

CHAPTER 142

COMMERCIAL GENERAL (CG) ZONING DISTRICT

- 142.010. Use
- 142.020. Uses Subject to Administrative Review
- 142.030. Conditional Uses
- 142.040. Optional Businesses

142.010. USE. Within any CG, Commercial General Zone, no building, structure, or premises shall be used, or arranged, except for one or more of the following uses:

- (A) Any use permitted in RM, CO and CR Zones;
- (B) Amusement and recreation:
 - (1) Athletic club, club house
 - (2) Ballroom
 - (3) Boxing arena
 - (4) Carnival (transient in character)
 - (5) Circus
 - (6) Community center
 - (7) Dance hall
 - (8) Drive-in motion picture theater
 - (9) Gymnasium
 - (10) Indoor sports arena
 - (11) Marina
 - (12) Penny arcade
 - (13) Pleasure boat repair and haul-out facilities
 - (14) Shooting gallery
 - (15) Stadium
 - (16) Summer recreational camp
 - (17) Swimming pool
 - (18) Theater
- (C) Printing and publishing:
 - (1) Book publishing house
 - (2) Bookbinding establishment and related activities
 - (3) Commercial printing house
 - (4) Greeting card manufacture establishment
 - (5) Manifold business forms manufacture establishment
 - (6) Newspaper, periodical, publishing and printing establishment
- (D) Traveler's accommodation:
 - (1) Travel trailer park
- (E) Retail:
 - (1) Ice dealer
 - (2) Mail order houses, general or specialty merchandise
 - (3) Pawnshop
 - (4) Second hand shops such as:
 - (a) bookstore
 - (b) clothing and apparel store
 - (c) furniture store
 - (d) general merchandise
 - (e) office equipment

- (F) Retail and service:
 - (1) Cabinet and carpenter shop conducted wholly within a building
 - (2) Electric motor repair shop
 - (3) Furniture repair and reupholstery shop
 - (4) Glass and glazing wholesale contractors establishments
 - (5) Heating and air conditioning shop
 - (6) Insulating and weather stripping shop
 - (7) Lumber yard and building materials store (shall have sight obscuring fence or screen at least six (6) feet in height)
 - (8) Rental of small tools and equipment, using an open paved lot
 - (9) Roofing establishment, provided all hot mix tar pots are stored wholly within a building
 - (10) Sheet metal shop
 - (11) Special trade contractor establishment, such as:
 - (a) cleaning and janitorial service
 - (b) exterminating and fumigating
 - (c) floor laying
 - (d) furnace cleaning
 - (e) masonry and stone
 - (f) ornamental metal work
 - (g) painting and paper-hanging
 - (h) plastering
 - (i) plumbing
 - (j) special building equipment installation
 - (k) sheet metal
 - (12) Tent and awning shop
 - (13) Welding and blacksmith shop
- (G) Service:
 - (1) Fur repair and storage shop
 - (2) Laboratory seed and soil testing, research, testing and development facilities
 - (3) Laundries: laundry plant, including diaper, linen and uniform service facilities
 - (4) Veterinary hospital or clinic
- (H) Transportation:
 - (1) Aircraft maintenance and storage facilities
 - (2) Airport terminals, passenger and freight
 - (3) Ambulance service
 - (4) Bus storage and maintenance facilities (charter, local, highway, school)
 - (5) Bus terminals, depots (charter, local, highway)
 - (6) Freight forwarding facilities
 - (7) Loading docks
 - (8) Offices
 - (9) Railway express agency

- (10) Railroad terminals (freight, passenger)
 - (11) Storage area (short term)
 - (12) Towing and tugboat facilities
 - (13) Truck maintenance facilities
 - (14) Waterfront terminals, piers and docks
 - (15) Sanitary service (garbage pickup); office and terminal yard (not to include disposal sites)
- (I) Transportation Improvements. [Amended by Ordinance 01-01]
 - (J) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

142.020. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

142.030. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in a CG Zone:

- (A) Auto racing track
- (B) Crematories
- (C) Fishing pond or lake
- (D) Kennels (boarding and raising of animals)
- (E) Solid waste disposal sites (see Sections 120.310 to 120.380)
- (F) Sand and gravel resource sites (see Sections 120.410 to 120.460)
- (G) Heliport
- (H) Cottage Industry Home Occupations (see Section 116.040) [Amended by Ordinance 308]
- (I) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

142.040. OPTIONAL BUSINESSES. Those optional automotive businesses set forth in Section 141.040 shall be permitted in CG Zone under like restrictions; provided further, that if

the conditions set forth in Section 141.040 are complied with, the following additional specialty sales and service firms shall be permitted, to-wit:

- (A) Battery, ignition and electrical shop
- (B) Body and fender shop
- (C) Garage and general repair shop
- (D) Glass installation and service shop
- (E) Tractor and farm equipment shop
- (F) Paint shop
- (G) Radiator repair service shop
- (H) Used and second hand parts and accessories shop