

(3) Three- or more family dwellings:

- a. Width: 50 feet.
- b. Depth: 100 feet.

Provided, however, the width or depth or both must be increased to attain a minimum land area of three thousand six hundred thirty (3,630) square feet per dwelling unit.

(4) All other permitted uses:

- a. Width: 100 feet.
- b. Depth: 100 feet.
- c. Area: 10,000 square feet.

(d) *Living area.* The minimum living area for residences in this district shall be as follows:

- (1) One-family dwellings, eight hundred (800) square feet.
- (2) Two-family dwellings, five hundred (500) square feet each separate family dwelling.
- (3) Multiple-family dwellings, five hundred (500) square feet each separate family dwelling.

(e) *Lot coverage.* The maximum lot coverage in this district shall be forty-five (45) percent.

(f) *Building height.* There shall be no limit on the height of buildings in this district, except the height shall not exceed twice the least proposed yard setback.

(g) *Front yard.* The minimum front yard setback in this district shall be twenty-five (25) feet. See section 25-55(e)(3).

(h) *Side yards.* The minimum side yard setback in this district shall be ten (10) feet. See section 25-55(e)(4).

(i) *Rear yard.* The minimum nonwaterfront rear yard setback in this district shall be ten (10) feet.

(j) *Waterfront yard.* The minimum waterfront yard in the waterfront development district three (WDD-3) shall be twenty-five (25) feet.

(GMC § .008(F)(10)(III); Ord. No. 2558, § 4, 6-18-90; Ord. No. 2579, § 5, 11-5-90; Ord. No. 2639, § 5, 4-6-92; Ord. No. 2710, §§ 6—8, 11-1-93; Ord. No. 2780, § 11, 8-5-96)

Secs. 25-119—25-130. Reserved.

DIVISION 6. BUSINESS DISTRICT ONE

(B-1)

Sec. 25-131. Generally.

By virtue of its location in the comprehensive plan, it is the express intent of business district one (B-1) to be as generous as possible in permitted uses while at the same time maintaining a clean and attractive community; therefore, the conduct of business and the display or storage of merchandise, wares or goods shall be wholly and completely within the enclosing walls of buildings.

(GMC § .008(F)(11))

Sec. 25-132. Uses permitted.

No building, structure or land shall be used and no building or structure shall hereafter be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose other than for one (1) or more of the following uses:

- (1) Any use permitted in the professional office district (PO).
- (2) Multifamily residential of twenty-five (25) or less units per acre.
- (3) Hotels and motels.
- (4) Offices, retail stores and shops, excluding pawnshops.
- (5) Wearing apparel including all accessories.
- (6) Food and drink consumption including night-clubs.
- (7) Food sales stores except live animals and fowl.
- (8) Department stores.
- (9) Drug and sundry stores.
- (10) Hardware, furniture, appliances and sporting goods.
- (11) Personal services, as barber and beauty shops.
- (12) Theater and assembly halls.
- (13) Radio and television stations and studios.
- (14) Funeral homes.

- (3) Boat yards/manufacturing/sales with design review approval (see section 25-293).
- (4) Public facilities limited to community center buildings, libraries, recreational areas and facilities, museums and historical facilities, public utility substations with design review approval (see section 25-293).
- (5) Building and uses normally accessory to any permitted or approved conditional use in this district.

(b) *Conditional uses.* Certain uses may be permitted after review and public hearing by the board of adjustments. The board shall consider the recommendation of the planning board. Each case shall be considered independently, and approval of any conditional use shall not be construed to establish precedent for other cases. The following uses may be considered by the board of adjustments upon receipt of a properly executed application accompanied by a site plan:

- (1) Radio, telephone, and television transmission towers and facilities.
- (2) Multi-family residential over thirty (30) units per acre.

(c) *Lot size.* The minimum lot size in this district shall be ten thousand (10,000) square feet.

(d) *Lot coverage.* The maximum lot coverage in this district shall be forty-five (45) percent. The downtown pedestrian precinct area is exempt from this requirement.

(e) *Building height.* There shall be no limit on the height of buildings in this district, except the height shall not exceed twice the least proposed yard setback. The height limit in the downtown area is none.

(f) *Front yard.* The minimum front yard setback in this district shall be twenty-five (25) feet. See section 25-55(e)(3).

(g) *Rear yard.* The minimum nonwaterfront rear yard setback in this district shall be ten (10) feet.

(GMC § .008(F)(10)(II); Ord. No. 2558, § 4, 6-18-90; Ord. No. 2692, §§ 12—14, 7-6-93; Ord. No. 2710, § 5, 11-1-93; Ord. No. 2780, §§ 9, 10, 8-5-96)

Sec. 25-118. Waterfront development district three (WDD-3).

(a) *Uses permitted.* No building, structure, or land shall be used in the waterfront development district three (WDD-3) and no building or structure shall hereafter be erected, constructed, reconstructed, or structurally altered which is designed, arranged or intended to be used or occupied for any purpose other than for one (1) or more of the following uses:

- (1) Any use permitted in residential (A-2).
- (2) Public walkways.
- (3) Private clubs.

(b) *Conditional uses.* Certain uses may be permitted after review and public hearing by the board of adjustments. The board shall consider the recommendation of the planning board. Each case shall be considered independently, and approval of any conditional use shall not be construed to establish precedent for other cases. The following uses may be considered by the board of adjustments upon receipt of a properly executed application accompanied by a site plan:

- (1) Any use allowed as a conditional use in the residential (A-2) district.
- (2) Buildings and uses normally accessory to any permitted or conditional use in this district.

(c) *Lot size.* The minimum lot size for dwellings in this district shall be as follows:

- (1) One-family dwellings:
 - a. Area: 5,000 square feet.
 - b. Width: 50 feet.
 - c. Depth: 100 feet.
- (2) Two-family dwellings:
 - a. Area: 6,000 square feet.
 - b. Width: 50 feet.
 - c. Depth: 100 feet.

Provided, however, that either the width or the depth or both must be increased to attain the required square footage of land area.

- (15) Studios for music, art, dancing, typing and vocational except industrial types as welding, etc.
- (16) Parking lots, parking decks and parking garages.
- (17) Pickup stations for dry cleaning or laundry and laundromats which include such plants which use non-vented, self-contained equipment.
- (18) Shoe and leather repair shops.
- (19) Financial institutions including those with drive-up facilities.
- (20) Exercise studios and health clubs.
- (21) Residential care facilities.
- (22) Supervised apartments.
- (23) Open-air cafes used in conjunction with a restaurant to be contained within the property lines.
- (24) Social services.
- (25) Service stations or convenience stores with accessory fuel pumps, subject to the design review approval of section 25-293. Service stations or convenience stores with fuel pumps are expressly prohibited along McGregor Boulevard.
- (26) Any other use similar in nature, in keeping with the spirit or intent and when compatible with the above uses.
- (27) Buildings and uses normally accessory to any permitted or approved conditional use in this district.

(GMC § .008(F)(11)(A); Ord. No. 2579, § 5, 11-5-90; Ord. No. 2710, § 9, 11-1-93; Ord. No. 2730, § 1, 5-16-94; Ord. No. 2734, § 1, 8-1-94; Ord. No. 2780, § 12, 8-5-96; Ord. No. 2860, § 3, 6-15-98)

Sec. 25-133. Conditional uses.

Certain uses may be permitted in business district one (B-1) after review and public hearing by the board of adjustments. The board shall consider the recommendation of the planning board. Each case shall be considered independently, and approval of any conditional use shall not be construed to establish precedent for other

cases. The following uses may be considered by the board of adjustments upon receipt of a properly executed application accompanied by a site plan:

- (1) Radio, telephone and television transmission towers and facilities (commercial).
- (2) Recreational vehicle parks,
- (3) Car washes (except along McGregor Boulevard).
- (4) Multifamily residential over twenty-five (25) units per acre.
- (5) Any use allowed as a conditional use in the professional office (P.O.) district.

(GMC § .008(F)(11)(B); Ord. No. 2558, § 4, 6-18-90; Ord. No. 2611, § 3, 9-16-91; Ord. No. 2639, § 6, 4-6-92; Ord. No. 2710, § 10, 11-1-93; Ord. No. 2780, § 13, 8-5-96; Ord. No. 2860, § 4, 6-15-98)

Sec. 25-134. Lot size.

The minimum lot size for structures in the business district one (B-1) shall be as follows:

- (1) One-family dwellings:
 - a. Area: 5,000 square feet.
 - b. Width: 50 feet.
 - c. Depth: 100 feet.
- (2) Two-family dwellings:
 - a. Area: 6,000 square feet.
 - b. Width: 50 feet.
 - c. Depth: 100 feet.

Provided that either the width or the depth or both must be increased to attain the required square footage of land area.

- (3) Three- or more family dwellings, five (5) acres.
- (4) All other permitted uses:
 - a. Width: 100 feet.
 - b. Depth: 100 feet.
 - c. Area: 10,000 square feet.

(GMC § .008(F)(11)(C))

Sec. 25-135. Living area.

The minimum living area for structures in the business district one (B-1) shall be the same as required in residential district A-3.

(GMC § .008(F)(11)(D))

Sec. 25-136. Lot coverage.

The maximum lot coverage in the business district one (B-1) shall be forty-five (45) percent. The downtown pedestrian precinct area is exempt from this requirement.
(GMC § .008(F)(11)(E); Ord. No. 2692, § 15, 7-6-93)

Sec. 25-137. Building height.

There shall be no limit on the height of structures in the business district one (B-1), except the height shall not exceed twice the least proposed yard setback. There shall be no height limit in the downtown pedestrian precinct area.
(GMC § .008(F)(11)(F); Ord. No. 2558, § 4, 6-18-90; Ord. No. 2692, § 16, 7-6-93)

Sec. 25-138. Front yard.

The minimum front yard setback in the business district one (B-1) shall be twenty-five (25) feet.
(GMC § .008(F)(11)(G))

Sec. 25-139. Side yard.

The minimum side yard setback in the business district one (B-1) shall be ten (10) feet. The downtown pedestrian precinct area is exempt from this requirement.
(GMC § .008(F)(11)(H); Ord. No. 2692, § 17, 7-6-93)

Sec. 25-140. Rear yard.

The minimum rear yard setback in the business district one (B-1) shall be ten (10) feet.
(GMC § .008(F)(11)(I))

Sec. 25-141. Waterfront yard.

The minimum waterfront yard setback in the business district one (B-1) shall be twenty-five (25) feet.
(GMC § .008(F)(11)(J))

Secs. 25-142—25-150. Reserved.

**DIVISION 7. BUSINESS DISTRICT TWO
(B-2)**

Sec. 25-151. Generally.

By virtue of its location in the comprehensive plan, it is the express intent of business district two (B-2) to be as generous as possible in permitted uses while at the same time maintaining a clean and attractive community; therefore, with the exception of the display for rent or sale of new or used autos, trucks, tractors, mobile homes, boats and other similar and large products or merchandise, all products, merchandise, equipment or any other material stored outside of buildings, whether new or used, shall be hidden from view on all sides, except for necessary openings and gates, by a fence, wall or vegetative hedge, not less than six (6) feet high, as approved by the building official.
(GMC § .008(F)(12))

Sec. 25-152. Uses permitted.

No building, structure or land shall be used in the business district two (B-2) and no building or structure shall hereafter be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose other than for one (1) or more of the following uses:

- (1) Any use permitted in business district one (B-1).
- (2) Service stations.
- (3) Automobile, truck, mobile home, cycle, boat or other similar sales agencies with accessory servicing and repairing.
- (4) Public garages.
- (5) Used car lots.
- (6) Dry cleaners with accessory laundry, retail.
- (7) Newspaper and other printing plants.
- (8) Bakeries, primarily retail.
- (9) Passenger terminals and depots with incidental express or light freight.
- (10) Commercial amusements.

- (11) Repair shops for furniture; gas, electric and oil appliances, etc.
 - (12) Construction companies including incidental warehousing and yard storage.
 - (13) Pet stores for small animals or birds, pet grooming salons, but no veterinary hospital or clinic.
 - (14) Car washes.
 - (15) Commercial nurseries.
 - (16) Any other use similar in nature, in keeping with the spirit or intent and when compatible with the above uses.
- (GMC § .008(F)(12)(A); Ord. No. 2611, § 4, 9-16-91; Ord. No. 2710, § 11, 11-1-93; Ord. No. 2780, § 14, 8-5-96; Ord. No. 2860, § 5, 6-15-98)

Sec. 25-153. Conditional uses.

Certain uses may be permitted in the business district two (B-2) after review and public hearing by the board of adjustments. The board shall consider the recommendation of the planning board. Each case shall be considered independently, and approval of any conditional use shall not be construed to establish precedent for other cases. The following uses may be considered by the board of adjustments upon receipt of a properly executed application accompanied by a site plan:

- (1) Pet boarding facilities may be considered when:
 - a. The proposed use is entirely confined to a building;
 - b. Plans are submitted showing the building design, type of soundproofing, and method used to prevent emission of odors.
- (2) Mini-warehouses.
- (3) Warehousing, storage and wholesale operations complying with the following:
 - a. No individual structure or group of structures located upon a lot or contiguous lots under one (1) ownership shall contain more than ten thousand (10,000) square feet of gross floor area devoted to these types of uses.

- b. Cold storage plants, frozen food lockers, truck terminals, ice storage houses, fish houses and storage houses containing noxious materials are prohibited.
- (4) Pawnshops.
- (5) Labor pools (SIC 7363); excluding the "downtown area".
- (6) Any use allowed as a conditional use in the business (B-1) district.

(GMC § .008(F)(12)(B); Ord. No. 2558, § 4, 6-18-90; Ord. No. 2579, § 5, 11-5-90; Ord. No. 2611, § 5, 9-16-91; Ord. No. 2639, § 7, 4-6-92; Ord. No. 2710, § 12, 11-1-93; Ord. No. 2780, § 15, 8-5-96)

Sec. 25-154. Lot size.

The minimum lot size for structures in the business district two (B-2) shall be ten thousand (10,000) square feet, except for dwellings, which shall be the same as required in business district one (B-1).

(GMC § .008(F)(12)(C); Ord. No. 2558, § 4, 6-18-90)

Sec. 25-155. Living area.

The minimum living area for structures in the business district two (B-2) shall be the same as required in residential district A-3.

(GMC § .008(F)(12)(D))

Sec. 25-156. Lot coverage.

The maximum lot coverage in the business district two (B-2) shall be forty-five (45) percent. The downtown pedestrian precinct area is exempt from this requirement.

(GMC § .008(F)(12)(E); Ord. No. 2692, § 18, 7-6-93)

Sec. 25-157. Building height.

There shall be no limit on the height of structures in the business district two (B-2), except the height shall not exceed twice the least proposed yard setback. In the downtown pedestrian precinct area there shall be no height limit.

(GMC § .008(F)(12)(F); Ord. No. 2558, § 4, 6-18-90; Ord. No. 2692, § 19, 7-6-93)

Sec. 25-158. Front yard.

The minimum front yard setback in the business district two (B-2) shall be twenty-five (25) feet.

(GMC § .008(F)(12)(G))

Sec. 25-159. Side yard.

The minimum side yard setback in the business district two (B-2) shall be ten (10) feet. The downtown pedestrian precinct area is exempt from this requirement.

(GMC § .008(F)(12)(H); Ord. No. 2692, § 20, 7-6-93)

Sec. 25-160. Rear yard.

The minimum rear yard setback in the business district two (B-2) shall be ten (10) feet.

(GMC § .008(F)(12)(I))

Sec. 25-161. Waterfront yard.

The minimum waterfront yard setback in the business district two (B-2) shall be twenty-five (25) feet.

(GMC § .008(F)(12)(J))

Secs. 25-162—25-170. Reserved.

DIVISION 8. INDUSTRIAL DISTRICT ONE
(I-1)

Sec. 25-171. Generally.

By virtue of its location within the comprehensive plan of the city, and because of the existing and proposed development around the area, and because of the present and anticipated accessibility to transportation facilities and utilities and other public services, the industrial district one (I-1) is established in order to:

- (1) Protect light industrial uses.
- (2) Promote and protect future development of the district in light industrial.
- (3) Exclude incompatible uses, such as residences, heavy industry, and commercial enterprises not directly serving the light industrial uses, which would preempt land

which is intended to be preserved for industrial uses in order to achieve a favorable balance of land uses within the city.

- (4) Ensure the ultimate stabilization of the district in light industrial usage.
- (5) Encourage further development within the district similar in character and appearance to a planned modern industrial district.

(GMC § .008(F)(13))

Sec. 25-172. Uses permitted.

(a) No building, structure or land shall be used in the industrial district one (I-1) and no building or structure shall hereafter be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose other than for one (1) or more of the following uses.

(b) The principal uses permitted in any industrial district one (I-1) shall be limited basically and in general to the following criteria: the assembly, packaging or processing of previously prepared goods and materials; retail and wholesale activities requiring extensive storage or warehousing; the receiving, sorting, processing, storage, packing, bottling and distribution of foods and beverages; and related commercial and service activities; all of which shall be of such a nature and that such a use shall be operated so as not to be injurious, or offensive or detrimental to the present or intended character of the vicinity or zoning district by reason of the emission of noise, dust, glare, smoke, gas, fire, odors, vibration, toxic or noxious waste materials or fumes; such as but not necessarily limited to the following:

- (1) Any use permitted in business district two (B-2) except dwellings.
- (2) Building materials sales and storage.
- (3) Trucking and rail terminals or stations.
- (4) Warehousing, storage, wholesale operations.

- (5) Processing plants for foods and beverages.
- (6) Commercial laundries (linen, uniforms, textiles).
- (7) Book and magazine publishing plants.
- (8) Veterinary hospitals, clinics or kennels.
- (9) Bulk plants for underground storage of flammable and combustible liquids.