

ARTICLE 9
“C-LI” COMMERCIAL - LIMITED INDUSTRIAL DISTRICT

9.01 DESCRIPTION OF DISTRICT

This district is designed to encourage the development of retail and wholesale businesses offering goods and services which would be incompatible with and therefore excluded from the C-1 District, and to provide for businesses that require outside sales or storage or have a high frequency of automotive related service. It is sometimes referred to as heavy commercial or highway commercial. The regulations are designed to permit the continuation of businesses already present and complement them with other similar businesses. Some limited industrial uses may also be compatible in this district. Extra precautions will be taken to ensure that objectionable land uses are limited to protect the abutting and surrounding residential property. Better wording needed then exclusion as the C-1 encompasses some of the same businesses.

9.02 PRINCIPAL USES ALLOWED BY RIGHT—includes all uses allowed by right in the C-1 District plus the following.

1. Agricultural implement and equipment sales and service.
2. Automobile repair and restoration.
3. Automobile sales and services.
4. Automotive parts and supply stores.
5. Bicycle sale and repair establishments.
6. Commercial amusement and recreation enterprises (indoors).
7. Drive-through financial Institutions.
8. Drive-through restaurants.
9. Dry-cleaning and laundry facilities.
10. Farm and feed stores.
11. Government buildings.
12. Grocery and convenience stores, including packaged beer and wine.
13. Lumberyards.

14. Machine fabricated parts.
15. New and Used automobile sales.
16. Offices, showrooms, and workshops of plumbers, electricians, and decorators in similar trades.
17. Photographic supply shops and photo workrooms and studios.
18. Publicly owned and operated buildings such as municipal offices, police and fire stations, museums or libraries.
19. Recreational vehicle sales and service.
20. Tire sales and repair shops.
21. Lawn care services.

9.03 ACCESSORY USES—These are uses customarily incidental to the preceding list of uses allowed by right and are allowed without a special land use permit.

Accessory uses and structures are limited to the following:

1. Trash and rubbish enclosures.
2. Parking.
3. Loading and delivery areas.

9.04 SPECIAL LAND USES

1. Commercial amusement and recreation enterprises such as miniature golf courses and driving ranges (outdoors).
2. Gasoline service stations.
3. General contracting, the storage of construction materials and equipment in connection therewith, not including explosive materials, junk and secondhand construction materials.
4. Rental storage units.

5. Public utility buildings and structures necessary for the service of the community for utilities not located within public streets or public rights-of-way, such as lift stations, well and pump enclosures, telephone exchanges, transformer stations and substations, but not including garages, outdoor storage facilities, maintenance buildings, or activities of an industrial character such as repair and maintenance yards, or activities that generate electronic interference.
6. Towing Services.

9.05 PROHIBITED USES

1. No storage yard, junkyard or business likely to create detrimental smoke, noise, odors, fumes, vibration, or other pollution shall be located in this district.
2. Public utility activities of an industrial character such as repair and maintenance yards, storage facilities, sewage plants, or activities that generate electronic interference are prohibited.

9.06 LOT REQUIREMENTS

Every lot shall be not less than 100 feet in width and a total area of not less than 15,000 square feet.

9.07 SETBACK REQUIREMENTS

1. Front Yard Setbacks - Every lot shall have a front setback of not less than 20 feet.
2. Rear setbacks - Every lot shall have a rear setback of not less than 30 feet.
3. Side Setbacks - Every lot shall have a side setback of not less than 10 feet.
4. Corner Lots - The side setback on a corner lot abutting on a street or shall not be less than 20 feet.

9.08 HEIGHT OF BUILDINGS

No building shall hereafter be erected, altered, or moved upon any lot or premises in this district to a height exceeding 25 feet.

9.09 SITE PLAN REVIEW

All uses in the C-LI' Commercial - Limited Industrial zoning district require site plan review in accordance with this ordinance.