

Commercial General

SECTION 4.10. "CG" COMMERCIAL. GENERAL

4.10.1 DISTRICTS AND INTENT.

The "CG" Commercial, General category includes one (1) zoning district: CG. This district is intended for general retail commercial, office, and service activities which serve a market area, larger than a neighborhood. While some of the same types of uses are found in CG and CN areas, the CG areas are generally greater in scale and intensity. Businesses in this category require locations convenient to automotive traffic and ample off-street parking is required. Pedestrian traffic may also be found in this district.

4.10.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, real estate services and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennae); funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.

6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using non-flammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Art galleries.
14. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
15. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
16. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
17. Commercial recreation facilities such as golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
18. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
19. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
20. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on

the premises.

21. Travel trailer parks and campgrounds (see section 4.13-24).

22. Service establishments such as crematory.

Unless otherwise specified, the above uses are subject to the following limitations: (1) sale, display, preparation, rental and distribution of products, or performance of services, and storage to be conducted within a completely enclosed building, and no more than thirty percent (30%) of floor space to be devoted to storage; (2) products to be sold only at retail; and (3) site and development plan approval is required (See Article 14).

4.10.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

- a. . Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
- c. Do not involve operations or structures not in keeping with the character of the district.

2. On-site signs (see Section 4.13).

3. Outdoor storage yard in connection with permitted or permissible use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.

4.10.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted or permissible.

2. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration,

threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.15).

4.10.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

1. Automotive service stations (see Section 4.13 for special design standards for automotive service stations).
2. Rental of automotive vehicles, trailers, and trucks.
3. Package store for sale of alcoholic beverages, bar, tavern, or cocktail lounge.
4. Hospitals and nursing homes.
5. Motor bus or other transportation terminals.
6. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
7. Mini-Self-Storage Building and Mini-Storage Facility
8. Wholesale, warehouse, or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
9. Off-site signs (see Section 4.13).
10. Truck stops and automotive service stations (see Section 4.13 for special design standards for automotive service stations).
11. Agricultural fairs and fairground activities, livestock auction arenas.
12. Commercial tourist attractions.
13. Building trades contractor with on premises storage yard for materials and equipment.
14. Residential dwelling units, which existed within this district on the date of adoption or amendment of these land development regulations.
- 15-Churches and other houses of worship.

16. Private Clubs and lodges.

17. Public buildings and facilities (see Section 4-. 13)

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4-.10.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted or permissible uses and structures (unless otherwise specified):

Minimum lot area; None.

Minimum lot width; None.

4.10.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.13 for right-of-way setback requirements .)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front; 20 ft.

Side; None, except where a side yard is provided, then a side yard of at least 10 ft. must be provided.

Rear; 15 ft.

2. Child care centers and overnight child care centers:

Front; 20 ft.

Side; 10 ft. for each side yard.

Rear; 15 ft.

3. Mini-Self-Storage Building:

As for other permitted or permissible uses not specified in number 2 above except that:

- a. Any storage structure shall be provided with a paved access aisle at least twenty-two (22) feet in width, continuous for the length of such structure on any side allowing exterior access to storage space(s) and;

- b. Any two (2) or more structures located on the same site shall be positioned such that the minimum aisle width and conditions required in (1) above can be maintained.

4. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved

areas, subject to the following conditions:

- a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;
 - b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;
 - c. Commercial improvements shall be prohibited; and
 - d. Resource-based recreational activities may be permitted within the buffer area.
5. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:
- a. Commercial improvements shall be prohibited.
 - b. Agriculture, silviculture and resource-based recreational . activities may be permitted within the buffer area subject to best management practices.

4.10.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4-. 1 3 for exceptions)

Thirty-five (35) Feet.

4.10.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

All commercial uses are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.10.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(see Section 4.13)

Where a permitted or permissible use (unless otherwise specified) is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer at least ten (10) ft. in width along the affected rear and/or side yards as the case may be.

1. Existing single-family dwellings and mobile homes:

None, except as necessary to meet other requirements set out herein.

4.10.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(see Section 4.13)

1. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
2. Commercial establishments selling home furnishings and major appliances, and office equipment and furniture: one (1) space for each five hundred (500) sq. ft. of non-storage floor area.
3. Restaurants, cocktail lounges, bars, and taverns: one (1) space for each three (3) seats in public rooms.
4. Funeral homes: one (1) space for each three (3) seats in the chapel.
5. Medical or dental offices, clinics, or laboratories: one (1) space for each one hundred fifty (150) sq. ft. of floor area.
6. Business and professional offices: one (1) space for each two hundred (200) sq. ft. of floor area.
7. Newspaper office: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
8. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
9. Banks and financial institutions: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
10. Professional, business, and technical schools: one (1) space for each two hundred (200) sq. ft. of floor area.
11. Community and little theaters, indoor motion picture theaters: one (1) space for each four (4) seats.
12. Hotels and motels: one (1) space for each sleeping room, plus two (2) spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.
13. Dry cleaning and laundry package plants: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
14. Each existing residential dwelling unit: two (2) spaces for each dwelling unit.
15. Churches and houses of worship: one (1) space for each six (6)

permanent seats in main auditorium.

16. Art galleries: one (1) space for each three hundred (300) sq. ft. of floor area.

17. Dance, art, and music studios: one (1) space for each three hundred fifty (350) sq. ft. of floor area.

18. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.

19. Hospitals: one (1) space for each bed.

20. Nursing homes: one (1) space for each three (3) beds.

21. Telephone exchange, motor bus or other transportation terminals: one (1) space for each three hundred fifty (350) sq. ft. of floor area.

22. Childcare centers and overnight child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.

23. Mini-Self-Storage Building: None except that office facilities on the premises shall be provided with one (1) parking space for each two hundred (200) feet or fraction thereof of floor area.

24. Mini-Storage Facility: One space for each two hundred (200) square feet of floor area.

25. Express or parcel delivery office, motor bus or other transportation terminal: one (1) space for each three hundred fifty (350) sq. ft. of floor area.

26. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one (1) space for each two hundred (200) sq. ft. of floor area.

27. Wholesale establishments: one (1) space for each five hundred (500) sq. ft. of floor area.

28. Warehouse or storage use only: one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.

29- For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.13).