
CHAPTER 9. COMMERCIAL DISTRICTS

Section:

- 9-9-1 Purpose.
- 9-9-2 Principal Uses in the Commercial Districts.

9-9-1 Purpose.

This Chapter is established to provide a listing of allowable principal uses within the commercial districts and to identify those uses that have specific development standards.

9-9-2 Principal Uses in the Commercial Districts.

- A. *In general.* All permitted and conditional uses allowed in the commercial districts are listed in Table 9-1, Principal Uses in the Commercial Districts.
- B. *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this Title.
- C. *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this Title. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Section 9-2-7.
- D. *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 9-1-10 governing determination of substantially similar uses.
- E. *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 5.
- F. *Generalized use categories.* Table 9-1 employs generalized use categories for some types of commercial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 9-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the Zoning Administrator in the manner provided for in Section 9-1-10 governing determination of substantially similar uses.
 - 1. *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include the following uses:
 - a. Antiques and collectibles.
 - b. Bakery / catering service.
 - c. Barber shop / beauty salon.
 - d. Bicycle sales and repair.
 - e. Books, magazines, newspapers.
 - f. Clothing and accessories.
 - g. Drug store.
 - h. Dry-cleaning establishment.
 - i. Electronics.

- j. Film developing / photographic supplies.
 - k. Florist.
 - l. Gifts and novelties.
 - m. Hardware store.
 - n. Hobby store.
 - o. Household furnishings and appliances.
 - p. Locksmith.
 - q. Music store.
 - r. Office and school supplies.
 - s. Picture framing.
 - t. Pipe and tobacco shop.
 - u. Shoe repair / tailor.
 - v. Sporting goods / bait and tackle.
2. *Limited production and processing.* Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing is allowed as a principal use, and may include wholesale and off-premise sales, subject to other restrictions established in this Title. Limited production and processing includes the following uses:
- a. Apparel and other finished products made from fabrics.
 - b. Computers and accessories, including circuit boards and software.
 - c. Electronic components and accessories.
 - d. Film, video and audio recording.
 - e. Food and beverage products, except no live slaughter or grain milling.
 - f. Jewelry, ornamental ceramics and pottery.
 - g. Precision medical and optical goods.
 - h. Signs and advertising devices.
 - i. Visual arts, not including performances.
 - j. Watches and clocks.
 - k. Wood crafting and carving.
 - l. Wood furniture and upholstery.

Table 9-1, Principal Uses in the Commercial Districts.

Use	District			Dev. Stds.
	C-1	C-2	C-3	
Commercial Uses				
Retail Sales and Services				
General retail sales and services	P	P	P	
Automobile parts and accessories	-	P	P	
Bank or financial institution	P	P	P	x
Boat and marine sales	-	P	-	x
Building material sales	-	P	-	x
Day care / child care center	P	P	P	x
Copy services	P	P	P	
Firearms dealer	-	P	P	x
Funeral home	-	P	P	
Greenhouse, lawn and garden supplies	-	P	-	x
Grocery or convenience store	P	P	P	
Household appliances	-	P	P	
Laundry, self-service	P	P	P	x
Pawn shop	-	P	P	
Performing, visual, or martial arts school	P	P	P	
Pet store	-	P	-	
Photographic, art, music and similar studios.	-	P	P	
Recreational vehicle sales and service	-	P	-	x
Rental of household goods and equipment	-	P	-	x
Repair services, minor	-	P	P	
Research center	-	P	-	
Tattoo, body piercing establishments	-	P	-	
Veterinary clinic	C	P	P	x
Video rental	P	P	P	
Offices	P	P	P	
Automobile Services				
Automobile convenience facility	C	P	P	x
Automobile rental	-	P	-	x
Automobile repair, minor	-	P	P	x
Automobile repair, major	-	C	-	x
Automobile sales	-	P	-	x
Car wash	C	P	C	x
Food and Beverages				
Bar, nightclub, liquor establishment	-	P	P	x
Candy, ice cream, and similar food sales	P	P	P	
Coffee shop	P	P	P	
Delicatessan	P	P	P	
Liquor store, municipal	-	P	P	
Meat market	P	P	P	
Restaurant, drive-through	C	P	P	x
Restaurant	P	P	P	

Table 9-1, Principal Uses in the Commercial Districts (cont'd).

Use	District			Dev. Stds.
	C-1	C-2	C-3	
Commercial Recreation and Lodging Facilities				
Bowling alley	-	P	P	
Hotel, motel	-	P	P	
Indoor recreational facility	-	P	P	
Sports and health facility	-	P	P	
Theater, indoor	-	P	P	
Institutional and Public Uses				
Educational Facilities				
Schools and academies	P	P	P	
Parking Facilities , Ramps	C	C	C	x
Social, Cultural, Charitable, and Recreational Facilities				
Stadiums, arenas	-	C	-	
Clubs and lodges	-	P	P	
Community center	C	P	P	
Library	P	P	P	
Museum	C	P	P	
Performing arts center	-	P	P	
Park	P	P	P	
Religious Institutions				
Place of assembly	P	P	P	
Health and Medical Facilities				
Clinic, medical or dental	P	P	P	
Laboratory, medical or dental	-	P	P	
Hospital	-	C	-	
Therapeutic massage	-	P	P	
Production, Processing, and Storage				
Limited production and processing	-	P	P	
Building contractor services	-	P	P	
Laundry, commercial	-	P	P	x
Printing and publishing	-	P	P	
Self-service storage facility	-	C	-	
Residential Uses				
Dwellings				
Dwelling unit as part of mixed-use structure	-	-	P	
Dwelling in conjunction with business	-	C	C	x
Congregate Living				
Residential care facility	C	C	C	
Nursing home, senior housing facility	-	C	C	

Table 9-1, Principal Uses in the Commercial Districts (cont'd).

Use	District			Dev. Stds.
	C-1	C-2	C-3	
Public Service and Utilities				
Communication facilities	C	P	P	
Communication towers	C	C	C	x
Governmental buildings and structures	C	P	P	
Public utility buildings and structures	C	P	P	

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