

Suggested East Rt. 66 - Neighborhood Commercial Zone.
For Properties South of Rt.66 E (properties south of and fronting
 Rt.66)

This would be **OPTIONAL** zoning that property owners **COULD** apply for. They could also retain their current zoning (mostly A-2).

- A. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the E66CN Neighborhood Commercial Zone. The purpose of this zone is to provide for retail business and services serving primarily the residents of the neighborhood and to minimize any adverse effects on nearby residential development.
- B. Use Regulations. A building or premises shall be used only for the following purposes:
1. Prohibited Uses:
 - a. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by this Code; or
 - b. Any use not recognized as customarily incidental to a permitted use in the zone.
 2. Permissive Uses:
 - a. Any permissive use as allowed and as regulated in the R-1 Single-Family Residential Zone and the following:
 - (1) Art, antique or gift shop.
 - (2) Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail.
 - (3) Beauty and barber shop.
 - (4) Book or stationery store.
 - (5) Feed Store (retail) provided all outside storage is enclosed by a solid wall or fence six feet high on all sides.
 - (6) Florist
 - (7) Hardware Store.
 - (8) Grocery, fruit, vegetable or delicatessen store, meat market.
 - (9) Newsstand.
 - (10) Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot solid wall or fence on all sides.
 - (11) Office.
 - (12) Photography studio
 - (13) Restaurant.
 - (14) Shoe store, shoe shine, repair
 - (15) Studio for instruction (music, dance, ...)
 - (16) Sign provided:
 - (a) Location Criteria. It is located on private property and advertises, identifies, or directs to a use currently conducted on the same premises. The location of such signs must comply with the following requirements:
 1. One freestanding, two-sided sign no higher than 16 feet.

2. The outer edge of a wall sign may protrude up to one foot over the property line into the public right-of-way provided the bottom edge of the sign is eight feet or more above the curb or sidewalk grade.
 - (b) Number of Signs. Not more than one sign is permitted for any one business with street frontage of 50 feet or less. Not more than two signs are permitted for any one business with more than 50 feet of street frontage. A composite group of small signs integrated into one framed unit shall constitute one sign.
 - (c) Size of Signs:
 1. The total area of any one sign face shall not exceed 32 square feet.
 2. The total aggregate of all faces of signs or combination of signs allowed for the property on which the use is located shall not exceed 130 square feet of sign area.
 3. Business fronting on more than one street will be allowed additional square footage of sign area to the extent of 50 percent of that allowed for their main street frontage.
 - (d) Exceptions:
 1. Signs having less than four square feet in area per sign face and manufacturer's product display racks are considered as exceptions to Subsection (18)(b) and (c) supra, provided no customer service area shall extend closer than ten feet to the nearest right-of-way line of a public street.
 2. On-premises signs without advertising, directing on-premises customer traffic or directing to specific customer service areas, shall be allowed in excess of the number and square footage limitations in Subsection (18)(b) and (c) supra, provided the aggregate area of such signs shall not exceed 20 square feet per business location.
 - (e) Illuminated Signs. Illuminated signs, except illuminated clocks, thermometers, and illuminated signs within a building, shall be turned off at 11:00 p.m. or closing, whichever is later. No illuminated signs shall be so located as to shine directly into adjacent conforming residential property.
 - (f) Blinking and Revolving Signs. No flashing, oscillating, osculating, revolving or blinking signs shall be allowed.
 - (g) Audible Devices. The sign shall have no audible devices.
 - (h) Amortization. See Nonconforming uses, Section 23.A.(1)c.
 - (i) Determination of Sign Size. The sign area shall be measured as follows:
 1. Square or Rectangular Sign. Length times the height of the face of the sign.
 2. Irregularly-shaped Sign. Area of rectangles, circles, ovals, triangles, or a combination thereof, necessary to enclose the face of the sign.
 3. Sign Made of Individual Cutout Letters. Sum of the area of the rectangles or triangles necessary to enclose each letter.
- (17) Stand for the sale of fruit, vegetables, or nursery stock.
3. Conditional Uses:
 - a. The following uses may be permitted if approved by the Zoning Administrator in accordance with the procedures and under the conditions set forth in Section 24 of this Ordinance.
 - (1) Amateur radio antenna/tower 65 to 100 feet as measured from grade.
 - (2) Bank

- (3) Church including the usual incidental facilities,
- (4) Garage for automotive repair provided it complies with the following:
 - (a) Any automotive repair shall be conducted within a completely enclosed building located at least 20 feet from any A-1, R-1, R-2, M-H, or A-2 property.
 - (b) Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six feet high.
- (5) Commercial animal establishment and nonprofit animal facility.
- (6) Pharmacy, Drugstore
- (7) Pet shop, bird store, taxidermist.
- (8) Photography studio.
- (9) One mobile home for a watchman or caretaker on the same lot or parcel of land with a commercial building or use, provided such mobile home is not used as a commercial unit.
- (10) Mixed use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in this zone.

C. Height Regulations. The same regulations apply as in the R-2 zone, except as provided in Section 22 of this ordinance.

D. Area Regulations:

- 1. Front Yard. There shall be a front yard having a depth of not less than 30 feet.
- 2. Side Yard. No side yard is required except for buildings or parts of buildings hereafter erected or structurally altered for residential use, in which case, the side yard regulations of the R-1 zone shall apply. In all other cases, a side yard is required only on the side of a lot abutting an A-1, A-2, M-H, R-1, or R-2 zone, in which case there shall be a side yard of not less than six feet.
- 3. Rear Yard. Except as hereinafter provided in Section 22, there shall be a rear yard having a depth of not less than 40 feet.
- 4. Off-Street Parking Spaces, Loading and Unloading Spaces. Off-street parking spaces and loading and unloading spaces shall be provided in accordance with the requirements for specific uses set forth in Section 21 of this ordinance.
- 5. Floor Area. The gross building floor area occupied by any one business shall not exceed 8,000 square feet.