

**§ 230-130 Use regulations.****A.**

On lots with a minimum area of 10,000 square feet and a minimum width at the building line of 75 feet, a building may be erected, altered or used, or a lot may be used or occupied for any of the following purposes:

**(1)**

Retail establishment for the sale of dry goods, variety merchandise, clothing, food, beverages, flowers, plants, drugs, furnishings, or other household supplies; sale and repair of jewelry, clocks, optical goods, or musical instruments, or scientific or professional instruments, and similar goods.

**(2)**

Restaurant, cafe or similar establishment serving food or beverage, but excluding drive-in or fast food establishments.

**(3)**

Retail service shop, including but not limited to bakery, custom tailoring shop, household appliance repair shop, provided that a minimum of 30% of a shop used for such purposes is devoted to customer use and that such area is completely separated from any area devoted to a processing activity by a wall or partition.

**(4)**

Personal service shop, including but not limited to hairdresser, barbershop, shoe repair, dry-cleaning establishment, provided that any dry-cleaning establishment shall be a nonflammable type of operation and that a minimum of 30% of a shop used for such purpose shall be devoted to customer use.

**(5)**

Business or professional office; studio.

**(6)**

General service or contractor's shop, including carpenter, cabinet making, furniture repair, light metal working, tinsmith, plumbing, electrician, or similar use.

**(7)**

Wholesale business establishment.

**(8)**

Bank or financial institution, excluding any such use with drive-in teller facilities.

**B.**

On lots with a minimum area of 30,000 square feet and a minimum width at the building line of 125 feet, a building or group of buildings may be erected, altered or used, or a lot may be used or occupied for any of the following purposes:

**(1)**

Any use permitted in Subsection **A** above.

**(2)**

Bank or financial institution, including any such use with drive-in teller facilities.

**(3)**

Automatic or self-service car wash.

**(4)**

Automobile parking lot.

**(5)**

Automatic self-service laundry.

**(6)**

Indoor storage building or warehouse, provided that such use is ancillary to a retail or wholesale business conducted in the same building.

**(7)**

Indoor place of amusement, excluding coin-operated amusement machine establishment (consisting of more than three machines).

(8)

Motor vehicle repair shop.

(9)

Used car lot or lot for the sale of recreation vehicles, camping trailers, mobile homes, or similar vehicles, provided that any area(s) needed for maneuvering of these vehicles is provided on the lot so that no temporary storage or parking of these vehicles occurs on abutting roadways, and further provided that these vehicles are so arranged on the lot that any clear sight triangles, as required in Article [IV](#), § [230-14](#), are provided.

(10)

Public garage or automobile sales agency.

(11)

Yard for the storage and sale of coal, fuel, oil, or building materials, provided that such area shall be enclosed and completely screened from view by a visually opaque fence a minimum of six feet high or by suitable evergreen shrubbery or a combination of both.

(12)

Drive-in and fast food restaurant.

(13)

Post office.

(14)

Hotel, motel, tourist home or rooming house for transient purposes only.

(15)

Any use of the same general character as those listed in Subsection [B\(1\)](#) through [\(13\)](#) herein.

(16)

Automobile service station, or fuel pump services islands on the same site as any use permitted in this subsection or Subsection [C](#), as a special exception when authorized by the Zoning Hearing Board, provided the following criteria are met:

(a)

Fuel pumps shall be set back a minimum of 25 feet from the ultimate right-of-way.

(b)

All automobile servicing activities, except those to be performed at fuel pumps, shall be performed within a completely enclosed building.

Editor's Note: Amended at time of adoption of Code (see Ch. [1](#), General Provisions, Art. [I](#)).

(c)

No portion of any vehicular parking spaces, intended to serve other uses on the site, shall be located within 30 feet of any fuel pumps.

(d)

The location of fuel pumps shall be so planned as not to interfere with the use of parking spaces intended to serve other uses on the site and as not to impede internal circulation on the site.

C.

On lots with a minimum area of two acres and a minimum width at the building line of 175 feet, a building or group of buildings may be erected, altered or used and a lot may be used or occupied for any of the following purposes:

(1)

Any use permitted in Subsection [B](#) above.

(2)

Farm and garden supply center, including outdoor storage and sales area, provided that no area of outdoor storage shall be located less than 20 feet from a property line.

(3)

Outdoor place of amusement or recreation.

(4)

Club for social, fraternal, civic, cultural or educational purposes.

D.

Accessory uses on the same lot with, and customarily incidental to, any of the uses contained in Subsections A, B and C shall be permitted.

E.

Municipal building.

[Added 12-23-2002 by Ord. No. 1153]