

§27-809. C-N Commercial Neighborhood District.

1. Dimensional Requirements.

Uses	Min. Lot Size Sq. Ft.	Max. Bldg. Cov.	Max. Imp. Cov.	Max. Height	Min. Lot Width	Min. Front Yard Setback**	Min. Rear Yard Setback	Min. Side Yard Setback (each)
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Allowed Residential Uses Shall meet the provisions of the R-3 District.

All Other Allowed Uses	1,800	70%	90%	60	20***	0	10*	0*
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\* Except 20 feet rear setback and 6 feet side setback shall apply adjacent to an existing principally residential use.

\*\* See Section 27-909, which may require a certain front yard setback.

\*\*\* An existing principally residential building shall not be converted to a principal commercial use unless this lot width requirement is met, unless the building is not adjacent to any existing dwellings.

2. Allowed Uses.

a. Permitted by Right Uses:

Residential Uses – The same residential uses shall be allowed as are allowed in the R-3 District.

Bakery

Banking and Financial Institutions, which may include drive-through service

Convenience Stores, with Fuel Sales only allowed as a conditional use

Day Care Home

Drug Stores, which may include drive-through service

Dry Cleaners, Self-service Laundries (Limited to 2,000 Sq. Ft. of Service/production Area)

Exercise Clubs

Fire and Ambulance Station

Funeral Home

Gardens, Crop Farming and Forestry

Home Occupations, Major or Minor – See Section 27-1006

Municipal Buildings

Offices

Nursing Homes or Personal Care Centers

Parking lots other than parking areas that primarily serve tractor-trailer trucks

Personal Services, such as barber or beauty shop (See Section 27-1103), tailors, nail salons (See Section 27-1103) and certified massage therapy (See Section 27-1103), and not including a Massage Parlor.

Recreation Facilities, Public Parks and Non-Motorized Recreation Trails

C-N District Continued:

Restaurants (Eat in and Take Out), but not including drive-through service, provided that such uses shall not be developed in a building is attached to a principally residential building on another lot that is not in common ownership. This use shall not allow outdoor sale of ready-to-eat food on a regular basis on a lot that is not operated from a building on the lot.

Retail Stores without drive-through service, provided that such uses shall not be developed in a building is attached to a principally residential building on another lot that is not in common ownership.

Self-Storage Facilities

Small Appliance Sales, Service and Repair Shops

Storage or Warehousing as a principal or accessory use.

Wholesale Sales

- b. Conditional Uses: Pursuant to §27-1203.

Banquet Hall

Taverns and Nightclubs, provided that such uses shall not be developed in a building that abuts a principally residential lot unless the lots are in common ownership.

Vehicle Fuel Sales, which shall only be allowed if the applicant proves the use will be designed to avoid conflicts with pedestrian travel and to provide compatibility with adjacent uses, and provided the use is not adjacent to a principally residential lot.

- c. Special Exception Uses:

Day Care Facilities, Other than Day Care Homes

Adaptive Reuse in compliance with Section 27-1202.

Amusement Arcade