



9-5-1

9-5-1

## CHAPTER 5

### COMMERCIAL C ZONE

#### SECTION:

9-5-1: Uses Permitted

9-5-2: Site and Structure Requirements

9-5-3: Performance Standards

9-5-4: Yard Areas

9-5-5: Handicapped Accessibility

9-5-1: **USES PERMITTED:** The following uses shall be permitted in the Commercial C Zone:

Agricultural implement sales and service conducted wholly within completely enclosed buildings.

Auction rooms.

Auditoriums.

Automobile sales rooms for sale of new and used cars (where display and sale of new and used cars are under roof).

Beverage distributors, but not including bottling plants.

Business and professional offices.

Clubs, lodges or fraternal organizations when not operated for a profit.

Dwelling units; provided they are located above the first floor and above a business use permitted in this District; and provided further, no more than two (2) dwelling units are

constructed; and provided further, each dwelling unit shall meet the minimum square foot requirements provided in subsection 9-4B-2C1 of this Code.

Hotels.

Launderettes and Laundromats.

Meat market or poultry stores, if no slaughter or stripping is involved.

Motels.

Printing and bookbinding.

Restaurants.

Retail commercial business.

Schools.

Signs: One for sale or lease sign not exceeding twenty (20) square feet in area, or a sign advertising the occupant's business and not exceeding one hundred (100) square feet in area.

Taverns or retail sale of alcoholic liquors, subject to the regulations of other provisions of this Municipal Code.<sup>1</sup>

Temporary buildings incidental only to construction of a permitted use.

Theaters, indoor (not including outdoor theaters)(Special use only: Ord 97-9)

Undertaking establishments.

9-5-1

9-5-4

Wholesale commercial business.

(Ord. 69-1, 2-10-69; amd. Ord. 72-2, 5-8-72)

**9-5-2: SITE AND STRUCTURE REQUIREMENTS:**

- A. Building Height: No building or structure shall be erected or structurally altered in the Commercial C Zone to exceed a height of three (3) stories, nor shall it exceed forty five feet (45') in height.

B.Yards: (Repealed. Ord. 89-5)

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<sup>1</sup>See Title 3, Chapter 3 of this Municipal Code.

9-5-3: **PERFORMANCE STANDARDS:** Buildings, premises and uses permitted in this District are subject to the applicable performance standards in Section 9-3-5 of this Code. (Ord. 69-1, 2-10-69)

9-5-4: **YARD AREAS:** Yards shall be provided in accordance with the following regulations:

- A. .No building shall be erected or enlarged unless a front yard of not less than twenty five feet (25') is provided and maintained.
- B. Where lots in a C Zone front on the street and at least eighty percent (80%) of the frontage directly across the street between two (2) consecutive intersecting streets is in a residence district, the front yard regulations for the residence district shall apply to said lots in the business district.
- C. In a C Zone, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this Title for a residential use on the adjacent property in the residence district.
- D. In a C Zone, where a rear lot line coincides with a side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this Title for a residential use on the adjacent property in the residence district.
- E. In a C Zone, where a rear lot line coincides with a rear lot line of property in an adjacent residence district, a yard shall be provided along such rear lot line. Such yard shall be twenty feet (20') in depth, but may begin at a height of fifteen feet (15') or one story above grade, whichever is lower.

9-5-4

9-5-5

- F. In a C Zone, where the extension of a front or side lot line coincides with the front lot line of an adjacent lot located in a residence district, a yard of not less than ten (10') shall be provided.
- G. All yards shall be unobstructed from lowest level to sky, except as allowed under this Title. (Added. Ord. 89-5)

9-5-5: **HANDICAPPED ACCESSIBILITY:** Any commercial or industrial facility either constructed or altered after the effective date of Ordinance No. 92-21 shall comply with the federal and state laws in effect regarding handicapped accessibility.