

§ 151.131 GENERAL COMMERCIAL DISTRICT.

(A) *Purpose.*

- (1) To encourage the formation and continuation of an economically sound, unified business district;
- (2) To encourage the location of business, financial, service and professional enterprises in such close proximity as to be mutually beneficial, and convenient to their respective markets;
- (3) Additionally, the purposes listed in §§ 151.129(A)(2) and (3) and 151.130(A)(3); and
- (4) To discourage business uses which require outside display of merchandise, equipment or materials, (particularly miscellaneous goods, used items, items not packaged or generally presenting a neat, uniform appearance), except as allowed in the zoning permit, or approved by the Zoning Administrator.

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.* Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) *Educational uses.*

- (a) Licensed nursery or preschool facility.
- (b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.
- (c) Public/private school, including business, trade, or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(3) *Recreational uses.*

- (a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.
- (b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.
- (c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.
- (d) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.

(4) *Office, governmental, institutional uses.*

- (a) Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.
- (b) Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.
- (c) Professional healthcare offices such as medical, dental, chiropractic offices, and the like.
- (d) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.
- (e) Public transportation terminal/passenger facility.
- (f) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.
- (g) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(5) *Commercial uses.*

- (a) Any public building, facility or land.
- (b) Arts, crafts, or dance studio; art gallery.
- (c) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting, where all work is contained within the interior of the business.
- (d) Automotive service station with pumps/fuel storage tanks, set back at least 20 feet from boundaries, and no major repairs/body-fender repairs.
- (e) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.
- (f) Emergency medical care facility.
- (g) Commercial laundry/dry cleaning retail store as well as plant facility.

- (h) Enterprise rendering a personal or business service, or restricted retail activity (as defined in §151.028) in a specific product category.
 - (i) Funeral home or mortuary, with or without crematorium.
 - (j) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.
 - (k) Hospital.
 - (l) Microbrewery.
 - (m) Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.
 - (n) Hotel or tourist home.
 - (o) Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 square feet of floor area.
 - (p) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.
 - (q) Pet or animal boarding kennel - pet shop requirements apply.
 - (r) Radio/television station or studio (excluding transmission towers).
 - (s) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.
 - (t) Specialty shops such as a florist, news stand, gift shop, or boutique.
 - (u) Unrestricted commercial activities such as super-markets, department stores, variety stores, drug stores, building supply, restaurants (sit down/drive-in), clubs and bars allowing on premises consumption.
 - (v) Veterinary clinic/animal hospital without boarding facilities.
 - (w) Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop).
- (C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.
- (D) *Accessory uses.* Accessory uses, as defined in §151.028 , are permitted as illustrated in Appendix C.
- (E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
- (F) *Conditional uses.* As defined in § 151.028 , the following uses may be approved uses by a conditional use permit.
 - (1) Combination commercial/residential structure not over four stories, provided no dwellings on first floor, and all dwellings have street access.
 - (2) Group dwelling (as defined in §151.028).
 - (3) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes and the like.
 - (4) Nursing home or public/private care home.
 - (5) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(1985 Code, Art. VII, § 706) (Ord. 16-009, passed 6-14-2016)