C-1, C-2 (Commercial) Districts

26-100 Purpose of District: The Commercial Districts allow a broad range of commercial sales, service and repair activities, many of which are not appropriate in a retail or office environment. The Commercial Districts accommodate intensive and potentially incompatible activities and should not be located adjacent to residential neighborhoods.

26-200 <u>Permitted Uses C-1</u>, <u>Permitted Uses C-2</u>: Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

26-300 Lot Requirements: No requirements for minimum lot area, depth, or width are set forth.

26-400 Yard (Setback) Requirements

26-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

26-420 Gasoline pump islands and canopies may not be located within twenty (20) feet of a lot line adjacent to a street measured to the nearest point of the island or canopy.

26-430 Yards Adjacent to Streets

26-431 Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. A minimum right-of-way of sixty (60) feet shall be used to compute the yard setback adjacent to streets.

26-432 Minimum Front Yards: 30 feet

26-433 Minimum Side and Rear Yards: 20 feet

26-440 Yards Not Adjacent to Streets

26-441 Side and Rear Yards: No side or rear yard is required except where a permitted use abuts a residential district boundary line, in which event a minimum twenty (20) feet side or rear yard shall be provided adjacent to such residential district.

26-500 Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than fifty (50) percent of the lot.

26-510 Maximum Floor Area: No floor area ratio is set forth.

26-600 Height: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to exceed a maximum height of thirty-six (36) feet.

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding fifty (50) percent of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

C-1 (Commercial-1) District

The Standard Zoning category lists the permitted uses within property zoned C-1 (Commercial-1) District and not located within one of the three freeway corridor overlay districts. Within the freeway corridor overlay districts, IH 635 Overlay and SH 190 Overlay, the permitted use lists have been modified in order to promote a development pattern that is appropriate for that particular corridor. C-1 (Commercial-1) District zoning is not found within the IH 30 freeway corridor overlay district.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

Standard Zoning	IH 635 Overlay	SH 190 Overlay
Air Conditioning Service	Antenna, Commercial Type 1	Animal Clinic (SUP if overnight keeping of animals within 500
Ambulance Service	Antenna, Commercial Type 2*	feet of a residential district)
Analytical Laboratory	7 1	,
Animal Clinic	Antenna, Private	Antenna, Commercial Type 1
	Athletic	
Animal Hospital*	Club/Instruction, Indoor Facilities	Antenna, Commercial Type 2*
Antenna, Commercial		**
Type 1	Athletic Club/Instruction,	Antenna, Private
Antenna, Commercial		Athletic
Type 2*	(SUP if adjacent to residential district)	Club/Instruction, Indoor Facilities
Antenna, Private		
	Automobile and	Athletic
Arcade*	Motorcycle Sales,	Club/Instruction,
	Leasing and Repair	Outdoor Facilities
Athletic Club/Instruction,	(new)*	(SUP if adjacent to residential district)
Indoor Facilities	Automobile Repair,	,
	Minor*	Automobile Repair,
Athletic		Minor*

Club/Instruction, Outdoor Facilities	Batching Plant, Temporary	Batching Plant, Temporary
Automobile and Motorcycle Sales,	Church	Car Wash* (attended
Leasing and Repair (new)*	College or University*	only)
Automobile and	Commercial	Church
Motorcycle Sales, Leasing and Repair	Amusement, Indoor*	Civic Club/Fraternal Lodge*
(used)*	Commercial	Callaga an
Automobile Repair,	Amusement, Outdoor*	College or University*
Major*	O didooi	Chiversity
·	Commercial School*	Commercial
Automobile Repair, Minor	Convenience Store*	Amusement, Indoor*
MIIIOI	Convenience Store	Commercial
Bakery, Commercial*	Custodial Quarters*	Amusement, Outdoor*
Batching Plant,	Custom Made	
Temporary	Furniture	Commercial School*
Bingo Hall*	Manufacturing*	(not within 500 feet of a residential district)
8	Drug Store/Pharmacy	,
Building Materials*		Convenience Store*
Car Wash	Electric Substation*	Convention Facility
Cai wasii	Financial Institution	Convention 1 acmity
Care of Alcoholic,		Custodial Quarters*
Drug Dependent or Psychiatric Patients -	Furniture and Appliance Sales	Drug Store/Pharmacy
Institutionalized*	Grocery/Supermarket	Dry Cleaners
Carpet/Rug Cleaning and Repair	Helipad*	Electric Substation*
Charitable Boarding, Temporary*	Home Improvement Center	Financial Institution
Temporary	Center	Furniture and
Charter School*	Hospital	Appliance Sales
Church	Library	Grocery/Supermarket
Civic Club/Fraternal	Massage	Helipad*

Lodge	Therapy/Physical Therapy	Home Improvement
College or University	Medical and Surgical	Center
Commercial Amusement, Indoor	Appliances	Hospital*
Commercial	Medical Laboratory	Kindergarten, Preschool or Child
	Medical Office/Clinic	
Commercial	Movie Theater/Theater*	Laundromat
Laundry/Cleaners		Library
Contractor Equipment	Museum or Art Gallery	Massage Thorapy/Physical
Contractor Equipment and Storage*	Office Equipment Sales, Repair and	Therapy/Physical Therapy
Convenience Store	Maintenance	Medical Laboratory
Convention Facility	Office, General	Medical Office/Clinic
Custodial Quarters*	Optical Dispensary	Movie Theater/Theater* (not
Custom Furniture	Parking Garage or	within 500 feet of
Manufacturing*	Lot, Commercial (ancillary only)	residential district)
Drug Store/Pharmacy	Pet Sales and	Museum or Art Gallery
Dry Cleaner	Grooming	Office Equipment
Electric Generating Plant*	Printer, Small Scale	Sales, Repair & Maintenance*
Electric Substation*	Radio, TV, Recording Studio	Office, General
Licetic Substation	Studio	Office, General
Equipment Leasing, Indoor	Restaurant	Optical Dispensary
Financial Institution	Restaurant, Drive- Through*	Parking Garage or Lot, Commercial (ancillary only)
Firewood Bulk Sales*	Retail Sales with Gas Pumps*	Pet Sales and
Flea Market, Indoor*	-	Grooming
Flea Market,	Retail Sales/Personal Service	Printer, Small Scale

Outdoor* Retail Sales with Outside Display* Furniture and **Appliance Sales** Schools, Public and Private (SUP for Furniture and **Upholstery Cleaning** private school if and located within 500 Repair/Reupholstering feet of residential district) Greenhouse, Commercial* Tire Dealer, No **Outside Storage** Grocery/Supermarket **Transit Station** Guard and Patrol Water Reservoir or Service Well, Public* Helipad* Wrecker Service Home Improvement (one) Center Hospital Janitorial Service Kindergarten, Preschool or Child Care Center Landscape Nursery Laundromat Library Massage Therapy Meat and Game Processing*

Medical and Surgical

Medical Laboratory

Appliances

Radio, TV, Recording

Restaurant, Drive-

Retail Sales with Gas

Retail Sales/Personal

Retail Sales with

Outside Display*

Schools, Public and

private school located

within 500 feet of a residential district)

Tire Dealer, No

Transit Station

Warehousing, General*

Outside Storage*

Private (SUP for a

Studio*

Restaurant

Through*

Pumps*

Service

Medical Office/Clinic

Mining*

Mortuary/Funeral Home

Movie Theater/Theater

Museum or Art Gallery

Neighborhood Assistance Center

Office Equipment Sales, Repair and Maintenance

Office, General

Optical Dispensary

Parking Garage or Lot, Commercial

Pest Control

Pet Sales and Grooming

Portable Building Sales/Leasing*

Printer, Large Scale

Printer, Small Scale

Produce Stand, Outdoor

Radio, TV, Recording Studio

Reception Facility*

Recycling Center*

Repair and Service Shop

Restaurant

Restaurant, Drive-Through*

Retail Sales/Personal Service

Retail Sales with Gas Pumps*

Retail Sales with Outdoor Display*

Sanitary Landfill*

School, Public and Private

Self Storage Units

Sewage Treatment Plant*

Shooting Range, Indoor*

Stadium, Arena, Athletic Field*

Tattooing/Body Piercing Establishment*

Taxidermist

Tire Dealer, No Outside Storage

Transit Station

Truck or Bus Washing*

Uniform Supply Service

Used Goods or Products Collection Point, Temporary*

Vehicle Sales, Leasing and Repair (other than automobile/ motorcycle)*

Warehousing, General

Water Reservoir or Well*

Water Treatment Plant*

Wholesaling, General

Wind Generator*

Wrecker Service (one)

Permitted Uses

C-2 (Commercial-2) District

The Standard Zoning category lists the permitted uses within property zoned C-2 (Commercial-2) District and not located within one of the freeway corridor overlay districts. Within the IH 635 Overlay, the permitted uses list has been modified in order to promote a development pattern that is appropriate for that corridor. C-2 (Commercial-2) District zoning is not found within the IH 30 or SH 190 freeway corridor overlay districts.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

Standard Zoning IH 635 Overlay

Air Conditioning Antenna, Commercial

Service Type 1

Ambulance Service Antenna, Commercial

Type 2*

Analytical Laboratory

Antenna, Private

Animal Clinic

Athletic

Animal Hospital* Club/Instruction,

Indoor Facilities

Antenna, Commercial

Type 1 Athletic

Club/Instruction,

Antenna, Commercial Outdoor Facilities

Type 2* (SUP if adjacent to

residential district)

Antenna, Private

Automobile and

Arcade* Motorcycle Sales,

Leasing and Repair

Athletic (new)* (not within Club/Instruction, Indoor 500 feet of residential

Facilities district)

Athletic Automobile Repair, Club/Instruction, Minor* (not within **Outdoor Facilities** 500 feet of residential

district)

Automobile and

Motorcycle Sales, Leasing and Repair

(new)

Batching Plant, Temporary

Church

Automobile and

Motorcycle Sales, Leasing and Repair

(used)

College or University*

Commercial

Automobile Repair,

Major

Amusement, Indoor*

Commercial

Automobile Repair,

Minor

Amusement, Outdoor*

Commercial School* Bakery, Commercial*

Batching Plant,

Temporary

Convenience Store*

Custodial Quarters*

Bingo Hall*

Custom Furniture

Building

Manufacturing*

Materials*

Drug Store/Pharmacy

Car Wash

Electric Substation*

Care of Alcoholic, Drug

Dependent or

Psychiatric Patients -

Financial Institution

Furniture and

Institutionalized* **Appliance Sales**

Carpet/Rug Cleaning

and Repair

Grocery/Supermarket

Charitable Boarding,

Temporary*

Helipad*

Home Improvement

Charter School* Center

Church Hospital

Civic Club/Fraternal Library Lodge

Massage

College or University

Therapy/Physical

Therapy

Commercial

Amusement, Indoor

Medical and Surgical

Appliances

Commercial

Amusement, Outdoor

Medical Laboratory

Commercial

Laundry/Cleaners

Medical Office/Clinic

Movie

Commercial School

Theater/Theater* (not

within 500 feet of residential district)

Contractor Equipment

and Storage*

Museum or Art

Convenience Store

Gallery

Convention Facility

Office Equipment Sales, Repair and

Custodial Quarters*

Maintenance

Custom Furniture

Manufacturing*

Dry Cleaner

Office, General

Optical Dispensary

Drug Store/Pharmacy

Parking Garage or Lot, Commercial

(ancillary use only)

Electric Generating

Plant*

Pet Sales and Grooming

Electric Substation*

Printer, Small Scale

Equipment Leasing,

Indoor

Radio, TV, Recording

Studio

Financial Institution

Restaurant

Firewood Bulk Sales*

Restaurant Drive-

Flea Market, Indoor*

Through*

Flea Market, Outdoor*

Retail Sales with Gas

Pumps*

Furniture and Appliance

Sales Retail Sales/Personal

Service

Furniture and

Upholstery Cleaning

and

Retail Sales with Outdoor Display*

Repair/Reupholstering

Schools, Public and

Greenhouse, Private (SUP for a Commercial* private school if located within 500

Grocery/Supermarket feet of residential

district)

Guard and Patrol

Helipad*

Service Tire Dealer, No

Outside Storage* (not within 500 feet of

within 500 feet

residential)

Home Improvement

Center Transit Station

Hospital Water Reservoir or

Well, Public*

Janitorial Service

Kindergarten, Preschool Wrecker Service

or Child Care Center (one)

Landscape Nursery

Laundromat

Library

Light Industrial*

Massage Therapy

Meat and Game Processing

Medical and Surgical

Appliances

Medical Laboratory

Medical Office/Clinic Mining* Mortuary/Funeral Home Movie Theater/Theater Museum or Art Gallery Neighborhood Assistance Center Office Equipment Sales, Repair and Maintenance Office, General Optical Dispensary Parking Garage or Lot, Commercial Pawnshop Pest Control Pet Sales and Grooming Portable Building Sales/Leasing Printer, Large Scale Printer, Small Scale Produce Stand, Outdoor Radio, TV, Recording Studio Reception Facility*

Recycling Center*

Repair and Service Shop

Restaurant

Restaurant, Drive-Through*

Retail Sales/Personal Service

Retail Sales with Gas Pumps*

Retail Sales with Outdoor Display*

Sanitary Landfill*

School, Public and Private

Self Storage Units

Sewage Treatment Plant*

Shooting Range, Indoor*

Stadium, Arena, Athletic Field*

Tattooing/Body Piercing Establishment*

Taxidermist

Tire Dealer, No Outside Storage

Tire Dealer, Outside Storage*

Transit Station

Truck or Bus Washing

Uniform Supply Service

Used Goods or Products Collection Point, Temporary*

Vehicle Sales, Leasing and Repair (other than automobile/motorcycle)

Warehousing, General

Water Reservoir or Well*

Water Treatment Plant*

Wholesaling, General

Wind Generator*

Wrecker Service (one)

Wrecker Service*