

## SECTION 420. "CR" ZONE, COMMERCIAL RESIDENTIAL DISTRICT

### A. PURPOSE.

This district is intended to provide for an orderly and compatible mix of single-family residential and light commercial uses in a manner that preserves and protects the established neighborhood character of the area. The land use is composed chiefly of single-family residential uses, light retail, office uses, art galleries and personal service businesses, together with necessary accessory uses and certain more intensive uses subject to Conditional Use Permit approval. The CR zoning district provides a zoning classification for an area generally identified along North Main Street from North 8<sup>th</sup> Street to North Willard Street, including portions of intersecting streets.

### B. PERMITTED USES.

1. Permitted and Conditional Uses allowed in the R-2 Zone, subject to the R-2 Zone property development standards.
2. Professional offices, including executive, administrative and business offices for accounting, clerical, graphic art, real estate, attorneys, architects, engineers and similar professional uses.
3. Medical and dental offices and clinics, including physical therapy, message therapy, chiropractic, and similar medical and health related services.
4. Offices for charitable, philanthropic and social welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
5. Personal and household services, such as barber and hair styling shops, beauty salons, dry cleaners, clothing alteration, shoe repair, small appliance and electronic equipment repair, and self-service copying and printing shops, and excluding drive-through or drive-up facilities for all such uses.
6. Retail sales, provided:
  - a. No outdoor display or outdoor storage for any kind, including products or materials.
  - b. No individual store shall exceed an area of 1,500 square feet of gross floor area.
  - c. No drive-up facilities are included.
7. Art galleries and studios for the practice of fine arts.
8. Home occupation uses, as permitted in Section 404.N. of this Ordinance.

9. One (1) guest house, as defined in Section 201 of this Ordinance, for properties with no more than one (1) existing single-family dwelling. Guest house may be a site-built or factory-built building, or a tiny house that is built off-site on a chassis where the suspension/axle components have been removed and the chassis is permanently attached to a permanent foundation.
10. Accessory buildings, structures and uses customarily incidental to a permitted use.

#### C. CONDITIONAL USES.

1. Multiple-family residential uses subject to the R-3 Zone property development standards.
2. Establishments serving food or beverages such as: restaurants, bakeries, cafes and coffee shops, excluding bars, taverns and lounges, and excluding drive-through or drive-up facilities.
3. Light manufacturing incidental to a permitted or conditional use, subject to the following limitations:
  - a. All such manufacturing activity shall be conducted entirely within an enclosed building with no outdoor storage or display of equipment, materials, supplies or products.
  - b. All such manufacturing activity shall be restricted to no more than twenty-five (25) percent of the ground floor area of the building or buildings allocated to the permitted use.
4. Public and private schools, including general instruction, business and trade schools, dancing, art and music schools, material arts schools and similar uses.
5. Cultural institutions, art centers and performance halls.
6. Churches and similar places of worship.
7. Any such other uses as determined by the Zoning Administrator to be substantially similar to those uses listed above and not detrimental to the public health, safety and general welfare.

#### D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area:
  - a. Single-family residential: 2,500 Sq. Ft.
  - b. Single-family residential with a Guest House: 4,000 Sq. Ft.
  - c. Multi-family residential and commercial: 5,000 Sq. Ft.
2. Minimum Average Lot Width: 40 Ft.
3. Minimum Front Yard: 5 Ft.
4. Minimum Side Yard:
  - a. 5 Ft.
  - b. For Multi-Family residential and commercial uses, where a lot adjoins a lot in a residential district along its side lot line, there shall be a 10 Ft. minimum side yard.
  - c. Where a lot line abuts a street there shall be a 10 Ft. side yard.
5. Minimum Rear Yard: 10 Ft.

(For properties within the Arts, Culture and Entertainment District (Exhibit A), the Community Development Director or his/her designee, may in his/her discretion modify, reduce or eliminate the front, side and/or rear setback and landscaping requirements to achieve uniformity/consistency with adjoining/nearby properties or for any other reason.)

6. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., unless otherwise permitted under a Conditional Use Permit.
7. Screening: Where the lot adjoins a residential district, a commercial use shall be screened from the residential property by a solid masonry wall or solid material fence six (6) Ft. in height or higher if required by the Development Review Board or Zoning Administrator, subject also to the fence height and material regulations established in Section 404 of this Ordinance. Required screening shall not include chain link fence with or without slats.  
  
Refer to Article V, Section 501, for specific screening requirements regarding wall height greater than six (6) Ft.
8. Mixed Uses: Residential and non-residential uses may occupy the same development site subject to meeting the property development standards for each use. In the event of conflicting standards, the more restrictive standards shall take precedence.

9. Food and beverage establishments shall be limited to 1,500 square feet of total floor area, including outdoor seating area.

10. Maximum Lot Coverage: 40%

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

I. DESIGN REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual manufactured homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single-family residences.