

3.6 **COMMERCIAL DISTRICT**

3.6.1 **Legislative Intent**

The commercial district is intended to provide an area for retail, wholesale, and service establishments which depend more on access by automobiles and other motor vehicles for the carrying of purchased goods; for establishments which utilize motor vehicles and other heavy forms of transportation for the delivery of raw materials and parts to manufacturing and processing places and for the shipment of finished products; for establishments engaged in the storage of bulk or heavy materials and machinery or parts thereof; for light manufacturing or industrial plants of a non-offensive nature; and for other establishments which require larger spaces than those locating in the business zoning district and which do not cater to or depend on pedestrian clients or customers.

3.6.2 **Permitted Uses**

1. Automobile service stations.
2. Automobile repair shops.
3. Automobile and motor vehicle parking lots.
4. Automobile and other heavy equipment sales.
5. Motels.
6. Restaurants and taverns.
7. Clubs and lodges.
8. Auditoriums, theatres, or other places of public assembly.
9. Drive-in establishments.
10. Laundries and dry cleaners.
11. Feed and farm supply stores.
12. Lockers and other commercial storage establishments.
13. Funeral establishments.
14. Lumber, cement, and building supply stores and storage yards, including incidental processing operations.
15. Greenhouses.
16. Light manufacturing or industrial processing plants of a non-offensive nature such as printers, garment shops, and establishments for the manufacture of electronic equipment, machine parts, or other products or the processing of feed or food products or other materials

3.6.3 **Special Uses**

1. Any uses permitted in the Business District.

2. Grain elevators and other bulk storage facilities.

3. Public utility facilities such as electric and telephone substations and distribution centers, gas regulator stations, pumping stations, and water towers or standpipes.

3.6.4 **Lot Requirements**

3.6.4.1 **Minimum lot area**

1. For apartment buildings.--2,000 square feet per family.

2. For other permitted uses.--6,000 square feet.

3.6.4.2 **Minimum lot width**

1. For lots having a required minimum of 6,000 square feet.--50 feet.

2. For lots having a required minimum of more than 6,000 square feet--50 feet, plus 25 feet for each 2,000 feet required over 6,000 square feet.

3.6.5 **Yard Requirements**

3.6.5.1 **Minimum front yard--25 feet.**

3.6.5.2 **Minimum side yards--6 feet.** Where the side yard line is a street right-of-way line, that side yard shall be a minimum of 25 feet.

3.6.5.3 **Minimum rear yard--6 feet.**

3.6.6 **Building Requirements**

3.6.6.1 Location--No building or structure shall be constructed within 12 feet of the center line of any alley, or easement of access.

3.6.6.2 Maximum structure height.--45 feet or 2½ stories, measured from the lot ground level to:

1. The highest point of a flat roof;

2. The deck line of a mansard roof; or 3. The mean height level between eaves and ridges for gable and hip roofs.

3.6.6.3 Maximum lot coverage.--50 percent of the total lot area.

3.6.6.4 Minimum ground floor area

1. For one story buildings.--1,050 square feet.

2. For buildings with more than one story.--900 square feet.

3.6.7 Accessories

3.6.7.1 Buildings and structures

1. The following buildings and structures may be constructed on the same lot as the principal use or building to which they are accessory.

a. Customary accessory structures for permitted residential uses, including sheds, tool rooms, and similar structures for domestic or agricultural storage; garages and shelters for the offstreet parking of automobiles; and swimming pools and yard and garden fixtures such as trellises and seats.

b. Customary accessory structures for permitted commercial, service, manufacturing, and other non-residential uses, such as shelters or storage sheds and structures for necessarily separate industrial processes.

c. Customary accessory structures for special uses in accordance with the conditions and limitations imposed on such use by the special use permit.

d. Temporary structures incidental to construction work, but only for the period of such work.

e. Accessory structures required or permitted under the provisions of these regulations governing signs and offstreet parking and loading requirements.

2. The following additional limitations shall apply to accessory buildings and structures.

a. Accessory buildings and structures shall be so located on the lot as to comply with all yard and setback requirements for the zone in which they are located.

b. No part of any accessory building shall be located closer than five feet to any principal building or structure, unless such is attached to and forms a part of the principal structure.

c. No accessory structure constructed on any lot shall be occupied prior to the completion of the principal structure to which it is accessory.

3.6.7.2 **Offstreet parking and loading requirements**

1. Required parking space

a. For hotels and motels--One parking space for each rental unit, plus one space for each three employees.

b. For other permitted uses--One parking space for each three employees.

2. Required loading space

Loading and unloading berths or spaces shall be provided on the lot in sufficient amount to adequately serve the establishment and its clients and to obviate interference with the use of public streets, alleys, and other ways.

3.6.7.3 **Access and utilities**

1. Access to each use established on a lot, in the form of driveways, walkways, or other such means, shall be provided on the same lot.

2. No use shall be established on a lot unless the same is provided with public water and sewer service. All other necessary utilities shall be provided through appropriate easements of access, and such shall be verified prior to the granting of a zoning permit or certificate of compliance.