

ARTICLE 14-6- C DISTRICT - COMMERCIAL

14-6-1 Intent and Purpose

14-6-2 Use Regulations

14-6-3 Specific Regulations

SECTION 14-6-1 INTENT AND PURPOSE

The Commercial district is intended to provide for retail and service establishments, which supply commodities or perform services to meet the daily needs of the adjacent residential neighborhoods and to serve community wide needs. Commercial area shall be in locations where analysis of the residential population demonstrates that such facilities are justified and can demonstrate minimal impact to adjacent non-commercial development. The development standards of this District are established to promote the integration of these areas.

SECTION 14-6-2 USE REGULATIONS

The following buildings, structures, and uses of land shall be permitted in the commercial District, upon compliance with the requirements set forth in this Ordinance.

1. Retail establishments, including retail stores, antique shops, commercial art galleries, restaurants, food carry out shops, and liquor stores.
2. Financial and personal service establishments and craft shops, including banks and offices, barber and beauty shops, tailor, laundry and dry cleaning, key and gun shops, interior decorating, appliance and shoe repairs, photographic shops, optical shops, and news stands.
3. Private and public office buildings, clinics, clubs, museums, churches, and public and private schools.
4. Bowling alleys, theaters, pool halls, public dance halls, night clubs, taverns, and bars.
5. Grocery and drug stores.
6. Bakeries and confectionery shops.
7. Motels, hotels and day care nurseries, which comply with the many state or federal health and safety requirements.
8. Radio and television stations, printing and publishing, and telephone exchange.
9. Gasoline stations, for retail sales only, provided gasoline pub islands meet all requirements set for herein.
10. Manufactured home, trailer, RV, and automobile sales.
11. Public or private, garages, towing, and auto repair, but excluding junk yards and auto wrecking salvage yards.
12. Public/ private parks and recreation grounds.

13. Accessory buildings and uses customarily incidental to above uses.

SECTION 14-6-3 SPECIFIC REQUIREMENTS

A, Following are the specific requirements for development within this zone:

1. **HEIGHT:** Buildings shall not exceed thirty (30) feet or two (2) stories in height, whichever is greater.
2. **SETBACKS:** A twenty (20) foot setback in the front yard is required unless the building is located in a block which has frontage located partly in the C district and partially in a residential district. In such cases, there shall be a front yard equal to the front yard required in the adjoining residential zoning district but such yard shall not exceed twenty-five (25) feet in depth.
3. **SIGNS:** Permitted signs are as provided in Section 14-9 hereof.
4. **PARKING REGULATIONS:** the parking regulations and loading requirements are as provided in Section 14-8 hereof.
5. **OUTDOOR LIGHTING:** All outdoor lighting shall be hooded and shielded so as to deflect light away from residential districts.
6. **STORAGE:** The storage merchandise, materials, equipment, or junk outside of enclosed buildings is prohibited.
7. **TRASH DISPOSAL:** Each property shall provide adequate and accessible trash, disposal areas, as accepted by the Planning director. Disposal areas shall be screened from public view.