

ARTICLE XX
Commercial District C-3

§ 180.62. Permitted uses; ACCESSORY USES; conditional uses.

In this district, the land may be used and BUILDINGS and STRUCTURES may be erected, altered or used for the following purposes and no other:

180.62.1. Any of the uses listed under this subsection when conducted in an enclosed BUILDING, serving and intending to serve only the FAMILY or personal needs of the immediate neighborhood, involving only the retail sale of new merchandise and personal services and not obnoxious outside the BUILDING by reason of dust, noise or odor:

180.62.1.1. Commercial establishments such as shops or stores for the sale of baked goods, books, nonintoxicating beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, hardware, dairy products, jewelry and its repair, notions, periodicals, footwear, stationery, sundry small household articles, tobacco or wearing apparel where all products are sold on the premises at retail.

180.62.1.2. Offices, banks and financial institutions.

180.62.1.3. Laundry and cleaning establishments.

180.62.1.4. Self-service laundry and/or cleaning, tailoring, dressmaking and shoe repair shops.

180.62.1.5. Barbershops, beauty salons and hairdressing salons.

180.62.1.6. Service stations for the service of four-wheel licensed passenger motor vehicles, provided that there shall be no storage of gasoline or similar products over and above the amount needed for retail trade. **[Amended 5-3-89 by Ord. No. 740]**

180.62.1.7. Any BOROUGH or PUBLIC BUILDING.

180.62.1.8. Bowling alleys.

180.62.1.9. Restaurants. **[Added 5-7-80 by Ord. No. 607]**

180.62.2. ACCESSORY USES on the same LOT with and customarily incidental to any of the above permitted uses and not seriously detrimental to the neighborhood.

180.62.3. Conditional uses.

180.62.3.1. SOLAR ENERGY FACILITIES [Added 4-16-14 by Ord. No. 1063]

§ 180.63. Area and bulk regulations.

In this district, the minimum dimensions of LOTS, yards and other open spaces and the area of LOT required per BUILDING thereon shall be as follows:

180.63.1. There shall be a FRONT YARD of not less than thirty-five (35) feet at any point from the property line and not less than sixty-five (65) feet at any point from the center line of STREETS or roads.

180.63.2. There shall be no SIDE YARD required except in the case of a CORNER LOT, where a FRONT YARD as prescribed in § 180.63.1 shall be required on each STREET on which the land abuts.

180.63.3. Where land extends through in the rear to another STREET, there shall be a REAR YARD equal in depth to that required for the FRONT YARD on the opposite side of such STREET, but not less than thirty-five (35) feet, at least fifteen (15) feet of which shall be used for planting and SCREENING purposes.

180.63.4. Where the land is used for the purposes set out in this Article, there must be reserved a strip of land on any side adjoining a residential area, which strip shall be used for SCREENING purposes and shall be planted and maintained according to the following standards:

180.63.4.1. The screen shall consist of evergreen plantings and must be continuously maintained at such height and density as will provide an effective screen between the commercial and residential land use. The original and continued adequacy of the planted area shall be determined in accordance with the general requirements herein stated.

180.63.4.2. The strip for SCREENING purposes must have a constant depth of at least fifteen (15) feet.

180.63.5. There shall be a REAR YARD of not less than twenty-five (25) feet at any point. The fifteen-foot reserved strip required by Subsection 180.63.4 need not be added to the twenty-five-foot REAR YARD.

180.63.6. The BUILDING must not occupy more than thirty-three per cent (33%) of the LOT area.

§ 180.64. Determination of district boundaries.

In this district, the depth of any LOTS or parcels so classified or zoned shall not extend

beyond the line or lines of any established or approved plan of LOTS zoned for residential purposes. Further, the commercial area shall be considered only for frontage in the area or district so zoned, and where the same extends into or onto another STREET in the rear thereof, it shall not be considered as having established a commercial zone unless all of the area in the rear and opposite the commercially zoned property has been classified as Commercial District C-3. If said property opposite the rear of the commercially zoned property is not zoned for commercial use, the STREET at the rear of the commercial property shall not be used as access to the commercial property for loading or unloading merchandise or as access to a PARKING AREA.

§ 180.65. Loading and access areas.

In this district, a loading and access area shall be provided to the rear of all commercial BUILDINGS. The area shall be a level strip not less than twenty (20) feet in depth. The purposes of this area, *inter alia*, shall be to grant rear access to the BUILDING for fire and police protection and for the loading and unloading of merchandise and to protect such property and the occupants thereof. Where site plans indicate the necessity of a retaining wall at the rear of the STRUCTURE, the COMMISSION may permit a properly engineered retaining wall to be used as the rear wall of the BUILDING, in which case all loading and unloading shall be performed in the BUILDING and the twenty-foot strip will not be required.