

- (4) Hospitals and clinics, but not veterinary facilities.
- (5) Libraries, museums and art galleries.
- (6) Medical and dental clinics and offices.
- (7) Nursing and rest homes.
- (8) Professional and business offices providing that wholesale or retail merchandise is not offered for sale.
- (9) Public and governmental buildings and offices.
- (10) Retail uses in conjunction with and normally appurtenant to office/institutional uses, to include florist shops, cafeterias and snack shops located within office or medical buildings, pharmacies and gift shops.
- (11) Other uses as may be determined by the planning staff to be similar and compatible with the above-listed permitted uses.
- (12) Nursery schools, kindergarten schools, and day care centers providing child care for more than ten (10) children when conducted in a principal structure or institution not associated with a church facility, provided that at least two hundred (200) square feet of outdoor play area and thirty-five (35) square feet of indoor play area is provided for each child. Use of outdoor play area in shifts is allowed. The outdoor play area shall be enclosed by a security chain link fence at least four (4) feet in height. A decorative obscuring fence at least four (4) feet in height may be used when adjacent to residential zoned property. State license required.

(c) *Accessory Uses.* Parking lots and parking structures of a commercial nature.

(d) *Conditional Uses.* None.

(e) *Conditional Exceptions.* None.

(f) *Space Limits:*

- (1) Minimum lot area . . . 20,000 square feet
- (2) Minimum lot width . . . 100 feet

- (3) Minimum front yard . . . 50 feet from right-of-way line
 - (4) Minimum side yard . . . 15 feet
 - (5) Minimum rear yard . . . 20 feet
 - (6) Maximum height 6 stories
- (Ord. No. 90-09, 9-19-90)

Sec. 3-7-152. C-1: neighborhood commercial district.

(a) This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of nearby residents of nearby residential neighborhoods. It is the intent of this district to encourage such uses to be a part of a neighborhood convenience shopping center designed as a continuous architectural unit and on roads classified as minor arterial.

(b) *Permitted Uses:*

- (1) Apparel stores.
- (2) Automobile service stations; provided that petroleum derivatives are stored in accordance with safety requirements of existing county ordinances pertaining thereto, and that all pumps and structures are placed not less than fifteen (15) feet from the nearest right-of-way line of any street or high-

- way; provided further, that where any lot line of any service station property abuts other property of any residential zoning classification there shall be a yard space of not less than forty (40) feet from those lines of such property which are not also right-of-way lines of a street or highway in which no gasoline pumps or any standing structures shall be installed or constructed; provided also, that the property upon which an automobile service station is established and operated shall have at least one (1) frontage on an arterial or a major collector street for a minimum of one hundred (100) feet, and said lot shall be at least one hundred (100) feet in depth.
- (3) Antique and art shops, provided there is no outdoor display areas.
 - (4) Banks, including drive-in banks, provided that both the teller's cage and vehicles awaiting service are located completely off the public right-of-way and provision is made to accommodate a minimum of five (5) waiting vehicles per service window.
 - (5) Bakeries, whose entire products are sold at retail on the premises.
 - (6) Barber shops, beauty parlors and similar personal service establishments.
 - (7) Bicycle sales and repair shops.
 - (8) Books, stationery and card shops.
 - (9) Business and professional offices.
 - (10) Clothes cleaning agencies, pressing establishment, laundry pickup stations.
 - (11) Catering establishments.
 - (12) Confectionary (candy) stores.
 - (13) Custom dress making or millinery shops.
 - (14) Dog and cat grooming and supplies, but excluding pet sales and facilities for the overnight keeping of animals.
 - (15) Drug stores and apothecary shops.
 - (16) Dry goods, notions.
 - (17) Electrical appliance repair shops.
 - (18) Florist and gift shops.
 - (19) Gift and card shops.
 - (20) Grocery, fruit, vegetable, and meat markets, including supermarkets, but no killing, eviscerating, skinning, plucking or smoking of food products is permitted.
 - (21) Indoor recreation including bowling alleys, theaters, pool rooms and electronic machines.
 - (22) Hardware and appliance stores selling predominantly at retail.
 - (23) Jewelry stores.
 - (24) Laundromats.
 - (25) Loan offices.
 - (26) Music stores.
 - (27) Neighborhood shopping centers.
 - (28) News and tobacco shops.
 - (29) Package (beer and wine) stores.
 - (30) Paint and decorating stores.
 - (31) Photographers (including the sale of supplies and equipment).
 - (32) Public and governmental buildings.
 - (33) Quick copy print shops when employing not more than five (5) employees.
 - (34) Radio/television repair (including the sale of supplies and equipment).
 - (35) Restaurants when a part of a neighborhood shopping center.
 - (36) Shoe stores and shoe repair shops.
 - (37) Tailors and clothing shops.
 - (38) Taxi office.
 - (39) Other retail and service uses as may be determined by the planning staff to be similar and compatible with the above-listed permitted uses.

(40) Nursery schools, kindergarten schools, and day care centers providing child care for more than ten (10) children when conducted in a principal structure or institution not associated with a church facility, provided that at least two hundred (200) square feet of outdoor play area and thirty-five (35) square feet of indoor play area is provided for each child. Use of outdoor play area in shifts is allowed. The outdoor play area shall be enclosed by a security chain link fence at least four (4) feet in height. A decorative obscuring fence at least four (4) feet in height may be used when adjacent to residential zoned property. State license required.

(c) *Accessory Uses.* Those uses determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses.* None.

(e) *Conditional Exceptions.* None.

(f) *Space Limits:*

- (1) Minimum lot area 10,000 square feet
- (2) Minimum lot width 60 feet
- (3) Minimum front yard 50 feet from right-of-way line
- (4) Minimum side yard None, but 30 feet if a corner lot
- (5) Minimum rear yard 20 feet
- (6) Maximum height 35 feet

(Ord. No. 90-09, 9-19-90)

Sec. 3-7-153. C-2: general commercial district.

(a) *Purpose.* This district is intended to provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial conve-

nience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial.

(b) *Permitted Uses:*

- (1) Any use permitted in the C-1 district.
- (2) Ambulance service.
- (3) Auction gallery.
- (4) Automobile wash.
- (5) Automobile service centers and stations, but not including major repair, body and fender work or painting, provided that all structures and buildings except principal use signs and including storage tanks shall be located not less than twenty-five (25) feet from any side or rear property lines except where such side or rear property lines abut a street, in which case the setback shall be that required for such streets, including gasoline pumps and storage tanks, except principal use signs, shall comply with the setback requirements of any abutting street. If the automobile service station is located on a corner lot, the means of ingress and egress provided shall be not less than twenty (20) feet from the intersection of street right-of-way lines. Ingress and egress shall be arranged and designed so as to minimize the interference with the flow of vehicular or pedestrian traffic.
- (6) Bus terminals.
- (7) Business and commercial schools.
- (8) Community and regional shopping centers.
- (9) Dancing schools including group instruction.
- (10) Department stores.
- (11) Drive-in configurations of any business otherwise permitted in this district; provided, that any such establishment shall provide adequate off-street space for the maneuvering and storage of patrons' vehicles; and further provided that there be a sturdy, close woven or solid fence suitable for the retaining of any discarded paper or other

material on all sides of the parking area except the front; and provided that no music or loudspeaker system shall be installed or operated than can be heard at neighboring residential, motel or motor hotel properties; and providing all lighting shall be directed and shielded so as to light only the property of such establishment.

- (12) Furniture stores.
- (13) Professional type assembly and repair of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services and manufacture.
- (14) Offices.
- (15) Parking lots and structures.
- (16) Pawnshops.
- (17) Pet shops.
- (18) Printing, job, when mechanical operation is not visible from a street, and employing not more than four (4) persons.
- (19) Radio and television stations, except transmission towers over thirty-five (35) feet high.
- (20) Restaurants.
- (21) Stationery and office machines sales and service.
- (22) Upholstery shops.
- (23) Wholesale stores, but not establishments operated primarily as a warehouse. A wholesale store shall be distinguished from a warehouse if there is at least one (1) square foot or more of office, sales and display space for each square foot of warehousing space, and the building is so arranged as to encourage walk-in trade.
- (24) Other uses as may be determined by the planning staff to be similar and compatible with the above listed permitted uses.

(c) *Accessory Uses.* Those uses determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses.* Upon application to, and recommendation by the planning commission and favorable decision thereon by the board of county commissioners, the following conditional uses are permitted in this district:

- (1) Animal hospital or clinic, provided there are no outside runs or pens.
- (2) Building and lumber supply establishments
- (3) Clubs and lodges.
- (4) Funeral homes.
- (5) Gasoline service stations which conduct major automotive repair.
- (6) Greenhouses and nurseries including landscape service.
- (7) Mortuaries and crematoriums.
- (8) Outdoor amusement enterprises, including pony riding, miniature golf, carnival and bazaars.
- (9) Radio/television transmission towers over thirty-five (35) feet high.

(e) *Space Limits:*

- (1) Minimum lot area 10,000 square feet
- (2) Minimum lot width 100 feet
- (3) Minimum front yard 50 feet from right-of-way line
- (4) Minimum side yard None, but 30 feet if a corner lot
- (5) Minimum rear yard 20 feet
- (6) Maximum height 35 feet

(Ord. No. 90-09, 9-19-90)

Sec. 3-7-154. C-3: heavy commercial district.

(a) *Purpose.* This district is intended to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections