

176.24 C-4 WAREHOUSE/COMMERCIAL. The C-4 Warehouse/Commercial District is intended to accommodate wholesale establishments, warehouses, some limited industrial activities, and certain kinds of commercial uses most appropriately located in proximity to the foregoing uses or which are necessary to serve the needs of the area.

1. Principal Permitted Uses. The following principal uses are permitted in the C-4 District:

A. Retail businesses which supply commodities on the premises.

(1) Automobile, bicycle, boat, camper, farm implement, heavy equipment, mobile home, motorcycle, and recreational vehicle sales, service, and rental.

(2) Automobile service stations, gas stations, automobile and vehicle repair shops, towing service, automobile laundries/car washes, tire, battery, and automobile accessory sales and service. Automobile storage yards are permitted provided there is a six-foot high solid screening from adjoining properties.

(3) Building service and supply stores.

(4) Electrical, plumbing, heating and similar showrooms and shops.

(5) Tombstone and monument sales.

(6) Water softener sales and service.

(7) Restaurants, but not including the sale of beer or alcoholic beverages and not including drive-in or drive-through service.

(8) Furniture and home furnishing stores.

B. Personal service establishments.

(1) Arts and crafts workshops.

(2) Automobile driving schools.

(3) General service and repair establishments including air conditioning, appliance, electrical, furniture, heating, painting, plumbing, upholstery, and similar establishments.

(4) Barber and beauty shops.

(5) Photographer, art, sculptor, and composer studios.

- (6) Self-service laundries and dry cleaning establishments.
- (7) Indoor athletic establishments such as bowling alleys, indoor tennis courts, pool halls, gymnasiums, skating rinks, and similar establishments, but not including massage establishments.

C. Business service establishments:

- (1) Business service establishments permitted in the C-3 District.
- (2) Auction houses, but not livestock auction houses.
- (3) Contractors yards, shops, and offices.
- (4) Cartage, express, and parcel delivery service.

D. Public, quasi-public, and governmental buildings and facilities:

- (1) Public, quasi-public, and governmental buildings and facilities permitted in the C-3 District.
- (2) Vocational or trade schools.

E. Wholesale and warehouse uses:

- (1) Direct selling establishments where products are stored and distributed.
- (2) Wholesale establishments, including wholesale bakeries.
- (3) Wholesale meat cutting and processing establishments, but not including meat packing.
- (4) Warehousing, storage, and distribution facilities.
- (5) Truck terminals.
- (6) Cartage, express, and parcel delivery facilities.

F. Industrial-type uses:

- (1) Dyeing and cleaning works.
- (2) Industrial laundries.
- (3) Printing, publishing, and lithography establishments.

(4) Laboratory and research firms involved in the research, experimentation, or testing of materials, goods, or products, provided that such materials, goods, or products are permitted in the I-1 District.

(5) Welding and machine shops.

(6) Light machinery manufacturing such as small appliances, and electronics and scientific precision instruments manufacturing.

(7) Assembly of wood products and finished wood products manufacturing.

(8) Establishments for processing or manufacturing of goods for sale only at retail and primarily on the premises, provided such processing or manufacturing is permitted in the I-1 District.

2. Conditional Uses. The following conditional uses are permitted in the C-4 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36:

A. Living quarters for watchmen and their families located on the premises where they are employed.

B. Fuel oil dealers.

C. Similar and compatible uses to those allowed as principal permitted uses in this district.

D. Farm and garden supply establishments, commercial greenhouses and nurseries, and disinfecting and exterminating services.

3. Site and Structure Requirements.

A. Minimum lot area – none.

B. Minimum lot width – none.

C. Front yard setback – 12 feet.

D. Side yard setback – none.

E. Corner side yard setback – 12 feet.

F. Rear yard setback – none.

G. Maximum height – 3 stories or 45 feet.

4. Other Provisions.
 - A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.
 - B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).
 - C. Signs. Signs are permitted subject to the provisions of Section 176.31.
 - D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.
 - E. Open Storage. All operations, including the storage of anything except merchandise displayed for sale or lease, raw materials, equipment or vehicles, shall be conducted in a fully enclosed building or entirely behind solid walls or fences which conceal them from visibility from off the lot.
 - F. Performance Standards.
 - (1) No flammable, reactive, explosive, toxic, or radioactive materials may be manufactured, stored, handled or utilized unless the Building Official and the Fire Chief determine that such use does not constitute a hazard to adjacent properties based upon standards and criteria set forth in local, State and Federal codes, rules and/or regulations.
 - (2) No use shall create odors, noise, dust, smoke, or vibrations discernible beyond the boundaries of the lot to the point of becoming a public nuisance.