

11) ARTICLE 11 – "C" – COMMERCIAL DISTRICTS

11.1 GENERAL REQUIREMENTS – Principal uses in a Commercial District shall:

11.1.1 Limit the total ground floor area of all buildings and structures on any lot to twenty-five (25) percent of the net area of the lot.

11.1.2 Conduct all activities incidental to the principal use inside a fully enclosed building.

11.1.3 Not have a vehicular entrance or exit located within two hundred (200) feet on the same street front and in the same block as any residential dwelling, school, public playground, church, hospital, library, or institution for dependents or children.

11.1.4 Have availability of all public utilities, including water and sewer, and direct access onto a paved road.

11.1.5 Have a required site plan approved by the Zoning Administrator for any development.

11.2 PERMITTED PRINCIPAL USES

11.2.1 Any retail business establishment including, but not limited to: appliance store, auto accessory store, bakery with baking limited to goods for retail sales on the premises, book or stationery store, café or restaurant, camera or photographic supply shop, candy or ice cream store, delicatessen, drug store, fabric shop, floor-covering store, florist shop, furniture store including incidental upholstery, gift shop, grocery store, clothing store, hardware or paint store, hobby shop, jewelry store, meat market, shoe store and variety store, drive-in eating establishment, business or trade school, commercial and public parking lots, department store, meeting hall, club and fraternal organizations, and music and dancing studios.

11.2.2 Any service establishment including, but not limited to: bank or other financial enterprise, barber or beauty shop, business or professional office including medical clinics and labs, clothes cleaning or laundry pick-up station, funeral home, theater, and self-service laundry.

11.2.3 The following uses when occupying a completely enclosed building located at least two hundred (200) feet from any "R" District or residential dwelling, including, but not limited to: wholesale businesses and mini-warehouses; automobile, truck/trailer, and garden/farm implement dealerships for display, hire, repair, rental, or sales, including sales lots; dance halls; bars or cocktail lounges; night clubs and similar enterprises; printing/publishing, engraving, or lithographing shops; carpenter shops; electrical, heating, ventilating, or plumbing shops; furniture upholstering shops; printing, publishing, engraving, or lithographing plants; sign painting shops and similar establishments; building material sales yards; hotels and motor hotels.

11.3 PERMITTED ACCESSORY USES

11.3.1 Other accessory uses customarily incidental to a permitted use.

11.3.2 Dwelling units on the top floor of any retail or service business building.

11.3.3 No accessory buildings are allowed in the front yard.

11.4 SIGNS

11.4.1 Real estate signs of a temporary nature, not exceeding two (2) in number per lot, nor larger than six (6) square feet set back five (5) feet from the right-of-way.

11.4.2 The total area of all signs permitted on any one (1) lot shall not exceed four (4) times the number of linear feet the lot abuts on the street.

11.4.3 Billboards and signboards subject to the same height and location requirements as other structures in the district and also subject to the following conditions and restrictions:

11.4.3.1 No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety.

11.4.3.2 No billboard, signboard, or similar advertising signs shall be located within fifty (50) feet of any lot in any "R" District.

11.4.3.3 No billboard or signboard facing shall exceed one thousand (1,000) square feet in area.

11.4.3.4 No billboard, signboard, or similar advertising sign shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property.

11.4.4 One pole mounted or projecting sign for each business enterprise on the premises of not more than two hundred (200) square feet per sign face, at no point closer to the front line or a side line than one-half (1/2) of the required building setback distance, and not exceeding fifty (50) feet in height from the established grade level. The lowest horizontal projecting feature of any post or pole mounted sign shall be fourteen (14) feet above the established grade level.

11.5 CONDITIONAL USES

11.5.1 I-WECS

11.6 PROHIBITED USES

11.6.1 Single family detached dwellings

11.6.2 Junkyards

11.6.3 Animals and livestock other than household pets, including but not limited to dogs, cats, and other small animals.

11.6.4 Adult Entertainment Businesses

11.7 AREA, HEIGHT, AND YARD REQUIREMENTS

	Minimum Lot Area	Front Yard Along State and Federal Roads	Front Yard Along All Other Roads	Side Yard ^{3, 4}	Rear Yard ^{3, 4}	Maximum Side Wall Height
Principal Structure ¹	No Minimum	80'	60'	10'	10'	20'
Accessory Structures ²				5'	5'	10'

¹ One additional foot shall be added to every yard for each additional foot of height.

² One additional foot shall be added to the side and rear yard for each additional foot of height.

³ The minimum will be equal to that of any adjoining district or as stated whichever is greater.

⁴ The required yard shall be in addition to any required buffer/screening area.