

4.2 COMMERCIAL DISTRICTS -

4.21 General Regulations for all Commercial Districts -

4.211 - All commercial uses located on lots adjacent to a residential district shall maintain a minimum setback requirement of twenty-five (25) feet on the side adjacent to the residential district. This sub-section does not apply to the Central Business District.

4.212 - All commercial structures on corner lots shall meet the provisions of Section 2.63 of this Regulation. This sub-section does not apply to the Central Business District zone.

4.213 - All signs identifying the commercial activity on the same premises shall meet the provisions of Section 2.55 of this Regulation

4.214 - All uses in commercial districts shall exhibit performance standard characteristics equal to or greater than those which define Light Industry.

4.215 - A permanent landscaped buffer of evergreen plant material or solid wall or fence or other suitable enclosure of a minimum height of six (6) feet shall be required on all rear and side yards of commercial land abutting a residential district.

4.216 - Plans for building construction, parking areas, yards, driveways, entrances and exit screenings shall be approved by the Hancock County Planning Commission. They may require such changes therein as may be deemed necessary or desirable to insure safety, to minimize traffic difficulties and to safeguard adjacent properties.

4.22 Dimension and Area Regulations for Commercial Districts

The regulations on the dimensions and area of lots and structures are set forth in the Schedule of Dimension and Area Regulations. The applicable regulations shall be observed in all districts.

The yard requirements of surrounding residential districts shall apply in Neighborhood Business Districts. When a Neighborhood Business District is between one or more residential districts, the Planning Commission shall decide the standards to be applied in the District. These structures must be the same as in one of the surrounding Residential Districts.

4.23 Permitted Uses in General Business and Central Business Districts -

4.231 Retail Sales - Stores which deal in retail sales exclusively. Retail sales shall include restaurants and places of amusement.

4.232 Consumer and Personal Services - Outlets which provide repair, grooming, business, financial or maintenance service for the consumer, either on the premises or at another location. Consumer and personal services shall include self-service laundries, hotels and motels, and private gymnasiums.

4.233 Office Buildings - including professional services.

4.234 Limited Manufacturing - Any retail business or retail service which includes the making of articles to be sold at retail on the premises. Any such manufacturing or processing shall be incidental to a retail business or service and not more than five (5) persons shall be employed in such manufacturing.

4.235 Off-Street Parking Facilities.

4.236 Apartment Houses - Apartment houses are permitted in the Central Business District in accordance with Section 2.52 of this Regulation.

4.24 Permitted Uses in Neighborhood Business Districts -

4.241 - Grocery, self-service laundries, drug stores, meat or fruit markets, barber or beauty shops, shoe repair shops, laundry or dry cleaning establishments, restaurants which do not provide window or car service.

4.26 Conditional Uses -

4.261 In All Business Districts -

A. - Public facilities such as churches, libraries, parks, recreational facilities, hospitals and institutions shall be allowed as conditional uses in all business zones.

B. - Outdoor storage of merchandise or materials and outdoor procession shall be allowed as conditional uses in all business zones.

4.262 In General Business Districts - Garages, service stations, new and used car sales, farm implement sales, trailer sales, drive-in theaters, building supply dealers and other uses which are not prohibited and in the opinion of the Board of Zoning Adjustments would not be detrimental to the development of the Business District shall be allowed as conditional uses in these business districts.

4.263 In the Neighborhood Business Districts - New and used car sales, farm implements sales, trailer sales, drive-in theaters, drive-in restaurants, shall be allowed as conditional uses in the Neighborhood Business Districts.