

- (4) **Lot Coverage.** No requirement provided setback requirements are met.
- (5) **Building Height.** Three (3) stories or thirty-five (35) feet, whichever is less.

### **Sec. 13-1-38 C-2 Central Business District.**

(a) **Purpose.** The C-2 Central Business District is intended to provide an area for the business, financial, professional, and commercial needs of the community, especially those which can be most suitably located in a compact, centrally located traditional business district. The C-2 District is intended to establish and preserve an intensive business district that serves as a retail, entertainment and service center. The C-2 Central Business District should be conducive to pedestrian movement in addition to accommodating vehicular traffic.

(b) **Permitted Uses.** The following uses of land are permitted in the C-2 Central Business District:

- (1) Paint, glass and wallpaper stores. [523]
- (2) Hardware stores. [525]
- (3) Department stores, variety stores, general merchandise stores. [53]
- (4) General grocery stores, supermarkets, fruit and vegetable stores, delicatessens, meat and fish stores and miscellaneous food stores. [54]
- (5) Candy, nut or confectionery stores. [544]
- (6) Dairy products stores, including ice cream stores. [545]
- (7) Retail bakeries, including those which produce some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery. [546]
- (8) Clothing and shoe stores. [56]
- (9) Furniture, home furnishings, floor covering and upholstery shops/stores. [57]
- (10) Restaurants, lunch rooms and other eating places, except drive-in type establishments. [5812]
- (11) Taverns, bars and other drinking places with permit by Common Council. [5813]
- (12) Drug stores and pharmacies. [591]
- (13) Liquor stores. [592]
- (14) Antique stores and secondhand stores. [593]
- (15) Sporting goods stores and bicycle shops. [5941]
- (16) Bookstores, not including adult books. [5942]
- (17) Stationery stores. [5943]
- (18) Jewelry and clock stores. [5944]
- (19) Camera and photographic supply stores. [5946]
- (20) Gift, novelty and souvenir shops. [5947]
- (21) Florist shops. [5992]

- (22) Tobacco and smokers' supplies stores. [5993]
- (23) News dealers and newsstands. [5994]
- (24) Wholesale merchandise establishments, only for retail items listed above; e.g., #19 would allow wholesale camera sales.
- (25) Banks and other financial institutions. [60-62]
- (26) Offices of insurance companies, agents, brokers and service representatives. [63-64]
- (27) Offices of real estate agents, brokers, managers and title companies. [65-67]
- (28) Miscellaneous business and professional offices.
- (29) Heating and plumbing supplies.
- (30) Retail laundry and dry cleaning outlets, including coin-operated laundries and dry cleaning establishments, commonly called laundromats and launderettes. Tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments. [721]
- (31) Photographic studios and commercial photography establishments. [722]
- (32) Barbershops, beauty shops and hairdressers. [723-4]
- (33) Shoe repair shops and shoe shine parlors. [725]
- (34) Trade and contractor's offices (office only).
- (35) Advertising agencies, consumer credit reporting, news agencies, employment agencies. [731-2, 735-6]
- (36) Duplicating, blueprinting, photocopying, addressing, mailing, mailing list and stenographic services; small print shops. [733]
- (37) Computer services. [737]
- (38) Commercial parking lots, parking garages, parking structures. [752]
- (39) Watch, clock and jewelry repair services. [763]
- (40) Motion picture theaters, not including drive-in theaters. [7832]
- (41) Miscellaneous retail stores. [5999]
- (42) Offices/clinics of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists and chiropractors, but not veterinarian's offices. [801-4]
- (43) Law offices. [811]
- (44) The offices, meeting places, churches, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other non-profit membership organizations. [86]
- (45) Engineering and architectural firms or consultants. [891-3]
- (46) Accounting, auditing and bookkeeping firms or services. [8721]
- (47) Professional, scientific, or educational firms, agencies, offices, or services, but not research laboratories or manufacturing operations. [899]
- (48) The offices of governmental agencies and post offices. [91-92, 431]
- (49) Public transportation passenger stations, taxicab company offices, taxicab stands, but not vehicle storage lots or garages. [411-14]

- (50) Telephone and telegraph offices. [481-2]
- (51) Residential units located on the second story of a commercial structure, provided proper living area, sanitary facilities and adequate means of ingress/egress exist.
- (c) **Conditional Uses.** The following are permitted as conditional uses in the C-2 Central Business District; provided that no nuisance shall be afforded to the public through noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk, or other conditions generally regarded as nuisances; and provided that where operations necessary or incident to the proper performance of these services or occupations would tend to afford such nuisances, areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from any and all such nuisances. These uses shall be subject to the consideration of the Common Council with regard to such matters.
- (1) Miscellaneous repair shops and related services. [769]
- (2) Garment pressing establishments, hand laundries, hat cleaning and blocking shops and coin-operated dry cleaning establishments. [721]
- (3) Establishments engaged in the publishing and printing of newspapers, periodicals or books. [2711]
- (4) Residential units which are secondary to the principal use and located on the second story of a commercial structure, provided proper living area, sanitary facilities and adequate means of ingress/egress exist.
- (5) Farm supplies, wholesale trade. [5191]
- (6) Establishments engaged in the retail sale of automobiles, trailers, mobile homes, or campers. [551-2, 556]
- (7) Stores for the sale and installation of tires, batteries, mufflers or other automotive accessories. [553]
- (8) Gasoline service stations; provided, further, that all gasoline pumps, storage tanks and accessory equipment must be located at least thirty (30) feet from any existing or officially proposed street line. [5541]
- (9) Establishments engaged in the daily or extended-term rental or leasing of house trailers, mobile homes or campers. [703]
- (10) Establishments engaged in daily or extended-term rental or leasing of passenger automobiles, limousines or trucks, without drivers, or of truck trailers or utility trailers. [751]
- (11) Establishments for the washing, cleaning or polishing of automobiles, including self-service car washes. [754]
- (12) Hotels, motor hotels, motels, tourist courts, tourist rooms, etc. [70]
- (13) Mini-shopping malls.
- (14) Multi-family dwelling units.
- (15) Light manufacturing or assembly.

(Note: Drive-in facilities; wholesale, farm implement, building supply establishments; and similar uses are not permitted and are more appropriate to the C-3 District.)

(d) **Lot, Yard and Building Requirements.**

(1) **Lot Area.**

- a. Minimum Area: None.
- b. Minimum Width: None.

(2) **Yards.**

- a. Minimum Front Yard: None<sup>1</sup>.
- b. Minimum Either Side Yard: None<sup>2</sup>.
- c. Minimum Aggregate Side Yard: None.
- d. Minimum Rear Yard: None<sup>3</sup>.
- e. Lake and River Lots: The above setbacks shall be as modified in Section 13-1-25(a).

(3) **Height.** Maximum permitted — principal structure: Seventy-five (75) feet.

<sup>1</sup> Keller Avenue between Hyland Street and Center Street no building or any part thereof, including steps, nor any obstruction of any kind shall be built within thirteen (13) feet from the back of the curb.

<sup>2</sup> Side yards when adjacent or abutting to residential district will maintain a setback of ten (10) feet.

<sup>3</sup> Rear yards when adjacent or abutting to residential district will maintain a setback of twenty-five (25) feet.

## **Sec. 13-1-39 I-1 Light Industrial District.**

(a) **Purpose.** The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations in the I-1 Light Industrial District. This District is intended to provide for manufacturing, industrial and related uses of a limited nature and size in situations where such uses are not in basic industrial groups and where the relative proximity to other uses requires more restrictive regulation.

(b) **Permitted Uses.** A building or premise in the I-1 District shall be used only for the following purposes:

- (1) Manufacturing, assembly, fabrication and processing plants of limited scope and not involving any substantial degree of heavy trucking or other operational characteristics which would adversely affect surrounding uses or be basically incompatible with surrounding environmental character and not more than ten percent (10%) of the lot or tract is used for the open storage of products, materials or equipment.
- (2) Experimental, testing and research laboratories not involving the keeping of animal products or any significant degree of danger or undesirable operational characteristics.
- (3) Printing and publishing houses and related activities.