

**CHAPTER 12**

**COMMERCIAL AND INDUSTRIAL DISTRICTS**

- 12.1 Neighborhood Commercial District (C-N)**
- 12.2 Light Manufacturing and Distribution District (M-D)**
- 12.3 Codes and Symbols**
- Table 12.1**

12.1 NEIGHBORHOOD COMMERCIAL DISTRICT (C-N).

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

Front or Corner Yard.....	15 feet.
Interior Side Yard.....	None.
If an Interior Side Yard is provided it shall not be less than.....	4 feet.
Rear Yard.....	10 feet.
Buffer Yards as required, Landscaping, on any lot abutting a lot in a residential district.	
Maximum Building Height.....	35 feet

12.2 LIGHT MANUFACTURING AND DISTRIBUTION DISTRICT (M-D).

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size.....	20,000 Sq. feet.
Minimum Width at Front or Rear Setback.....	80 feet.

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard.....	25 feet.
Interior Side Yard.....	10 feet
Rear Yard.....	25 feet
Buffer Yards as required, landscaping, on any lot abutting a lot in a residential district	
Maximum Building Height.....	65 feet

12.3 CODES AND SYMBOLS.

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning by the Planning Commission. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained except as provided in this Code

**Table 12.1 USE REGULATIONS.**

USE	C-N	M-D
<b><u>COMMERCIAL</u></b>		
Cabinet and Woodworking Mills	—	P
Bakery, Commercial	—	P
Bakery, Retail	P	—
Blacksmith Shop	—	P
Carpet Cleaning	—	P

Commercial Laundries, Linen Service and Dry Cleaning	--	P
Convenience Store	C	P
Diaper Service	--	P
Gas Station (sales and/or minor repair)	C	P
Greenhouse for food and Plant Production	--	P
Heavy Equipment (Rental)	--	P
Heavy Equipment (Sales and Service)	--	P
Laboratory; Medical, Dental, Optical	--	--
Laboratory; Testing	--	P
Mini-Warehouse	--	P
Motion Picture Studio	--	--
Photo Finishing Lab	--	P
Plant and Garden Shop, (including outdoor retail sales area)	C	--
Precision Equipment Repair	--	P
Sign Painting/Fabrication	--	P
Welding Shop	--	P
Wholesale Distributors	--	P
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<b><u>MANUFACTURING</u></b>		
Chemical Manufacturing and Storage	--	--
Concrete Manufacturing	--	--
Drop-Forge Industry	--	--
Explosive Manufacturing and Storage	--	--
Flammable Liquids or Gases, Heating Fuel Distribution & Storage	--	--
Grain Elevator	--	--
Bottling Plant	--	P
Cabinet Making/Woodworking Mills	--	P
Heavy Manufacturing	--	--
Incinerator; Medical Waster/Hazardous Waste	--	--
Industrial Assembly	--	P
Light Manufacturing	--	P
Moving and Storage	--	P

Paint Manufacturing	--	--
Publishing Company	--	P
'Recycling Collection Station	--	P
Recycling Processing Center	--	C
Rock, Sand and Gravel Storage and Distribution	--	--
Truck Freight Terminal	--	P
Sign Painting/Fabrication	--	P
Warehouse	--	P
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<b><u>OFFICE AND RELATED USES</u></b>		
Financial Institution, without drive through facilities	P	P
Financial Institution, with drive through facilities	--	P
Offices	P	P
Veterinary Offices, operating entirely within an enclosed building and keeping animals overnight only for treatment	--	P
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<b><u>RETAIL SALES &amp; SERVICES</u></b>		
Auction Sales	--	--
Automobile Repair, Major	--	P
Automobile Repair, Minor	C	P
Automobile Sales/Rental and Service	--	--
Boat/Recreational Vehicle Sales and Service	--	--
Car Wash as accessory use to gas station or convenience store that sells gas	--	P
Convenient Retail Store	P	P
Department Stores	--	--
Equipment Rental, indoor and outdoor	--	P
Furniture Repair Shop	--	P
Health and Fitness Facility	--	--
Large Truck Rental	--	P
Liquor Store	--	--
Manufactured Home Sales, Service and Storage	--	P
Pawnshop	--	P
Restaurants, with drive through facilities	--	P
Restaurants, without drive through facilities	P	P

Retail Good Establishments	P	---
Retail Services Establishments	P	P
Upholstery Shop	---	P

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**RECREATIONAL, CULTURAL & ENTERTAINMENT**

Amusement Park	---	---
Art Gallery	P	---
Art Studio	P	---
Commercial Indoor Recreation	---	P
Commercial Outdoor Recreation	---	P
Commercial Video Arcade	---	---
Dance Studio	P	---
Live Performance Theaters	---	---
Miniature Golf	---	P
Movie Theaters	---	---
Private Club	---	P
Sexually Oriented Businesses	---	C
Tavern/Lounge/Brew Pub; 5,000 sq. feet or less in floor area	---	---
Tavern/Lounge/Brew Pub; more than 5,000 sq. feet in floor area	---	---

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**RESIDENTIAL**

Dwelling Unit, above ground floor only	P	P
Multi-Family Dwellings of a density of not greater than 30 dwelling units per acre	---	---
Living Quarters for Caretaker or Security Guard	P	P
Conditional and permitted uses in the R-M-30 and R-M-7 zoning district	---	---

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**INSTITUTIONAL**

Adult Day Care Center	P	P
Child Day Care Center ( a commercial operation, not in a home)	P	P
Government Facilities	P	P
Hospital	---	---
Medical or Dental Clinic	P	P
Museum	---	---

Music Conservatory	--	--
Schools, Professional and Vocational	P	P
Schools of higher education, community colleges, off campus facilities	--	C

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**MISCELLANEOUS**

Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	P	P
Animal Pound, Kennel	--	--
Auditorium	--	--
Automobile Salvage & Recycling (indoor)	--	P
Automobile Salvage U Recycling (outdoor)	--	C
Boilerworks	--	--
Bus Line Terminals	--	P
Bus Line Yards and Repair Facilities	--	--
Commercial Parking Garage or Lot	--	P
Communication Towers	--	P
Communication Towers, exceeding the maximum height, but not higher 60 feet.	--	C
Contractor's Yard/Office (with outdoor storage)	--	P
Crop Production	--	P
Display Room; Wholesale	--	P
Farmer's Market	--	P
Flea Market (indoor)	--	P
Flea Market (outdoor)	--	P
Funeral Home	--	--
Hotel or Motel	--	--
Limousine Service	--	P
Outdoor Sales and Display	--	P
Outdoor Storage	--	P
Poultry Farm or Processing Plant	--	--
Planned unit developments	C	C
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P
Public/Private Utility Buildings and Structures	C	P

Radio, Television Station	—	P
Sewage Treatment Plant	—	C
Golf Course	—	C
Ambulance Services dispatching, staging and maintenance conducted entirely within an enclosed building	—	P
Vehicle Auction Use	—	P
Government Uses and Facilities	C	P
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	P	P

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