
118.2.2 Commercial Districts.

Commercial zoning districts include Neighborhood Commercial (NC), Commercial General (CG) and Commercial Intensive (CI).

2.Commercial General (CG) It is the express intent of the CG District to provide areas for commercial activities that meet the retail shopping and service needs of the community. See Tables 118.2.1.H for nonresidential use dimensional standards and refer to Table 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Permitted uses

- 1) Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).
- 2) Animal grooming.
- 3) Animal hospital, veterinary clinic (See 118.3.3.C.2).
- 4) Art studio, gallery (See 118.3.3.C.3).
- 5) Assisted living facility; nursing home; life care facilities.
- 6) Auction room, auction house.
- 7) Bank.
- 8) Bar, dancehall, nightclub, restaurant with entertainment, bottle club (See 118.3.3.C.1).
- 9) Bed and breakfast.
- 10) Butcher, baker, catering.
- 11) Call center.
- 12) Car wash, full or self-service.
- 13) College; university, trade school, enrichment classes such as dance or martial arts.
- 14) Convenience store with or without gas pumps, gas station (See 118.3.3.C.4).
- 15) Copy, print, pack and ship, printing, publishing, post office, and other office type services.
- 16) Day care center (adult or child), preschool.
- 17) Dock or pier (commercial), wet or dry storage of boats, marina (See 118.3.3.C.6), boat rental, ferry.
- 18) Drug and alcohol rehabilitation treatment or clinic, detoxification centers.
- 19) Funeral home (crematorium and mortuary accessory only).
- 20) Greenhouse or nursery, commercial, garden center.
- 21) Health club.
- 22) Hotel, motel, inn, extended stay facility.
- 23) Indoor commercial recreation.

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- 24) Laundromat, dry-cleaning, and carpet cleaning plants and drop-off, diaper service, linen supply.
 - 25) Live-work.
 - 26) Lodge, membership club (See 118.3.3.C.1).
 - 27) Medical, dental, chiropractor, counseling, outpatient surgery centers and offices.
 - 28) Medical or dental laboratory.
 - 29) Museum, library, community center (public).
 - 30) Offices; business, professional, financial, governmental or operational.
 - 31) Park, recreation field, beaches.
 - 32) Parking, surface or garage, as accessory or primary use.
 - 33) Personal care services.
 - 34) Pharmacy (stand-alone).
 - 35) Police, fire, EMS substation.
 - 36) Radio, TV or recording studio.
 - 37) Religious institutions (See 118.3.3.B.2).
 - 38) Repair services, non-automotive.
 - 39) Residential, multifamily (See 118.3.3.A.3).
 - 40) Residential, townhouse (See 118.3.3.A.1).
 - 41) Research, testing, and development laboratory.
 - 42) Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).
 - 43) Retail, wholesale or rental store.
 - 44) School, public or private (K—12).
 - 45) Self-storage; fully enclosed indoor multi-story or mini storage (See 118.3.3.C.8).
 - 46) Student Dormitory, Fraternity, Sorority.
 - 47) Water management structures, wells, reservoirs.

Conditional uses

- 48) Alternative or post-incarceration facility, transitional home, halfway house.
- 49) Auditorium, arena, stadium, indoor athletic, tennis, swim club.
- 50) Boarding; rooming or lodging facility; youth hostel.
- 51) Bus and train passenger terminal, taxi dispatch, limo service.
- 52) Campground, travel trailer park, recreational vehicle park (See 118.3.3.A.4).
- 53) Light manufacturing, repair or assembly of equipment and instruments.
- 54) Machine shop.
- 55) Major utilities.

56) Manufactured housing sales.

57) Psychiatric institution.

58) Recycling drop-off facility.

59) Vehicle (all kinds) and machinery sales, rental or leasing (See 118.3.3.C.12).

60) Vehicle service: minor and major repairs, modifications and maintenance (See

B. Building envelope standards. The building envelope standards for buildings in the commercial districts are as follows. The cross-reference shown in the right hand column of the table lists additional standards that must be followed.

Table 118.2.1.H. Nonresidential Dimensional Standards

NONRESIDENTIAL	NC	CG	CI	CI-NR
Lot (min ft.)				
Area (sq. ft.)	10,000	10,000	10,000	10,000
Width	100	100	100	100
Area per Unit (sq. ft.)				
Yard Setbacks (min ft.)				
Front	25	25	25	25
Side (interior)	10	10	10	10
Side (street)	20	20	20	20
Rear	10	10	10	10
Waterfront	25	25	25	25
Bulk (max)				
Height (ft.)	45	70' or 5 stories	70' or 5 stories ¹	70' or 5 stories ¹
Building Coverage	45%	45%	45%	45%

¹ 70 feet or five stories subject to the underlying setbacks, or no height limit, except that height of structures cannot exceed twice the least proposed yard setback. The option for height limit must be determined at the time of site work permits.

Table 118.2.1.I. Residential Density in Commercial Districts

MULTI-FAMILY/TOWNHOUSE	NC	CG	CI	CI-NR
Density (max units/acre)				
Permitted by-right	16	25	40	0
Additional Density [through] the conditional use process ¹ .				0

¹ The maximum density is determined by the underlying Future Land Use designation

Note: See Tables 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

(Ord. No. 3422, § 4, 1-14-2008; Ord. No. 3473, § 3, 6-16-2008; Ord. No. 3841(Exh. A), § 1, 10-1-2018; Ord. No. 3890, § 1(Exh. A), 1-21-2020; Ord. No. 3918, § 3, 12-6-2021; Ord. No. 3975, § 2, 8-21-2023; Ord. No. 4000, § 2, 12-4-2023)

