Possible Revisions to the Zoning for Service Commercial Uses

Example of a modified C-4 Zoning District:

The revised C-4 Service Commercial District would be reserved for the construction, use and occupancy of service rather than retail facilities and would include uses such as repair shops, craft shops or custom fabricators, contractors' offices, and materials suppliers.

In the table, the letters and symbols are defined as follows:

P = Permitted use

UP = Use permit required

MPP = Miscellaneous plan permit

N = Not permitted, prohibited

Use	Proposed C-4	Current C-4
Storage • Self Storage [1] • Commercial Storage (no customer access) [2] • Outdoor Storage [3] • RV/vehicle storage	 Permitted MPP MPP MPP	Use Permit
Wholesale storage or warehousing [4]	To 35% Permitted >35% Use Permit	Use Permit
Craft, custom fabricators, copiers, shops not using significant amount of chemical	MPP	Use Permit
Craft, custom fabricators, copiers, shops using significant amount of chemical	Use Permit	Use Permit
Retail services, such as copiers, locksmith, engravers, not using chemicals [5]	Permitted	Permitted
Retail, if incidental to and combined with the permitted uses.	Permitted	Permitted
Repair shops for household appliances and apparel	Permitted	Permitted
Laundry and dry cleaners [6]	MPP	Permitted
Professional Office (Non-ground floor dependent) [7]	Use Permit	Use Permit
Medical Office [8]	Use Permit	Use Permit
Ground-floor dependent (commercial) office, including Financial Institutions [9]	N	MPP/UP
Animal hospital and clinics	MPP	N/A
Restaurant #sq ft or less, (incidental)	MPP	Use Permit
Automobile service station (retail sales of alcoholic beverages and groceries not permitted) [10]	Use Permit	Use Permit

Automobile/vehicle repair [11]	MPP	Use Permit
Automobile/vehicle sales	N	N
Residential Uses (except caretaker facilities ancillary to a storage facility)	N	Use Permit
Commercial Schools	Use Permit	Use Permit
Lumber yard/contractor yard for building material sales wholesale and retail	Use Permit	N
Research and Development Office [12]	N	N/A
Places of Assembly [13]	N	N/A

Key to numbers listed in above table:

Definitions

1. Self storage (or mini warehousing): This includes a building or group of buildings consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors' supplies.
2. Commercial Storage: This includes the housing, keeping or storing of customers' property for a fee within an enclosed structure, provided that at least ninety percent of the floor area designated for commercial storage shall be designed, physically suited, and actually used for storage
3. Outdoor Storage (for use of business): This type of storage would include outdoor storage for contractors, pool supply companies and towing yards, when ancillary to the primary allowed use.
4. Wholesale Storage or Warehousing: The storage of inventory items or materials comprising the principal stock in trade of an affected use, within an enclosed structure, provided that at least ninety percent of the floor area designed for warehouse use shall be designed, physically suited and actually used for storage. Areas used for storage of office supplies, equipment, and materials used incidentally to a non-warehouse use shall not be considered a warehouse use.
5. Retail services: These include personal service businesses, such as a business which provides services of a personal convenience nature and cleaning, repair or sales incidental thereto, including but not limited to beauty and barbershops, shoe repair, self-service laundry and cleaning services, copying and quick printing services and film processing.
6. Laundry and cleaning business: An establishment providing laundry or dry cleaning services to the public for a fee.
7. Professional office: A use providing professional or consulting services in fields such as law, architecture, design, engineering, accounting and similar professions and does not include medical or dental offices.
8. Medical office: Offices of doctors, dentists, chiropractors, physical therapists, athletic trainers, acupuncturists, optometrists and other similar health related occupations, where patients visit on a daily basis.
9. Ground floor dependent office: An office use where the requirement for ground floor visibility in commercial districts is essential to serve patrons on an unannounced or drop-in basis, and to rely upon a product or service display in the store frontage. Examples of such office uses include, but are not limited to, travel agencies, insurance agencies, income tax

preparers, real estate agencies, notary publics and other uses as determined by the director community development to be consistent with the character of the underlying retail district.

10. Automobile service station: Premises offering the retail sale of motor vehicle fuel, lubricating oils, tires or other incidental vehicular accessories, and/or providing routine vehicular maintenance and minor servicing (such as replacement of minor parts and accessories, tune-up and lubrication, or tire repair) or related and accessory sales and services, which do not produce excessive noise or require outdoor storage of vehicle or parts, including vending of prepackaged soft drinks, cigarettes and snack foods from automatic vending machines, but not including major automobile/vehicle repair.

11. Automobile/vehicle repair: A use which includes conducting major repairs, including the maintenance, servicing, engine overhaul, bodywork, customizing or painting any vehicles.

12. Research and development office: Office space associated with a use engaged in study, testing, design, analysis and experimental development of products, processes or services, including incidental manufacturing of products or provisions of services to others.

13. Places of Assembly: These include social clubs, fraternal lodges, churches, community centers, etc.