

**ARTICLE 4 – ZONING DISTRICTS**  
**Division 3 – Nonresidential Districts**

**Section 4-301. Commercial Limited District**

A. **Purpose.** The purpose of the Commercial Limited (“CL”) District is to provide convenient access to goods and services of low and medium intensity without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City. This District also contains special provisions regarding nighttime commercial uses located in close proximity to residential districts which create special considerations with regard to the compatibility of adjacent land uses.

B. **Permitted uses.** The following uses are permitted in the Commercial Limited District subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses except for drive through facilities.
2. Congregate care of no more than twenty (20) beds or rooms.
3. Educational facilities of no more than fifty (50) student seats.
4. Nursing homes of less than twenty (20) beds or rooms.
5. Offices of no more than twenty thousand (20,000) square feet of floor area.
6. Overnight accommodations of no more than eight (8) rooms.
7. Restaurants, up to 500 square feet of customer service area.
8. Retail, sales and services of no more than three thousand (3,000) square feet of floor area.
9. Temporary uses, in accordance with the provisions of Article 5 Division 23.

C. **Minor conditional uses.** The following uses are permitted in the Commercial Limited District as Minor Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Assisted living facilities.
2. Camps
- ~~2.3.~~ Congregate care of greater than twenty (20) rooms.
- ~~3.4.~~ Educational facilities of greater than fifty (50) student seats.
- ~~4.5.~~ Indoor recreation/entertainment.
- Medical-clinic.
6. Municipal facilities.
7. Nursing homes of greater than twenty (20) beds or patient rooms.
8. Offices of greater than twenty thousand (20,000) square feet.

- 1 9. Outdoor recreation/entertainment.
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- 3 10. Overnight accommodations of greater than eight (8) rooms, but less than one hundred (100)
- 4 rooms.
- 5
- 6 11. Religious institutions.
- 7
- 8 12. Restaurants, up to 1,000 square feet of customer service area.
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- 10 13. Retail, sales and services of greater than three thousand (3000) square feet of floor area.
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- 12 14. Schools.
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- 14 15. Utility/infrastructure facilities.
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16 **D. Major conditional uses.** The following uses are permitted in the Commercial Limited District as  
 17 Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the  
 18 standards in this Section and other applicable regulations in Article 5:

- 19 1. Alcoholic beverage sales.
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- 21 2. Automobile service stations (reconstruction only).
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- 23 3. Community center.
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- 25 4. Any use with a drive through and/or walk up.
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- 27 5. Helistop.
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- 29 6. Medical clinic.
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- 31 ~~6.7.~~ Nighttime uses within one hundred and fifty (150) feet of a parcel of land designated as a  
 32 residential district
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- 34 ~~7.8.~~ Parking lots.
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- 36 ~~8.9.~~ Planned area development.
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- 38 ~~9.10.~~ Restaurants greater than 1,000 square feet of customer service area.
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41 **E. Performance standards.**

- 42 1. Minimum parcel of land: 2,500 square feet.
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- 44 2. Minimum parcel dimensions:
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- 46 a. width – 20'
- 47 b. depth – 100'
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- 49 3. Minimum setbacks. Except as provided in subsection d for overnight accommodations, the  
 50 following setbacks shall be provided for all buildings in the Commercial Limited District:
- 51
- 52 a. Front: none.
- 53 b. Side:
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- 55 i. Interior side: None.
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2 | 5. A landscape buffer comprised of a continuous hedge, at a minimum height of four (4) feet at time  
3 | of planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than  
4 | ten (10) feet on centers shall be located along any property line of a nighttime use which has a  
5 | common property line with property designated as a residential district, or is separated only by an  
6 | alley.  
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8 | 6. Signage which is visible from land designated as a residential district shall not be illuminated  
9 | between the hours of 10:00 PM and 6:00 AM.  
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11 | 7. Additional criteria for medical clinics:  
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13 | a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.  
14 | b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a  
15 | residential district.  
16 | c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.  
17 | d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients  
18 | at one time may remain overnight in any medical clinic, regardless of the number of  
19 | ~~physicians or surgeons~~ medical personnel affiliated with such clinic.  
20 | e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.  
21 | f. All doors in the medical clinic that face a residential district shall remain closed at all times  
22 | between the hours of 10:00 PM and 6:00 AM.  
23 | g. No loitering of any kind shall be permitted in any area which is visible from land which is  
24 | designated as a residential district.  
25 | h. Compliance with all applicable federal, state, and local laws, including, without limitation, all  
26 | licensing requirements.  
27  
28 | 8. Overnight accommodations and restaurants.  
29 |  
30 | a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are  
31 | visible from land designated residential shall be used or operated between the hours of  
32 | 10:00PM and ~~11:00~~ 10:00 AM weekdays and 10:00 PM and ~~11:00~~ 10:00 AM on weekends.  
33 | b. No music (live or recorded) shall be performed or played except within an enclosed building  
34 | between the hours of 8:00PM and 6:00 AM.  
35 | c. No kitchen with outside venting shall be directed toward residential districts and shall not be  
36 | operated between the hours of 10:00PM and 6:00 AM.  
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#### 38 | **Section 4-302. Commercial District**

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40 | A. **Purpose.** The purpose of the Commercial District ("C") is to provide convenient access to higher  
41 | intensity goods and services throughout the City in conjunction with providing economic stability  
42 | without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality  
43 | of the City or negatively impacting the safe and efficient movement of people and things within the  
44 | City.  
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46 | B. **Permitted uses.** The following uses are permitted in the Commercial District subject to the  
47 | standards in this Section and other applicable regulations in Article 5:  
48 |  
49 | 1. Accessory uses, except for drive through facilities.  
50 |  
51 | 2. Alcoholic beverage sales.  
52 |  
53 | 3. Assisted living facilities.  
54 |  
55 | 4. Automobile service station.  
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- 1 | 5. Camps.
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- 3 6. Community center.
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- 5 7. Congregate care.
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- 7 8. Educational facilities.
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- 9 9. Funeral home.
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- 11 10. Government uses.
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- 13 11. Indoor recreation/entertainment.
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- 15 12. Medical clinic.
- 16
- 17 13. Municipal facilities.
- 18
- 19 14. Nighttime uses, not adjacent to single-family residential.
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- 21 15. Nursing homes.
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- 23 16. Offices.
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- 25 17. Overnight accommodations exceeding 100 rooms, including retail sales and services.
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- 27 18. Parking garages.
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- 29 19. Parking lots.
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- 31 20. Public transportation facility.
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- 33 21. Religious institutions.
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- 35 22. Restaurants.
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- 37 23. Retail sales and services.
- 38
- 39 24. Schools.
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- 41 25. Temporary uses.
- 42
- 43 26. TV/radio studios.
- 44
- 45 27. Utility/infrastructure facilities.
- 46
- 47 C. **Minor conditional uses.** The following uses are permitted in the Commercial District as Minor
- 48 Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in
- 49 this Section and other applicable regulations in Article 5:
- 50
- 51 1. Animal grooming and boarding.
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- 53 2. Day care.
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- 55 3. Nighttime uses adjacent to single-family residential, subject to the standards in subsection E7 of
- 56 this District.

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- 4. Outdoor recreation/entertainment.
- 5. Restaurants, fast food.
- 6. Vehicle sales/displays.
- 7. Vehicle service, major.
- 8. Veterinary Offices.

D. **Major conditional uses.** The following uses are permitted in the Commercial District as Major Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Drive through facilities.
- 2. Helistop.
- 3. Hospitals.
- 4. Marinas.
- 5. Mixed use.
- 6. Outdoor retail sales, display and/or storage.
- 7. Planned area development.
- 8. Private yacht basin.
- 9. Restaurants, fast food with drive-throughs.

E. **Performance standards.**

- 1. Minimum parcel of land: 2,500 square feet.
- 2. Minimum parcel dimensions: Minimum width - 20'; minimum depth - 100'.
- 3. Minimum setbacks. The following setbacks shall be provided for all buildings in the Commercial District:
  - a. Front:
    - i. Up to 45' in height: None.
    - ii. If over 45' in height: Ten (10) feet.
  - b. Side:
    - i. Interior side: None.
    - ii. Side street: Fifteen (15) feet.
  - c. Rear:
    - i. Abutting a dedicated alley or street: None.
    - ii. No abutting dedicated alley or street: Ten (10) feet.

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2 d. Balconies: Cantilevered open balconies may project into the required setback areas a  
3 maximum of six (6) feet.  
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5 4. Required landscaped open space.  
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7 a. Landscaped open space of not less than ten (10%) percent of the area of the building site  
8 shall be provided. Such landscaped area shall not be less in width or depth than ten (10)  
9 feet.  
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11 b. All such landscaped open space shall be appropriately landscaped with trees, shrubbery,  
12 hedges, and other acceptable landscaped material and shall be maintained in a neat and  
13 orderly appearance.  
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15 5. Floor area ratio: 3.0.  
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17 6. Maximum height.  
18  
19 a. Parcels of land adjacent to land designated in the Comprehensive Land Use Plan as single-  
20 family residential: Thirty-five (35) feet.  
21 b. Parcels of land designated in the Comprehensive Land Use Plan as commercial use low-rise  
22 intensity: Forty-five (45) feet.  
23 c. Parcels of land designated in the Comprehensive Land Use Plan as commercial use mid-rise  
24 intensity: Seventy-two (72) feet.  
25 d. Parcels of land designated in the Comprehensive Land Use Plan as commercial use high-rise  
26 intensity: One hundred fifty (150) feet.  
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28 7. Off-street parking, subject to the standards in Article 5, Division 14.  
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30 8. Nighttime uses.  
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32 a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a  
33 height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot  
34 illuminate land which is designated as a residential district.  
35 b. No patron or customer access for nighttime uses which is visible from land designated as a  
36 residential district shall be available for use from the hours of 8:00PM to 6:00 AM.  
37 c. No deliveries shall be accepted between the hours of 8:00PM and 6:00 AM for nighttime  
38 uses.  
39 d. Windows and doors facing land designated as a residential district shall be opaque or shall  
40 be provided with shades, screens, or drapes to screen illumination from within the building.  
41 e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least  
42 fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along  
43 any property line of a nighttime use which has a common property line with property  
44 designated as a residential district, or is separated only by an alley.  
45 f. Signage which is visible from land designated as a residential district shall not be illuminated  
46 between the hours of 10:00PM and 6:00 AM.  
47 g. Additional criteria for medical clinics.  
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49 (i) Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.  
50 (ii) Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a  
51 residential district.  
52 (iii) Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00  
53 AM.  
54 (iv) A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6)  
55 patients at one time may remain overnight in any medical clinic, regardless of the number  
56 of ~~physicians or surgeons~~ medical personnel affiliated with such clinic.

- (v) The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
  - (vi) All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
  - (vii) No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
  - (viii) Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
- h. Overnight accommodations.
- (i) No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00PM.
  - (ii) No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00PM and 6:00 AM.
  - (iii) No kitchen with outside venting shall be operated between the hours of 10:00PM and 6:00 AM.

**Section 4-303. Industrial District.**

A. **Purpose.** The purpose of the Industrial District is to accommodate related industrial uses in the City.

B. **Permitted uses.** The following uses are permitted in the Industrial District subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses.
2. Adult uses.
- ~~3.2. Alcoholic beverage sales.~~
- ~~4.3. Animal grooming and boarding.~~
- ~~5.4. Assisted living facilities.~~
- ~~6.5. Automobile service stations.~~
6. Camps
7. Community center.
8. Day care.
9. Governmental uses.
10. Manufacturing.
11. Medical clinic.
12. Municipal facilities.
13. Offices.
14. Overnight accommodations.
15. Parking garages.

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- 2 16. Parking lots.
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- 4 17. Public transportation facility.
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- 6 18. Religious institutions.
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- 8 19. Research and technology uses.
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- 10 20. Restaurants.
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- 12 21. Restaurants, fast food.
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- 14 22. Retail, sales and service.
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- 16 23. Schools.
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- 18 24. Self-storage warehouses.
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- 20 25. Temporary uses.
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- 22 26. TV/radio studios.
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- 24 27. Utility/infrastructure facilities.
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- 26 28. Utility substations.
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- 28 29. Vehicle sales/displays.
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- 30 30. Vehicles sales/displays, major.
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- 32 31. Vehicle service, major.
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- 34 32. Veterinary offices.
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- 36 33. Wholesale/distribution/warehouse facility.
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38 C. **Minor Conditional Use.** The following uses are permitted in the Industrial District as Minor  
 39 Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in  
 40 this Section and other applicable regulations in Article 5:

- 41
- 42 1. Any permitted use in a building which exceeds ~~T~~thirty-five (35) feet in height.
- 43
- 44 2. Hospitals.
- 45
- 46 3. Mixed use.
- 47
- 48 4. Outdoor recreation/entertainment.
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- 50 5. Outdoor retail sales, display and/or storage.
- 51
- 52 6. Planned area development.
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54 D. **Major conditional uses.** The following uses are permitted in the Commercial District as Major  
 55 Conditional Uses, if approved under the provisions of Article 3 Division 4, subject to the standards in  
 56 this Section and other applicable regulations in Article 5:

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- 1. Adult uses.
- 2. Helistop.

**D. Performance Standards.**

- 1. Minimum setbacks. The following setbacks shall be provided for all buildings in the Industrial District:
  - a. Front:
    - i. Up to 45' in height: None.
    - ii. If over 45' in height: Ten (10) feet.
  - b. Side:
    - i. Interior side: None.
    - ii. Side street: Fifteen (15) feet.
  - c. Rear:
    - i. Abutting a dedicated alley or street: None.
    - ii. No abutting dedicated alley or street: Ten (10) feet.
  - d. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.
- 2. Height.
  - a. Any structure within 100' of single-family residential: Thirty-five (35) feet.
  - b. Offices, overnight accommodations and mixed use: Seventy-two (72) feet.
  - c. Other uses: Forty-five (45) feet.
- 3. Floor area ratio (FAR): 3.0.