

## **Article XVI-A. LR-M(1) Local Retail District Regulations**

### **Sec. 1. Use regulations.**

In the LR-M(1) Local Retail District, no land shall be used and no building shall be erected for or converted to any use other than:

- (1) Antenna, accessory, subject to the supplemental regulations of article XXII-E.
- (2) Antique shop.
- (3) Art gallery.
- (4) Bakery.
- (5) Bank or financial institution.
- (6) Barber or beauty salon.
- (7) Book, card, or stationery store.
- (8) Camera and photographic supply shop.
- (9) Catering service.
- (10) Church.
- (11) Clothing or apparel store.
- (12) Construction field office.
- (13) Convenience store.
- (14) Department store.
- (15) Drugstore or pharmacy.
- (16) Fabric store.
- (17) Florist.
- (18) Furniture, home furnishings, and appliance store.
- (19) Grocery store.
- (20) Hardware store.
- (21) Jewelry store.
- (22) Laundry pick-up station.
- (23) Mailing service.
- (24) Musical instrument sales and repair.
- (25) Office.
- (26) Office furniture, equipment, and supply store.
- (27) Parking lot, accessory.
- (28) Photography or art studio.
- (29) Public building.
- (30) Repair shop, household items.

- (31) Repair shop, personal items.
- (32) Restaurant without drive-through or curbside service.
- (33) School, parochial, when located on the same lot as the church of the sponsoring religious agency.
- (34) Sporting goods store.
- (35) Tailor shop.
- (36) Toy or hobby shop.
- (37) Video rental store.

(Ord. No. 289-A, 1-2-63; Ord. No. 989-A, § 1, 12-30-75; Ord. No. 2715-A, § 2, 2-13-89; Ord. No. 2728-A, § 2, 5-22-89; Ord. No. 3172-A, §§ 8, 9, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

**Sec. 2. Building regulations.**

*Type of materials.* All buildings shall be of masonry construction. A maximum of 15 percent of the building facade area may be constructed of noncombustible construction other than masonry construction including factory certified installation of commercial grade class PB exterior insulation and finish system (EIFS). Said EIFS materials must be installed above a height of eight feet and in no case shall EIFS be installed, even as a re-cladding material, below a height of eight feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20 percent of the facade per elevation shall be constructed of noncombustible construction.

(Ord. No. 3172-A, § 2, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

**Sec. 3. Height regulations.**

No building or structure shall exceed two stories in height. The first story shall not exceed 25 feet in height. The second story shall not exceed 15 feet in height. Buildings and structures shall be limited to one story not to exceed 25 feet in height when located within 150 feet of a residential, duplex, or apartment zoning district, including street and alley rights-of-way.

(Ord. No. 916-A, § 2, 8-19-74; Ord. No. 3172-A, § 7, 4-13-98; Ord. No. 3377-A, § 1, 1-14-02)

**Sec. 4. Area regulations.**

(a) *Front setback.*

- (1) There shall be a front setback having a minimum depth of 40 feet.
- (2) On corner lots or where lots have double frontage, running through from one street to another, the required front setback shall be provided on both streets.

(b) *Side setback.* No side setback shall be required except:

- (1) On a corner lot, a side setback of 40 feet shall be required on the side adjacent to the street.
- (2) Where the side of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.

- (c) *Rear setback.* No rear setback shall be required except where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.
- (d) *Floor area ratio.* No building shall be constructed, erected or altered in such a manner so as to exceed a maximum floor area ratio of 0.5:1 on any lot, tract or parcel of land zoned LR-M(1).

(Ord. No. 243-A, 10-24-61; Ord. No. 339-A, 3-9-64; Ord. No. 916-A, § 2, 8-19-74; Ord. No. 2085-A, § 1, 3-5-79; Ord. No. 2376-A, § 3(1), 10-17-83; Ord. No. 2418-A, § 2, 4-16-84; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 7, 3-26-07)

**Sec. 5. Reserved.**

*Editor's note:* Ord. No. 3598, § 11, adopted March 26, 2007, repealed § 5, which pertained to site plan approval and derived from Ord. No. 469-A, § 1, adopted March 21, 1967; Ord. No. 635-A, § 1, adopted Oct. 13, 1969; Ord. No. 2816-A, § 19, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 5, adopted Feb. 25, 1992.

**Sec. 6. Outside storage and display of goods, wares or merchandise.**

The outside storage and display of goods, wares and merchandise is prohibited except as specifically authorized herein. The outside storage and display of goods, wares and merchandise shall be permitted on the sidewalk adjacent to the building, provided such goods, wares or merchandise shall not extend more than three feet from the building and shall not be more than three feet in height; and provided further, that there shall be at least five feet in width of unobstructed sidewalk remaining.

Provided, further, that the above prohibition shall not be construed to prohibit the following:

- (a) The above height limitation shall not apply to storage and display of Christmas trees for a period not to exceed 40 days prior to Christmas each year.
- (b) The above prohibition shall not be construed to apply to merchandise dispensing units (limited to not more than three for any one business establishment) when such merchandise dispensing units are operated in connection with the operation of an open-front type of drive-in grocery store.
- (c) The above prohibition shall not be construed to prohibit the storage and display of merchandise normally placed on gasoline service station pump islands, when placed on such islands.
- (d) The above prohibition shall not be construed to prohibit the storage and display of rental trailers, or to newspaper racks.

(Ord. No. 599-A, § 1, 12-2-68)

**Sec. 7. Reserved.**

**Editor's note:** Ord. No. 3598, § 11, adopted March 26, 2007, repealed § 7, which pertained to landscaping plan approval and derived from Ord. No. 635-A, § 2, adopted Oct. 13, 1969; Ord. No. 2816-A, § 19, adopted Jan. 14, 1991; and Ord. No. 2872-A, § 8, adopted Feb. 25, 1992.

**End of Article XVI-A**