

Section 2.7 Commercial District Provisions

2.7.1 Description of the Commercial Districts

The purposes of the Commercial Districts shall be as follows:

- (a) C1 Local Shopping District: The C1 District is designed to provide for local shopping and includes a wide range of convenience stores and personal service establishments that cater to frequently recurring needs. The district regulations are designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage and by excluding local service establishments that tend to break such continuity and to limit uses or characteristics of operation that encourage traffic from outside the immediate neighborhood.
- (b) C2 Community Shopping District: The C2 District is designed to accommodate regional and community shopping centers to provide for a wide range of essential local commercial services.
- (c) C3 Central Commercial District: The C3 District is designed primarily to provide (1) concentrated central cores of retailing and personal services of all kinds, satisfying the personal and household needs of the residents of the entire metropolitan area and outlying trade area; and (2) areas accommodating central administrative, business, financial, general, and professional offices and related services, satisfying the needs of the residents, businesses, industries, and other enterprises of the metropolitan area and the trade area. The district regulations are designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage.
- (d) C4 Central Service District: The C4 District is designed primarily to provide for certain high-intensity commercial and light industrial activities that need a central location, but that either do not require a location in the core of a central business district, or are not compatible with the principal use of the core.

(e) C5 General Commercial District: The C5 District is designed primarily to (1) accommodate existing developments of mixed commercial, light industrial, and residential uses that are already well established, providing a degree of protection to adjacent residential areas; and (2) accommodate certain commercial and light industrial uses that are compatible with one another but are inappropriate in certain other commercial or industrial districts. This district is intended primarily for existing development, rather than new development.

(f) C6 Highway Commercial District: The C6 District is designed primarily to encourage the developing of recognizable, attractive groupings of facilities to serve trucks and truckers, as well as persons traveling by automobile, and to provide certain amusement facilities serving the metropolitan area. It is ordinarily located along U.S. numbered highways, particularly along Interstate Highways.

2.7.2 Uses Permitted in Commercial Districts

Uses permitted in the various commercial districts are as set forth in the Table 7-1. Where an "x" appears in the column of a district, the use set off opposite the "x" is permitted as a use of right in that district. Where a "p" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment, in accordance with the provisions of Article 6.

TABLE 7-1
Uses Permitted in Commercial Districts

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4 C5	C6	
		x	x		3911 Jewelry and precious metals--manu- facturing 3911.1 Jewelry and precious metals-- manufacturing, limited to 7,000 sq. ft. of floor area.
		x	x		3913 Lapidary work. 3913.1 Lapidary work, limited to 7,000 sq. ft. of floor area.
			x		397 Motion picture production
			x		399 Other miscellaneous manufacturing
					3997 Signs and advertising displays-- manufacturing, limited to 7,000 sq. ft. of floor area.
					4 TRANSPORTATION, COMMUNICATION, AND UTILITIES
					40 Transportation, Communication, and Utilities: General
P	P	P	P	P	400 Transportation, communication, and utility facilities, NEC.
x	x	x	x	x	402 Other transportation, communication, and utility facilities that utilize public rights-of-way or easements customarily pro- vided in subdivision plats.
x	x	x	x	x	403 Property of a terminal company used for terminal purposes.
x	x	x	x	x	41 Railroad, Rail Rapid Transit, and Street Railway Transportation
					410 Property of a railway company used for railway purposes.
					42 Motor Vehicle Transportation
		x	x	x	421 Bus transportation 4213 Bus passenger terminals (intercity and local)
		x	x	x	429 Other motor vehicle transportation
		x	x	x	4291 Taxicab transportation
x	x	x	x	x	4292 Ambulance service
					46 Automobile Parking, as a principal or accessory use.
					47 Communication
x	x	x	x	x	471 Telephone communication 4711 Telephone exchange buildings.
		x	x	x	473 Radio communication 4731 Radio broadcasting studio (only)
		x	x	x	474 Television communication. 4741 Television broadcasting studio (only)

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TABLE 7-1
 Uses Permitted in Commercial Districts

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4 C5	C6	
p	p	p	p	p	48 Utilities
p	p	p	p	p	484 Sewerage disposal
					485 Solid waste disposal, subject to Sec. 3.81.
					49 Other Transportation, Communication, Utilities
			x		492 Transportation services and arrangements
			x		4921 Freight forwarding services
	x	x	x	x	4922 Packing and crating services
	x	x	x	x	4923 Travel arranging services
			x		4924 Transportation ticket services
			x		4929 Other transportation services and arrangements, NEC.
					5 TRADE
		x	x		51 Wholesale Trade
			x		510 Wholesale trade without stocks.
			x		511 Motor vehicles and automotive equipment--wholesale.
			x		512 Drugs, chemicals, applied products--wholesale.
			x		513 Dry goods and apparel--wholesale.
			x		514 Groceries and related products--wholesale.
			x		516 Electrical goods--wholesale.
			x		517 Hardware, plumbing, heating equipment and supplies--wholesale.
			x		518 Machinery, equipment, and supplies--wholesale.
			x		5183 Professional equipment and supplies--wholesale.
			x		5184 Equipment and supplies for service establishments--wholesale.
			x		519 Other wholesale trade, NEC
			x		5194 Tobacco and tobacco products--wholesale.
			x		5195 Beer, wine, and distilled alcoholic beverages--wholesale.
			x		5196 Paper and paper products--wholesale.
			x		5197 Furniture and home furnishings--wholesale.

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TABLE 7-1
Uses Permitted in Commercial Districts

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4 C5	C6	
					52 Retail Trade: Building Materials, Hardware, and Farm Equipment
			x		521 Lumber and other building materials--retail.
x	x	x	x		522 Heating and plumbing equipment--retail.
x	x	x	x		523 Paint, glass, and wallpaper--retail.
					524 Electrical supplies--retail.
x	x	x	x		525 Hardware and farm equipment--retail
			x		5251 Hardware--retail
			x		5252 Farm equipment--retail
	x	x	x		53 Retail Trade: General Merchandise
		x	x		531 Department stores.
x	x	x	x		532 Mail order houses.
x	x	x	x	x	533 Limited price variety stores
		x	x		534 Merchandise vending machine operators.
			x		535 Direct selling organizations--retail.
x	x	x	x	x	539 Other retail trade--general merchandise, NEC.
					54 Retail Trade: Food
			x		55 Retail Trade: Automotive, Marine Craft, Aircraft, Related Products
	x	x	x	x	551 Motor vehicles
			x	x	552 Tires, batteries, and accessories
					553 Gasoline service stations
					559 Other Retail Trade--Automotive, Marine Craft, Aircraft, and Accessories, NEC
	x	x	x		5591 Marine craft and accessories--retail.
			x		5592 Aircraft and accessories--retail.
			x		5593 Mobile homes, travel trailers, and similar vehicles.
	x	x	x		56 Retail Trade: Apparel and Accessories.
	x	x	x		57 Retail Trade: Furniture, Home Furnishings, and Household Equipment, NEC.
					58 Retail Trade: Eating and Drinking
	x	x	x	x	581 Eating places
			x	x	5811 Eating places other than drive-in.
	x	x	x	x	5812 Eating places, drive-in.
					582 Taverns
x	x	x	x	x	59 Other Retail Trade, NEC
x	x	x	x	x	591 Drug and proprietary--retail
		x	x		592 Liquor--retail
			x		593 Antiques and secondhand merchandise--retail
x	x	x	x	x	594 Book and stationery--retail.
	x	x	x		5941 Books--retail.
	x	x	x		5942 Stationery--retail.
					595 Sporting goods and bicycles--retail.

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TABLE 7-1
Uses Permitted in Commercial Districts

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4 C5	C6	
			x		596 Farm and garden supplies--retail
	x	x	x		5961 Hay, grains, and feed--retail.
	x	x	x		5962 Other farm and garden supplies--retail
					597 Jewelry--retail
					598 Fuel and ice--retail
x	x	x	x	x	5981 Ice--retail.
			x		5983 Bottled gas--retail.
					599 Other retail trade
x	x	x	x		5991 Florists--retail.
x	x	x	x	x	5992 Cigars and cigarettes--retail.
x	x	x	x	x	5993 Newspapers and magazines--retail.
	x	x	x	x	5994 Cameras and photographic supplies--retail.
x	x	x	x	x	5995 Gifts, novelties, and souvenirs--retail.
	x	x	x		5996 Optical goods--retail.
			x		5999 Other retail trade, NEC.
					6 SERVICES
		x	x		60 Office of any kind.
	x	x	x		61 Finance, Insurance, and Real Estate Services.
					62 Personal Services
					621 Laundering, dry cleaning, and dyeing services
x	x	x	x	x	6214 Laundering and dry cleaning: pickup or self-service.
	x	x	x		622 Photographic services, including commercial
		x	x		6221 Photographic (portrait) studios.
		x	x		6222 Industrial photography.
x	x	x	x	x	6223 Film pickup
x	x	x	x	x	623 Beauty and barber shops
			x		624 Funeral and crematory services; cemeteries
			x		6241 Funeral and crematory services.
x	x	x	x		625 Apparel repair and alteration, shoe repair services.
					63 Business Services
	x	x	x		631 Advertising services
			x	x	6311 Advertising services, general.
			x		6312 Outdoor advertising signs, subject to Sections 3.84 and 3.86.
		x	x		632 Credit reporting services; adjustment and collection services

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TABLE 7-1
Uses Permitted in Commercial Districts

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4 C5	C6	
					66 Contract Construction Services
			x		662 Special construction trade services
	x	x	x		6621 Plumbing, heating, and air conditioning services.
		x	x		6622 Painting, paperhanging, and decorating services.
			x		6623 Electrical services.
			x		6624 Masonry, stonework, tile setting, and plastering services.
			x		6625 Carpentering and wood flooring.
		x	x		67 Governmental Services
		x	x		671 Executive, legislative, and judicial functions.
p	p	x	x	x	672 Protective functions and their related activities.
x	x	x	x	x	673 Postal services.
					68 Educational Services
p	p	x	x		681 Schools: nursery, primary, and secondary.
p	p	x	x		682 Schools: university, college, junior college, and professional school education.
					683 Special training and schooling
		x	x		6831 Vocational and trade schools.
		x	x		6832 Business and stenographic schools
		x	x		6833 Barber and beauty schools.
	x	x	x		6834 Art and music schools.
	x	x	x		6835 Dancing schools
		x	x		6836 Driving schools.
		x	x		6837 Correspondence schools.
					69 Miscellaneous Services.
x	x	x	x	x	691 Religious activities.
p	p	x	x		692 Welfare and charitable services
					699 Other miscellaneous services.
		x	x	x	6990 Membership associations, NEC.
		x	x	x	6994 Civic, social, and fraternal organizations
p	p				6994.1 Private club, excepting those whose chief activity is a service customarily carried on as a business.
					7 CULTURAL, ENTERTAINMENT, AND RECREATION
p	p	x	x	x	71 Cultural Activities and Nature Exhibitions.

TABLE 7-1
Uses Permitted in Commercial Districts

District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4 C5	C6	
					72 Public Assembly
p	x	x	x	x	721 Entertainment assembly
	x	x	x	x	7211 Amphitheaters
				x	7212 Motion picture theaters
p	x	x	x	x	7213 Drive-in movies
		p	p	p	7214 Legitimate theaters.
					7219 Other entertainment assembly, NEC.
			p	p	722 Sports assembly
	p	x	p	p	7221 Stadiums
			x	x	7222 Arenas and field houses
					723 Public assembly, miscellaneous.
					73 Amusements
			p	p	731 Fairgrounds and amusement parks
					7311 Fairgrounds
		x	x	x	739 Other amusements
	x		x	x	7391 Penny arcades.
			x	x	7392 Miniature golf.
p	p	x	x	x	7393 Golf driving ranges
					7394 Billiards, pool, and similar games.
					74 Recreational Activities
p	x		x	x	741 Sports activities
p	x	x	x	x	7412 Golf courses
p	x	x	x	x	7413 Tennis courts
p	x	x	x	x	7414 Skating
p	p	x	x	x	7417 Bowling
p	p	x	x	x	742 Playgrounds and athletic areas.
p	p	x	x	x	743 Swimming areas.
					744 Marinas.
p	p	x	x	x	749 Other recreation, NEC
p	p	x	x	x	7491 Camping and picnic areas.
					79 Parks.
					8 RESOURCE PRODUCTION AND EXTRACTION
					81 Agriculture
x	x	x	x	x	811 Farms: crop.
					819 Other agricultural and related activities, NEC, subject to Section 3.10.
x	x	x	x	x	8192. Horticultural specialties.
					82 Agricultural Related Activities
		x	x		822 Animal husbandry activities
					8221 Veterinarian services (no keeping or treatment of animals on premises)

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TABLE 7-1
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District					Uses Permitted in the Indicated Districts
C1	C2	C3	C4 C5	C6	
			x		8222 Animal hospitals. 8222.1 Animal hospitals for household pets, subject to Section 3.10.
			x		829 Other agricultural related activities, NEC. 8291. Horticultural services (including landscape contractors).

2.7.3 Bulk and Area Regulations in Commercial Districts

- (a) Every permitted use in a Commercial District shall be subject to the requirements of Table 7-2 and to the modifications thereof set forth in paragraphs (b) and (c) of this section and those set forth in Article 4.

TABLE 7-2
Bulk and Area Requirements in Commercial Districts

Dis- trict	Yards (feet), minimum				Floor Area Ratio, maximum
	Front Yard	Exterior Side Yard	Rear Yard & Interior Side Yard		
			Abutting pro- perty in an AR, Residential or O District	Not Abutting Property in a Residential or O District	
C1	25	20	10	-	0.3
C2	25	20	10	-	0.4
C3	-	-	10	-	10.0
C4	-	-	10	-	6.0
C5	25	20	10	-	0.5
C6	75	20	10	-	0.5

(b) Where a lot in a Commercial District abuts property in an AR, Residential, or O District, an exterior wall of a building on such lot may encroach on a required rear yard or interior side yard along the line separating such lot from such property; provided that such wall is constructed of masonry and is not pierced by a door, window, or air passage within such yard."

(c) Where a lot in a Commercial District abuts property in an AR, Residential, or O District, no structure on such lot adjacent to such other district shall exceed the height of 20 feet, unless the portions exceeding such height are set back in the same manner as is provided herein for structures in such other district