

F. ADDITIONAL SETBACK STANDARDS

1. Setbacks for garages located along an alleyway:
 - A. if the car access to the garage is at a 90 degree or perpendicular to the alleyway, then the setback of the garage shall be no less than 20' from the rear property line
 - B. if the car access to the garage is parallel to the alleyway, the setback of the garage shall be no less than 5' from the rear property line
2. Exceptions to the principal structure setback requirements in "E" above may be allowed without the granting of a variance if the following circumstances exist:
 - A. where structures exist on adjoining side lots of a proposed building site, then the setback requirement shall conform to the setbacks of those structures existing on the adjoining side lots
 - B. or in the case of rebuilding a destroyed building, providing it does not involve a non-conforming use, the structure setback may be the same as existed prior to its destruction

SECTION IX. CENTRAL COMMERCIAL DISTRICT

- A. **Purpose.** The "C" or Central Commercial District is intended to provide an area for retail stores and offices which are mutually compatible and which gain economic advantage from close proximity to each other. The economic welfare of this District depends on intense retail and office development.
- B. **Permitted Uses.**
 1. Banks, Finance, Insurance, and real estate services
 2. Professional offices such as medical and dental clinic, architects' and attorneys' offices
 3. Retail establishments such as groceries, bakery, department stores, hardware, drug stores, clothing and furniture stores, flower shops
 4. Personal services such as laundry, barber, shoe repair shop, and photography studios
 5. Restaurants, cafes, supper clubs, taverns, excluding drive-ins
 6. Repair services such as jewelry, radio, and television repair shops
 7. Services such as theaters and art galleries
 8. Public and semi-public buildings such as post office, city hall, fire and police stations, and community center
 9. Hospitals and medical centers

C. Permitted Accessory Structures or Uses.

1. Uses incidental to the principal uses such as off-street parking, loading and unloading areas

D. Special Uses

1. Apartments units as an integral part of commercial structures and are located on the upper floors of the structure
2. Veterinary or animal clinics
3. Publicly owned and operated recycling facilities

E. Performance Standards

Lot Area Minimum	Lot Width Minimum	Front Yard – setback from Rights – of – way	Side Yard Setback	Rear Yard Setback	Building Height Restrictions
No Minimum	No Minimum	10 feet or the average setback of those buildings located on either side of proposed use	50 feet from the R-1 and R-2 Dists.	25 Feet from the R-1 and R2 Dists.	35 feet or 2 stories

*additional requirements for signs, parking, and other uses are set forth in section XII.

SECTION X. HIGHWAY COMMERCIAL DISTRICT (HC)

A. Purpose. The "HC" Highway Commercial District is intended to provide a district allowing for the development of highway oriented businesses and uses which require concentrations of automobile traffic closely related to existing urban area or major transportation routes. The district is also intended to accommodate those commercial uses which may be incompatible with predominantly retail uses permitted in the other business district and whose service is not confined to any one neighborhood or community.

B. Permitted Uses.

1. Auto Sales and Service
2. Automobile service stations, repair shops, tire and battery sales
3. Bowling alleys, billiard and pool halls, skating rinks
4. Car Wash
5. Drive – in restaurants, drive-in theaters or similar uses that provide goods and services to patrons in automobiles
6. Farm implement sales, repair and storage
7. Lumber yards