SECTION 26

COMMERCIAL DISTRICT (C-1 and C-2)

26-100 Purpose of District

The Commercial Districts allow a broad range of commercial sales, service and repair activities, many of which are not appropriate in a retail or office environment. The Commercial Districts accommodate intensive and potentially incompatible activities and should not be located adjacent to residential neighborhoods.

26-200 Permitted Uses

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

26-300 Lot Requirements

No requirements for minimum lot area, depth, or width are set forth.

26-400 Yard (Setback) Requirements

26-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

26-420 Gasoline service station pump islands and canopies may not be located within twenty (20) feet of a lot line adjacent to a street measured to the nearest point of the island or canopy.

26-430 <u>Yards Adjacent to Streets</u>

26-431 Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. A minimum right-of-way of sixty (60) feet shall be used to compute the yard setback adjacent to streets.

26-432 <u>Minimum Front Yards</u>: Thirty (30) feet.

26-433 <u>Minimum Side and Rear Yards</u>: Twenty (20) feet.

26-440 Yards Not Adjacent to Streets

26-441 Side and Rear Yards

No side or rear yard is required except where a permitted use abuts a residential district boundary line, in which event a minimum twenty (20) feet side or rear yard shall be provided adjacent to such residential district.

26-500 Maximum Lot Coverage

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than fifty (50) percent of the lot.

26-510 Maximum Floor Area Ratio

No floor area ratio is set forth.

26-600 Height

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to exceed a maximum height of thirty-six (36) feet.

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

Uses Permitted in the C-2 (Commercial 2) District

Air Conditioning Service
Ambulance Service
Analytical Laboratory
Animal Clinic
Animal Hospital*
Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna, Private
Arcade*
Athletic Club/Instruction, Indoor Facilities
Athletic Club/Instruction, Outdoor Facilities
Automobile and Motorcycle Sales, Leasing and Repair (new)
Automobile and Motorcycle Sales, Leasing and Repair (used)
Automobile Repair, Major
Automobile Repair, Minor
Bakery, Commercial*
Batching Plant, Temporary
Bingo Hall*
Building Materials*
Car Wash
Care of Alcoholic, Drug Dependent or Psychiatric Patients - Institutionalized*
Carpet/Rug Cleaning and Repair
Charitable Boarding, Temporary*
Charter School*
Church
Civic Club/Fraternal Lodge
College or University
Commercial Amusement, Indoor
Commercial Amusement, Outdoor
Commercial Laundry/Cleaner
Commercial School
Contractor Equipment and Storage*
Convenience Store
Convention Facility
Custodial Quarters*
Custom Furniture Manufacturing*
Drug Store/Pharmacy
Dry Cleaner
Electric Generating Plant*
Electric Substation*
Equipment Leasing, Indoor
Financial Institution
Firewood Bulk Sales*
Flea Market, Indoor*
Flea Market, Outdoor*
Furniture and Appliance Sales
Furniture and Upholstery Cleaning and Repair/Reupholstering
Greenhouse, Commercial*
Grocery/Supermarket
Guard and Patrol Service
Helipad*
Home Improvement Center

Hospital
Janitorial Service
Kindergarten, Preschool or Child Care Center
Landscape Nursery
Laundry or Cleaners
Laundromat
Library
Light Industrial*
Massage Therapy
Meat and Game Processing
Medical and Surgical Appliances
Medical Laboratory
Medical Office/Clinic
Mining*
Mortuary/Funeral Home
Movie Theater/Theater
Museum or Art Gallery
Neighborhood Assistance Center
Office Equipment Sales, Repair and Maintenance
Office, General
Optical Dispensary
Parking Garage or Lot, Commercial
Pawnshop
Pest Control
Pet Sales and Grooming
Portable Building Sales/Leasing
Printer, Large Scale
Printer, Small Scale
Produce Stand, Outdoor
Radio, TV, Recording Studio
Reception Facility*
Recycling Center*
Repair and Service Shop
Restaurant
Restaurant, Drive-Through*
Retail Sales/Personal Service
Retail Sales with Gas Pumps*
Retail Sales with Outdoor Display*
Sanitary Landfill*
School, Public and Private
Self Storage Units
Sewage Treatment Plant*
Shooting Range, Indoor*
Stadium, Arena, Athletic Field*
Tattooing/Body Piercing Establishment*
Taxidermist
Tire Dealer, No Outside Storage
Tire Dealer, Outside Storage*
Transit Station

Truck or Bus Washing
Uniform Supply Service
Used Goods or Products Collection Point, Temporary*
Vehicle Sales, Leasing and Repair (other than automobile/motorcycle)
Warehousing, General
Water Reservoir or Well*
Water Treatment Plant*
Wholesaling, General
Wind Generator*
Wrecker Service*
Wrecker Service (one)

* Allowed by Specific Use Permit only.