

ARTICLE XXIII
Commercial District C4-S

§ 180.72. Permitted uses; use exceptions; 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. The regulations of the C4-S District are intended to permit and encourage special DEVELOPMENT suitable and appropriate to certain portions of the BOROUGH having unique location and natural site advantage or disadvantage in relation to commercial uses.

180.72.1. Permitted uses.

180.72.1.1. All uses permitted in Commercial District C-4, under the restrictions established in Article XXII, after approval of the site plan (see **§ 180.94**) by COUNCIL upon recommendation by the COMMISSION.

180.72.1.2. Use exceptions. The following use is permitted, subject to approval of the site plan (see **§ 180.94**) by COUNCIL upon recommendation by the COMMISSION:

180.72.1.2.1. MAJOR EXCAVATING, GRADING OR FILLING.

180.72.1.2.1.1. The operation shall be controlled in such a manner as to offer reasonable protection to the neighborhood against possible detrimental effects, taking into consideration the physical relationship to surrounding properties and access to the site.

180.72.1.2.1.2. The proposed use of any STREET for incidental trucking operations must have the approval of COUNCIL.

180.72.1.3. Conditional uses.

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