

C-2 Mixed Commercial	CI-1 Commercial & Limited Industrial/Flex District
Approx. 5 acres	Approx. 30 acres
<ol style="list-style-type: none"> 1. Art gallery, arts and crafts studio, photography studio, or art or framing store. 2. Banks and financial institutions without drive-through windows. 3. Barber shop, beauty salon or nail salon. 4. Bed and breakfast or country inn subject to section 42-196. 5. Child care center, day care centers or nursery schools subject to section 42-197. 6. Communications and broadcast studio. 7. Construction and/or sales trailer, subject to section 42-201. 8. Dance or fitness studio. 9. Dry cleaner. 10. Electrical, plumbing and building material supply store. 11. Emergency care facility. 12. Fire, rescue and police stations. 13. Fraternal clubs, lodges, and places of assembly operated by nonprofit organizations. 14. Funeral home. 15. Furniture or cabinet making shop. 16. Indoor recreational facilities containing not more than 10,000 square feet of gross floor area. 17. Libraries, museums, and cultural centers. 18. Lumber and/or building material sales without outdoor storage and/or display. 19. Medical and health care facilities and clinics. 20. Mixed-use dwellings. 21. Movie theater or performing arts center. 22. Offices, administrative, business or professional. 23. Outdoor recreational facility occupying an area of land not exceeding 10,000 square feet. 24. Package and parcel services. 25. Park, public or private. 26. Personal services, not otherwise listed. 27. Publishing and printing establishments. 28. Restaurants and catering services, including curb service but excluding drive-through windows and related facilities. 29. Retail nurseries, greenhouses, farm and 	<ol style="list-style-type: none"> 1. Armory, National Guard or Reserve. 2. Art gallery, arts and crafts studio, photography studio, or art or framing store. 3. Automobile washes and detailing, full service. 4. Bakery. 5. Blacksmith shop, welding or machine shop, excluding presses exceeding 40-ton rated capacity and drop hammers. 6. Business incubator centers. 7. Construction and/or sales trailer, subject to section 42-201. 8. Contractors and construction services, including contractors in specialized trades. 9. Electrical, plumbing and building material supply store. 10. Dance or fitness studio. 11. Data centers and similar information technology businesses containing not more than 20,000 square feet of gross floor area. 12. Fabric, quilting and upholstery supplies or services. 13. Feed and seed store, excluding silos. 14. Fire, rescue and police stations. 15. Fraternal clubs, lodges and places of assembly operated by nonprofit organizations. 16. Furniture and appliance store. 17. Furniture or cabinet making shop. 18. Indoor recreational facility containing not more than 10,000 square feet of gross floor area. 19. Light vehicle and automobile repair shop without outdoor storage or displays. 20. Liquefied petroleum gas distribution facility, subject to section 42-260(j). 21. Lumber supply store. 22. Maintenance building and facility, governmental, with no outdoor storage of materials and conducted within a completely-enclosed building. 23. Manufacturing, processing, and production of goods, merchandise and equipment within a completely-enclosed building containing not more than 10,000

<p>garden stores and farmers' markets, subject to the provisions of section 42-257(3).</p> <p>30. Schools, colleges and universities without residential dormitories.</p> <p>31. Schools: technical, trade, vocational, Montessori or business.</p> <p>32. Retail sales establishment, including the following:</p> <ol style="list-style-type: none"> 1. Antique store. 2. Automobile parts store. 3. Bakery. 4. Bookstore. 5. Clothing and accessories store. 6. Computer or electronics store. 7. Convenience stores without fuel sales. 8. Fabric store. 9. Feed and seed store, excluding silos. 10. Florist. 11. Furniture and appliance store. 12. Gift shop or jewelry store. 13. Grocery store and delicatessen. 14. Hardware store. 15. Hobby store 16. Lumber supply store. 17. Music store. 18. Office supply and stationery store. 19. Pet supply store. 20. Pharmacy. 21. Photographic equipment sales. 22. Specialty food or beverage store. 23. Sporting goods and tack stores. 	<p>square feet of gross floor area.</p> <ol style="list-style-type: none"> 24. Medical and health care facilities and clinics. 25. Microbreweries, cideries, distilleries and wineries. 26. Mini-warehouses and self-storage. 27. Outdoor recreational facility occupying an area of land not exceeding 10,000 square feet. 28. Package and parcel services. 29. Pet/animal daycare and grooming. 30. Places of assembly containing not more than 7,500 square feet of gross floor area. 31. Public service agency or office. 32. Publishing and printing establishments. 33. Retail nurseries, greenhouses, farm and garden stores and farmers' markets. 34. Restaurants and catering services, including curb service but excluding drive-through windows and related facilities. 35. Schools, colleges and universities without residential dormitories. 36. Schools, technical, trade, vocational, Montessori or business. 37. Transit agencies and transportation service companies. 38. Warehouses and wholesale trade uses containing not more than 20,000 square feet of gross floor area. 39. Wholesale food and beverage processing containing not more than 10,000 square feet of gross floor area.
<p>Lot requirements.</p> <p>Minimum size: 6,000 square feet.</p> <p>Minimum lot width: 50 feet.</p> <p>Yard requirements:</p> <p>Front yard: 25 for lots fronting Berlin Pike; 15 feet for all other lots.</p> <p>Side yards: Ten feet.</p> <p>Rear yard: 35 feet, except the minimum rear yard shall be 15 feet where a building or structure abuts a parcel located in a commercial or industrial zoning district.</p> <p>Building height. 35 feet for principal structures,</p>	<p>Minimum size: 10,000 square feet.</p> <p>Minimum lot width: 80 feet.</p> <p>Yard requirements:</p> <p>Front yard: 25 feet.</p> <p>Side yards: Ten feet.</p> <p>Rear yard: 40 feet minimum setback.</p> <p>Buffering and screening: Where property in the CI-1 District is located adjacent to land lying in a residential zoning district, the buffer yard required by article X of this chapter shall be supplemented with a berm not less than eight feet and not more than ten feet in height, measured from the average grade at the base of the berm to the average height at the crest of the berm, provided that the required</p>

<p>15 feet for accessory structures.</p>	<p>height of any such berm may be interrupted by pedestrian trails traversing the berm for the purpose of connecting any property located in the CI-1 District to any adjacent property. Any such berm shall have slopes no steeper than 3:1. The requirements of this subsection shall be subject to the provisions of section 42-369 authorizing approval of alternative proposals that deviate from the requirements of article X, provided that the approving authority concludes in writing that the criteria for approval established in that section have been met or exceeded by the proposed development. In addition, the provisions of this subsection shall not apply to the portion of any parcel lying adjacent to property located in a residential zoning district whereby the portion of the residentially-zoned property lying immediately adjacent thereto contains an existing vegetated buffer yard at least 20 feet in width or no existing residential dwellings on the portion of the residentially-zoned property lying immediately adjacent to such existing buffer area, and upon a written finding by the zoning administrator that the applicable requirements of section 42-364 for such buffer yards shall be met or exceeded on the subject property by the proposed development thereof.</p> <p>Building standards.</p> <p>Height: 35 feet for principal structures, provided that an increase in the height of a principal structure may be permitted up to a maximum of 40 feet with the approval of a conditional use permit; 15 feet for accessory structures.</p>
	<p>Design standards.</p> <p>Buildings shall be oriented to public streets and off-street parking located to the side or in the rear of buildings to the maximum extent feasible. Sidewalks or other pedestrian connections such as shared-use trails shall be provided to connect properties located in the CI-1 District to adjacent properties.</p> <p>The facade of any building having a footprint area greater than 10,000 square feet shall be staggered. Four-sided, color architectural elevations of all buildings shall be provided for development requiring approval of a rezoning or conditional use permit.</p> <p>All uses listed in subsection (d) and (e) of this</p>

	<p>section must have access to a road having a functional classification of major collector or higher without having to travel through any residential zoning district located within the town limits, unless there exists a recorded ingress-egress easement, right-of-way, or other similar recorded legal instrument granting permanent access to any such property as of May 10, 2018.</p> <p>To the maximum extent feasible, vehicle service bays, loading bays and garage doors shall not be designed or oriented so as to face adjacent public streets, or any adjacent property located in any residential zoning district.</p> <p>All off-street parking and loading areas shall be paved with an asphalt or concrete surface, provided that gravel may be used for surfacing outdoor storage areas.</p> <p>The use of environmentally-sustainable and energy-efficient building and/or site design, including related technologies such as rooftop solar, green roofs and micro wind turbines, shall be permitted within the CI-1 District provided their location, specifications and other pertinent details are included on the final site plan for the development. All such rooftop equipment visible from a public street shall be screened from view by a parapet wall not greater than five feet in height.</p>
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