

ATTACHMENT B

SECTION 10.26

COMMONWEALTH STATION

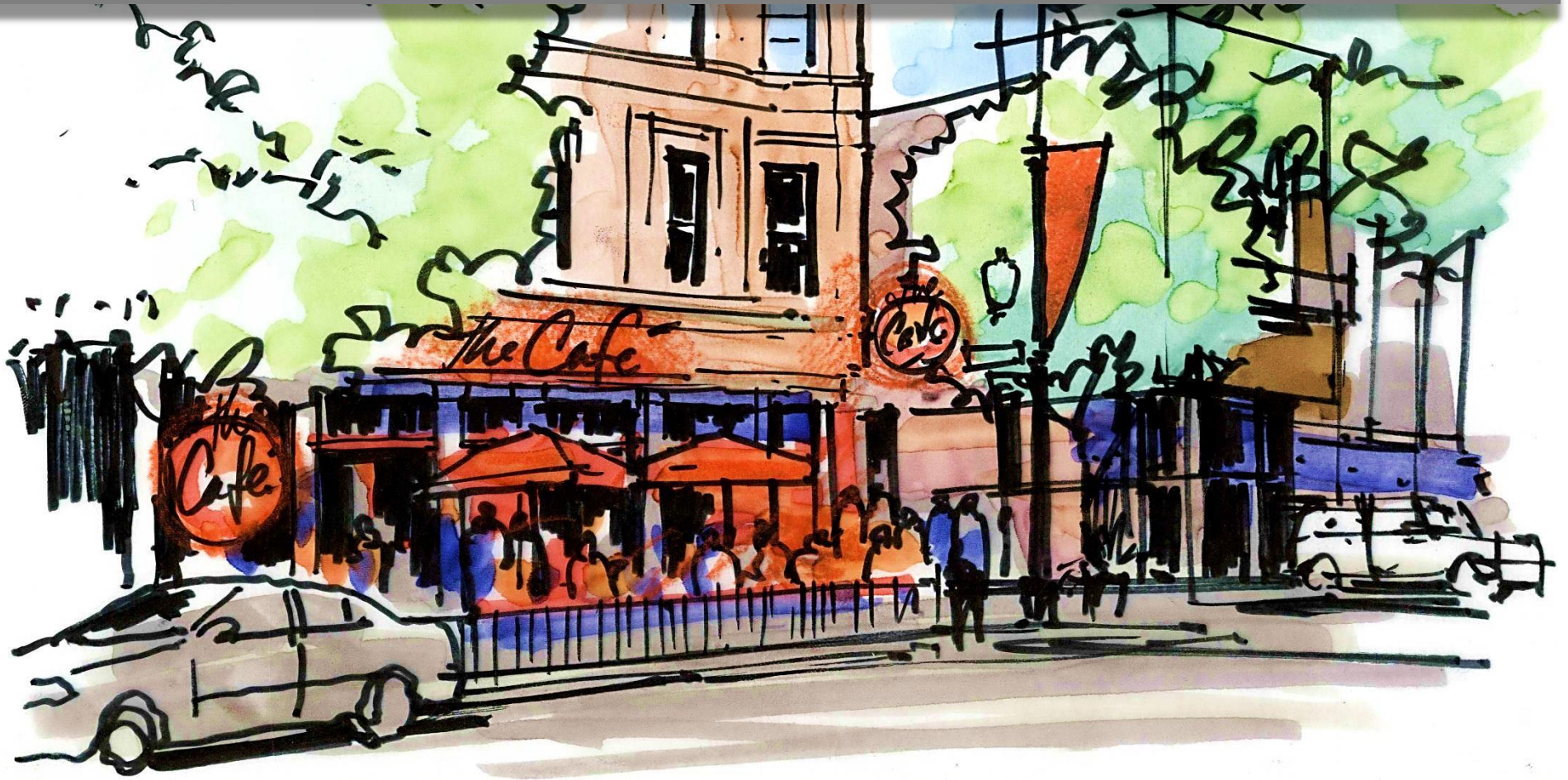


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SECTION 10.26, A.

LEGAL AND APPLICATION PROVISIONS

- 1. Purpose Statement**
- 2. Severability**
- 3. Conflict**
- 4. Applicability**
- 5. Application and Processing**
- 6. Variances and Modifications**

1. Purpose Statement

The purpose of the CS (Commonwealth Station) Zone is to enable the implementation of the community vision established through the public charrette as described in Appendix C.

The regulations contained within this section are meant to foster redevelopment adjacent to the I-71/75 and Commonwealth Avenue interchange by allowing expanded uses, increased density, smaller setbacks, and architectural consistency. Together these requirements are intended to enhance the pedestrian and consumer experience within the area.

The CS Zone provides the specific means to guide the implementation of the citizen and city endorsed vision for redevelopment in area. The CS Zone regulates land development by setting careful and coherent controls on building form, while employing more flexible parameters relative to building use and density. The focus on physical form is intended to produce safe and attractive places.

2. Severability

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is declared

unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause.

3. Conflict

In any case where the standards of the CS Zone conflict with other provisions to the Erlanger Zoning Ordinance, the standards of the CS Zone shall apply.

Illustrations in the CS Zone are intended to illustrate building forms and to demonstrate how measurements are made. They do not illustrate the full range of possible building forms or outcomes allowed within the standards.

4. Applicability

Each development shall, in themselves, comply with the regulations, but shall not require the retrofitting of the existing elements to comply with the code. For instance, an addition to the rear of a building would not require the front of said building to be retrofitted to meet the transparency, entry features, etc. if the front of the building is not being improved. For existing buildings and structures, these regulations shall only apply to the immediate scope of any improvement or project made to said structures or building.

The requirements of this section shall not apply to existing single-family homes that are used exclusively for residential purposes within any subdistrict. Additions or renovations to such structures or accessory uses are permitted, subject to the zoning requirements contained within the R-1G Zone. Existing single-family homes that are partially or fully destroyed may be rebuilt as a matter of right.

The architectural standards in Section 10.26, E., shall not apply to new or existing single-family residential homes in the any subdistrict.

The architectural standards in Section 10.26, E., shall not apply to existing commercial buildings in any subdistrict as it pertains to normal repairs, maintenance, interior alterations, or restoration to a safe condition of the existing structure. For the purposes of this section, “normal repairs and maintenance” shall include: painting; replacing a roof; replacing a driveway, interior sidewalk or patio; replacing gutters and down spouts; replacement of trim and siding; interior alterations; sealing of wood or masonry; repointing of brick; the addition of a customer entrance or fire exits; and any other work that is necessary to maintain and correct a damaged or deteriorating structure. Any façade changes less than 25% of the total façade area shall be considered normal repairs and maintenance.

Compliance with the regulations CS Zone shall be required according to the following:

- Level 1: Any change of use or expansion of use within an existing building
 - Permitted uses
 - Off-street parking (only if more is required)
- Level 2: Any change of a sign
 - Signage
- Level 3: Façade changes that involve any area greater than 25% of the total façade area of the entire building, including any increase in windows, entry features, or material changes
 - Transparency
 - Materials
 - Public entry articulation
- Level 4: An addition of 25% or less of the square footage of the existing building; or an addition of less than 10 off-street parking spaces
 - Footprint
 - Height
 - Setbacks
 - Off-street parking
 - Use
 - Transparency

- Materials
- Public entry articulation
- Roof shapes
- Level 5: An addition of more than 25% of the square footage of the existing building or 1,000 square feet, whichever is greater; redevelopment after the demolition or destruction of more than 25% and less than 50% of the existing building; or the addition of 10 or more off-street parking spaces
 - Footprint
 - Height
 - Setbacks
 - Off-street parking
 - Use
 - Transparency
 - Materials
 - Public entry articulation
 - Roof shapes
 - Sidewalks, when located within the build-to zone in the CO-1 Regulating Plan
- Level 6: Redevelopment after the intentional demolition or removal of more than 50% of the existing building
 - All standards of the CS Zone
- Level 7: New construction
 - All standards of the CS Zone

5. Application and Processing

Developments within the CS Zone require review and approval in accordance with the following procedures:

- a. Level 1, level 2, level 3, and level 4 projects may be reviewed and approved pursuant to Section 9.19 of this ordinance.

Any development that requires an administrative approval will need to submit an application, fees, a site plan as regulated by Section 9.19 of this ordinance, and any other information that is required by the City for zoning and/or building permits.

The City Administrator, or his or her designee, reserves the right to require Stage II Plan approval for developments whose scope is deemed to have an important location, an important significance to the City or region, or a significant impact on the corridor or surrounding areas.

- b. Level 5, level 6, and level 7 projects need to follow the following procedures:
 - i. Pre-application meeting
Prior to filing for development plan review, the developer, petitioner, applicant, or property owner shall attend a pre-application meeting. The pre-application meeting is

intended to be an informal meeting with the City staff and with the Kenton County Planning Commission's duly authorized representative/PDS staff to discuss the development review process and the requirements of the zoning ordinance.

The pre-application meeting is intended to discuss the proposed development and identify any issues in applying the CS Zone. The applicant shall include a conceptual development plan encompassing the proposed street and pedestrian networks and the proposed types of land uses. The applicant should also be prepared to discuss the proposed building façades and finish materials, the area, height and amount of proposed signage, as well as other design features, if applicable. Any plans brought to the pre-application meeting do not have to be engineered drawings, but should be clear enough to convey the nature and character of the proposed development.

No person should rely upon any comment concerning a proposed development plan, or any expression of any nature about the proposal made by any participant at the pre-application meeting as a

representation or implication that the proposal ultimately will be approved or rejected in any form

ii. Stage II Development Plan Projects may be built as a matter of right when they meet all of the standards of the CS Zone regulations. Incomplete applications will not be accepted for review. Following the formal submission of a Stage II Development Plan, which shall include elevation views, the KCPC's duly authorized representative/PDS staff shall prepare a recommendation of approval, approval with conditions, or disapproval. This recommendation shall be forwarded to the City's Chief Administrative Official.

iii. The City's Chief Administrative Official, or his/her duly authorized representative, shall, within ninety (90) days after the planning commission, or its duly authorized representative, makes its recommendation, process the proposed Stage II Development Plan. Upon approval of the Stage II Development Plan by the city's chief administrative official, or his/her duly authorized representative, the zoning administrator shall grant permits only in accordance with the

approved Stage II Development Plan, and other regulations as may be required by this ordinance.

c. Applications for a map amendment to the CS Zone shall include a development plan in accordance with the requirements of Section 9.20, A., Stage I Plan Requirements.

6. Variances and Modifications

a. Variances

Any modification to the dimensional terms of the CS Zone pertaining to the height, width, or location of structures, and the size of yards and open spaces, must be heard and decided by the Erlanger Board of Adjustment, pursuant to Article XVIII and KRS 100.

b. Minor Modifications

Based on site-specific issues, an applicant may seek modifications to the non-dimensional standards of the CS Zone, insofar as the intent of the standard is being met, the modification results is consistent with the type of environment intended by the zone, and the modification does not impede or burden existing or future development of adjacent properties.

The following minor modifications may be approved by the city's chief administrative official, or his/her duly authorized representative:

- i. For all buildings, the minimum front façade that must be within the allowable setback range may be reduced to 67.5%.
- ii. The minimum required reduction of off-street parking spaces in the CO-1 subdistrict may be modified to allow, but not exceed, the required number of off-street parking spaces as permitted in Section 11.2.
- iii. The minimum transparency required for flex-use and live-work buildings may be reduced as follows:

CO-1, CO-2, CO-3 – the ground floor may be reduced to a minimum of 20% transparency. The upper floor may be reduced to a minimum of 15% transparency.

UR-1 – the ground floor may be reduced to a minimum of 15% transparency
- iv. The maximum building width of live-work buildings, multi-family buildings, and attached single-family buildings can be increased up to 275 feet along the sidewalk.

In granting the above modifications, the city's chief administrative official, or

his/her duly authorized representative must find that the modification:

- i. will not adversely affect the health, safety, or welfare of the public;
- ii. will not alter the essential character of the general vicinity;
- iii. will not cause a hazard or nuisance to the public;
- iv. arises from special circumstances that do not generally apply to land in the general vicinity or within the zone;
- v. the strict application of the regulations would deprive the applicant of the reasonable use of the land; and
- vi. the circumstances are not a result of a willful violation of the zoning ordinance.

SECTION 10.26, B.

REGULATING PLAN

1. **Regulating Plan**
Exhibit 1 Regulating Plan
Exhibit 2 CO-1 Regulating Plan
2. **Subdistricts**

1. Regulating Plan

The Regulating Plan is the guiding map for the implementation of Commonwealth Station. The Regulating Plan graphically articulates four distinct development subdistricts (Core-1, Core-2, Core-3, Urban-1). Each subdistrict varies density and configuration, range of building forms, types of allowable uses, structured in such a way as to encourage maximum compatibility with adjoining property uses and zoning.

LEGEND





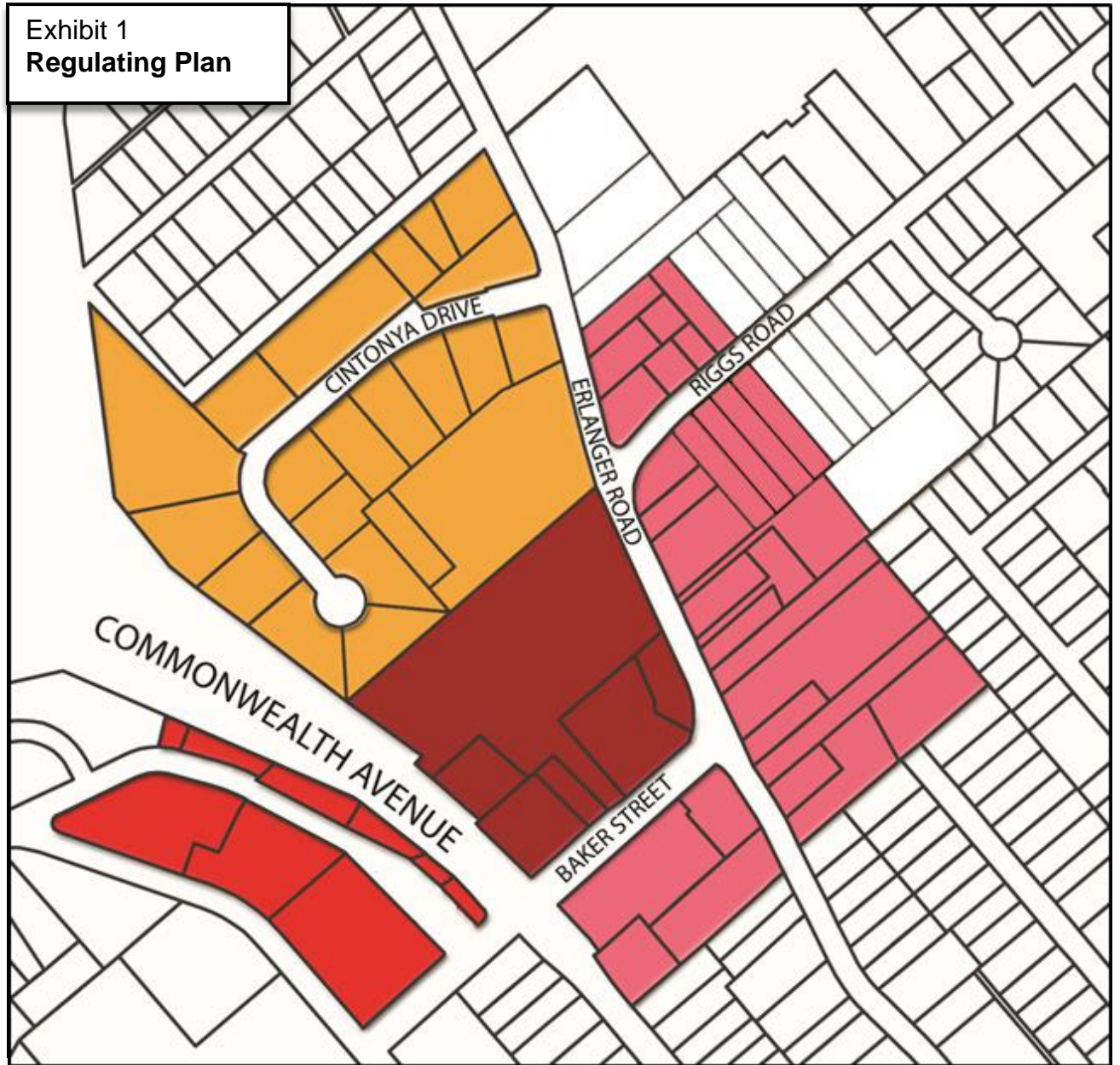

-  CORE ONE (CO-1)
-  CORE TWO (CO-2)
-  CORE THREE (CO-3)
-  URBAN ONE (UR-1)

Exhibit 1
Regulating Plan



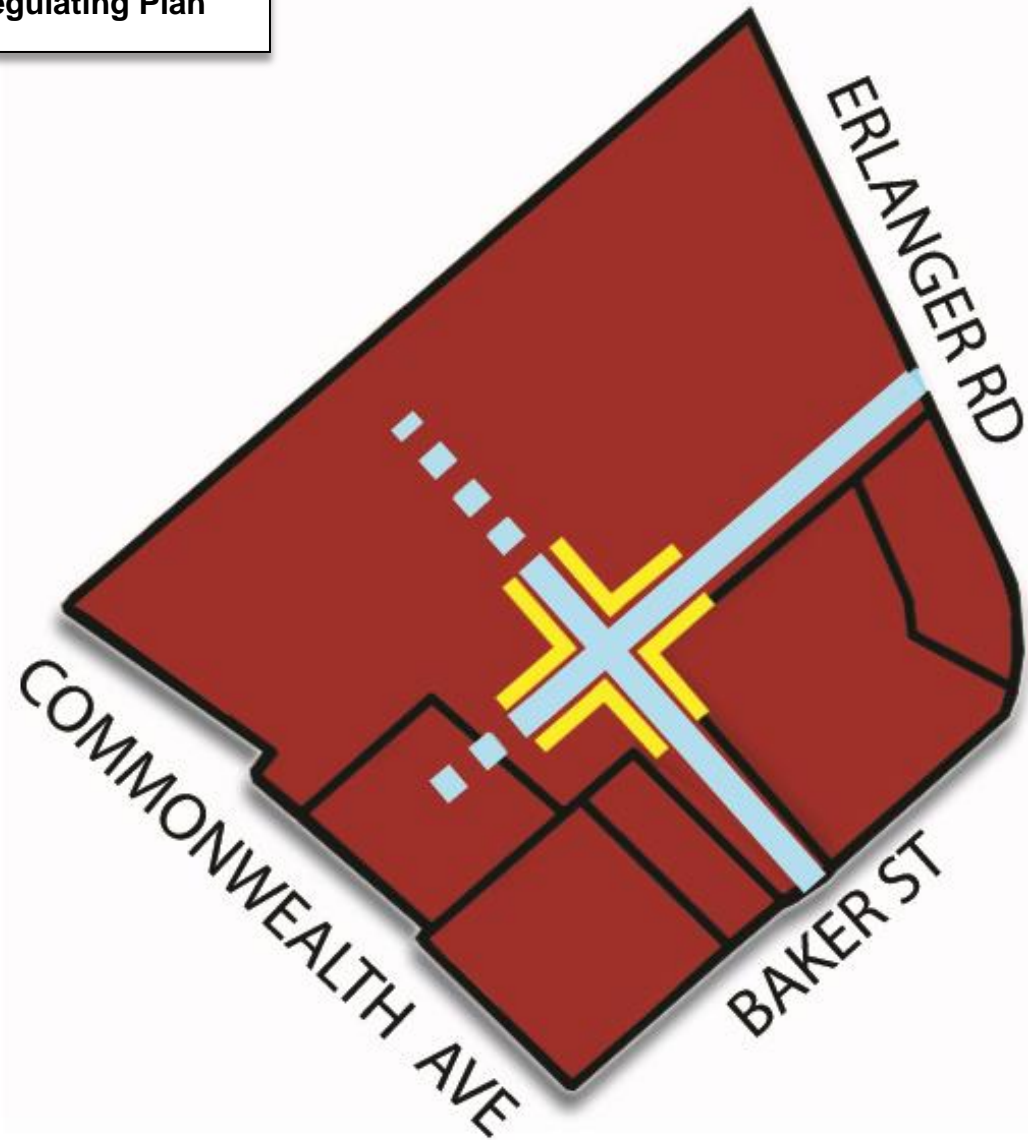
2. Subdistricts

The intent and purpose of each subdistrict located on the regulating plan is as follows:

 **CORE-1 (CO-1)** – The role of this subdistrict is to serve as a nucleus for development in the Commonwealth Station area. The intent and purpose of these regulations is to create development consisting of single, two, or three story mixed-use buildings with retail and office uses on the first floor and residential or office uses on the upper floors.

This area should feature a planned node of commercial or mixed use development with complimentary development organically occurring within the peripheral areas. In order to create this nucleus of activity the regulating plan to the right identifies private access drives that function as streets (light blue solid lines) which intersect to


Exhibit 2
CO-1 Regulating Plan



create a focus for development and activity. These access drives shall begin where current vehicular ingress and egress occurs within the subdistrict boundary. Sidewalks shall be provided along these access drives.


Also identified within the regulating plan are specific build to zones (yellow solid line) in which a building must be located within a certain proximity to the sidewalk. The dotted blue line indicates potential extensions of the private access drives.

Permitted building forms include Flex-Use and Public and Civic.


 **CORE-2 (CO-2)** – The role of this subdistrict is to be complimentary to both the CO-1 subdistrict and the adjacent public and civic uses. The intent and purpose is to allow for flexible development, with an emphasis on mixed uses

but also includes the ability to develop high density multi-family.

Permitted building forms include Flex-Use, Multi-Family, and Public and Civic.

 **CORE-3 (CO-3)** – The role of this subdistrict is to create a transition between the adjacent subdistricts and the existing residential areas. The intent and purpose of these regulations is to create less intense development that compliments development occurring in the surrounding areas.

Permitted building forms include Flex-Use, Live-Work, Attached Single-Family, and Public and Civic.

 **URBAN 1 (UR-1)** – The role of this subdistrict is to create a critical density of residential dwellings located within close proximity to the Core subdistricts.

While higher density forms are encouraged, the intensity and density of the residential building forms within this subdistrict may vary. Smaller, neighborhood oriented commercial uses may be located within the area to provide convenience for residents.

Permitted building forms include Flex-Use, Live-Work, Multi-Family, Detached and Attached Single-Family, and Public and Civic.

SECTION 10.26, C.

BUILDING DEVELOPMENT STANDARDS

- 1. Flex-Use Buildings**
 - 2. Live-Work Buildings**
 - 3. Multi-Family Buildings**
 - 4. Single-Family Buildings**
 - 5. Public and Civic Buildings**
-

1. Flex-Use Buildings



Above: A smaller scale flex-use building featuring an articulated building facade containing different primary building materials.



Above: A larger scale flex-use building featuring modern architecture and materials.



Above: A mixture of commercial and residential uses create a synergy of activity and a "main street" character.



Above: A group of flex-use buildings featuring a consistent setback creates a defined edge between the public and private realm.



Above: The use of varied roof heights and building materials help to break up the mass of larger structures to create a more walkable environment.

a. Maximum Building Footprint

CO-1, CO-2 - 15,000 square feet

CO-3 – 10,000 square feet for a building with commercial uses only, 15,000 square feet for a building containing a mixture of commercial and residential land uses

UR-1 – 4,000 square feet for a building with commercial uses only, 15,000 square feet

for a building containing a mixture of commercial and residential land uses

b. Maximum Building Height

CO-1, CO-2, CO-3 – 50'

UR-1 – 35' for a building with commercial uses only, 50' for a building containing a mixture of commercial and residential land uses

c. Setbacks

75% of the front façade of the primary structure must be within the allowable setback range, except within the required build to zone area in the CO-1 Subdistrict, where all of the building façade shall be required to be within the required setback distance.

CO-1 Build to Zone

The CO-1 build-to zone is indicated by solid yellow lines on the CO-1 Regulating Plan. When redevelopment occurs sidewalks shall be constructed along both portions of the access drives indicated on the CO-1 Regulating Plan (solid blue line.)

The required build to zone shall extend 100 feet from the intersection of both private access drives, as indicated on the regulating plan. The required front yard setback in this area shall be between 0 and

5 feet from the edge of the sidewalk. The side yard setback of individual buildings within this area shall be a maximum of 10 feet. The rear yard setback shall not apply.

CO-1, CO-2, CO-3

Front (Min/Max) – 0' / 75'

Side – 0', 5' when adjacent to a residential use or zone

Rear – 0', 10' when adjacent to a residential use or zone

UR-1

Front – 10'

Side – 5'

Rear – 5'

d. Off-Street Parking

CO-1 - A minimum reduction of 10% in the required number of off-street parking spaces is mandatory. A maximum allowable reduction of 50% shall be permitted

CO-2, CO-3, UR-1 – A maximum allowable reduction of 25% shall be permitted

e. Transparency

All residential uses on upper floors are exempt from these regulations

CO-1, CO-2, CO-3 – Minimum along public ROW or a private drive or street within a development which functions as a public ROW shall be 35% on the ground floor and 20% on any upper floors

UR-1 - Minimum along public ROW shall be 20% on the ground floor.

f. Other Development Controls

CO-1, CO-2, CO-3, UR-1

No outdoor storage of materials or equipment related to the business activity shall be allowed. Outdoor play areas used in connection with a daycare are permitted.

Temporary outdoor displays of products shall be permitted

g. Permitted Uses

Commercial Use Group

Artists / craftsmen galleries and studios

Animal sales and grooming

Auto supply / accessory sales (CO-1 only)

Brewpub (CO-1, CO-2, CO-3 only)

Building maintenance services

Business support services

Entertainment

Financial services

Lodging

Medical services

Micro-brewery (CO-1, CO-2, CO-3 only)

Micro-distillery (CO-1, CO-2, CO-3 only)

Personal improvement service

Professional office

Repair or laundry service, consumer

Retail sales and service

Sit-down restaurants

Tavern (CO-1, CO-2, CO-3 only)

Veterinary hospital

Residential Use Group

Multi-family

(ground floor units must be located 50 feet from the sidewalk edge)

Public and Civic Use Group

Day care, Type I

Day care, Type II

Clubs (lodge or private club)

h. Conditional Uses

CO-1

Gasoline service stations

Minor auto repair

UR-1

Tavern

Brewpub

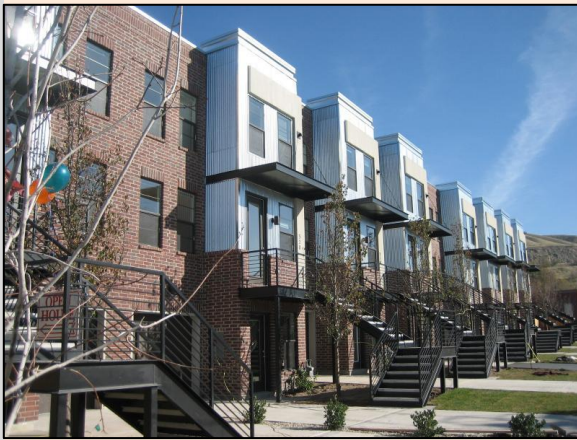
Micro-brewery

Micro-distillery

2. Live-Work Buildings



Above: Live-work buildings offer residents the opportunity to operate small businesses on the premises of where they reside. Live-work buildings can look like flex-use buildings, but are typically smaller scale. Access to the upper floors can be directly from the commercial space below.



Above: Live-work buildings can also have separate entrances to the living space on the top floors. Here, the buildings are set farther back to accommodate a limited amount of off-street parking.

a. Maximum Building Width

CO-3, UR-1

250' along the sidewalk

b. Maximum Building Height

CO-3, UR-1 – 35'

c. Setbacks

75% of the front façade of the primary structure must be within the allowable setback range

CO-3

Front (Min/Max) – 0' / 75'

Side – Attached: 0' internal, 5' external

Detached: 5'

Rear – 0', 10' when adjacent to a residential use or zone

UR-1

Front – 10'

Side – Attached: 0' internal, 5' external

Detached: 5'

Rear – 5', 10' when adjacent to a residential use or zone

d. Off-Street Parking

CO-3, UR-1

A minimum of two off-street parking spaces shall be required for each live-work unit, which consists of both a residential and commercial use.

Any live-work unit in which the commercial space is greater than 750 square feet, the required number of off-street parking spaces shall be applicable with an allowable reduction up to 25%

e. Transparency

CO-3 - Minimum along public ROW shall be 35% on the ground floor and 20% on any upper floors

UR-1 - Minimum along public ROW shall be 20% on the ground floor

f. Other Development Controls

CO-3, UR-1

Dwelling units located on the ground floor shall be in the rear portion of the building.

No outdoor storage of materials related to the business activity shall be allowed

Temporary outdoor displays of products shall be permitted

g. Permitted Uses

Commercial Use Group

Artists / craftsmen galleries and studios

Business support services

Financial services

Personal improvement service

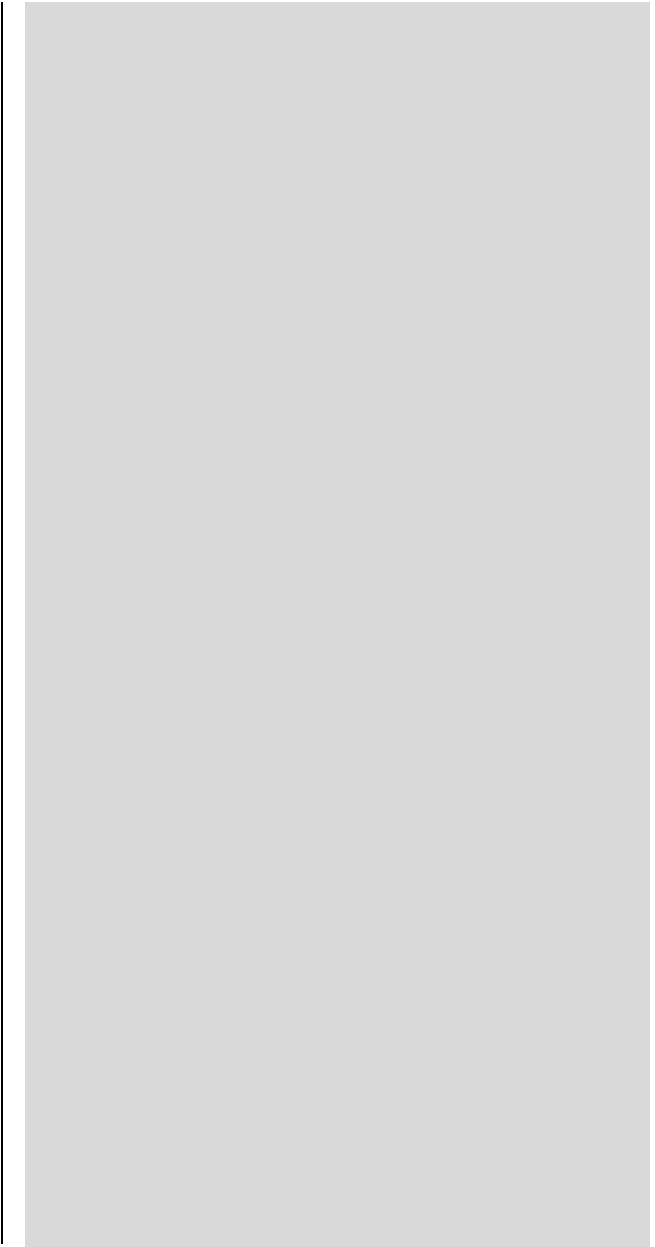
Professional office

Bed and breakfast

Residential Use Group

Attached single-family

Detached single-family



3. Multi-Family Buildings



Above: Multi-family buildings can range from moderate to very high density.



Above: A wide range of architecture is allowed for multi-family buildings to accommodate different styles and densities of development.

a. Maximum Building Width

CO-2, UR-1

250' along the sidewalk

b. Maximum Building Height

CO-2, UR-1 – 50'

c. Setbacks

75% of the front façade of the primary structure must be within the allowable setback range

CO-2

Front (Min/Max) – 0' / 75'

Side – 0', 5' when adjacent to a residential use or zone

Rear – 0', 10' when adjacent to a residential use or zone

UR-1

Front – 10'

Side – 5'

Rear – 5'

d. Building Types

CO-2, UR-1

Duplex

Triplex

Quadplex

Multi-Family

e. Off-Street Parking

CO-2, UR-1

A maximum allowable reduction of 25% shall be permitted

f. Permitted Uses

Residential Use Group

Two-Family

Multi-family

4. Single-Family Buildings



Above: New single-family dwellings should be developed at the same or higher density than currently exists.



Above: Attached single-family dwellings can take on many different architectural styles.

a. Maximum Building Width

CO-3, UR-1
250' along the sidewalk (when attached)

b. Maximum Building Height

CO-3, UR-1 – 35'

c. Setbacks

Attached Single-Family
CO-3, UR-1
Front – 10'
Side – 0' internal, 5' external
Rear – 5'

d. Off-Street Parking

CO-3, UR-1
There shall be no allowable reduction in the off-street parking requirements

e. Maximum Building Height

CO-3, UR-1 – 35'

f. Permitted Uses

Residential Use Group

Attached single-family

Public and Civic Use Group

Babysitting service
Family day care home

5. Public and Civic Buildings



Above: Smaller scale public and civic uses are allowed but should not dominate the character, form, and function of the Commonwealth Station area.



Above: Public and civic uses provide a venue for cultural amenities, social interaction, and are the foundation of a quality community.

a. Maximum Building Footprint

CO-1, CO-2 – 15,000 square feet

CO-3 – 8,000 square feet

UR-1 – 7,000 square feet

b. Maximum Building Height

CO-1, CO-2, CO-3, UR-1 – 50'

c. Setbacks

CO-1, CO-2, CO-3

75% of the front façade of the primary structure must be within the allowable setback range

Front (Min/Max) – 0' / 75'

Side – 10', 35' when adjacent to a residential use or zone

Rear – 10', 35' when adjacent to a residential use or zone

UR-1

Front – 35'

Side – 35'

Rear – 35'

d. Off-Street Parking

CO-1, CO-2, CO-3, UR-1 – A maximum allowable reduction of 10% shall be permitted.

e. Permitted Uses

Public and Civic Use Group

Day care, Type 1

Day care, Type 2

Cultural exhibits and libraries

Religious assembly

SECTION 10.26, D.

ARCHITECTURAL STANDARDS

1. Flex-Use, Live-Work Buildings

1. Flex-Use, Live-Work Buildings

a. Primary Building Materials

CO-1, CO-2, CO-3, UR-1

Brick, architectural grade CMU, stone, tile, EIFS/stucco, glass or concrete which is formed to have a masonry unit appearance may be used.

Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, slate, or standing seam metal.



Above: The use of a variety of building materials and architectural features helps to create a visually stimulating building façade.



Above: Architectural styles may vary in order to accommodate a variety of designs.



Above: The use of a simple recessed entry and porch feature help to break up a building façade and add character to a structure.

b. Secondary Building Materials

CO-1, CO-2, CO-3, UR-1

Architectural grade metals, plain faced CMU, wood or cement board siding, glass block, vinyl siding, hardiplank, and precast concrete may be used for trim, detailing, and incidental or secondary wall areas.

Secondary materials may not exceed 50% of each building or tenant façade. Only architectural grade materials shall be used.

c. Prohibited Building Materials

CO-1, CO-2, CO-3, UR-1

Flimsy or synthetic appearing exterior wall materials, such as ribbed, industrial style metal siding, T-111, or other hard board type materials are not permitted.



Above: Weak and fragile building materials do not adequately withstand the elements and quickly deteriorate leaving an unsightly appearance



Above: Corrugated metal buildings project an isolating and sterile environment found in industrial areas and are not appropriate in a neighborhood or "main street" area.

d. Public Entry Articulation

CO-1, CO-2, CO-3, UR-1

The main public building entrances shall be placed along the adjoining public street frontages or private access drives which function as "streets." When a building feature both types of frontage the public entry articulation is required along the private access drive

The main public entrances shall be emphasized in the façade design by methods such as recessing the entrance behind the exterior facade, providing an over-scaled entrance feature which projects outward from or above the exterior facade, placing the doorway within a three dimensional archway, providing an awning or roof awning/canopy, and/or changing the building materials, detailing, or color around the entrance opening.

Secondary public entrances may be located on other frontages as well.



Above: The simple use of architectural elements can dramatically increase the visibility and aesthetic appeal of the main entrance. It is important that the main entrance be differentiated from its immediate surroundings.



Above: The main entrance forms a connection between the public and the private realm, therefore, emphasis should be added to recognize the important role they play.

e. Roof Shapes

CO-1, CO-2, CO-3, UR-1

Flat roof designs are permitted. All flat roofs shall utilize a parapet at least three feet higher than the roof line (*live-work units shall be exempt from this requirement*).

Parapet designs which have a defined cornice line and pitched roofs are permitted.

Pitched roof forms shall be complete and span the entire building massing on which they are placed.



Above: This commercial building features a symmetrical pitched roof which provides balance.

Stage set roof designs are permitted, provided they incorporate vertical articulation in the form of parapets and towers in order to break up continuous roof facades.



Above: The articulation of this stage set roof breaks up what could be an expressionless façade.



Above: Stage set roof types are an effective means to screen rooftop mechanical equipment.

Mansard roof types are prohibited.



Above: The size and scale of mansard roofs overpower and detract from the character and form of a building or structure.

SECTION 10.26, E.

SIGNAGE STANDARDS

- 1. Introduction**
- 2. Flex-Use, Live-Work Buildings**
- 3. Residential Buildings**
- 4. Public and Civic Buildings**

1. Introduction

These sign regulations apply in addition to the sign regulations set forth in Article XIV.

2. Flex- Use, Live-Work Buildings

a. Ground Signs



Above; A properly placed ground sign can effectively identify multiple tenants and reduce the amount of signage needed for an entire site.

i. Maximum Number

CO-1 - One per street frontage along a public ROW as well as along a private drive or street within a development which functions as a public ROW.

CO-2, CO-3, UR-1 - One per street frontage along a public ROW.

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 60 square feet
UR-1 – 30 square feet for a building with commercial uses only, 60 square feet for a building containing a mixture of commercial and residential land uses

iii. Maximum Height

CO-1, CO-2, CO-3 – 20'
UR-1 – 10', for a building with commercial uses only, 20' feet for a building containing a mixture of commercial and residential land uses

iv. Setbacks

CO-1, CO-2, CO-3, UR-1 - 5', 35' feet from the nearest single-family zone

v. Illumination

CO-1, CO-2, CO-3, UR-1 – External or internal, direct, exposed or concealed

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – Manual or automatic permitted, up to 25% of sign face.

vii. Development Controls

Ground signs are not permitted for any live-work building form.

b. Directional Ground Signs



Above: Directional ground signs provide essential way-finding information to reduce confusion in off-street parking areas.

i. Maximum Number

CO-1, CO-2, CO-3, UR-1 – One per vehicle entrance

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 12 square feet

iii. Maximum Height

CO-1, CO-2, CO-3, UR-1 – 6'

iv. Setbacks

CO-1, CO-2, CO-3, UR-1 – 5'

v. Illumination

CO-1, CO-2, CO-3, UR-1 – Internal or concealed only

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – None

vii. Development Controls

Directional ground signs are not permitted for any live-work building form.

c. Wall Signs



Above: This wall sign utilizes exterior lighting featuring cutoff light fixtures to reduce glare.



Above: Wall signs are used to identify individual tenants, increase business visibility and are usually placed above main entrances.

i. Maximum Number

CO-1 - One per business per street frontage along a public ROW as well as along a private drive or street within a development which functions as a public ROW.

CO-2, CO-3, UR-1 - One per business per street frontage along a public ROW.

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 2 square feet of sign area per lineal foot of building width on the side of the building on which the sign is located.

iii. Illumination

CO-1, CO-2, CO-3, UR-1 – External or internal, direct, exposed or concealed.

iv. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – Manual and automatic permitted, up to 25% of sign face.

v. Development Controls

CO-1, CO-2, CO-3, UR-1 - Wall signs permitted for non-residential uses only. No wall sign shall extend above the roof of the building, including parapets and architectural extensions

d. Projecting Signs



Above: Projecting signs are a form of business identification oriented towards pedestrians

i. Maximum Number

CO-1, CO-2, CO-3, UR-1 - One per business establishment with a ground floor entrance.

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 36 square feet

iii. Height at Bottom of Sign

CO-1, CO-2, CO-3, UR-1
7' minimum, 10' maximum

iv. Height at Top of Sign

CO-1, CO-2, CO-3, UR-1 – 16'

v. Illumination

CO-1, CO-2, CO-3, UR-1 – External or internal, direct, exposed or concealed.

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – Manual and automatic permitted, up to 25% of sign face.

vii. Projection from Building Face

CO-1, CO-2, CO-3, UR-1 – 6’ maximum

e. Sidewalk Signs



Above: Sidewalk signs are an effective means for businesses to convey special or temporary information.

i. Maximum Number

CO-1, CO-2, CO-3, UR-1 - One per business establishment with a ground floor entrance.

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 10 square feet

iii. Maximum Height

CO-1, CO-2, CO-3, UR-1 – 5’

iv. Setbacks

CO-1, CO-2, CO-3, UR-1 - None

v. Illumination

CO-1, CO-2, CO-3, UR-1 – None permitted

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – Manual or automatic permitted

vii. Other Development Controls

CO-1, CO-2, CO-3, UR-1

Sign shall be in front of the establishment.

Sign shall be an A-frame or other self-supporting design, without separate structural members.

Sign shall be placed so that it does not block any public entrance or required emergency exit from a building and so that there is a clear passage of at least six feet.

Sign may be placed on the sidewalk only during hours when the establishment to which it pertains is open for business; a sidewalk sign located in front of a business that is not open shall be considered an abandoned sign and may be removed by

City of Erlanger without notice and without liability for its value.

A sidewalk sign may bear any noncommercial message or a commercial message related to goods or services available in the premises that fronts on the sidewalk.

f. Incidental Signs



Above: Incidental signs are used to convey minor information about a site or off-street parking area which is noncommercial in nature.

i. Maximum Number

CO-1, CO-2, CO-3, UR-1 – As needed

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 4 square feet

iii. Maximum Height

CO-1, CO-2, CO-3, UR-1 – 6’

vi. Setbacks

CO-1, CO-2, CO-3, UR-1 - None

v. Illumination

CO-1, CO-2, CO-3, UR-1 – None permitted

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – None

vii. Development Controls

CO-1, CO-2, CO-3, UR-1

No incidental sign shall bear a commercial message. The intent is to provide for signs such as “no parking” or “no dumping,” etc.

g. Traffic Control Signs



Above: Traffic control signs aid in the safe and effective movement of vehicular traffic and pedestrians.

i. Development Controls

CO-1, CO-2, CO-3, UR-1

Signs conforming with the Manual of Uniform Traffic Control Devices and containing no commercial message are allowed in required off-street parking areas.

2. Residential Buildings

a. Permanent Development

Entrance Signs



Above: Permanent development signs are used to identify specific residential areas



Above: Permanent development signs should utilize high quality materials and landscape features.

i. Maximum Number

CO-2, UR-1 – 2 per entrance

ii. Maximum Size

CO-2, UR-1 – 25 square feet per sign

iii. Maximum Height

CO-2, UR-1 – 6'

iv. Setbacks

CO-2, UR-1

5' from all property lines

v. Illumination

CO-2, UR-1 - External or internal, direct, exposed or concealed

vi. Changeable Copy

CO-2, UR-1 – None

vii. Development Controls

CO-2, UR-1

Permanent entrance signs shall only be permitted for neighborhoods or multi-family developments.

b. Directional Ground Sign



Above: Directional ground signs provide critical way-finding information for residents and visitors to a development or community

i. Maximum Number

CO-2, UR-1 – One per vehicle entrance

ii. Maximum Size

CO-2, UR-1 – 12 square feet

iii. Maximum Height

CO-2, UR-1 - 6 feet

iv. Setbacks

CO-2, UR-1 – 5'

vi. Illumination

CO-2, UR-1 – Internal or concealed only

vi. Changeable Copy

CO-2, UR-1 – None

c. Ground Signs



Above: Ground signs can be to identify special events, personal viewpoints, and lawfully permitted commercial activity occurring on the premises.

i. Maximum Number

CO-2, UR-1

4 total: 1 permanent, 3 temporary

ii. Maximum Size

CO-2, UR-1 – 6 square feet

iii. Maximum Height

CO-2, UR-1 – 6'

iv. Setbacks

CO-2, UR-1 - None

v. Illumination

CO-2, UR-1 - None

vi. Development Controls

CO-2, UR-1

Any permanent sign shall not contain a commercial message

No more than two (2) signs on a lot in a residential district at any one time, including all wall signs, detached signs, temporary signs, and others, may contain commercial messages.

The only commercial messages allowed on such signs are messages related to commercial activity lawfully conducted on the premises, including the lawful, occasional sale of personal property (such

as through a garage sale or yard sale) or the sale, rental or lease of the premises.

Signs related to the sale of personal property shall be removed within twenty-four hours after the end of the sale.

Signs related to the sale, lease or rental of the premises shall be removed no later than the date on which the deed, lease or other document representing the transaction is completed. Any such sign may contain any message other than a commercial message.

If a message relates to a special event, such sign shall be removed within seven (7) days following the conclusion of such event.

e. Wall Signs



Above: Wall signs are used to identify a lawfully operating business located on a residential premises

i. Maximum Number

CO-2, UR-1 – 1 per dwelling unit

ii. Maximum Size

CO-2, UR-1 – 4 square feet

iii. Maximum Height

CO-2, UR-1 – None

iv. Illumination

CO-2, UR-1 - None

v. Development Controls

CO-2, UR-1

Sign may contain a noncommercial message or a commercial message related to an activity lawfully conducted on the premises, including a home occupation.

For permitted uses other than residential, one wall sign per use not more than two (2) square feet in area is allowed, provided that such sign contains no commercial message.

f. Incidental Signs



Above: Incidental signs are used to convey minor information about a site or off-street parking area which is noncommercial in nature.

i. Maximum Number

CO-2, UR-1 – As needed

ii. Maximum Size

CO-2, UR-1 – 4 square feet

iii. Maximum Height

CO-2, UR-1 – 6'

iv. Setbacks

CO-2, UR-1 - None

v. Illumination

CO-2, UR-1 – None permitted

vi. Changeable Copy

CO-2, UR-1 – None

vii. Development Controls

CO-2, UR-1

The intent of these signs is to provide for signs that provide messages like “no parking”, “no dumping”, “beware of dog”, “rest rooms”.

No incidental sign may not bear any commercial message.

f. Traffic Control Signs



Above: Traffic control signs aid in the safe and effective movement of vehicular traffic and pedestrians.

i. Development Controls

CO-2, UR-1

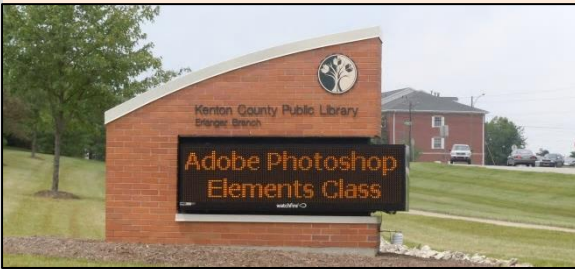
Signs conforming with the Manual of Uniform Traffic Control Devices and containing no commercial message are allowed in required off-street parking areas.

3. Public and Civic Buildings

a. Ground Signs



Above: Ground signs are a primary means for identifying an organization or business.



Above: Ground signs for public and civic buildings may utilize automatic or manual changeable copy to advertise services and events.

i. Maximum Number

CO-1 - 1 per street frontage along a public ROW as well as along a private drive or street within a development which functions as a public ROW.

CO-2, CO-3, UR-1 – 1 per street frontage along a public ROW.

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1

50 square feet

iii. Maximum Height

CO-1, CO-2, CO-3, UR-1 - 10'

iv. Setbacks

CO-1, CO-2, CO-3, UR-1 - 5' from all property lines

v. Illumination

CO-1, CO-2, CO-3, UR-1 - External or internal, direct, exposed or concealed

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1

Manual and automatic permitted, up to 30% of sign face.

b. Directional Ground Signs



Above: Directional ground signs are used for way-finding to decrease confusion on a site and in off-street parking areas.

i. Maximum Number

CO-1, CO-2, CO-3, UR-1 – One per vehicle entrance

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 12 square feet

iii. Maximum Height

CO-1, CO-2, CO-3, UR-1 - 4 feet

iv. Setbacks

CO-1, CO-2, CO-3, UR-1 – 5'

v. Illumination

CO-1, CO-2, CO-3, UR-1 – Internal or concealed only

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – None

c. Wall Signs



Above: Wall signs are an effective mean to identify an organization or business.

i. Maximum Number

CO-1 - 1 per street frontage along a public

ROW as well as along a private drive or street within a development which functions as a public ROW.

CO-2, CO-3, UR-1 – 1 per street frontage along a public ROW.

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 1 square foot of sign area per lineal foot of building width on the side of the building on which the sign is located.

v. Illumination

CO-1, CO-2, CO-3, UR-1, – Internal and concealed source only

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – Manual and automatic permitted, up to 25% of sign face.

vii. Development Controls

CO-1, CO-2, CO-3, UR-1 - No wall sign shall extend above the roof of the building, including parapets and architectural extensions

d. Incidental Signs



Above: Incidental signs are used to convey minor information about a site or off-street parking area which is noncommercial in nature.

i. Maximum Number

CO-1, CO-2, CO-3, UR-1 – As needed

ii. Maximum Size

CO-1, CO-2, CO-3, UR-1 – 4 square feet

iii. Maximum Height

CO-1, CO-2, CO-3, UR-1 – 6'

iv. Setbacks

CO-1, CO-2, CO-3, UR-1 - None

v. Illumination

CO-1, CO-2, CO-3, UR-1 – None permitted

vi. Changeable Copy

CO-1, CO-2, CO-3, UR-1 – None

vii. Development Controls

CO-1, CO-2, CO-3, UR-1

The intent of these signs is to provide for signs that provide messages like “no parking”, “no dumping”, “beware of dog”, “rest rooms”.

No incidental sign may bear any commercial message.

e. Traffic Control Signs



Above: Traffic control signs aid in the safe and effective movement of vehicular traffic and pedestrians.

i. Development Controls

CO-2, UR-1

Signs conforming with the Manual of Uniform Traffic Control Devices and containing no commercial message are allowed in required off-street parking areas.

SECTION 10.26, F.

GENERAL REGULATIONS

- 1. Accessory Uses**
- 2. Mechanical Equipment Screening**
- 3. Loading/Unloading/Service Areas**
- 4. Trash Enclosures**
- 5. Outdoor Storage**
- 6. Lighting**
- 7. Screening and Landscaping**
- 8. Other Development Controls**

1. Accessory Uses

CO-1, CO-2, CO-3, UR-1

- a. Customary accessory buildings and uses typically associated with the principal building form shall be permitted. Said uses shall be regulated according to the standards set forth within Article IX of this ordinance.
- b. Home Occupations shall be regulated according to the standards set forth within Article IX of this ordinance.
- c. Fences and walls shall be regulated according to the standards set forth within Article XIII of this ordinance.
- d. Signs shall be regulated by Article XIV and Section 10.26, F.
- e. Outdoor dining areas shall be permitted subject to the following standards:

Such area shall not exceed 25% of the maximum seating capacity of the indoor seating area

Entertainment, music, and sound amplifying systems shall be permitted within the outdoor seating areas no later than 11 p.m., Sunday thru Thursday and no later than midnight on Friday and Saturday.

2. Mechanical Equipment Screening

CO-1, CO-2, CO-3, UR-1

- a. All mechanical equipment shall be screened from view of the public street frontage or a private access drive which functions as a street.

This does not include equipment that is required by a public utility company (i.e. electric/gas meters, etc.).
- b. Ground mounted equipment shall be screened either with landscaping, enclosed within a structure which uses the same materials, colors, or design detailing as the principal building, or by some other means which screens it from a public street frontage or a private access drive which functions as a street.
- c. If roof mounted, mechanical equipment shall be screened by a parapet wall or stage set roof types (for flat roofed buildings). If used, the parapet wall shall be designed and constructed as an integral part of the overall building.

For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.
- d. Mechanical equipment screening shall not be required for single-family residential building forms.

3. Loading / Unloading / & Service Areas

CO-1, CO-2, CO-3, UR-1

Loading/unloading areas may be located in an adjacent public right-of-way, within an off-street parking area, or any other designated area. Such areas shall not be used in a manner which is detrimental to vehicular traffic, adjacent businesses, nor create a nuisance to general public.

4. Trash Enclosures

CO-1, CO-2, CO-3, UR-1

- a. Garbage storage areas shall be placed in the side or rear yard only, excluding corner side yards and along access drives which function as streets.
- b. Garbage storage areas shall be enclosed on at least three (3) sides.
- c. Garbage storage areas shall be screened by either landscaping or an enclosure structure constructed of brick or masonry walls and/or wooden fences which are a minimum of five (5) feet tall or one foot higher than the trash container to be screened, whichever is greater. Chain link fences with slats are not acceptable enclosure materials.

If provided, the gates or doors of the garbage collection area or dumpster enclosure shall be kept completely closed except at times when the area or dumpster is being serviced.

Additionally, the required enclosure structure shall be constructed with the same materials, colors, or design detailing as the principal building.

- d. Trash enclosure regulations shall not be applicable to single-family residential building forms.



Above: The use of similar building materials and comparable colors integrate a trash enclosure into a building.



Above Landscaping can be an effective means of screening trash enclosures.

5. Outdoor Storage

No outdoor storage of any material or product, either useable or waste, shall be permitted within this zone, except within enclosed areas. Outdoor play areas used in connection with a daycare are permitted.

6. Lighting

CO-1, CO-2, CO-3, UR-1

- a. Light poles shall be consistent in design with the overall architectural theme of each development proposal. All light poles in off-street parking and pedestrian areas shall be black in color.
- b. Pedestrian-oriented lighting should be at smaller scales to light walkways and plazas while lighting in parking areas should be at larger scales to light parking areas and vehicular circulation routes.
- c. All non-decorative lighting shall be fully shielded lights so that they do not emit light rays at angles above the horizontal plane.
- d. Decorative, pedestrian-scale lights are encouraged in areas of pedestrian activity. All decorative lights over ten (10) feet in height shall be fully shielded to avoid light spillage on adjacent property and road rights-of-way.

- e. Lighting located on the building wall shall be fully shielded to direct the light downward.
- f. Neon or LED accent lighting is permitted on buildings and structures.
- g. No lighting shall be permitted which would glare from this zone onto any street or adjacent property.

7. Screening and Landscaping

- a. Interior landscaping for vehicular use areas must be provided in accordance with Section 9.17.,H., of this zoning ordinance.
- b. Any commercial or multi-family use building that is adjacent to a single family zoning district shall provide a buffer yard in accordance with Section 9.17., Table 2, Buffer Yard A.

8. Other Development Controls

- a. No use shall produce objectionable odors, noise or dust.
- b. All new utilities installed by a developer must be underground when a new development occurs.

SECTION 10.26, G.

DEFINITIONS AND PROHIBITED USES

- 1. Definitions**
- 2. Prohibited Uses**
- 3. General Definitions**

1. Definitions

The definitions in this section shall prevail within the CS Zone. For definitions not contained within the CS Zone, the definitions contained in the City of Erlanger Zoning Ordinance shall prevail.

Definitions contained within this section shall supersede those contained within Article VII of this zoning ordinance.

a. Residential Use Group

Attached Single-Family – A single dwelling unit located on its own lot that shares one or more common or adjacent walls with one or more dwelling units. An attached house does not share common floor/ceilings with other dwelling units.

Multi-Family – A residential building, designed, arranged, or used exclusively by three (3) or more families, living independently of each other.

Two-Family – A residential building designed, arranged, or used exclusively by two (2) families, living independently of each other.

b. Public & Civic Use Group

Day Care or Day Care Center – Uses providing care, protection, and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. There are 4 types of Day Care uses:

i. Babysitting Service

A day-care facility within a residential dwelling unit that provides care to up to 3 children, in addition to any children related to the day-care provider.

ii. Family Day-Care Home

A day-care facility within a residential dwelling unit that is certified by the state to provide care for 4 to 6 children or adults, in addition to any children related to the day care provider.

iii. Day Care, Type 1

A facility that is licensed by the state to care for 13 or more children or adults.

iv. Day Care, Type 2

A facility that is licensed by the state to care for 7 to 12 children or adults.

Cultural Exhibits and Libraries – Museum-like preservation and exhibition

of objects in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc. for study and reading.

Lodge or Private Club – An association of persons for some common objective, usually jointly supported and meeting periodically.

Religious Assembly – Religious services involving public assembly such as customarily occurs in synagogues, temples, mosques, and churches.

c. Commercial Use Group

Animal Sales and Grooming – Sales and grooming of dogs, cats, and similar small animals.

Artists/Craftsman Galleries and Studios – Studio for artists, designers, photographers, musicians, sculptors, potters, wood and leather craftsman, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry that will be displayed or sold on premises.

Auto Supply/Accessory Sales – Businesses involved in the sale, lease, or rental of new or used automobile

supplies or accessories to the general public.

Bed and Breakfast - A detached house in which the owner offers overnight accommodations and meal service to guests for compensation.

Building Maintenance Services – Provision of maintenance and custodial services to commercial and industrial establishments.

Business Support Services – Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Storage of goods other than samples is prohibited. Typical uses include but are not limited to employment agencies, secretarial services, telephone answering services, and blueprint services. Also includes business or trade schools that do not involve any outdoor storage or manufacturing processes.

Repair or Laundry Service, Consumer – Provision of repair, dry cleaning or laundry services to individuals and households, but not to firms. Typical uses include but are not limited to laundry/dry cleaning drop-off stations, hand laundries, appliance repair shops,

locksmiths, shoe and apparel repair, and musical instrument repair. This definition does not include laundromats or self-service washing and drying facilities.

Sit-Down Restaurants – Establishments primarily engaged in the retail sale of prepared food for consumption on the premises.

Microbrewery – Establishments engaged in on-site brewing of beer and sales of beer by the glass for on-premise consumption. These establishments are primarily used for the production of beer and ale and may include retail and food service as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage.

Tavern – Establishments primarily engaged in the retail sale of alcoholic drinks such as beer, ale, wine, and liquor for consumption on the premises. Such establishments may sell or serve food.

Brewpub – Establishments primarily engaged in the retail sale of prepared food for consumption, which includes the brewing of beer as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage.

Micro-distillery – Establishments primarily engaged in on-site distillation of spirits and may include retail and food service as an accessory use. The distillery operation processes the ingredients to make spirits by mashing, cooking, and fermenting. The micro-distillery operation does not include the production of any other alcoholic beverage.

Entertainment – Provision of cultural, entertainment, athletic, and other events to spectators with a capacity of fewer than 500 persons.

Financial Services – Financial or securities brokerage services.

Funeral and Internment Services – Provision of services involving the care, preparation, or disposition of human

dead. Typical uses include funeral homes, crematory services, mortuaries, and cemeteries.

Gasoline Stations – Retail sales to the public of fuels, oils, and accessories for motor vehicles, where repair service and automobile washing is incidental, where no storage or parking space is offered for rent, and where no motor vehicles or boats are offered for sale or rent.

Lodging – A building or buildings to be used for the temporary abiding place for travelers and transient guests with incidental food, drink, and other sales and services intended for the convenience of guests.

Medical Service – Personal health services, including prevention, diagnosis, and treatment, rehabilitation services provided by physicians, dentists, nurses, and other health personnel and medical testing and analysis services.

Minor Vehicle Repair – A vehicle repair establishment that provides replacement of any passenger vehicle part or repair of any passenger vehicle part that does not involve body work or painting or

require removal of the engine head or pan, engine transmission or differential.

Professional Office – Professional, governmental, executive, management, or administrative offices of private organizations or government agencies.

Personal Improvement Service – Informational, instructional, personal improvement, and similar services of a nonprofessional nature. A massage establishment operated by a licensed massage therapist is also included with in the “personal improvement service” use category.

Retail Sales and Service – Businesses involved in the sale, lease, or rental of new or used products or merchandise to the general public. Typical uses include drug stores, grocery stores, department stores, and apparel stores.

Veterinary Hospitals – Pet clinics, dog and cat hospitals, and animal hospitals.

2. Prohibited Uses

In order to provide for an area conducive to pedestrian activity, several uses have been determined to be not appropriate in the CS Zone. The

following rationale was used to determine if a use should be prohibited:

- a. Uses are automobile oriented
- b. Uses are associated with negative secondary effects (crime, loitering, graffiti, traffic, etc.)

The following uses are prohibited in the CS Zone:

Laundromats and self-service washing and drying – A self-service laundry facility with coin-operated washing machines, dryers, and sometimes ironing or pressing machines, open to the public for washing clothing and household cloth items.

Bingo Hall – A facility used exclusively or primarily for conducting bingo and other similar games that are open to the public.

Billiard/Pool Hall – A place where people get together for playing cue sports such as pool, snooker or carom billiards.

Currency Exchange (Check Cashing Facility) – A person or business that for compensation engages, in whole or in part, in the business of cashing checks,

warrants, drafts, money orders, or other commercial paper serving the same purpose.

Payday Loan – An establishment that engages in the business of offering payday loans. A “payday loan” is a loan transaction where a post-dated check or other check that the parties agree will be held for a period of time before presentment for payment or deposit is accepted as collateral for the loan.

Pawn Shop – An establishment or person (pawnbroker) engaged in the business of receiving property in pledge or as security for money or other things advanced to the pawner or pledger.

Body-Art Services – Provision of any of the following procedures: body piercing, tattooing, cosmetic tattooing, branding, and scarification.

Fortune Telling Service – An establishment engaged in or that professes to foretell future or past events or that is engaged in the practice of palmistry (the art or practice of reading a person’s character or future from the lines on the palms of hands).

Flea Market – An occasional or periodic market usually held in an open area, but which may be held indoors, where individual stalls or spaces are provided on a short-term basis for vendors to display, buy, sell, exchange, or deal in new or used goods.

Car Wash – A building or site containing facilities for washing automobiles. It may use automatic production line methods—a chain conveyor, blower, steam-cleaning device, or other mechanical device—or it may provide space, water, and equipment for hand washing, cleaning, or detailing of automobiles, whether by the customer or the operator.

Major Vehicle Repair – Repair or servicing of commercial vehicles or heavy equipment or body work, painting, or major repairs to passenger vehicles.

New or Used Vehicle/Equipment Sales – Sales of new or used autos, noncommercial trucks, motorcycles, trailers, and boats, together with incidental maintenance.

Animal Kennels and Shelters – Animal shelters and kennel services for dogs, cats, and small animals.

Internet or Sweepstakes Parlor or Café – An establishment that gives away chances to win prizes with the purchase of a service or product, typically internet access or telephone

Drive through / Drive In establishment – A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building

3. General Definitions

Façade - That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.