

Use Group	Zoning Districts			Permitted Use Groups	Use Permitted Upon Review
	C-1	C-2			
Ten	N	P		Manufacturing - Uses of Industrial Character <i>a. Primarily manufacturing uses and which are of non-objectionable nature and are not harmful to nearby residential and commercial areas.</i> <i>b. Research or testing laboratories and other uses which are not harmful to nearby residential and commercial areas.</i> <i>c. Non-manufacturing and manufacturing uses and accessory uses which have a medium range of objectionable ratings with respect to the emission of smoke, noise, glare, vibration, and other objectionable elements.</i> <i>d. Non-manufacturing and manufacturing uses and accessory uses which either involves considerable danger of fire, explosion or other hazards to public health or safety, or cannot economically be designed to eliminate these hazards.</i> <i>e. Salvage and junkyards for storage, dismantling, processing and wholesaling or retailing of used materials and equipment.</i> 1. Manufacturing Uses 2. Recycling Uses Salvage and junkyards for storage, dismantling, processing and wholesaling or retailing of used materials and equipment. 3. Non-manufacturing Uses 4. Similar Uses Other manufacturing uses which are similar to the listed uses in function, traffic generating capacity, and effects on other land uses, and are not included in any other use group. 5. Accessory Uses	18-1606 18-1607 18-1614
Eleven	P	P		Temporary Uses <i>a. Uses of a non-residential nature which need to be located in residential areas on a temporary basis.</i> <i>b. Uses of a commercial nature which are temporary and where in duration, Traffic generation, or intensity, are allowable in residential neighborhoods or as accessory commercial uses to established commercial operations.</i> 1. Temporary Uses - Non-residential nature Automobile parking lot (special event); Patching plant, asphalt or Portland cement concrete, noncommercial Construction building and/or yard; Earth moving and excavation (depositing construction materials, clay, earth, gravel, minerals, rock, sand or stone on the ground); Off-street parking and loading; Tract office All other uses that are similar to the listed uses in function, traffic generating capacity, and effects on other land uses and are not included in any other use group). 2. Temporary Uses - Commercial Nature: Special events; Temporary outdoors sales area as an accessory use to an established commercial operation;	
Twelve	P	P		Off-Street parking <i>Off-street parking areas and accessory uses for customer parking or parking for a fee.</i> 1. Off-street parking Off-street parking lot (fee or customer)	

18.706

Permitted Uses by Use Group

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	C-1	C-2			
Five	S	S		Residential Multi-family <i>Medium and high density multi-family residences</i> 1. Residential Uses: Multi-family dwelling (including duplex, rooming and/or boarding house, single-family attached dwelling (row house or townhouse, or bed & breakfast establishment) 2. Accessory Uses	18-1609 18-1613
Six	P	P		Community Facilities - Public Utilities <i>a. May appropriately be located in residential areas to provide education, Recreation, health, and other essential services, and</i> <i>b. Does not create significant objectionable influences in residential areas</i> 1. Community Facilities: 2. Public Utilities; 3. Similar Uses: All other uses that are similar to the listed uses function, traffic generating capacity, and effects on other land uses and are not included in any other use group). 4. Accessory Uses	18-1602 18-1607 18-1610 18-1611 18-1613
Seven	P	P		Professional Offices / Inner Neighborhood Commercial Uses <i>a. Offices for medical, professional and governmental purposes and accessory use (not including retail sales to the public, that are of a nature that may be located adjacent to or combined with residential uses without harmful effects to said residential uses.</i> <i>b. These uses are limited in development, intensity and traffic generating capacity to uses that are compatible with established residential neighborhoods.</i> 1. Medical and related offices: 2. Professional and governmental offices 3. Veterinarian 4. Financial institutions 5. Inner Neighborhood Commercial Uses 6. Similar Uses All other offices that are similar to the listed uses in function, traffic-generating capacity, and affects on other land uses and are not included in any other use group). 7. Accessory Uses	18-1605 18-1607 18-1608 18-1613
Eight	P	P		Retail Stores - Personal / Automotive / Wholesale Sales and Services <i>Certain types of retail stores and service establishments which</i> <i>a. Provide for a wide variety of local consumer and transient needs; and</i> <i>b. Have a small service area and are, therefore, not distributed widely throughout the City</i> <i>c. Primarily automotive service establishments and accessory uses (including consumer and non-consumer retail goods and services not appropriate for the neighborhood shopping district, including certain goods and services for agriculture, industrial, commercial, or institutional use).</i> <i>d. Consumer and non-consumer type retail and wholesale stores and service establishments and accessory uses that serve a wide area (including the entire City and surrounding trade area).</i> 1. Retail stores and service establishments: 2. Automotive Services: Retail Sales: 3. Retail - wholesale and goods and services: 4. Similar Uses: Other uses which are similar to the listed uses in function, traffic generating capacity, and effects on other land uses and are not included in any other use group. 6. Accessory Uses	18-1605 18-1606 18-1607 18-1608 18-1614
Nine	N	P		Amusement, Recreational and Cultural Facilities <i>Uses similar in nature and traffic-generating capacities that appeal to large groups of people or that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.</i> 1. Indoor recreational amusement cultural facilities 2. Outdoor amusement, recreational or cultural facilities: 3. Similar Uses: Other uses not specifically mentioned in this or any other use group which are similar in function and traffic-generating capacity to those specifically listed in this use group. 4. Accessory Uses	18-1603 18-1606 18-1607

18.704 Commercial District Requirements

ZONING DISTRICTS	Minimum Lot Area (Square Feet)	Minimum Lot Width at Front Building Line (Feet)	Minimum Lot Depth (Feet)	Minimum Yards (Feet)								Maximum Height		Maximum Lot Coverage for Principal and Accessory Structures	Maximum Accessory Structure Size (Square Feet)
				Front	Rear		Side				Stories	Feet			
					Single Frontage Lot	Double Frontage Lot	Interior		Exterior						
							When Abutting Property in Residential District	When Abutting Property in Non-Residential District	Backing up to Abutting Side Yard	Backing up to Abutting Rear Yard					
Neighborhood Commercial															
C-1	10000	100	100	None	15	25	10	0	0	10	2	35	100% of Building Envelope	100	
General Commercial	5000	50	100	25	15	30	10	10	15	15	3	45	75% of Lot Area	100	

- A. Accessory structure maximum lot coverage is included in the total percentage for principal and accessory maximum lot coverage.

18.705 Commercial Permitted Uses

- A. Uses permitted in Commercial Districts are shown by means of "Use Groups" established on the basis of similarity of function as well as compatibility with one another and with adjacent districts.
- B. Permitted "Use Groups" in each zoning district are shown by means of symbols in 18-706
- C. The letter "P" means the use is permitted as a use that is subject to:
 - Providing off-street loading in accordance with 18-1701
 - Providing off-street parking in accordance with 18-1704
 - Providing Lighting and Landscaping in accordance with Article 18
 - Adhering to Sign Requirements in accordance with Article 19
- 2. The letter "S" means the use is permitted subject to the conditions specified for a Permitted Use, and the specific criteria referenced to in the by the use group for Use Permitted Upon Review.
- 3. The letter "N" means the use is not permitted in that district.
- D. No use shall be permitted in any district other than a use shown in the following tables. Additionally, no use shall be permitted in any such district unless the letter "P" or letter "S" appears opposite the "Use Group" within which the named use is listed and in the column headed by the designation of the district and all other requirements herein have been met.

ARTICLE SEVEN: COMMERCIAL DISTRICTS

18.700 General Purposes

- A. The regulations for the Commercial Districts are designated to:
 - 1. Provide a full range of retail sales and services including opportunities for a complete variety of goods for comparative shopping.
 - 2. Allow certain activities not basically conducted within an enclosed structure (Ex. Used car lots).
 - 3. Stabilize and protect the essential characteristics of the district.
 - 4. Promote and encourage a suitable environment for providing service to the trade area and to prohibit activities of industrial nature.

18.701 C-1: Neighborhood Retail Districts

- A. C-1 Districts are designed for those areas where the land is presently being used, or where development appears desirable, for general neighborhood services.
- B. C-1 District Regulations are set forth under 18-703
- C. Permitted uses are set forth under 18-705 and 18-706

18.702 C-2: General Commercial Districts

- A. C-2 Districts are designed for those areas where the land is presently being used, or where development appears desirable, for providing a full range of retail sales and services that may require access to main thoroughfares.
- B. C-2 District Regulations are set forth under 18-703
- C. Permitted uses are set forth under 18-705 and 18-706

18.703 Commercial District Regulations

- A. All lot or yards created in any commercial district shall meet the minimum requirements set forth in Section 18-704
- B. All building or structures erected or enlarged in any commercial district shall not exceed the height limit requirements as set forth in Section 18-704
- C. All principal building or structures erected or enlarged in any commercial district shall not exceed the maximum lot coverage as set forth in Section 18-704
- D. All accessory building or structures erected or enlarged in any commercial district shall not exceed the maximum lot coverage as set forth in Section 18-704
- E. All UPR's shall be followed as required in Article 16 and 18-2224 through 18-2228
- F. All parking and off-street unloading shall meet the minimum requirements as set forth in Article 17
- G. All lighting and landscape shall meet the minimum requirements as set forth in Article 18
- H. All signs shall meet the minimum requirements as set forth in Article 19