

## **Commercial Neighborhood (CN) District**

### **(a) Permitted uses and structures.**

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multi-family residential vertically integrated with a permitted use on the ground floor.
- (4) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
- (5) Service establishments such as barber or beauty shops, shoe repair shops.
- (6) Restaurants without drive-in or drive-through facilities.
- (7) Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
- (8) Libraries, museums and community centers.
- (9) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (10) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (12) Employment office (but not a day labor pool).
- (13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (14) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

### **(b) Permitted accessory uses and structures. See [Section 656.403](#).**

### **(c) Permissible uses by exception.**

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.

- (2) Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- (3) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- (4) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (6) Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
- (7) Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- (8) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
- (10) Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

**(d) Minimum lot requirements (width and area).**

- (1) Minimum lot width—75 feet, except as otherwise required for certain uses.
- (2) Minimum lot area—7,500 square feet, except as otherwise required for certain uses.

**(e) Maximum lot coverage by all buildings and structures.**

50 percent.

**(f) Minimum yard requirements.**

- (1) All uses:
  - (i) Front—10 feet or, where the lot is adjacent to a residential district the required front yard setback of the residential district, whichever is greater.
  - (ii) Side—None.

(iii) Rear—Ten feet.

**(g) Maximum height of structures.**

60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district.

**(h) Limitations on permitted or permissible uses by exception.**

All of the permitted or permissible uses by exception are subject to the following provisions unless otherwise provided for:

- (1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.
- (2) Products shall be sold only at retail.