

(1) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(2) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for retail sale of the products to the general public.

(b) **SUBAREA II.** This subarea is intended to accommodate convenience retail shopping, services, and professional offices principally serving and compatible in scale and intensity of use with adjacent residential uses. The following development standards apply to Subarea II of this district.

(1) Main uses permitted. Nonresidential uses are only permitted on lots that are developed with nonresidential structures on the date of the passage of this ordinance.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

~~-- None permitted.~~

~~--- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]~~

(D) Institutional and community service uses.

~~--- Adult day care facility.~~

-- Cemetery or mausoleum. [SUP]

~~-- Child or adult care facility.~~

-- Church.

-- Community service center. [SUP]

-- Convent or monastery.

-- Library, art gallery, or museum.

-- Public or private school. [SUP]

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(I) Residential uses.

- ~~--- None permitted.~~
- ~~--- Handicapped group dwelling unit.~~
- ~~--- Single family.~~

(J) Retail and personal uses.

- ~~--- Art gallery.~~
- ~~--- Art or craft production facility.~~
- Dry cleaning or laundry store.
- ~~--- General merchandise or food store 3,500 square feet or less.~~
- ~~--- Motor vehicle fueling station. [SUP]~~
- Personal service uses.
- ~~--- Restaurant without drive-in or drive-through service. [RAR]~~

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A4.211(10).]

(L) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Post office. [SUP]

- Utility or government installation other than listed.
[SUP]

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off for special occasion collection. *[See Section 51A-4.213 (11.3).]*

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. The following accessory uses are permitted in this district:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Day home.
- Home occupation.
- Live unit.
- Occasional sales (garage sales).
- Swimming pool (private)

(3) Height. The maximum structure height is 30 feet.

(4) Stories. The maximum number of stories is two for all structures.

(5) Lot coverage. The maximum lot coverage is 40 percent.

(6) Lot size. There is no minimum lot size.

(7) Density. There is no maximum dwelling unit density.

(8) Floor area ratio. Maximum floor area ratio is 0.5.

(9) Front yard. The minimum front yard setback is 15 feet.

(10) Side and rear yard. There is no minimum side and rear yard setback.

(11) Off-street parking and loading.

(A) Except as otherwise provided in this paragraph, generally consult the use regulations in Division 51A-4.200 to determine the off-street parking and loading requirements for each use.

(i) No parking is required for existing nonresidential structures or for new nonresidential construction that does not exceed the floor area of the existing nonresidential structure it is replacing. An addition of floor area requires parking in accordance with the off-street parking and loading requirements for the use.

(B) The surface of a parking space, maneuvering area for parking or a driveway that connects to a street or alley must be on a compacted subgrade, and must consist of:

(i) concrete paving, or

(ii) hot mix asphalt paving which consists of a binder and surface course.

(C) Minor repairs to existing parking surfaces are permitted using materials similar to those existing.

(12) Signs. Signs must comply with the provisions for non-business zoning districts contained in Article VII.