

§ 160.035 DISTRICT E, GENERAL BUSINESS.

(A) *Purpose.* District E is intended to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and be appropriately buffered from residential areas.

(B) *Principal uses.*

(1) Any use permitted in the O-P (Office-Professional), D (Neighborhood Service) or D-1 (Limited Service) Districts subject to the regulations of District E;

(2) Automobile repair garages; provided that, the storage of inoperable or wrecked vehicles shall not be permitted outside of the business building unless the vehicles are completely encompassed by a solid screening fence or wall at least six feet high;

(3) Automobile, motorcycle and light load truck sales and leasing, new or used;

(4) Hospitals;

(5) Ambulance services;

(6) Motion picture theatres within an enclosed building;

(7) Spa, health studio or fitness centers;

(8) Coin-operated amusement machine arcades;

(9) Bowling alley and skating rinks;

(10) Establishments where alcoholic beverages are sold or consumed on premises (see restrictions below), except sexually oriented businesses: taverns, night clubs, dance halls and ice houses or any similar uses where alcoholic beverages are consumed on the premises and where at least 50% of the business use is attributable to the sale of alcoholic beverages shall not be less than 300 feet from any property zoned District A, A-1, A-2 or B-1. Distance shall be measured from the nearest public door of the facility to the property line of the property zoned District A, A-1, A-2 or B-1;

(11) Car washes, self-service, full-service or automated; and

(12) Any retail sales, commercial business or service not included in the O-P, D or D-1 Zoning Districts; provided that, all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise or vibration, and provided that no warehousing or manufacturing, or treatment of products or equipment, shall be permitted, except such as is clearly incidental to the conduct of a permitted use and provided that the use is not prohibited by any other section of this chapter or by any other ordinances of the city.

(C) *Accessory uses.*

(1) Paved automobile parking lots incidental to the principal use;

(2) Other uses which are subordinate to and incidental to the principal uses; and

(3) Signs advertising services provided on the same premises.

(D) *Area and height regulations.*

Maximum height	75 feet
Maximum lot coverage by structures, driveways and parking	95%
Maximum lot coverage by structures	50%
Minimum distance between detached structures	12 feet
Minimum front yard	25 feet
Minimum lot area	None
Minimum lot depth	None
Minimum lot width	None
Minimum rear yard	None
If adjacent to any district zoned for residential uses	15 feet
Minimum side yard	None
If adjacent to any district zoned for residential uses	10 feet
If adjacent to street	25 feet

(E) *Parking requirements.* Off-street parking in this district shall be provided in accordance with §160.081 of this chapter.

(F) *Screening requirements.* Screening in accordance with §160.084 of this chapter is required along side and rear lot

lines when these lot lines are adjacent to any district zoned for residential uses.

(G) *Landscape requirements.* See § 160.088 of this chapter.

(H) *Building regulations.* Each exterior facade elevation for all floors shall consist of a minimum of 80% brick, stone or masonry exclusive of doors, windows and window walls unless otherwise approved by the Planning Board (reference § 160.087 of this chapter).

(1998 Code, App. A, § 40-31) (Ord. 94-05, passed 4-20-1994; Ord. 06-42, passed 12-6-2006; Ord. 16-18, passed 6-1-2016)