

SECTION 6

## COMMERCIAL DISTRICTS

- 6.0 Purpose
- 6.1 C-1 Local Shopping District
- 6.2 C-2 Community Shopping District
- 6.3 C-3 General Business District
- 6.4 C-4 Office Transitional District

- 6.0 PURPOSE. The Commercial District regulations are intended to govern the location, intensity, and method of development of the business and commercial uses needed to serve the citizens of Bridgeview and its trade area. The regulations of each district are designed to provide for groupings of business and commercial uses that are compatible in scope of services and method of operations. All business uses are contained in the following four business district classifications:

- C-1 Local Shopping District
- C-2 Community Shopping District
- C-3 General Business District
- C-4 Office Transitional District

6.1 C-1 LOCAL SHOPPING DISTRICT

- 6.11 Description of district. The C-1 Local Shopping District is intended to provide areas to be used by retail or service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off-street parking and loading and provide for existing individual or small groups of local stores. This district is normally located on primary or secondary thoroughfares, is relatively small in size, and has bulk standards comparable to the bulk standards for low density residential districts.

- 6.12 Uses permitted. No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied, or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Retail business which supply commodities on the premises, such as, but not limited to:

- a.. Apparel store.
- b. Bakery, in which the manufacture of goods is limited to goods retailed on the premises only
- c. Book and stationery store.
- d. Camera store.
- e. Candy and confectionery store.
- f. Dairy products store.
- g. Delicatessen.
- h. Drug store.
- i. Dry goods store.
- j. Floral shop.
- k. Grocery and food store.
- l. Hardware store.
- m. Ice cream store.
- n. Meat market.
- o. Restaurants, excluding drive-thru window service.
- p. Shoe store.
- q. Sporting goods store.
- r. Toy store.
- s. Variety store.

2. Personal service establishments which perform services on the premises, such as, but not limited to:

- a. Barber shop.
- b. Beauty parlor.
- c. Dancing school.
- d. Dry Cleaner, but not a central plant serving more than one retail outlet.
- e. Laundry and dry cleaner, self-service only.
- f. Music school.
- g. Photographic studio.
- h. Shoe repair shop.
- i. Tailor shop.

3. Business service establishments which perform services on the premises, such as, but not limited to:

- a. Bank, not including drive-in facilities.
- b. Currency exchange.

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- c. Financial institution.
- d. Insurance agency.
- e. Loan company.
- f. Real estate office.
- g. Savings and loan, not including drive-in facilities.

4. Professional office establishments, such as, but not limited to:

- a. Attorney and law office.
- b. Chiropodist's office.
- c. Chiropractor's office.
- d. Dentist's office.
- e. Doctor's, surgeon's, and/or physician's office.
- f. Medical and dental clinics.
- g. Optician's office.
- h. Osteopath's office.

5. Public, quasi-public and governmental buildings and facilities, such as, but not limited to:

- a. Church.
- b. Essential services, such as gas regulator stations, telephone exchanges, electric substations.
- c. Off-street parking facility.
- d. Office building.
- e. Post office.
- f. Public utility establishments.

6.13 Special uses permitted. The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in section 12.

- 1. Similar and compatible uses to those allowed as "permitted uses" in this district.
- 2. Amusement places, including swimming pools, ice skating rinks, billiard parlors and bowling alleys.
- 3. Automobile service station, for the sale of gas, lubricants, coolants, and minor accessories only, and the performance of incidental

services such as tire changing, battery charging, and accessory installations.

4. Child care nursery.
5. Drive-in banking facilities.
6. Home occupations.
7. Residence of the proprietor of a commercial use so long as residence shall not be an efficiency unit.
8. Residence, when on the second floor and secondary to the business use of the premises so long as said residence shall not be an efficiency unit.
9. Theaters, indoor only.
10. Outdoor general advertising device that advertises a group of commercial uses.
11. Planned unit development.
12. Massage establishments.
13. Tanning establishments.

**6.14 Temporary permit uses permitted.** Upon application to and issuance by the Building and Zoning Commissioner of a permit therefor, the following uses may be operated as temporary uses:

1. Temporary building or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district. Each permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4) successive periods at the same location.
2. Temporary office, both incidental and necessary for the sale or rental of real property. Each permit shall specify the location of the office and the area of permitted operation. Each such permit shall be valid for a period of not more than one (1) year and shall not be

renewed for more than four (4) successive periods at the same location.

DELETED 11-8-00<sup>3</sup>.

~~Real estate subdivision sign, not to exceed one hundred (100) square feet for each face. Sign shall be non illuminated. Each permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than four (4) successive periods at the same location.~~

4. Bazaar, dance, and/or carnival; provided, however, that each permit shall be valid for a period of not more than seven (7) days; and provided, further, that a period of at least ninety (90) days shall intervene between the termination of one permit and the issuance of another permit for the same location.
5. Christmas tree sales; each such permit shall be valid for a period of not more than sixty (60) days.
6. Parking lot designated for a special event; provided, however, that each permit shall be valid only for the duration of the designated special event.

**6.15 Accessory uses permitted.** Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted or special use.

**6.16 Prohibited uses.** All uses not expressly authorized by the C-1 District in sections 6.12, 6.13, 6.14 and 6.15, including but not limited to:

1. The sale or consumption of alcohol by any establishment in any form.
2. Drive-in restaurants.
3. Hotels and motels.

DELETED 11-8-00

4. Residential uses, except as a special use.
5. ~~Signs~~ and billboards.
6. Undertaking establishments and funeral parlors.

6.17 Site and structure requirements.

1. Minimum lot area. None required, except that each residential use shall have a ground area of not less than five thousand (5,000) square feet.
2. Front yard. All structures shall be set back at least thirty feet (30') from the front lot line.
3. Side yard. None required; however, if a yard is provided, it shall be not less than five feet (5'). Adjoining a residential district, a side yard of not less than five feet (5') shall be provided.
4. Rear yard. All structures shall be set back at least twenty feet (20') from the rear lot line.
5. Maximum height. No structure or portion thereof shall exceed a height of two (2) stories, or twenty-five feet (25'), except as provided in section 8.5.
6. Floor area ratio. Not to exceed 1.0.

6.18 Special provisions.

1. Enclosure of operations. All business, servicing or processing shall be conducted within completely enclosed buildings, except:
  - a. Off-street parking or loading.
  - b. Accessory uses when allowed by the special use procedure.
2. Parking requirements. In accordance with the applicable regulations set forth in section

10. In addition, the parking of trucks, when accessory to the conduct of a permitted use, shall be limited to vehicles having not over one and one-half tons capacity, except for pick up and delivery services.

~~3. Sign requirements. In accordance with the applicable regulations set forth in section 8.8. DELETED 11-8-00~~

4. Performance standards. All activities shall conform with the performance standards established for the industrial districts.

5. Scope of operations. All business establishments shall be retail trade or service establishments dealing directly with consumers, and all goods produced on the premises shall be sold on the premises where produced.

6. Screening. Where a commercial use abuts or is across the street from a residential district, a six foot (6') privacy fence shall be provided on the rear and side lot lines.

7. Lighting. All lighting shall be shielded from adjacent residential areas.

## 6.2 C-2 COMMUNITY SHOPPING DISTRICT

6.21 Description of district. The C-2 Community Shopping District is intended to provide areas to be used as the primary shopping area for Bridgeview and other nearby communities, transients, and for the shopping area for occupants of various business and industrial establishments. The district permits most all types of business and commercial enterprises, offices, and service establishments. This district is normally centrally located with respect to the shopping service area and located at the convergence or along the major thoroughfares of the community.

6.22 Uses permitted. No land shall be used or occupied, and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for

other than one or more of the following specified uses.

1. Retail businesses, which supply commodities on the premises, such as, but not limited to:
  - a. Retail businesses permitted in the C-1 District.
  - b. Appliance store.
  - c. Art and school supply store.
  - d. Art gallery.
  - e. Automobile accessories store.
  - f. Bars, cocktail lounges and taverns.
  - g. Bicycle store; sales, rental and repair.
  - h. Business machines store.
  - i. China and glassware store.
  - j. Department store.
  - k. Drapery store.
  - l. Floor coverings, including rugs and carpets.
  - m. Furniture store.
  - n. Gift shop.
  - o. Hobby shop.
  - p. Jewelry store.
  - q. Leather goods and luggage store.
  - r. Linoleum and tile store.
  - s. Locksmith.
  - t. Merchandising machines, sale of products.
  - u. Newsstand.
  - v. Notions store.
  - w. Office supplies and stationery.
  - x. Paint and wallpaper store.
  - y. Pet shop.
  - z. Radio and television sales.
  - aa. Record shop.
  - bb. Tobacco shop.
  - cc. Toy store.
  - dd. Trading stamp store.
2. Personal service establishments which perform services on the premises, such as, but not limited to:
  - a. Personal service establishments permitted in the C-1 District.
  - b. Clothing rental agency.
  - c. General minor repair or fix-it shop.
  - d. Interior decorating shop.

- e. Laundry.
- f. Tailor or dressmaker.
- g. Travel bureau.
- h. Undertaking establishment and funeral parlor.

3. Business services establishments which perform services on the premises, such as, but not limited to:

- a. Business service establishments permitted in the C-1 District
- b. Better business bureau.
- c. Blueprinting establishment.
- d. Business and management consultant.
- e. Business office.
- f. Chamber of commerce.
- g. Charitable organization.
- h. Civic association.
- i. Credit agency.
- j. Dance studio.
- k. Detective agency.
- l. Employment agency.
- m. Insurance carrier.
- n. Investment company.
- o. Labor union and organization.
- p. Mail order house.
- q. Merchants association.
- r. News syndicate.
- s. Newspaper office.
- t. Picture framing.
- u. Political organization.
- v. Professional membership association.
- w. Radio and television service and repair.
- x. Real estate board.
- y. Security and commodity broker.
- aa. Taxicab stand.
- bb. Trade association.

4. Professional office establishments, such as, but not limited to:

- a. Professional office establishments permitted in the C-1 District.
- b. Accounting, auditing, and bookkeeping.
- c. Artists and industrial designers.
- d. Engineering and architectural services.

- e. Laboratories, medical and dental.
  - f. Landscape architects.
  - g. Professional consultants.
  - h. Professional offices.
  - i. Scientific research agencies.
5. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to:
- a. Public, quasi-public, and governmental buildings and facilities permitted in the C-1 District.
  - b. Bus passenger station.
  - c. Hospital.
  - d. Museum, art gallery.
  - e. School and college.
  - f. Transit and transportation facilities.
  - g. Vocational school.
6. Residential type structures, such as, but not limited to:
- a. Apartment, only upon the following conditions:
    - 1) Dwelling units shall not be permitted below the third floor above ground level of the building.
    - 2) No building shall contain more than fifty per cent (50%) of its gross floor area for multiple family dwellings.
    - 3) Dwelling units shall not be located on the same floor with any other use allowed in the C-2 District.
    - 4) Minimum lot area per dwelling unit shall be in accord with the following table:

<u>Number of bedrooms</u>	<u>Minimum lot area</u>
One bedroom	800 square feet
Two bedroom	1,000 square feet

- 5) Minimum floor area per dwelling unit shall be in accord with the following table:

<u>Number of bedrooms</u>	<u>Minimum lot area</u>
Efficiency unit	500 square feet
One bedroom	650 square feet
Two bedroom	800 square feet

- 6) Apartments with more than two bedrooms shall not be permitted nor shall efficiency units be permitted.

- b. Apartment hotel, so long as it shall not contain efficiency units.
- c. Convalescent home, nursing home, rest home or sanitarium.
- d. Dormitories, fraternities and clubs.
- e. Hotel and/or motel.

7. Eleemosynary and Not-For-Profit Institutions:

- a. Eleemosynary institutions.
- b. Clubs, lodges, social or recreational buildings not-for-profit.

**6.23 Special uses permitted.** The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in section 12:

- 1. Similar and compatible uses to those allowed as "permitted uses" in this district.
- 2. Antique shop.
- 3. Child care nursery.
- 4. Residence of the proprietor of a commercial use.
- 5. Residence, when on the second floor and secondary to the business use of the premises.
- 6. Planned unit development.

7. Drive-in banking facilities.
8. Automobile service station, for the sale of gas, lubricants, coolants and minor accessories only, and the performance of incidental services such as tire changing, battery charging, and accessory installations.
9. Billiard/pool hall.
10. Bowling alley.
11. Social and fraternal association.
12. Massage establishments.
13. Tanning establishments.

**6.24 Temporary permit uses permitted.** Upon application to and issuance by the Building and Zoning Commissioner of a permit therefor, the following uses may be operated as temporary uses:

1. C-1 District temporary uses.

**6.25 Accessory uses permitted.** Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted or special use.

**6.26 Prohibited uses.** All uses not expressly authorized by the C-2 District in sections 6.22, 6.23, 6.24 and 6.25, including, but not limited to:

1. Drive-in restaurants.
2. Residential uses, except as a special use.
3. Used furniture and second-hand stores, other than antiques.
4. Used car lot.
5. Automobile agencies.
6. Wholesale uses.

**6.27 Site and structure requirements.**

1. **Minimum lot area.** None required, except that each residential use shall have a ground area of not less than five thousand (5,000) square feet.
2. **Front yard.** All structures shall be set back at least thirty feet (30') from the front lot line.
3. **Side yard.** None required; except if a yard is provided, it shall be not less than five feet (5').
  - a. **Outer court.** The width of an outer court shall not be less than ten feet (10'), or less than one-half of the height of each court, or less than one-half the length of such court, whichever is greater.
  - b. **Inner court.** The width of an inner court shall not be less than twenty feet (20'), the length shall not be less than one-half the height of such court, and the area shall not be less than twice the square of its required least dimension.
4. **Rear yard.** None required.
5. **Maximum height.** No structure or portion thereof shall exceed a height of ten (10) stories, or one hundred feet (100'), except as provided in section 8.5.
6. **Floor area ratio.** Not to exceed 4.0.

**6.28 Special provisions.**

1. **Enclosure of operations.** All business, servicing or processing shall be conducted within completely enclosed buildings, except:
  - a. Off-street parking or loading.
  - b. Accessory uses when allowed by the special use procedure.
2. **Parking requirements.** In accordance with the applicable regulations set forth in section 10.
- ~~3. **Sign requirements.** In accordance with the applicable regulations set forth in section 8.8.~~ DELETED 11-8-00

4. **Performance standards.** All activities shall conform with the performance standards established for the industrial districts.
5. **Scope of operations.** All business establishments shall be retail trade or service establishments dealing directly with consumers, and all goods produced on the premises shall be sold on the premises where produced.
6. **Screening.** Where a commercial use abuts or is across the street from a residential district, a six foot (6') privacy fence shall be provided on the rear and side lot lines.
7. **Lighting.** All lighting shall be shielded from adjacent residential districts.

### **6.3 C-3 GENERAL BUSINESS DISTRICT.**

**6.31 Description of district.** The C-3 General Business District is intended to provide areas to be used for all types of retailing and service uses, certain wholesale and warehousing uses, and some limited industrial activities that are normally associated with commercial uses. The uses allowed are often large space uses and cater to customers who do not make frequent purchases. The market area for the permitted uses extends to an area much larger than the local community. Automotive service type uses and automobile associated uses are normally located in this district to service passer-by traffic. The district is normally located along major thoroughfares, where adequately sized parcels of land allow for large setbacks, clear vision, and safe ingress and egress. The district is also located adjacent to the C-2 district

**6.32 Uses permitted.** No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied, or used except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Retail businesses, such as, but not limited to:
  - a. Retail businesses permitted in the C-2 District.
  - b. Antique shop.
  - c. Boat dealer.

- d. Bottled gas dealer.
  - e. Building services and supplies.
  - f. Camper sales.
  - g. Direct selling establishments where products are stored and distributed.
  - h. Drive-in restaurant.
  - i. Farm and garden supply store.
  - j. Fuel and ice dealer.
  - k. Fuel oil dealer.
  - l. Hay, grain and feed store.
  - m. Ice cream refreshment stand.
  - n. Lumber yard.
  - o. Mobile home dealer.
  - p. Motor vehicle dealer.
  - q. Motorcycle sales.
  - r. Nursery stock.
  - s. Tire, battery and accessory dealer.
  - t. Tombstone and monument sales.
  - u. Use car lot.
  - v. Automobile repair, muffler and brake shops, excluding, however, automobile wrecking, rebuilding and body work.
2. Personal service establishments, such as, but not limited to:
- a. Personal service establishments permitted in the C-2 District.
  - b. Child care nursery.
  - c. Food locker rental.
  - d. Furniture cleaning.
  - e. Industrial launderer.
  - f. Laundry, dry cleaning and dyeing plant.
3. Business service establishments, such as, but not limited to:
- a. Business service establishments permitted in the C-2 District.
  - b. Amusement park.
  - c. Automobile diagnostic center.
  - d. Automobile driving instruction.
  - e. Automobile rental.
  - f. Automobile repair, muffler and brake shops, excluding, however, automobile wrecking, rebuilding and body work.
  - g. Automobile undercoating service.
  - h. Bottling works.

- i. Cartage, express and parcel delivery establishment.
- j. Commercial greenhouse.
- k. Commercial swimming pool.
- l. Commercial testing laboratory.
- m. Contractor's yard.
- n. Disinfecting and exterminating service.
- o. Drive-in theater.
- p. Equipment rental and leasing service.
- q. Furniture repair and reupholstery.
- r. Go-kart raceway.
- s. Golf course and/or country club.
- t. Indoor skating rink.
- u. Lawn mower repair shop.
- v. Motorcycle service and repair.
- w. Packing and crating establishment.
- x. Paint shop.
- y. Radio and television repair shop.
- z. Repair service, large-major items.
- aa. Riding stable.
- bb. Septic tank cleaning service.
- cc. Sewer cleaning and rodding service.
- dd. Sign contractor.
- ee. Swimming pool sales and service.
- ff. Taxidermist.
- gg. Tennis club.
- hh. Tire retreading and repair shop.
- ii. Towing service.
- jj. Trampoline center.
- kk. Veterinary clinic, animal hospital and kennels.
- ll. Water softener service.
- mm. Welding shop.
- nn. Window cleaning firm.

4. Professional office establishments, such as, but not limited to:

- a. Professional office establishments permitted in the C-2 District.

5. Public, quasi-public and governmental buildings and facilities, such as, but not limited to:

- a. Public, quasi-public and governmental buildings and facilities permitted in the C-2 District.

- b. Public service or municipal garages.
  - c. Ambulance service.
6. Residential type structures, such as, but not limited to:
- a. Convalescent home, nursing home, rest home or sanitarium.
  - b. Hotel and/or motel.
7. Wholesale and warehouse uses, such as, but not limited to:
- a. Direct selling establishments, where products are stored and distributed.
  - b. Other wholesale and warehouse establishments.
  - c. Wholesale bakery.
  - d. Wholesale nursery.
8. Industrial type uses, such as, but not limited to:
- a. Assembly firms, without fabrication, of completely fabricated parts.
  - b. Dairy products manufacture.
  - c. Printing, publishing or lithography establishment.
- 6.33 Special uses permitted. The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in section 12:
- 1. Similar and compatible uses to those allowed as "permitted uses" in this district.
  - 2. Automobile laundry.
  - 3. Automobile service station.
  - 4. Drive-in banking facilities.
  - 5. Planned unit development.
  - 6. Residence of the proprietor of a commercial use.
  - 7. Residence, when on the second floor and secondary to the business use of the premises.

8. Used furniture and second-hand store.
9. Auto wrecking, rebuilding and body work.
10. Billiard/pool hall.
11. Bowling alley.
12. Social and fraternal association.
13. Massage establishment.
14. Tanning establishment.

**6.34 Temporary permit uses permitted.** Upon application to and issuance by the Building and Zoning Commissioner of a permit therefor, the following uses may be operated as temporary uses:

1. Temporary permit uses allowed in the C-2 District.

**6.35 Accessory uses permitted.** Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted or special use.

**6.36 Prohibited uses.** All uses not expressly authorized by the C-3 District in sections 6.32, 6.33, 6.34 and 6.35, including, but not limited to:

1. Concrete mixing or asphalt plant.
2. Residential uses, except as a special use.
3. Dismantling or salvage yard.
4. Truck terminal.

**6.37 Site and structure requirements.**

1. **Minimum lot area.** None required, except that each residential use shall have a ground area of not less than five thousand (5,000) square feet.
2. **Front yard.** All structures shall be set back at least thirty feet (30') from the front lot line.

3. Side yard. None required, except if a yard is provided, it shall be not less than ten feet (10'). Where a C-3 property adjoins a residential district, a side yard at least equal to that of the residential district shall be provided.
4. Rear yard. There shall be a rear yard of not less than ten per cent (10%) of the depth of the lot; provided, however, such rear yard need not exceed ten feet (10') in depth.
5. Maximum height. No structure or portion thereof shall exceed a height of three (3) stories or forty-five feet (45'), and no accessory structure shall exceed one (1) story or fifteen feet (15') in height, except as provided in section 8.5.
6. Floor area ratio. Not to exceed 2.0.

## 6.38

## Special provisions.

1. Parking requirements. In accordance with the applicable regulations set forth in section 10.
- ~~2. Sign requirements. In accordance with the applicable regulations set forth in section 8.8~~ DELETED 11-8-00
3. Performance standards. All activities shall conform with the performance standards established for the industrial districts.
4. Outdoor sales. All outdoor sales space shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water.
5. Outdoor storage. All outdoor storage facilities for fuel, raw materials and products shall be enclosed by a fence, wall or plant materials adequate to conceal such facilities from adjacent properties and the public right of way.

6. **Waste materials.** No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.
7. **Screening.** Where a commercial use abuts or is across the street from a residential district, a six foot (6') privacy fence shall be provided on the rear and side lot lines.
8. **Lighting.** All lighting shall be shielded from adjacent residential districts.
9. **Permanent building.** Any business shall utilize a permanent building on the property where the business is conducted of no less than 750 square feet in which to conduct, supervise, and/or manage their business operations.

#### **6.4 C-4 OFFICE TRANSITIONAL DISTRICT**

**6.41 Description of district.** The C-4 Office Transitional District is intended to provide land and structures used to provide office space for services to the residents of Bridgeview. Some residential type structures, for both permanent and transient occupancy and including institutions, are permitted. Commercial uses which conform to the pattern of the district are also permitted. This district is characterized by large homes suitable for use as offices or parcels of land economically desirable for the construction of new office facilities. The uses permitted are characterized by a low volume of traffic, and limited outdoor advertising, so as to protect the abutting and surrounding residential districts. This district is normally small in size and is often located as a buffer between residential and commercial areas.

**6.42 Uses permitted.** No land shall be used or occupied and no building, structure, or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

1. Retail businesses which supply commodities on the premises, limited to:
  - a. Drug store.
  - b. Gift shop.
  - c. Office supplies and stationery.
  - d. Restaurants, excluding drive-in service.

2. Business service establishments which perform services on the premises, such as, but not limited to:

- a. Better business bureau.
- b. Business and management consultant.
- c. Business office, in which chattels or goods, wares or merchandise are not displayed or sold on the premises.
- d. Chamber of commerce.
- e. Charitable organization.
- f. Civic association.
- g. Credit agency.
- h. Detective agency.
- i. Insurance carrier.
- j. Insurance office.
- k. Investment company.
- l. Labor union and organization.
- m. Mail order house.
- n. Merchants association.
- o. Political organization.
- p. Professional membership association.
- q. Real estate board.
- r. Real estate office.
- s. Social and fraternal associations.
- t. Trade association.

3. Professional office establishments, such as, but not limited to:

- a. Accounting, auditing and bookkeeping.
- b. Artist and industrial designer.
- c. Attorney and law office.
- d. Chiropodist's office.
- e. Chiropractor's office.
- f. Dentist's office.
- g. Doctor's, surgeon's, and/or physician's office.
- h. Engineering and architectural services.
- i. Landscape architect.
- j. Medical and dental clinics.
- k. Minister.
- l. Optician's office.
- m. Osteopath's office.

4. Public, quasi-public and governmental buildings and facilities, such as, but not limited to:

- a. Public, quasi-public and governmental buildings and facilities permitted in the C-2 District.

5. Residential type structures, such as, but not limited to:

- a. Apartment hotel, so long as it shall not contain efficiency units.
- b. Convalescent home, nursing home, rest home or sanitarium.
- c. Dormitory, fraternity, and club.
- d. Single family home.

6.43 Special uses permitted. The following uses shall be permitted only if specifically authorized by the Zoning Board of Appeals as allowed in section 12:

1. Similar and compatible uses to those allowed as "permitted uses" in this district.
2. Antique shop.
3. Child care nursery.
4. Planned unit development.
5. Home occupation.
6. Massage establishments.
7. Tanning establishments.

6.44 Temporary permit uses permitted. Upon application to and issuance by the Building and Zoning Commissioner of a permit therefor, the following uses may be operated as temporary uses:

1. "C-1" temporary permit uses.

6.45 Accessory uses permitted. Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted or special use.

6.46 Prohibited uses. All uses not expressly authorized by the C-4 District in sections 6.42, 6.43, 6.44 and 6.45, including, but not limited to:

1. Barber shop.
2. Beauty shop.
3. Health and reducing studios.

**6.47 Site and structure requirements.**

1. Minimum lot area. None required, except that each residential use shall have a minimum lot area and yard requirements the same as provided for in R-2 Residential Districts.
2. Front yard. All structures shall be set back at least thirty feet (30') from the front lot line.
3. Side yard. None required; however, if a yard is provided, it shall not be less than five feet (5'). Adjoining a residential district, a side yard of not less than five feet (5') shall be provided.
4. Rear yard. All structures shall be set back at least twenty feet (20') from the rear lot line.
5. Maximum height. No structure or portion thereof shall exceed a height of two and one-half (2 1/2) stories, or thirty-five feet (35'), except as provided in section 8.5.
6. Floor area ratio. Not to exceed 1.5.

**6.48 Special provisions.**

1. Enclosure of operations. All business, servicing or processing shall be conducted within completely enclosed buildings, except:
  - a. Off-street parking or loading.
  - b. Accessory uses when allowed by the special use procedure.
2. Parking requirements. In accordance with the applicable regulations set forth in section 10. In addition, the parking of trucks, when accessory to the conduct of a permitted use,

shall be limited to vehicles having not over one and one-half tons capacity, except for pick-up and delivery services.

~~3. Sign requirements. In accordance with the applicable regulations set forth in section 8.8.~~ DELETED 11-8-00

4. Performance standards. All activities shall conform with the performance standards established for the Industrial Districts.
5. Scope of operations. All business establishments shall be retail trade or service establishments dealing directly with consumers, and all goods produced on the premises shall be sold on the premises where produced.
6. Screening. Where a commercial use abuts or is across the street from a residential district, a six foot (6') privacy fence shall be provided on the rear and side lot lines.
7. Lighting. All lighting shall be shielded from adjacent residential districts.