

provided which is at least six percent (6%) of the total gross tract area, exclusive of open area on each space.

SECTION 12-231 COMMERCIAL DISTRICTS

A. GENERAL DESCRIPTION AND PURPOSE:

The regulations for commercial districts are designed to: (1) provide an area for the business and commercial needs and services of the trade area; and (2) minimize the adverse effects of commercial uses on other land uses.

1. C-1 Neighborhood Commercial District:

This commercial district is for the conduct of retail trade and to provide personal service to meet the regular needs and the convenience of the people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational and educational elements, more restrictive requirements for light, air, open space and off-street parking are made than are provided in other commercial districts.

2. C-2 General Commercial District:

This commercial district is designed for the conduct of personal and business services and the general retail trade of a trade area. It is designed to accommodate a wide variety of commercial uses in a central business district or areas of mixed enterprises.

B. USES PERMITTED IN COMMERCIAL DISTRICTS:

The permitted uses in the commercial districts are set forth in the table below. Where the letter "X" appears on the line of permitted use and in the column of a district, the listed use is permitted in that district subject to the general provisions of the Zoning Ordinance as set forth in other Sections. Where the letter "C" appears instead of the letter "X", this use is permitted subject to acquiring a conditional use permit.

<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Advertising agency		
Addressing, duplicating, mailing, mailing list, stenographic, telephone messages and similar office services	X	X
Aircraft parts, other than airframes or engines; sales, service, rental or repair		X

<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Amusement park commercial	C	X
Animal hospital serving household pets and similar small animals	C	X
Antique store	X	X
Apparel and accessories store	X	X
Armature rewinding shop		X
Artists or photographers studio not including the processing of film for others	X	X
Auction House (other than livestock)		X
Auditorium or arena		X
Automobile parking or storage, as a principal use	X	X
Automobile accessory and supply store	X	X
Automobile and truck rental	C	X
Automobile and truck sales (new and used) and service	C	X
Automobile body shop	C	X
Automotive service station, not including body or motor repair or painting	X	X
Armored car service		X
Baked goods, candy, bread, dairy and ice cream manufacturing	C	X
Bank	X	X
Bar	C	X
Barber or beauty shop	X	X
<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>

Beauty and barber supply	C	X
Beer sales for consumption off the premises	C	X
Bicycle store	X	X
Billiard or pool parlor	C	X
Blueprinting, photocopying and similar reproductive services	X	X
Boarding or rooming house		X
Boat and marine rental, repair, sales		X
Bookstore, not including newsstand	X	X
Bowling alley	X	X
Broadcasting or recording studio	X	X
Building supplies, including sale of lumber		X
Bus station		X
Carnival, circus, or similar temporary amusement enterprise		X
Carpentry, custom woodworking or furniture making		X
Carting, crating, express handling, moving or storage		X
Camera and photographic supply store	X	X
Church, synagogue or temple, including Sunday School facilities	X	X
City or County jail		X
City, County, School District, State or Federal facilities	X	X
Civil Defense and related activities facilities	X	X
Clinic, dental, medical or osteopathic, chiropodist, pharmacy	X	X
<u>Permitted Uses</u>		<u>Zoning District</u>
	<u>C-1</u>	<u>C-2</u>
Clothing: Custom dressmaking or altering for retail, including tailoring and millinery	C	X

Clothing, second-hand	C	X
Cold storage plant		X
College, junior college, professional school: Public or equivalent private	X	X
Community center: Public	X	X
Computing, data processing or similar service	X	X
Contractor (special trade): facilities other than office		X
Convalescent, maternity or nursing home	X	X
Custom ceramic products, manufacturing		X
Dance hall		X
Delivery service	X	X
Direct selling organizations	X	X
Disinfecting, deodorizing or exterminating service		X
Drafting service	X	X
Drive-in restaurant not serving beer		X
Driving school, private	X	X
Drugstore or proprietary store	X	X
Dry cleaning and dyeing plant		X
Dry cleaning, pickup or self-service	X	X
<u>Permitted Uses</u>		<u>Zoning District</u>
		<u>C-1</u> <u>C-2</u>
Dry goods store	C	X
Eating place other than drive-in, not serving beer or providing dancing or entertainment	X	X

Electric regulating substation	C	C
Electrical supplies		X
Employment service	X	X
Farm equipment sales, service, rental, repair		X
Feed and fertilizer sales		X
Financial institution, other than pawn shop		X
Fire protection and related activities	X	X
Fire extinguisher service		X
Florist shop	X	X
Food locker plant		X
Food store, including bakery (retail only)	X	X
Fraternal organization	X	X
Freight depot, railroad or truck		X
Freight forwarding service		X
Funeral home, mortuary or undertaking establishment	X	X
Fur repair and storage		X
Furniture and home furnishings, sales and repairs		X

<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Garage or parking for commercial or utility vehicles	X	X
Garden supply store	X	X
Gas pressure control station	C	C
Gasoline service station	X	X
General store: general merchandise store		X

Gift, novelty or souvenir shop	X	X
Golf course, including commercially operated driving range or miniature golf course	C	X
Golf driving range, commercial	C	X
Gunsmith shop	X	X
Hardware store		X
Hat cleaning or repair shop	X	X
Heating equipment		X
Highway or street maintenance garage, yard or similar facility		X
Hospital, health center, institution for aged or children	C	X
Hospital restricted to mental, narcotics or alcoholic patients, sanatorium	C	X
Hotel or motel	C	X
Household appliance store		X
Ice vending establishment	X	X
Institution, nonresidential	X	X

<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Interior decorating shop	X	X
Jewelry sales and repair	X	X
Jewelry, watchmaking	X	X
Laboratory: Research, development or testing	C	X
Laundry, pick-up station only	X	X
Laundry plant		X
Laundry, self-service	X	X

Leather goods or luggage store	X	X
Library: Private, nonprofit and public, other than branch	X	X
Limited price variety store	C	X
Linen supply or industrial laundry		X
Liquor store	C	X
Locksmith, key shop	X	X
Lumber		X
Mail order house: Catalog office or retail store	X	
Mattresses, rebuilding and renovating		X
Medical or dental clinic	X	X
Medical or dental laboratory	X	X
Mobile homes or travel trailers, sales and service		X
Monument sales		X
<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Motion picture distribution and services		X
Motion picture theater	C	X
Motion picture theater, drive-in		X
Multi-family dwellings		X
Museum or art gallery	X	X
Music, musical instruments or record store	C	X
Newspaper distribution station	X	X
Newspaper offices, print shop	C	X
Newsstand	X	X

Nursery school or day nursery	X	X
Office equipment and supplies, retail sales, service rental or repair	X	X
Offices: general	X	X
Offices of nonprofit membership association	X	X
Offices: Professional and governmental	X	X
Oil field or oil well supplies		X
Optician, optical laboratory or supplies	X	X
Optician or optometrist	X	X
Outdoor advertising plant		X
Packing or crating service		X
Paint, glass or wallpaper store	X	X

<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Parish house, parsonage or rectory	C	C
Pawn shop	C	X
Pet shop	C	X
Petroleum pressure control station	C	C
Photofinishing service	X	X
Picture framing	X	X
Pipeline pressure control station	C	C
Plumbing fixtures, sales and service	C	X
Postal service facilities	X	X
Printing or publishing, including engraving or photoengraving	X	X
Police protection and related activities facilities	X	X

Radio, television, phonograph or other household electronics equipment store		X
Radio transmitting station or tower, other than amateur		X
Railroad passenger terminal		X
Religious goods store	X	X
Repair service limited to equipment (wholesale is permitted use in the district in which the repair service is located)		X
Rug cleaning or repair		X
Sales, service, repair or rental of business machines	C	X
School, elementary: Public or equivalent private	X	X
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Permitted Uses	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
School, private: Barber, beauty, business, commercial art, correspondence, stenographic, trade or vocational	X	X
School, secondary: Public or equivalent private	X	X
Sewage treatment plant	C	C
Sewage pressure control station (lift station)	C	C
Sewing machine store	X	X
Shoe sales and repair	X	X
Sign painting	C	X
Skating rink		X
Solid waste disposal facilities	C	C
Sporting goods sales	X	X
Stadium, arena or similar facility	C	C
Stationery store	X	X

Store selling architects, artists, or engineers supplies and equipment or dental, medical or office supplies or equipment	X	X
Studio, photographic, musical, fine arts	X	X
Swimming pool, public	C	X
Taxicab garaging and maintenance		X
Taxicab stand or dispatching station	X	X
Taxidermist	X	X
Telegraph transmitting or receiving station	X	X

<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Telephone exchange, including garage, shop or service facilities		X
Tennis courts: Public	C	X
Television transmitting station or relay tower	C	X
Tires recapping		X
Tobacco store	X	X
Tool sharpening		X
Toy store	X	X
Transportation ticket service	X	X
Travel arranging service	X	X
Truck sales		C
Variety store	C	X
Vending machines: Sales, service, rental or repair		X
Venetian blind cleaning		X
Veterinarian, office only	X	X

Veterinarian hospital with inside runs only	C	X
Veterinarian hospital with outside runs		X
Warehousing, inside storage		X
Warehousing, outside storage		X
Water filtration plant, pump station elevated storage or reservoir	C	C
Wholesale establishment, stock limited to floor samples		X
<u>Permitted Uses</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Wholesale establishment with stocks not limited to floor samples		X
Window cleaning service		X

C. LOT, YARD AND HEIGHT REGULATION:

No lot or yard shall be established or reduced in dimension or area in any commercial district that does not meet the minimum requirements set forth below. No building or structure shall be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such district as set forth in the following table:

<u>Lot Regulations</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Minimum Lot Area (Sq. Ft.)	6,000	None
Minimum Lot Width at Building Line	50	None
Maximum Lot Coverage	40%	None
<u>Yard Regulations</u>	<u>Zoning District</u>	
	<u>C-1</u>	<u>C-2</u>
Minimum Front Yard	20	None
Minimum Side Yard	10	None
Minimum Rear Yard	20	None
Height	35	35

No building or structure in any Commercial District shall exceed a height of thirty-five (35) feet except upon the approval of the Board of Adjustment.