

SECTION 6 USE REGULATIONS FOR INDUSTRIAL DISTRICTS

SECTION 6.1 I-1 LIGHT INDUSTRIAL DISTRICT

- (1) **Generally.** To provide for light industrial facilities, distribution, warehousing, etc.
- (2) **Permitted Uses.**
 - (a) Light industrial, fabricating, processing, assembling and manufacturing uses, but expressly prohibiting uses which are in lower class districts and those uses which are especially detrimental to property or to the health and safety beyond the district by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.
 - (b) Bottling and distribution plant.
 - (c) Distribution yards for gasoline and fuel oil tank trucks, provided that all bulk storage tanks and loading platforms shall be set back from the adjoining property lines a distance of not less than one hundred fifty (150) feet.
 - (e) Heavy equipment sales and services.
 - (f) Highway maintenance yards and buildings.
 - (g) Helistops. (Permitted on Review Only)
 - (h) Laundry and dry cleaning plants.
 - (i) Service of agricultural machinery, automobiles, buses, trucks, boats, boat trailers, pre-fabricated structures, and mobile homes.
 - (j) Service stations with garages.
 - (k) Signs and billboards, provided that such uses meet the requirements of Signs and Use Regulations of Section.
 - (l) Truck or bus terminal facilities.
 - (m) Wholesaling, warehousing, lumber yards storage and those businesses which are incidental thereto, including building materials yards, provided that the operation does not involve the storage of any materials of an explosive nature and provided that there is no open storage of junk or salvage materials of any type in connection with the operation.
 - (n) Any use permitted under C-1 Commercial.
- (3) **Uses Permitted Upon Review.**
 - (a) Uses permitted in C-1 through C-4 Business Districts.
- (4) **District Regulations.**
 - (a) See District Development Criteria Section.
 - (b) See Off-Street Parking and Loading Requirements Section.
 - (c) See Sign Regulations Section.
- (5) **Development Plan Requirements**
 - (a) Development shall be in accord with approved development plan as described elsewhere in the Ordinance.

SECTION 5.2 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

- (1) Generally.** To provide areas for retail and service establishments convenient and compatible with the character of adjacent residential neighborhood.

(2) Permitted Uses.

- (a) Appliance, small repair.
- (b) Art supply and frame shop.
- (c) Auto parts store; no service, installation, repair, or dismantling.
- (d) Bank, financial institution, neighborhood in nature.
- (e) Barber and beauty shops.
- (f) Bicycle shop.
- (g) Car wash.
- (h) Card, book and gift shops.
- (i) Child care center.
- (j) Clothing store.
- (k) Convenience store.
- (l) Dance studio.
- (m) Drug store.
- (n) Duplicating service.
- (o) Florist/excluding greenhouse.
- (p) Grocery store.
- (q) Hardware store.
- (r) Jewelry store.
- (s) Laundromat, dry-cleaning pick-up or plant.
- (t) Office building; business, public or professional in nature less than 5,000 square feet of floor area.
- (u) Paint and wallpaper stores.
- (u) Pet shop.
- (v) Photographic studio.
- (w) Restaurant.
- (x) Shoe store and repair.
- (y) Sporting goods store.
- (z) Tailor shop.
- (aa) Transit station, taxi station.
- (bb) Other neighborhood retail and service establishments in accord with the intent of this district.

(3) Uses Permitted On Review.

- (a) Fire station, police station.
- (b) Automobile service station.
- (c) Commercial parking lot.
- (d) Lounges/bars.

(4) District Regulations.

- (a) See District Development Criteria Section.
- (b) See Off-Street Parking and Loading Requirements Section.
- (c) See Sign Regulations Section.

(5) Development Plan Requirements.

- (a) Development shall be approved in accordance with procedures prescribed elsewhere in the Ordinance.

SECTION 5.3 SC-1 NEIGHBORHOOD SHOPPING CENTER DISTRICT

- (1) Generally.** To provide for a unified grouping, in one or more buildings, of retail shops and stores that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods. It is intended that the neighborhood shopping center be developed as a unit, with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening materials.
- (2) Permitted Uses.**
 - (a) Any use permitted in the C-1, Neighborhood Commercial District.
 - (b) Office uses; provided, however, that the total gross floor area of all office uses, exclusive of those listed above, shall not exceed 20 percent of the gross floor area of the shopping center.
 - (c) Gasoline service station provided that it is designed as an integral part of the shopping center building group.
 - (d) Accessory buildings and uses customarily incidental to the above uses.
 - (e) Material or goods which is actively being offered for sale may be temporarily displayed outside of a building, provided that it shall not be displayed on a public street or right-of-way.
- (3) Uses Permitted on Review.**
 - (a) Lounge, bar.
 - (b) Game room.
 - (c) Other uses permitted upon review in C-1.
- (4) District Regulations.**
 - (a) See District Development Criteria Section.
 - (b) See Off-Street Parking and Loading Requirements Section.
 - (c) See Sign Regulations Section.
- (5) Development Plans Requirements.**
 - (a) A Neighborhood Shopping Center District shall be developed in compliance with an approved Development Plan as described elsewhere in the Ordinance.

SECTION 5.4 C-2 CENTRAL BUSINESS DISTRICT

- (1) Generally.** To encourage complementary retail uses; government offices; service uses; professional, cultural, recreational and entertainment establishments and uses; hotels and motels and transportation facilities in an are which are primary in function.
- (2) Permitted Uses.**
 - (a) Any use permitted in the O-1 Office, Medical and Related Services District or C-1 Neighborhood Shopping District.
 - (b) Bars, taverns, lounges and night clubs.
 - (c) Department Store.
 - (d) Indoor sports facilities such as bowling, health club, skating, racquet sports.
 - (e) Liquor store.
 - (f) Municipal or public garage.
 - (g) Restaurant, including fast food.
 - (h) Rent-all store.

- (i) Showrooms for the sale of such items as appliances, carpet, furniture, home furnishings, medical and office equipment, pianos and organs, light fixtures, not including yards for storage of building materials.
- (j) Theaters, indoor.
- (k) Veterinarian, no kennels.

(3) Uses Permitted On Review.

- (a) Single and Multi-Family residential units on floors above the 1st floor.
- (b) Game room.
- (c) Churches.
- (d) Other uses permitted upon review in C-1.

(4) District Regulations.

- (a) See District Development Criteria Section.
- (b) See Off-Street Parking and Loading Requirements Section.
- (c) See Sign Regulation Section.

(5) Development Plan Requirements.

- (a) Development shall be in accord with approved development plan as described elsewhere in the Ordinance.

SECTION 5.5 C-3 COMMUNITY BUSINESS DISTRICT

(1) Generally. To provide concentrated areas for general and community business activities

- (a) Any use permitted in the C-1 Neighborhood shopping District, or the C-2 Central Business District.
- (b) Retail establishments such as furniture; jewelry; cosmetics; candy; medical, dental or drafting instruments; optical equipment, clocks, etc.; that include manufacturing that does not exceed 20 percent of the gross floor area.
- (c) Automobile parts store, including service, installation or repair.
- (d) Automobile repair services and garages.
- (e) Automobile sales and rental.
- (f) Boat sales, rental, storage and services.
- (g) Building contractor yard.
- (h) Building material sales and home improvement centers.
- (i) Pest control company.
- (j) Plumbing, heating and cooling, electrical and other wholesale supply and service facilities with not over 5,000 square feet of storage, nor any delivery vehicle more than 1.5 ton capacity, nor a total of more than five delivery vehicles, all processing and storage completely enclosed in the building.
- (k) Veterinarian, no kennels.

(2) Uses Permitted on Review.

- (a) Uses permitted on review in C-1.

(3) District Regulations.

- (a) District Development Criteria Section.
- (b) See Off-Street Parking and Loading Requirements Section.
- (c) Sign Regulations Section.

(4) Development Plan Requirements.

- (a) Development shall be in accord with approved development plan as prescribed elsewhere in the Ordinance.

SECTION 5.6 C-4 ARTERIAL SERVICES DISTRICT

- (1) Generally.** To provide areas for community-wide and regional retail shopping establishments which are located along major traffic arteries.

(2) Permitted Uses.

- (a) Any use permitted in the C-1 Neighborhood District; C-2 Central Business District; or the C-3 Community Business District.
- (b) Fruit, vegetable, roadside stand.
- (c) Janitorial and maintenance services.
- (d) Metal and wood fencing, and ornamental grillwork.
- (e) Mini-warehouse.
- (f) Motorcycle sales, repair and services.
- (g) Outdoor amusements and commercial recreation such as carpet golf, par 3 golf, go-cart track, water slide, skate-board course, batting cage.
- (h) Pest-control company.
- (i) Prefabricated and mobile home sales and service.
- (j) Plant nursery.
- (k) Theaters, including outdoor.
- (l) Truck and heavy equipment sales and rental.
- (m) Veterinarian, animal hospital; including outside kennels.
- (n) Warehouse, not to exceed 5,000 sq. ft.
- (o) Flea market.

(3) Uses Permitted On Review.

- (a) Adult establishment facility .
- (b) Game room.
- (c) Other uses permitted on review in C-1.

(4) District Regulations.

- (a) See District Development Criteria Section.
- (b) See Off-Street Parking and Loading Requirements Section.
- (c) See Sign Regulations Section.

(5) Development Plan Requirements.

- (a) Development shall be in accord with approved development plan as prescribed elsewhere in the Ordinance.