

Comparison of C-4 and C-2 Zone

Uses Allowed Outright in both C-4 Zone and C-2 Zone

Outright:

- Drug store or pharmacy
- Grocery, mini-market, convenience store or general merchandise less than 2,500 s.f.
- Eating and drinking establishment, including drive through, which does not serve alcoholic beverages
- Beauty salon or barber shop
- Florist
- Arts, crafts or photo business
- Shoe repair
- Gift shops, specialty shops, book stores, music stores

Uses Allowed in C-4 Zone but not C-2 Zone

Outright:

- Roadside stand for sale of farm products
- Dressmaking, sewing or tailor shop

Type 1 Conditional Use:

- Home occupation conducted in an existing dwelling or in an existing structure accessory to the dwelling, provided that all other limitations on home occupations are complied with.
- Residential use in conjunction with a permitted commercial use where the residential use is secondary to the commercial use within the same building and does not exceed 25% of the total building floor area(s) of the subject commercial building.

Conditional Uses in C-4 Zone allowed outright in C-2 Zone

Type 1 Conditional Use:

- Commercial uses between 2,500 s.f. and 5,000 s.f.
- Combination of commercial uses between 5,000 s.f. and 10,000 s.f.
- Television, radio or home appliance repair
- Plumbing, building, electrical contractor or other construction related business with no outdoor storage not in excess of 2,500 s.f.
- Nursery or garden supply with no more than 2,500 s.f. of outdoor storage
- Laundry and/or dry cleaning
- Public or private park
- Automobile service station including car wash and/or mini-market

Type 2 Conditional Use:

- Commercial uses between 5,000 s.f. and 10,000 s.f.
- Combination of commercial uses between 10,000 s.f. and 20,000 s.f.
- Business or professional offices
- Plumbing, building, electrical contractor or other construction related business with outdoor storage between 2,500 and 5,000 s.f.
- Nursery or garden supply with between 2,500 s.f. and 5,000 s.f. of outdoor storage
- Churches and accessory buildings
- Public or private school and accessory buildings
- Small animal veterinary clinic

Uses allowed in the C-2 zone but not in the C-4 zone

Outright Uses

- Boarding house or bed and breakfast
- Financial institution including drive through service
- Printing, newspaper or publishing business
- Food, grocery, clothing stores and other retail over 5,000 s.f.
- Meat market
- Sporting goods, gun shop
- Home improvement store over 5,000 s.f.
- Electrical, plumbing and building materials without outdoor storage
- Dance or music school, fitness center
- Public or private transportation stations, freight depots, semi truck parking and staging
- Feed and farm supplies with enclosed storage
- Nursery or greenhouse with outdoor storage and display over 5,000 s.f.
- Family day care center, day nursery including kindergartens and preschools
- Private or public recreation or amusement facility
- Theater or performing arts center
- Government structure or land use
- Medical service facilities
- Auto repair shop
- Pet shop, veterinary clinic and kennel
- Bicycle, motorcycle, ATV and other recreational vehicles sales and service
- Automobile, truck, boat and recreational vehicle service, repair and rental

- Storage buildings and facilities
- Ice or cold storage plant or beverage bottling plant
- Taxidermy business
- Motels or hotels
- Tire manufacturing business

Type 1 Conditional Uses

- Wholesale distribution outlet
- Residence for caretaker or night watchman
- Automotive body and paint business
- Hospital or other medical service facilities with capacity of 25 patients or less

Type 2 Conditional Uses

- Bar, pub or restaurant with a bar
- Any building or structure that exceeds 35 feet in height
- Welding, sheet metal or fabrication shop
- Cabinet, carpentry or woodworking shop
- Recreational vehicle (RV) campground
- Secondhand store or pawn shop
- Single family, two-family and multifamily dwellings
- Machinery and heavy equipment sales, storage and repair
- Hospital or other medical services facility with capacity for over 25 patients
- Convention or conference center, sports arena
- Telephone exchanges, radio and television facilities, electrical substations
- Mortuary, undertaking or funeral parlor
- Research laboratory
- Manufacturing and assembly businesses
- Solid waste recycling facility or transfer station

Additional Restrictions in C-4 Zone over C-2 Zone

No use permitted which requires access through an existing residential area of ten or more dwelling units to a collector or arterial street.

No use permitted which will generate over 25 auto trips both to and from the premises during the busiest hour of the day or more than 200 auto trips daily both to and from the premises unless served by an arterial or collector street.

Limit of one ingress and egress per each 300 feet of street frontage.

No use permitted that would cause sound, noise, vibration, odor or flashing at a level deemed a nuisance if perceptible without instruments more than 200 feet from the boundaries of the premises.

No use shall be permitted to operate for business between the hours of 11:00 pm and 6:00 am.

Maximum of 70% of lot area can be used for buildings, storage, or parking.

Greater setback from residential zones or uses (15-25 ft. vs. 5-10 ft.)

30 ft. height limit in C-4 Zone, 35 ft. in C-2 Zone

Additional limitations can be placed on development in the C-4 zone to ensure compatibility with neighboring uses, including limitations on the placement and height of structures, limitations on vehicular parking areas and vehicular ingress/egress, limitations on the type and placement of signs and additional requirements for landscaping.