

## CHAPTER 12

### CH - HIGH INTENSITY COMMERCIAL

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#### SECTION 1200 GENERAL DESCRIPTION

##### Description

This district is intended to accommodate those uses, which, taken together, form the central business district, characterized by retail core uses, intensive office employment, and complimentary uses intended to serve persons who shop or work in the central business district. Certain related structures and uses required to serve the needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter. Since the central business district of the city serves a unique and special function, it is the intent of this chapter that the CH district classification be applied to one contiguous and continuous area, and that before additional areas contiguous to those already classified CH are considered for inclusion within the CH district, consideration should be given to the appropriateness of the CG General Commercial district as an alternate designation intended to create a less congested character than that of the CH district.

#### SECTION 1210 PERMITTED PRINCIPAL USES

##### Included Uses

Any use permitted in the CG General Commercial district.

- (1) Retail establishments, sales and display rooms.
- (2) Offices.
- (3) Photography studios, art studios, art galleries, art sales, interior design studios, craft studios, craft sales, antique shops, establishments for the teaching of music, dancing or other performing arts.
- (4) Financial institutions.
- (5) Hotels and motels.
- (6) Eating and drinking establishments, including drive-in eating and drinking establishments.
- (7) Personal service establishments.

- (8) Business service establishments.
- (9) Service and repair establishments including automobile service stations and repair garages.
- (10) Amusement, recreational and entertainment establishments.
- (11) Laboratories and establishments for fitting, repair or production of eyeglasses, hearing aids or prosthetic devices.
- (12) Radio and television stations.
- (13) Veterinary establishments.
- (14) Commercial printing and job printing.
- (15) Business schools and vocational schools not involving uses of an industrial nature which would not otherwise be permitted in this district.
- (16) Parking lots and parking garages.
- (17) Lodges, civic and fraternal organizations.
- (18) Parks, playgrounds and playfields.
- (19) Utilities substations.
- (20) Community service structures and use such as community service centers, civic center.
- (21) Libraries.
- (22) Children's Day nursery.
- (23) Fire stations.
- (24) Uses which utilize open air activities and sales \*
  - (1) Christmas tree sales
  - (2) Fruit and vegetable sales
  - (3) Plant sales
  - (4) Other

\* Open air activities shall include sales from trucks, trailers, pickups and other vehicles requires an Itinerant Vendor License

## SECTION 1220 PERMITTED ACCESSORY USES AND STRUCTURES

Any accessory use or structure permitted in the CG General Commercial district.

## SECTION 1230 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 21.

- (a) Any uses permitted by Special Exception in the CG General Commercial district.
- (b) Wholesaling and distribution establishments not containing over 20,000 sq. ft. of area for storage of wares to be wholesaled or distributed.

#### SECTION 1240 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

- (a) Any uses permitted by Specific Use Permit in the CG General Commercial district.
- (b) Churches and other places of worship, including educational buildings related thereto
- (c) Mini-storage

#### SECTION 1250 MINIMUM YARD REQUIREMENTS

No minimum except as needed to meet other requirements of this ordinance.

#### SECTION 1260 MINIMUM LOT WIDTH

No minimum required except as needed to meet other requirements of this ordinance.

#### SECTION 1270 MAXIMUM INTENSITY OF USE

No minimum lot size or maximum intensity of use except as needed to meet other requirements of this ordinance.

#### SECTION 1280 MAXIMUM HEIGHT

No building shall exceed three (3) stories or forty (40) feet in height.