

of structures may not exceed 35 feet in those CG Districts designated CG (B) in the Zoning Atlas unless an exception therefor has been granted.

\*Section 5-9 Commercial Intensive: CI

\*5-9-1. CI: Permitted Uses and Structures.

- a. Retail outlets for the sale of general merchandise including new or used automobiles, trucks and tractors, mobile homes, boats, automotive vehicle parts (but not automobile wrecking or storage yards, junk yards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery lumber and building supplies and similar products.
  
- b. Service establishments of all kinds including automobile service station or truck stop, (see section 7-8), repair, and service garage, motor vehicle body shop, rental of automotive vehicles, trailers and trucks, auto laundry, drive-in restaurants, laundry or dry cleaning

establishments, veterinarian or animal boarding kennels in sound proof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery, job printing or newspaper, marina, radio or television broadcasting transmitter and antenna facilities.

- c. Commercial, recreational and entertainment facilities, such as carnival or circus, shooting gallery, skating rink, pony ride, go-kart track, athletic complexes, arena, auditorium convention center, dance hall and similar uses.
- d. Palmists, astrologist, psychics, clairvoyants, phrenologist and similar uses.
- e. Outdoor fruit, vegetable, poultry, or fish market.
- f. All types of professional and business offices.
- g. Hotels and Motels.

\*5-9-2. CI: Permitted Accessory Uses and Structures.

- a. See Section 7-17.

\*5-9-3. CI:

Permissible Uses by Exception.

- a. Any type of wholesale, jobber or distributorship business, except bulk storage or flammable liquids where the total operation does not require more than four thousand square feet of floor space; no vehicle is used in excess of 2 ton capacity; all merchandise is stored within an enclosed building, and no heavy machinery or manufacturing is located on premises.
- b. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of 2 ton capacity, nor any machinery, ditching machines, tractors, bulldozers or heavy construction equipment.
- c. Boat building and repairs.
- d. Air conditioning and heating contractor or sheet metal fabricator.
- e. Establishments or facilities for retail sale and service of all alcoholic beverages, either for on or off premises consumption, or both in accordance with the provisions of Sections 6-1-26 and 7-16-13.
- f. Mobile home on the same premises and in connection with permitted principal uses for occupancy by owners or employees thereof.

5-9-4. CI: Minimum Lot Requirements.

None.

5-9-5. CI: Maximum Lot Coverage by All Buildings.

None as specifically required for certain uses.

5-9-6. CI: Minimum Yard Requirements.

a. Front: none

b. Side: none, if an existing building on adjacent lot is built on property line, or if adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of at least six (6) feet shall be left between such buildings.

c. Rear: Ten (10) feet

5-9-7. CI: Maximum Height of Structures.

a) Permitted or Permissible uses and accessory buildings:

1) Within the Coastal Corridor Area as defined in Section 6-1-14.1—Maximum Height shall be

limited to 35 feet, unless variance therefrom has been granted in accordance with section II-9-2. If a variance therefrom has been granted the building shall be set back one foot in addition to the required yard for each six vertical feet of height in excess of 35 feet on all sides adjacent to any residential district without an intervening street.

2) All other areas not included in the Coastal Corridor Area: 60 feet , unless variance therefrom has been granted in accordance with Section II-9-2 and if a variance has been granted further provided that, for structures exceeding 60 feet, that portion of the building above 60 feet, must be set back one horizontal foot for each six vertical feet in excess of 60 feet on all sides, or the entire building mass may be set back from all property lines to comply with this requirement. Further provided, that the maximum height of structures may not exceed 35 feet in CI districts designated CI (B) in the Zoning Atlas unless a variance therefor has been granted.

Section 5-10 Industrial and Warehousing: IW

5-10-1. IW: Permitted Principal Uses and Structures.

a. Wholesaling, warehousing, storage, or