Chapter 18.28

LIMITED COMMERCIAL ZONE C-L

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18.28.010 Uses permitted outright.
Uses permitted outright in the C-L zone are:
(1) Business and professional offices and retail sales and services and their accessory uses;
(2) Residential uses, except in the front 25 percent of the ground floor facing the street. (Ord. 1962 § 2(2.1), 2007; Ord. 1952 § 1(4), 2006)

18.28.020 Conditional uses permitted.
In a C-L zone, the following uses and their accessory uses are permitted when authorized in accordance with Chapter 18.60 NBCC:
(1) Reconstruction or repair of an existing non-conforming use.
(2) A use permitted outright in the R-M zone.
(3) Church.
(4) Day nursery.
(5) Utility substation or pumping station.
(6) Governmental use or structure. (Ord. 1952 § 1(4), 2006)

18.28.030 Signs.
See Chapter 18.70 NBCC, Signs. (Ord. 1952 § 1(4), 2006)

18.28.040 Use limitations.
Uses in the C-L zone shall be limited as follows:
(1) Building heights shall not exceed two and one-half stories or 35 feet, whichever is lower.
(2) Uses on corner lots adjacent to arterial streets will have access from the side street and not from the arterial.
(3) No use will be of a type or nature that will involve noise, lights, odors or activities likely to disturb or adversely affect adjoining residential and commercial uses.
(4) No use will be permitted unless it generates low to moderate volumes of vehicular traffic.
(5) All business, services, processing, storage and display of merchandise will be conducted solely within an enclosed building, with the excep-
tion of off-street parking and loading. (Ord. 1952 § 1(4), 2006)

18.28.050 Yards.

Except as provided in NBCC 18.72.060, in a C-L zone minimum yard requirements are as follows:

(1) The front yard shall be at least 10 feet.
(2) On the side of a lot abutting a residential zone a yard shall be at least five feet plus one foot for each two feet by which the height of the building exceeds 28 feet.
(3) On the side of a lot abutting a street a yard shall be at least 10 feet.
(4) The rear yard shall meet the same requirements as the side yard. (Ord. 1952 § 1(4), 2006)

18.28.060 Lot coverage.

In a C-L zone, buildings shall not occupy more than 50 percent of the lot area. (Ord. 1952 § 1(4), 2006)