

Veterinary office.

5:15.2. Uses permitted by special exception. The following uses may be permitted by special exception by the Board of Zoning Appeals in accordance with the provisions contained in article 7.

Automobile service station.

Campgrounds.

Church.

Communication towers. (Subject to the provisions of section 7:18.)

Dwelling unit, accessory, subject to the following: Any accessory dwelling unit must be shown to be necessary to the operation of a principal use permitted under this section.

Educational institution.

Fire station.

Furniture refinishing business.

Golf driving range.

Post office.

Recycling drop box. (Subject to the provisions of section 7:13.)

5:15.3. Height limitation. No structure shall exceed a height of 35 feet except as provided in section 6:7.

5:15.4. Dimensional requirements.

5:15.4-1. Front setback. All buildings and structures shall be set back from all street right-of-way lines not less than 50 feet if the total width of the right-of-way amounts to less than 100 feet. If the total width of the right-of-way exceeds 100 feet, a 25-foot minimum setback shall be required.

5:15.4-2. Side setback. None is required except on corner lots and lots adjacent to any scenic or residential district in which case all commercial buildings and structures shall be set back not less than 25 feet from property lines.

5:15.4-3. Rear setback. No building shall be located closer than 20 feet to a rear lot line.

5:15.5. Screening. A combination of a wall or fence and dense evergreen hedge or other type of evergreen foliage at least six feet in height shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:15.6. Off-street parking. Off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

5:15.7. Off-street loading. Off-street loading shall be provided in accordance with the provisions set forth in section 6:10.

(Ord. No. 99-004, §§ 5:15—5:15.7, 7-20-99)

Section 5:16. - C-1, Commercial District.

This district is established to provide commercial establishments for the convenience of local residents.

5:16.1. Uses permitted.

Airline or transportation ticket office. (No depot.)

Antique shop.

Appliance sales.

Art store.

Automobile parking lot.

Bakery goods store.

Beauty/barber shop.

Bed and breakfast homestays, host homes, guest homes, inns, lodges, and cottages.

Book store.

Broadcasting studio, radio or T.V.

Camera shop.

Candy store.

Child care center.

Clothing store.

Continuing care retirement center.

Dairy products store.

Dance studio.

Delicatessen store.

Department store.

Dressmaking shop.

Drive-in business. (Theatres, refreshment stands, restaurants, etc.)

Drug store.

Dry cleaning/laundry establishments provided that any laundering, cleaning, or pressing done on the premises involves only articles delivered to the premises by individual customers.

Electric appliance, radio or television store.

Employment agency.

Financial institution.

Florist.

Furniture store.

Gasoline sales in conjunction with a convenience food store.

Gift shop.

Grocery store.

Group commercial development (shopping center). (Subject to the provisions of section 6:12.)

Hardware store.

Hobby shop.

Interior decorating shop.

Jewelry store.

Laundromat, self-service.

Leather goods store.

Loan company.

Mail/fax services.

Music store.

Newsstand.

Novelty store.

Nursery or garden supply store.

Nursing care facility.

Office—business or professional.

Office supply and equipment store.

Optical goods sales.

Optician.

Paint store.

Pet shop.

Photography studio.

Radio or television repair.

Refreshment stand.

Restaurant.

Sewing machine sales and service.

Shoe sales/repair.

Shopping center. (See Group Commercial Development.) Sign—
Business. (Subject to the requirements of the sign ordinance.) Sign—
Occupancy. (Subject to the requirements of the sign ordinance.)
Sign—Temporary. (Subject to the requirements of the sign ordinance.)

Sporting goods store.

Stationery store.

Tailor shop.

Theatre (Indoor).

Toy store.

Utility easement.

Veterinary office.

Video rentals.

Accessory buildings and uses customarily incidental to the above uses.

Other uses which are considered to be compatible with the aforementioned uses.

5:16.2. Uses permitted by special exception.

Automated automobile wash in conjunction with a convenience food store with gasoline sales.
(Subject to the provisions of section 7:14.)

Church.

Communication towers. (Subject to the provisions of section 7:18.)

Dwelling unit accessory. (Subject to the provisions of section 7:10.)

Educational institution.

Exhibition buildings.

Fire station.

Library.

Post office.

Recycling drop box. (Subject to the provisions of section 7:13.)

Veterinary clinics.

5:16.3. Height limitation. No structure shall exceed a height of 45 feet except as provided in section 6:7.

5:16.4. Dimensional requirements.

5:16.4-1. Front setback. All buildings and structures shall be set back from all street right-of-way lines not less than 25 feet.

5:16.4-2. Side setback. None is required except on corner lots and lots adjacent to residential districts in which case all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than five feet in width.

5:16.4-3. Rear setback. No building shall be located closer than 20 feet to a rear lot line.

5:16.5. Screening. A wall, fence, or compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least six feet in height shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:16.6. Off-street parking. Off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

5:16.7 Off-street loading. Off-street loading shall be provided in accordance with the provisions set forth in section 6:10.

(Ord. No. 99-004, §§ 5:16—5:16.7, 7-20-99)

Section 5:17. - C-2, Highway Commercial District.

This district is established to provide for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

5:17.1. Uses permitted.

All uses permitted in the C-1, Commercial District (section 5:16.1).

ABC package store.

Air conditioning equipment, sales and service.

Ambulance service.

Animal shelters.

Appliance sales and repair.

Auction house or store.

Automobile club.

Automobile garage.

Automobile painting.

Automobile parts or accessories.

Automobile repairing, excluding body work.

Automobile sales, new or used.

Automobile service station.

Automobile rental.

Automobile storage garage.

Automobile upholstery.

Automobile wash; automated, full-service, self-service.

Awning store or shop.

Battery store or shop.

Bed and breakfast homestays, host homes, guest homes, inns, lodges, and cottages.

Bicycle shop.

Billiard hall or parlor.

Boats, sales or rental.

Building materials.

Burglar alarm business.

Catering establishment.

Collection agency.

Commercial recreation, indoor or outdoor.

Communication towers. (Subject to the provisions of section 7:18.)

Concert hall.

Day nursery.

Dental equipment and supplies store.

Dental laboratory.

Diaper supply service.

Dry cleaning/laundry establishment.

Educational institution.

Electric motor repair.

Engravers.

Farm machinery sales.

Feed and seed store.

Frozen food locker rental.

Funeral home.

Fur cleaning.

Furniture cleaning.

Gunsmith store.

Linen or towel supply business.

Locksmith store.

Mail order house.

Medical clinic or laboratory.

Manufactured home sales.

Monuments and tombstones sales.

Motel/hotel/bed & breakfast.

Motorcycle sales and service.

Music studio.

Newspaper establishment.

Nightclub.

Pawn shop.

Pest or insect control business.

Photo developing and finishing store.

Plumbing shop.

Pottery and ceramic store.

Printing establishment.

Record recording studio.

Recreation building.

Recycling drop box. (Subject to the provisions of section 7:13.)

Recycling drop off trailer. (Subject to the provisions of section 7:13.)

Rescue mission.

Safe and vault repairing and servicing.

Sign, advertising. (Subject to the provisions in the sign ordinance.)

Sign, painting shop.

Station, bus or railway.

Tattoo facility.

Tavern.

Taxi business.

Taxidermist.

Telephone exchange.

Tire shop. (Including retreading or recapping.)

Veterinary clinic.

Accessory buildings and uses customarily incidental to the above uses.

Other uses which are considered to be compatible with the aforementioned uses.

5:17.2. Uses permitted by special exception.

Armory.

Auditorium.

Baseball park.

Cemetery. (Subject to the provisions of section 7:15.)

Church.

Dwelling unit accessory. (Subject to the provisions of section 7:10.)

Exhibition buildings.

Fairgrounds—Public.

Fire station.

Football stadium.

Hospital.

Library.

Mini-warehouse. (Subject to the provisions of section 7:16.)

Museum.

Police station.

Post office.

5:17.3. Height limitation. No structure shall exceed a height of 45 feet except as provided in section 6:7.

5:17.4. Dimensional requirements.

5:17.4-1. Front setback. All buildings and structures shall be set back from street right-of-way lines not less than 45 feet, with the exception of commercial gasoline islands and canopies which shall be set back from all street right-of-way lines not less than 15 feet.

5:17.4-2. Side setback. None is required except on corner lots and lots adjacent to any residential district in which case all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than five feet in width.

5:17.4-3. Rear setback. No building shall be located closer than 20 feet to a rear lot line.

5:17.5. Screening. A combination of a wall or fence and dense evergreen hedge or other type of evergreen foliage at least six feet in height shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district for the purpose of screening commercial activities from view.

5:17.6. Off-street parking. Off-street parking shall be provided in accordance with the provisions set forth in section 6:9.

5:17.7. Off-street loading. Off-street loading shall be provided in accordance with the provisions set forth in section 6:10.

(Ord. No. 99-004, §§ 5:17—5:17.7, 7-20-99; Ord. No. 2006-025, § 7, 8-15-06)

Section 5:18. - C-3, Commercial District.

This district is established to provide for the development of commercial and light service land uses which are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

5:18.1 Uses permitted. All uses permitted in the C-1 and C-2, Commercial Districts (sections 5:16.1 and 5:17.1), but not including ABC Package store, nightclubs, taverns, cocktail lounges, or similar land uses.

Baseball batting range.

Billiard hall or parlor.

Commercial recreation, indoor or outdoor.

Communication towers. (Subject to the provisions of section 7:18.)

Hospital.

Ice skating rink.

Library.

Mini-warehouses.

Museum.

Pawn shop.

Roller skating rink.

Tire shop (including retreading and recapping).

Accessory buildings and uses customarily incidental to the above uses.

Other uses which are considered to be compatible with the aforementioned uses.

5:18.2. Uses permitted by special exception.

Armory.