).
- 63)**Light manufacturing, repair or assembly of equipment and instruments.
- 64)**Machine shop.
- 65)**Major utilities.
- 66)**Pawnshop (See 118.3.3.C.7).

67)Psychiatric institution.

68)Recycling drop-off facility.

B. Building envelope standards. The building envelope standards for buildings in the commercial districts are as follows. The cross-reference shown in the right hand column of the table lists additional standards that must be followed.

Table 118.2.1.H. Nonresidential Dimensional Standards

NONRESIDENTIAL	NC	CG	CI
Lot (min ft.)			
Area (sq. ft.)	10,000	10,000	10,000
Width	100	100	100
Area per Unit (sq. ft.)			
Yard Setbacks (min ft.)			
Front	25	25	25
Side (interior)	10	10	10
Side (street)	20	20	20
Rear	10	10	10
Waterfront	25	25	25
Bulk (max)			
Height (ft.)	45	70' or 5 stories	70' or 5 stories
Building Coverage	45%	45%	45%

Table 118.2.1.I. Residential Density in Commercial Districts

MULTI-FAMILY/TOWNHOUSE	NC	CG	CI
Density (max units/acre)			
Permitted by-right	16	25	25
Additional Density in accordance with the Comprehensive Plan			

Note: See Tables 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

(Ord. No. 3422, § 4, 1-14-2008; Ord. No. 3473, § 3, 6-16-2008; Ord. No. 3841(Exh. A), § 1, 10-1-2018 ; Ord. No. 3890 , § 1(Exh. A), 1-21-2020)

118.2.3 Industrial Districts.

A.Intent statements.

1.Industrial Light (IL). By virtue of its location as designated in the comprehensive plan, and because of the existing and proposed development around the area, and because of the present and anticipated accessibility to transportation facilities and utilities and other public services, the IL District is established in order to:

a.Protect light industrial uses.