

## **Sec. 5.6.11. CG-1 - GENERAL COMMERCIAL.**

5.6.11.1. STATEMENT OF INTENT. Districts in this category are intended for application to areas relatively close to the Central Business District and along streets carrying primarily local traffic. Uses permitted are intended to satisfy local needs primarily, rather than to serve through traffic. This district is created in recognition of a pattern of land ownership and established development in the City, yet permits those uses commonly associated with general commercial land uses.

### **5.6.11.2. PERMITTED PRINCIPAL USES AND STRUCTURES.**

5.6.11.2.1. Public buildings and lands.

5.6.11.2.2. Retail stores, sales and display rooms, and sales and display lots other than sales and display lots for vehicles, manufactured homes, recreational vehicles and the like, or for building materials all of which are not permitted.

5.6.11.2.3. Service and repair establishments, including service stations and repair garages not having characteristics prohibited under "Prohibited Uses and Structures".

5.6.11.2.4. Personal service establishments including barber and beauty shops; cleaning, dyeing, laundry, pressing, alteration, tailoring, shoe repair and the like, and including those with processing on the premises.

5.6.11.2.5. Offices, studios, clinics and laboratories.

5.6.11.2.6. Financial institutions, including banks and loan companies.

5.6.11.2.7. Clubs and lodges.

5.6.11.2.8. Churches.

5.6.11.2.9. Funeral homes.

5.6.11.2.10. Vocational schools not involving operations of an industrial nature.

5.6.11.2.11. Plant nurseries.

5.6.11.2.12. Existing single family detached, semi-detached and two family dwellings.

5.6.11.3. PERMITTED ACCESSORY USES AND STRUCTURES.

5.6.11.3.1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

5.6.11.3.2. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.

5.6.11.3.3. Do not involve operations or structures not in keeping with the character of the district.

5.6.11.3.4. Dwelling units when a part of the permitted principal use, for owners and employees only, provided all minimum requirements for the area, setback, height and related requirements for the district are met, and provided further, that all such dwellings shall be confined to the rear one-half of the ground floor, or to a floor other than the ground floor of the principal permitted use. Dwelling units shall be limited to one for each permitted principal use and contain a minimum of 500 sq. ft. of living area but in no case shall the aggregate residential floor area exceed the aggregate floor area of the permitted principal use. One off-street parking space shall be provided for each dwelling unit in addition to the required off-street parking for the permitted principal use and shall be provided at the rear or side of the principal use.

5.6.11.3.5. Dish Antennas.

5.6.11.4. SPECIAL EXCEPTIONS.

5.6.11.4.1. Multiple family dwellings provided all yard, setback and off street parking requirements as for RG-2 are met as required.

5.6.11.4.2. Limited wholesaling and distribution services with the following conditions:

5.6.11.4.2.1. Maximum floor area of 5,000 sq. ft.(total).

5.6.11.4.2.2. No access or loading door permitted on any building side adjacent to a residential zoning district

unless a solid wall or fence, a minimum of 6 feet high, is constructed.

5.6.11.4.2.3. A minimum 25 foot building setback shall be maintained from all residential zoned property.

5.6.11.4.2.4. Distribution shall make up no more than 75% of the total floor area of any building.

5.6.11.4.3. Kennels, provided that outdoor animal runs and outdoor structures housing animals shall be a minimum distance of 50 feet from all residential property lines within the Commercial General zoning district and 100 feet from all property lines abutting other residential zoning districts. Animal run areas shall be completely surrounded by an eight (8) feet high solid wall or solid fence. Kennels shall be maintained so as not to violate existing city codes.

#### 5.6.11.5. PROHIBITED USES AND STRUCTURES.

5.6.11.5.1. Dwellings, except as provided for herein.

5.6.11.5.2. Storage warehouses and yards, scrap or salvage yards, automotive wrecking yards or establishments for sale of used parts, outdoor storage of vehicles not in operating condition except for periods of less than 2 weeks at service stations and repair garages.

5.6.11.5.3. Bulk petroleum products sales and distribution.

5.6.11.5.4. Truck terminals.

5.6.11.5.5. Sale of alcoholic beverages other than malt liquor and wine for either on or off premise consumption, and any sale of alcoholic beverages in locations where such sale is prohibited by other ordinances of the City.

5.6.11.5.6. Off-site signs.

5.6.11.5.7. All uses and structures not of a nature permitted herein, and any use which the Board of Adjustment, upon appeal and after investigating similar uses elsewhere, shall deem to be actually or potentially noxious, dangerous or offensive by reason of odors, smoke, noise, glare, fumes, gas, fire, explosion, vibration, or emission of particulate

matter, to adjacent occupancies, in the same or neighboring districts or to those who pass on public ways.

5.6.11.5.8. Excavation, borrow pits.

5.6.11.5.9. Mining.

5.6.11.5.10. Livestock, including swine, cattle, sheep, goats, and poultry.

5.6.11.6. MINIMUM LOT REQUIREMENTS. (Area & width),  
(See also Sec. 5.2.5. of the LDR.)

5.6.11.6.1. Residential uses unless provided otherwise herein:

Multiple family:

Lot width: 70 feet.

Lot area: 8400 sq. ft. plus 2000 sq. ft. for each dwelling unit in excess of 2.

5.6.11.6.2. Service Stations:

Lot width: 140 feet.

Lot area: 15,000 sq. ft.

5.6.11.6.3. Other uses: None, except as needed to meet other requirements contained herein.

5.6.11.7. MINIMUM YARD REQUIREMENTS. (Depth of front & rear yard width of side yard)

Front: None except multiple family residential, which shall be 25 feet

Side: 7 feet.

Rear: 10 feet for non-residential principal uses.  
20 feet for residential uses.

5.6.11.8. MAXIMUM LOT COVERAGE BY ALL BUILDINGS. 50%

5.6.11.9. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 70%  
for all upland soils. All other soils shall remain unimproved.

5.6.11.10. MAXIMUM HEIGHT OF STRUCTURES. Except as provided in Sec. 5.2.4. no portion shall exceed: 35 feet.

5.6.11.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.

5.6.11.11.1. Off-Street Parking:

5.6.11.11.1.1. Sales lots and outdoor display areas:  
1 space for each 1000 sq. ft. of sales lot or outdoor display area.

5.6.11.11.1.2. Offices, studios, clinics, laboratories: 1 space for each 200 sq. ft. of floor area.

5.6.11.11.1.3. Service stations, repair garages: No vehicle being serviced, repaired, or stored, or awaiting or following service, repair or storage, shall be parked on any public street, alley or right-of-way by persons operating or employed by such service stations or repair garages.

5.6.11.11.1.4. Multiple family residential: 2 spaces for each dwelling unit.

5.6.11.11.1.5. All other uses or structures: 1 space for each 200 sq. ft. of floor area open to the public.

5.6.11.11.2. Off-Street Loading. All permitted or permissible uses requiring loading space for normal operations shall provide adequate loading space so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into any public street, walk, alley or way.

5.6.11.12. LIMITATIONS ON SIGNS. No signs intended to be read from off the premises shall be permitted except:

5.6.11.12.1. Signs relating only to identification of the premises and occupants and to goods sold or services rendered on the premises, limited as to number and area as follows:

5.6.11.12.1.1. One sign, which does not exceed 10 sq. ft. of surface area, for each 10 lineal feet of building frontage, the location of which is identified on the Occupational License. Such sign shall be mounted on the main building and shall not extend more than 3 feet above the roof or beyond the sides of the building. In addition, when one or more places of

business or activities exist in a building, not more than one free-standing combined identification sign may be permitted when mounted on a permanent support in any required front yard in this district, if such sign and its support do not impede visibility in relation to traffic flow on the site or on the adjacent streets. Such free-standing sign shall not exceed 32 square feet in surface area per side or 64 square feet in total combined surface area. If at a later date other places of business or activities locate on the subject site, the original individual sign structure and copy shall be surrendered and combined as for Sec. 5.6.11.12.1.2. below. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.11.12.1.2 When more than one place of business or activity exist in combination on a site, not more than one free-standing identification sign may be permitted when mounted on a permanent support in any required front yard in this district if such sign and its support do not constitute substantial impediments to visibility in relation to traffic flow on the site or on the adjacent street. Such free-standing sign, whether identifying a single place of business or activity or a combined grouping of places of business or activities, shall not exceed 80 square feet in surface area per side or 160 square feet in total combined surface area. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.11.12.2. For multiple family dwelling developments permissible in this district containing 20 or more dwelling units: One permanent identification sign, not exceeding 12 sq. ft. in area, erected at each principal entrance to the development.

5.6.11.12.3. In advertising any property for sale, rent or lease, signs with a combined total surface area not exceeding 3 sq. ft. are permitted.

5.6.11.12.4. Portable signs as provided in Chapter 7 of the LDR.

5.6.11.12.5. No sign support(s) shall be erected within 10 feet of any property line.

5.6.11.13. MINIMUM SQUARE FEET OF LIVING AREA. Multiple family dwelling units shall contain a minimum of 500 sq. ft. of living area. The minimum square footage requirement does not include any carport, garage or other non-living area. Any utility room separated from the dwelling unit is also excluded.