

Sec. 70-542. - Permitted uses.

The following uses are permitted:

- (1) Any retail business or commercial use that does not involve the manufacture or processing of products, provided the use serves the immediate needs of the neighborhood, such as grocery, convenience shopping, including sale of gasoline from pumps, pharmacy, small restaurants (50 seats or less) with no-drive in or drive-through facilities, hardware or similar type business; but this subsection shall not permit the retail sale or display of vehicles, boats, mobile homes, model homes, or other outdoors sales use.
- (2) Personal service establishments that attend primarily to one's personal care or apparel, including but not limited to:
  - a. Hair and beauty care.
  - b. Medical and dental clinics.
  - c. Professional and other offices.
  - d. Dry cleaning/laundry service (collection and distribution only).
  - e. Shoe repair.
  - f. Watch and clock repair and locksmith shops.
- (3) Studios.
- (4) Day care centers (see article X).
- (5) A public/semipublic ancillary nonresidential use.
- (6) Single-family, two-family, three-family, and multi-family dwelling units; up to ten units per acre, subject to use limitations of the underlying plan category.

(Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-543. - Special exceptions.

Pursuant to the provisions of article III, the following uses may be permitted:

- (1) Restaurants with more than 50 seats.
- (2) Commercial or office uses with a drive-through lane.
- (3) Such other uses that would be similar to those permitted and special exception uses listed above and that would be consistent with the definition of this district.

(Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-544. - Property development standards.

- (a) *Maximum height.* No structure in the CN district shall exceed 35 feet in height except, as otherwise permitted in article IX.
- (b) *Minimum building site area requirements.* Minimum building site area requirements are as follows:
  - (1) Area: 10,000 square feet.
  - (2) Width: 85 feet.
  - (3) Depth: 100 feet.
  - (4) A public/semipublic ancillary nonresidential use shall be subject to comprehensive plan thresholds. Such use or contiguous like uses in excess of applicable thresholds shall require a plan amendment.

(Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-545. - Maximum intensity.

- (1) A residential use or residential equivalent use shall not exceed an impervious surface ratio of 0.75.
- (2) A nonresidential use shall not exceed a floor area ratio of 0.40, or an impervious surface ratio of 0.80.
- (3) All development and redevelopment under the CN zoning district shall be limited by and consistent with the allowable uses, maximum intensities (FAR and ISR) and densities, mixed use standards, and other standards as enumerated within the applicable future land use plan category overlaying the CN zoning district.

(Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-546. - Setback requirements.

The following minimum setbacks shall be required except, as otherwise provided in article IX:

- (1) Front: 25 feet measured from any right-of-way line to a structure.
- (2) Side or rear (interior lot or parcel): None required for commercial uses or structures; except when the side or rear of a lot abuts a less intense use district, there shall be a side or rear yard provided of a minimum of 20 percent of the lot width or depth, respectively, but this section shall not require more than 20 feet.

(Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-547. - Special requirements.

The following special requirements are applicable:

(1) Performance standards, see article XI.

(2) This district does not permit the storage of commercial vehicles.

(Ord. No. 09-2015, § 2(Exh. A), 5-12-15)