

Sec. 3-9-42. Commercial, general (CG).

(a) *Intent.* The commercial, general (CG) district is intended to provide areas in which the customary and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the encroachment and intrusion of incompatible residential uses and protected from the adverse effects of undesirable industrial uses.

(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:

- (1) Hotels, motels and restaurants.
- (2) Professional services.
- (3) Personal services.
- (4) Business services.
- (5) Retail sales and services, provided that all merchandise shall be stored and displayed within fully enclosed buildings.
- (6) Parking lots and parking garages in support of permitted uses in the CG zoning district.
- (7) Automotive specialty services, including the sale and repair of starters, generators, alternators and electrical parts, carburetors, speedometers and instruments, provided the services are performed on parts off the vehicle and no installation or removal of parts from the vehicle is performed on the premises.
- (8) Automotive parts, provided no installation is performed on the premises and all parts are stored within a completely enclosed building.
- (9) Resort marinas.
- (10) Sport marinas.
- (11) Garden shops, including the sale of plants, fertilizers and customary garden supplies, equipment and furniture. Storage and sales areas for plants and live vegetation may be outside the building.
- (12) Private clubs.
- (13) Post offices.
- (14) Indoor commercial recreational facilities such as motion picture theaters, swimming pools, bowling alleys and similar uses.
- (15) Vocational, trade, business schools, colleges and universities, provided all activities are conducted in completely enclosed buildings.
- (16) Banks and other financial institutions.
- (17) Animal hospitals with boarding of animals in completely enclosed buildings.
- (18) Adult congregate living facilities in accordance with section 3-9-63.1.
- (19) Package stores for the sale of liquor.
- (20) Houses of worship in accordance with section 3-9-80.1.
- (21) Model homes not intended to be used for residential purposes.
- (22) Funeral homes, crematoria.
- (23) Laundromats and dry cleaning facilities.
- (24) Bars, cocktail lounges, nightclubs and taverns for on-premises consumption of alcoholic beverages, greater than one thousand (1,000) feet from a church or school.
- (25) Billiard parlors and game arcades.
- (26) Essential and emergency services.
- (27) Gas pumps with site plan approval by the development review committee.
- (28) Car wash with site plan approval by the development review committee.

- (29) Laboratories, class 3, provided central sewer is available.
- (30) Child and adult day care facilities.
- (31) Photocopying shops.
- (c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district, including a residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses.
- (d) *Prohibited uses and structures.* Any use or structure not expressly, or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:
 - (1) Bars, cocktail lounges, nightclubs and taverns for on-premises consumption of alcoholic beverages, subject to the provisions of section 3-9-66 of this Code, less than one thousand (1,000) feet from a church or school.
 - (2) Mass transit stations.
 - (3) Miniature golf courses.
 - (4) Elementary, middle, and high schools.
 - (5) Outdoor markets.
 - (6) Television and radio transmitter towers.
 - (7) Window tinting and radio installation within an enclosed building.
 - (8) Heliport or helistop.
 - (9) Mini-warehouse.
 - (10) Automobile rental agencies.
 - (11) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.
- (f) *Development standards.* The following development standards shall apply in this district:
 - Minimum lot requirements:
 - Area, square feet . . . 12,000
 - Width, feet . . . 100
 - Minimum yard requirements:
 - Front yard, feet . . . 25
 - Side yard:
 - Interior . . . None
 - Abutting a road, feet . . . 20
 - Rear yard:
 - Abutting a lot, feet . . . 10
 - Abutting a road, feet . . . 25