

ARTICLE XIV. "C", COMMERCIAL DISTRICT

Section 1. PERMITTED USES. In the "C", Commercial District, the provisions of this Article shall apply and the following uses shall be permitted:

1. Any use permitted in the R-2 Multi-Family Dwelling District.
2. Any retail business or service establishment such as the following:
 - a) Animal hospital or veterinary clinic provided all phases of the business conducted upon the premises be within a building where noises and odors are not evident to adjacent properties;
 - b) Antique shop;
 - c) Apparel shop;
 - d) Bakery whose products are sold only at retail and only on the premises;
 - e) Barber shop or beauty parlor;
 - f) Bicycle shop, sales and repair;
 - g) Billiard parlors and pool halls;
 - h) Book store and binding;
 - i) Bowling alleys, indoor recreation buildings, ballrooms and dance halls.
 - j) Candy shops where products are sold only at retail and only on the premises.
 - k) Clothes cleaning and laundry pickup station.
 - l) Collection office of public utility.
 - m) Commercial parking lots for passenger vehicles.
 - n) Dairy store--retail.
 - o) Dance and/or music studio.
 - p) Department store.
 - q) Drapery shop.
 - r) Drug store.
 - s) Filling station.
 - t) Financial institution.
 - u) Florist and nursery shop--retail.
 - v) Fruit and vegetable market.
 - w) Furniture store.
 - x) Gift shop.
 - y) Grocery and delicatessen.
 - z) Hardware store.
 - aa) Hobby shop and/or craft shop.
 - bb) Household appliances--sales and repair.
 - cc) Ice storage and distributing station of not more than 5-ton capacity.
 - dd) Jewelry shop.
 - ee) Key shop.
 - ff) Landscape gardener.
 - gg) Launderette and laundries.
 - hh) Locker plant for storage and retail sales only.
 - ii) Music store.
 - jj) Paint and wallpaper store.
 - kk) Photographic studio.
 - ll) Post office substation.
 - mm) Radio and television sales and service.
 - nn) Restaurant, cafe, and sods fountain--including drive-ins.
 - oo) Shoe repair shops.
 - pp) Sporting goods.
 - qq) Tack shop.
 - rr) Tailor shop.
 - ss) Taverns.
 - tt) Theaters, including open-air drive-in theaters.

- uu) Variety store.
- vv) Business or professional office and the like.
- ww) Accessory uses to the above.

Section 4. PARKING REGULATIONS. Whenever structures are erected or structurally altered there shall be provided parking spaces on the same lot as the main building in accordance with Article VII and shall conform to the following minimum standards:

Section 5. HEIGHT REGULATIONS. No building hereafter erected or structurally altered shall exceed 3 stories or 42 feet in height.

Section 6. REQUIRED YARDS.

1. FRONT YARD. A minimum front yard depth of 30 feet shall be required.
2. SIDE YARDS. Any building containing dwelling units shall conform to the side yard requirements of the "R-2" district. For other permitted uses there is no side yard required, except where such use adjoins an "R" district, in such cases the said adjacent side yard shall conform to the requirements of that "R" district.
3. REAR YARD. There shall be a rear yard required with a minimum depth of 20 feet. When a lot is not served by a public sanitary sewerage system, the open and undeveloped rear yard area shall be not less than the area required to provide suitable sanitary treatment facilities which shall meet the requirements of the State Board of Health for the anticipated use of the lot, and as determined by a licensed Sanitary Engineer.

Section 7. PERFORMANCE STANDARDS

1. No merchandise shall be stored or displayed outside a building except as allowed as part of a conditional use permit from the Board of Adjustment.
2. Dumpsters shall be screened by fencing or vegetation or shall be placed in a location, which is not visible or offensive to the general public or adjacent property owners. Junk, trash, non-licensed vehicles, and other items, which are detrimental to the character of the area, shall not be visible to the general public or adjacent property owners.