

**CHAPTER 1117**  
**"C-1" Local Restricted Business District**

1117.01	Intended purposes.	1117.04	Area, width and yard regulations.
1117.02	Use regulations.	1117.05	Special conditions.
1117.03	Height regulations.		

**CROSS REFERENCES**

District established - see P. & Z. 1101.03  
 Special provisions and modifications - see P. & Z. Ch. 1103  
 Nonconforming uses - see P. & Z. Ch. 1105

**1117.01 INTENDED PURPOSES.**

(a) The general character of these commercial districts is designed for local shopping and includes a limited range of retail establishments catering to frequently recurring needs.

(b) In "C-1" Local Restricted Business Districts the regulations set forth in this chapter apply. (Ord. 81(66-67). Passed 12-15-66.)

**1117.02 USE REGULATIONS.**

A building may be erected, altered or used, and a lot may be used or occupied only for the following purposes in any "C-1" Local Restricted Business District:

- (a) Retail: Variety merchandise, clothing, foods, non-alcoholic beverages, drugs.
- (b) Business or professional offices, financial institutions, municipal buildings, libraries, museums.
- (c) Restaurant or other place serving food or non-alcoholic beverages, provided there is no outdoor counter, drive-in or curb service.
- (d) Personal service shops: Barbershop, beauty salon, shoe repair, tailor.
- (e) Furniture or appliance store, totally within a building.
- (f) Hardware store, totally within a building.
- (g) Antique store, totally within a building.
- (h) Automobile parts store, with no installation or repairs.
- (i) Condominiums, loft apartments or apartment houses.
- (j) Accessory Uses.
- (k) Any use of the same general character when authorized as a special exception. (Ord. 280(00-01). Passed 12-6-01.)

**1117.03 HEIGHT REGULATIONS.**

The maximum height of any building or other structure shall be not more than fifty feet, except when authorized as a Special Exception by the Planning Commission. (Ord. 280(00-01). Passed 12-6-01.)

**1117.04 AREA, WIDTH AND YARD REGULATIONS.**

(a) Minimum Lot Area and Width. A minimum lot area of not less than 3,500 square feet, and a lot width of not less than twenty-five feet at the building line shall be provided for every building or other structure erected or used for any use permitted in any "C-1" District, and in no case shall an individual establishment exceed 5,000 square feet of floor space.

(b) Front Yard. There shall be a front yard on each lot, the depth of which shall be not less than twenty-five feet from the right-of-way line, with twenty-five percent (25%) of the setback area to be landscaped and maintained as green space.

**(c) Side Yards.**

(1) On each corner lot, there shall be a side yard, abutting the street, having a width of not less than twenty-five feet, and another side yard having a width of not less than five feet, unless the building employs a common party wall with the building on the adjoining lot.

(2) On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twelve feet, which shall be effectively screened from abutting lots by a strip of planting not less than five feet in ultimate width.

(3) All interior lots shall have two side yards, each having a width not less than five feet, except where party walls are used with buildings on adjoining lots.

(4) The less restrictive requirements of Section 1113.04(c) shall apply when applicable.

**(d) Rear Yard.**

(1) There shall be a rear yard on each lot, the depth of which shall be not less than fifteen feet from the rear lot line, except when abutting a street then it shall be twenty-five feet.

(2) The less restricted requirements of Section 1113.04(d) shall apply when applicable.

(e) Building Coverage. Not more than fifty percent (50%) of the area of any lot shall be occupied by buildings. (Ord. 280(00-01). Passed 12-6-01.)

**1117.05 SPECIAL CONDITIONS.**

All business shall be conducted within a completely enclosed building, except for off-street parking. (Ord. 81(66-67). Passed 12-15-66.)

**CHAPTER 1119**  
**"C-2" Local Restricted Service District**

1119.01	Intended purposes.	1119.03	Height regulations.
1119.02	Use regulations.	1119.04	Area, width and yard regulations.

**CROSS REFERENCES**

District established - see P. & Z. 1101.03  
 Special provisions and modifications - see P. & Z. Ch. 1103  
 Nonconforming uses - see P. & Z. Ch. 1105

**1119.01 INTENDED PURPOSES.**

(a) The general character of these commercial districts is designed to provide for a wide range of necessary local services not involving regular local shopping. These establishments are either less frequently visited by customers or reach their customer peak during off-peak retailing hours and, therefore, do not disrupt the continuity of prime retail frontage and do not hamper the development of concentrations of local retailing areas. The permitted services create few objectionable influences on nearby residential areas.

(b) In "C-2" Local Restricted Service Districts the regulations set forth in this chapter apply. (Ord. 81(66-67). Passed 12-15-66.)

**1119.02 USE REGULATIONS.**

A building may be erected, altered or used and a lot may be used or occupied only for the following purposes in any "C-2" Local Restricted Service District:

- (a) Any use allowed in a "C- 1" District.
- (b) Non-commercial clubs and fraternal organizations.
- (c) Dry cleaners and laundromats not exceeding 5,000 square feet.
- (d) Home maintenance and repair services within a fully enclosed building (does not include a contractor's yard).
- (e) Funeral establishments.
- (f) Veterinary and animal hospitals with fully enclosed kennels.
- (g) Printing establishments not exceeding 5,000 square feet.
- (h) Condominiums, loft apartments, or apartment houses.
- (i) Accessory Uses.
- (j) Any use of the same general character when authorized as a Special Exception.

**1119.03 HEIGHT REGULATIONS.**

The maximum height of any building or other structure shall be not more than fifty feet, except when authorized as a Special Exception by the Planning Commission. (Ord. 280(00-01). Passed 12-6-01.)

**1119.04 AREA, WIDTH AND YARD REGULATIONS.**

(a) Minimum Lot Area and Width. A minimum lot area of not less than 5,000 square feet, and a lot width of not less than fifty feet at the building line, shall be provided for every building or other structure erected or used for any use permitted in any "C-2" District, and in no case shall an individual establishment exceed 14,000 square feet of floor space.

(b) Front Yard. There shall be a front yard on each lot, the depth of which shall be not less than twenty-five feet from the right-of-way line, with twenty-five percent (25%) of the setback area to be landscaped and maintained as green space.

(c) Side Yards.

- (1) On each corner lot, there shall be a side yard abutting the street, having a width of not less than twenty-five feet, and another side yard having a width of not less than eight feet, unless the building employs a common party wall with the building on the adjoining lot.
- (2) On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twelve feet, which shall be effectively screened from abutting lots by a strip of planting not less than five feet in ultimate width.
- (3) All interior lots shall have two side yards, each having a width of not less than eight feet, except where party walls are used with buildings on adjoining lots.
- (4) The less restrictive requirements of Section 1113.04(c) shall apply when applicable.

(d) Rear Yard.

- (1) There shall be a rear yard on each lot, the depth of which shall be not less than fifteen feet from the rear lot line, except when abutting a street then it shall be twenty-five feet.
- (2) The less restricted requirements of Section 1113.04(d) shall apply when applicable.

(e) Building Coverage. Not more than fifty percent (50%) of the area of any lot shall be occupied by buildings. (Ord. 280(00-01). Passed 12-6-01.)

CHAPTER 1121  
"C-3" General Retail and Service District

1121.01 Intended purposes.	1121.03 Height regulations.
1121.02 Use regulations.	1121.04 Area, width and yard regulations.

CROSS REFERENCES

District established - see P. & Z. 1101.03  
Special provisions and modifications - see P. & Z. Ch. 1103  
Nonconforming uses - see P. & Z. Ch. 1105

1121.01 INTENDED PURPOSES.

(a) The general character of these commercial districts is designed to accommodate community or regional shopping and service facilities which cater largely to occasional family shopping needs and to essential services to business establishments over a wide area of the City, and which would generate considerable traffic. The intent of these regulations is to provide a stable retail development and to prohibit service and manufacturing establishments which tend to break this continuity.

(b) In "C-3" General Retail and Service Districts, the regulations set forth in this chapter apply. (Ord. 81(66-67). Passed 12-15-66.)

1121.02 USE REGULATIONS.

A building may be erected, altered or used and a lot may be used or occupied only for the following purposes in any "C-3" General Retail and Service District:

- (a) Any use allowed in a "C-2" District.
- (b) Supermarkets.
- (c) Department stores.
- (d) Shopping centers.
- (e) Motels or hotels.
- (f) Eating and drinking places with no sale or consumption of alcoholic beverages, except when located on the premises of a hotel or motel or granted a Special Exception by the Planning Commission.
- (g) Theaters.
- (h) Service stations and accessory auto repair services.
- (i) Automobile sales with accessory service establishments.

- (j) Automobile laundries (car washes)
- (k) Boat sales with accessory service, and storage within fully enclosed buildings.
- (l) Building material sales within a fully enclosed building or outside enclosure with an opaque fence at least 8' high.
- (m) Condominiums, loft apartments, or apartment houses.
- (n) Accessory Uses.
- (o) Any use of the same general character when authorized as a Special Exception. (Ord. 280(00-01). Passed 12-6-01.)

#### 1121.03 HEIGHT REGULATIONS.

The maximum height of any building or other structure shall be not more than fifty feet, except when authorized by a Special Exception by the Planning Commission. (Ord. 280(00-01). Passed 12-6-01.)

#### 1121.04 AREA, WIDTH AND YARD REGULATIONS.

(a) Minimum Lot Area and Width. A minimum lot area of not less than 8,000 square feet, and a lot width of not less than seventy feet at the building line shall be provided for every building or other structure erected or use permitted in any "C-3" District.

(b) Front Yard. There shall be a front yard on each lot, the depth of which shall be not less than twenty-five feet from the right-of-way line, with twenty-five percent (25%) of the setback area to be landscaped and maintained as green space.

(c) Side Yards.

- (1) On each corner lot, there shall be a side yard, abutting the street, having a width of not less than twenty-five feet, and another side yard having a width of not less than ten feet, unless the building employs a common party wall with the building on the adjoining lot.
- (2) On a lot abutting any residential zoning district there shall be a side yard abutting such district having a width of not less than twelve feet, which shall be effectively screened from abutting lots by a strip of planting not less than five feet in ultimate width.
- (3) All interior lots shall have two side yards, each having a width of not less than ten feet, except where party walls are used with buildings on adjoining lots.
- (4) The less restrictive requirements of Section 1113.04(c) shall apply where applicable.

(d) Rear Yard.

- (1) There shall be a rear yard on each lot, the depth of which shall be not less than fifteen feet from the rear lot line, except when abutting a street then it shall be twenty-five feet.
- (2) The less restrictive requirements of Section 1113.04(d) shall apply when applicable.

(e) Building Coverage. Not more than fifty percent (50%) of the area of any lot shall be occupied by buildings. (Ord. 280(00-01). Passed 12-6-01.)

**CHAPTER 1123**  
**"C-4" Downtown Commercial District**

1123.01	Intended purposes.	1123.05	Landscaping.
1123.02	Use regulations.	1123.06	Special conditions.
1123.03	Height regulations.	1123.07	Signs.
1123.04	Area, width and yard regulations.		

**CROSS REFERENCES**

District established - see P. & Z. 1101.03  
 Special provisions and modifications - see P. & Z. Ch. 1103  
 Nonconforming uses - see P. & Z. Ch. 1105

**1123.01 INTENDED PURPOSES.**

The general character of this commercial district is designed to consist of a wide range of retail, office, service, amusement, custom manufacturing and similarly related uses generally associated with and frequently dependent upon the central downtown retailing core of the City. Residential uses, except for apartment houses with a minimum of four rental units, are not permitted. (Ord. 280(00-01). Passed 12-6-01.)

**1123.02 USE REGULATIONS.**

A building may be erected, altered or used and a lot may be used or occupied only for the following purposes in any "C-4" Downtown Commercial District:

- (a) Any use allowed in a "C-2" District.
- (b) Retail of variety merchandise and clothing.
- (c) Retail of jewelry with accessory manufacture.
- (d) Business and professional offices, financial institutions, municipal buildings, libraries, museums.
- (e) Eating and drinking places with no restrictions on entertainment and dancing.
- (f) Hotels.
- (g) Theaters.
- (h) Condominiums, loft apartments, or apartment houses.
- (i) Accessory Uses.
- (j) Any use of the same general character when authorized as a Special Exception. (Ord. 280(00-01). Passed 12-6-01.)

**1123.03 HEIGHT REGULATIONS.**

The maximum height of any building or other structure shall be not more than fifty feet, except when authorized as a variance by the Planning Commission.  
(Ord. 280(00-01). Passed 12-6-01.)

**1123.04 AREA, WIDTH, AND YARD REGULATIONS.**

(a) Minimum Lot Area and Width. A minimum lot area of not less than 2,500 square feet, and a lot width of not less than twenty-two feet at the building line shall be provided for every building or other structure erected or used for any use permitted in a "C-4" Downtown Commercial District.

(b) Side Yard. On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twelve feet, which shall be effectively screened from abutting lots by a strip of planting at least five feet in ultimate width.

(c) Side Yards.

(1) On each corner lot, there shall be a side yard, abutting the street, having a width of not less than ten feet, and another side yard having a width of not less than five feet, unless the building employs a common party wall with the building on the adjoining lot.

(2) On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twelve feet, which shall be effectively screened from abutting lots by a strip of planting not less than twelve feet in ultimate width.

(3) All interior lots shall have two side yards, each having a width of not less than five feet, except where party walls are used with buildings on adjoining lots. (Ord. 81 (66-67). Passed 12-15-66.)

(d) Building Coverage. A lot located in the "C-4" District may be totally covered by buildings. (Ord. 280(00-01). Passed 12-6-01.)

**1123.05 LANDSCAPING.**

One two and one-half inch minimum caliper deciduous tree for every thirty feet of street frontage or portion thereof shall be planted in any section of the front yard of every lot.  
(Ord. 81 (66-67). Passed 12-15-66.)

**1123.06 SPECIAL CONDITIONS.**

All business shall be conducted within a completely enclosed building, except for off-street parking, unless authorized as a special exception.  
(Ord. 81 (66-67). Passed 12-15-66.)

**1123.07 SIGNS.**

In a "C-4" Downtown Commercial District no person, firm or corporation shall erect, place or maintain any sign that projects at right angles from the building to which it is attached, nor that extends more than two feet in any direction from the building to which it is attached, nor that extends or projects over any street, sidewalk or other public way in the City.  
(Ord. 280(00-01). Passed 12-6-01.)

CHAPTER 1125  
"C-5" General Entertainment and Amusement District

1125.01	Intended purposes.	1125.04	Areas, width and yard regulations.
1125.02	Use regulations.	1125.05	Landscaping.
1125.03	Height regulations.		

CROSS REFERENCES

District established - see P. & Z. 1101.03  
Special provisions and modifications - see P. & Z. Ch. 1103  
Nonconforming uses - see P. & Z. Ch. 1105

1125.01 INTENDED PURPOSES.

The general character of these commercial districts is designed to consist of a wide range of entertainment, amusement and similarly related uses generally associated therewith. In "C-5" General Entertainment and Amusement Districts, the regulations set forth in this chapter apply. (Ord. 280(00-01). Passed 12-6-01.)

1125.02 USE REGULATIONS.

A building may be erected, altered or used and a lot may be used or occupied only for the following purposes in any "C-5" General Entertainment and Amusement District:

- (a) Billiard parlors or pool halls.
- (b) Commercial clubs and swimming pools.
- (c) Bowling alleys.
- (d) Skating rinks.
- (e) Eating or drinking places with no restrictions on entertainment and dancing.
- (f) Arenas or auditoriums except where associated with a school or college.
- (g) Theaters.
- (h) Exposition grounds.
- (i) Golf courses and driving ranges.
- (j) Ball diamonds and tennis courts.
- (k) Watercraft livery and rentals.
- (l) Condominiums, loft apartments, or apartment houses.
- (m) Accessory uses.
- (n) Any use of the same general character when authorized as a Special Exception. (Ord. 280(00-01). Passed 12-6-01.)

**1125.03 HEIGHT REGULATIONS.**

The maximum height of any building or other structure shall be not more than fifty feet, except when authorized as a Special Exception by the Planning Commission. (Ord. 280(00-01). Passed 12-6-01.)

**1125.04 AREA, WIDTH AND YARD REGULATIONS.**

(a) Minimum Lot Area and Width. A minimum lot area of not less than 3,500 square feet, and a lot width of not less than twenty-five feet at the building line shall be provided for every building or other structure erected or used for any use permitted in any "C-5" District.

(b) Front Yard. There shall be a front yard the depth which shall not be less than twenty-five feet from the right-of-way line, with twenty-five percent (25%) of the setback area to be landscaped and maintained as green space.

(c) Side Yards.

(1) All interior lots shall have two side yards each having a width of not less than ten feet.

(2) Corner lots shall have two side yards, the side yard abutting the street shall be not less than twenty-five feet, and the other side yard shall not be less than ten feet.

(3) On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twelve feet, which shall be effectively screened from abutting lots by a strip of planting not less than five feet in ultimate width.

(4) The less restrictive requirements of Section 1113.04(c) shall apply where applicable.

(d) Rear Yards.

(1) There shall be a rear yard on each lot, the depth of which shall not be less than fifteen feet, except when abutting a street then it shall be twenty-five feet.

(2) The less restrictive requirements of Section 1113.04 (d) shall apply when applicable.

(e) Building Coverage. Not more than seventy-five percent (75%) of the area of any lot shall be occupied by buildings. (Ord. 280(00-01). Passed 12-6-01.)

**1125.05 LANDSCAPING.**

Landscaping in "C-5" Districts shall be planted so as not to obstruct lawfully erected signs on adjoining lots. (Ord. 81(66-67). Passed 12-15-66.)

CHAPTER 1127  
"C-6" Heavy Service District

1127.01	Intended purposes.	1127.02	Height regulations.
1127.02	Use regulations.	1127.03	Area, width and yard regulations.

CROSS REFERENCES

District established - see P. & Z. 1101.03  
Special provisions and modifications - see P. & Z. Ch. 1103  
Nonconforming uses - see P. & Z. Ch. 1105

1127.01 INTENDED PURPOSES.

(a) The general character of these districts is designed to consist of automotive and other necessary semi-industrial uses which:

- (1) Are required widely throughout the City, and
- (2) Involve potentially offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable influences making such uses incompatible with residential uses and other types of commercial development.

(b) In "C-6" Heavy Service Districts the regulations set forth in this chapter apply. (Ord. 81(66-67). Passed 12-15-66.)

1127.02 USE REGULATIONS.

A building may be erected, altered or used and a lot may be used or occupied only for the following purposes in any "C-6" Heavy Service District:

- (a) Any use allowed in a "C-3" District.
- (b) Building material sales.
- (c) Contractor yards.
- (d) Heating, ventilating, plumbing, electrical sales and service.
- (e) Automobile service stations and repair garages.
- (f) Automobile sales and service.
- (g) Kennels.
- (h) Rental Establishments.
- (i) Soldering or welding shops.
- (j) Automobile laundries (car washes).
- (k) Enclosed dead storage of motor vehicles with an opaque fence at least 8' high.

- (l) Dry cleaners and laundromats.
- (m) Trucking and motor freight terminals.
- (n) Warehousing.
- (o) Wholesale establishments.
- (p) Tradeschools.
- (q) Flea markets.
- (r) Condominiums, loft apartments, or apartment houses.
- (s) Accessory uses.
- (t) Any use of the same general character when authorized as a Special Exception. (Ord. 280(00-01). Passed 12-6-01.)

#### 1127.03 HEIGHT REGULATIONS.

The maximum height of any building or other structure shall be not more than fifty feet, except when authorized as a Special Exception by the Planning Commission. (Ord. 280(00-01). Passed 12-6-01.)

#### 1127.04 AREA, WIDTH AND YARD REGULATIONS.

(a) Minimum Lot Area and Width. A minimum lot area of not less than 8,000 square feet, and a lot width of not less than seventy feet at the building line shall be provided for every building or other structure erected or used for any use permitted in any "C-6" District, and in no case shall an individual establishment exceed 14,000 square feet of floor space. (Ord. 81(66-67). Passed 12-15-66.)

(b) Front Yard. There shall be a front yard on each lot, the depth of which shall be not less than twenty-five feet from the right-of-way line, with twenty-five percent (25%) of the setback area to be landscaped and maintained as green space.

(c) Side Yards.

- (1) On each corner lot, there shall be a side yard, abutting the street, having a width of not less than twenty-five feet, and another side yard having a width of not less than twelve feet, unless the building employs a common party wall with the building on the adjoining lot.
- (2) On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than twelve feet, which shall be effectively screened from abutting lots by a strip of planting not less than five feet in ultimate width.
- (3) All interior lots shall have two side yards each having a width of not less than twelve feet, except where party walls are used with buildings on adjoining lots.
- (4) The less restrictive requirements of Section 1113.04(c) shall apply when applicable.

(d) Rear Yard.

- (1) There shall be a rear yard on each lot, the depth of which shall be not less than fifteen feet from the rear lot line, except when abutting a street then it shall be twenty-five feet.
- (2) The less restrictive requirements of Section 1113.04(d) shall apply when applicable.

(e) Building Coverage. No more than seventy-five percent (75%) of any lot may be covered by buildings. (Ord. 280(00-01). Passed 12-6-01.)