

165.10 C-2 COMMERCIAL CENTRAL BUSINESS DISTRICT. This District is intended only as the Central Business District of the City, and no property shall be zoned C-2 Commercial unless it lies adjacent to property zoned C-2 Commercial as a part of the Central Business District. Off-street parking and loading facilities and building setbacks are not required in this district to provide for intensive development of the land. Off-street parking facilities should be provided by the City or by private enterprise as a business. In the C-2 District, the following uses and regulations shall apply, except as may be provided in other sections of this chapter:

1. Permitted Uses. Principal permitted uses in the C-2 District are as follows:

A. Any use permitted in the C-1 commercial district, except for properties located within the Bloomfield Courthouse Square Commercial District as established by Section 24.12 of the Code of Ordinances of the City of Bloomfield. For properties within the Bloomfield Courthouse Square Commercial District, that portion of the First Floor (being the street level) of any building facing the square may only be used for authorized and permitted retail, wholesale and service business as defined in Section 165.10(1)(B) or as allowed by Section 165.23(2)(A), (C), (D) or (F). Residential uses of property within the Bloomfield Courthouse Square Commercial District shall be limited to the rear portion of the building (which may not exceed 50% of the square footage of the First Floor of the building). Uses of upper floors in the Bloomfield Courthouse Square Commercial District may include residential uses without any percentage restriction and may overlook the square but are otherwise subject to the limitations of this Section. Any residential use in the Bloomfield Courthouse Square Commercial District shall have a separate exterior entrance to the residential portion not located on the Street facing the square. *(Ord. 671 – Feb. 13 Supp.)*

B. Any retail or wholesale business and service business including the following uses:

Automobile body and fender repair shop, provided the same complies with any and all State and Federal rules or regulations relating to environmental requirements and certified by OSHA.

Automobile, truck, farm machinery and mobile home sales and repair.

Bakeries.

Ballrooms and dance halls.

Bicycle and motorcycle shop - sales and repair.
 Billboards - off-site signs.
 Billiard parlors and pool halls.
 Bookbinding.
 Candy or confections manufacturing.
 Clothes dry cleaning.
 Commercial parking lots.
 Electric substations.
 Household equipment repair shops.
 Laundry.
 Lawn mower repair shop.
 Office building.
 Plumbing shop.
 Monument sales and engraving.
 Packaging of candy, confections and/or frozen foods.
 Printing and/or publishing business.
 Repair and storage garages.
 Sheet metal shop.
 Sign painting shop.
 Taverns with Class B beer permits.
 Tire repair shops.

C. See Section 165.23(2) of this chapter for special uses.

2. Accessory Uses. Accessory uses in the C-2 District include the following:

A. Accessory uses permitted in the C-1 District.

B. Accessory uses and structures customarily incidental to any permitted principal use.

C. Any exterior or roof sign, provided such sign does not project more than 12 feet above the roof line.

3. Building Height Limit. Building height limit in the C-2 District shall be four stories but not exceeding 60 feet.

4. Lot Area. Minimum lot area in the C-2 District shall be as follows: for a dwelling and any building containing any dwelling units – same as in R-3 District; no requirement for any other building.

5. Lot Width. Minimum lot width in the C-2 District shall be as follows: for a dwelling and any building containing any dwelling units – same as in R-3 District; no requirement for any other building.

6. Front Yard Depth. Minimum front yard depth in the C-2 District shall be as follows:

A. Dwellings – same as R-3 District.

- B. Other permitted uses – none required.

When fronting on the proposed right-of-way of a major thoroughfare shown on the official major thoroughfare plan, the front yard shall be measured from the proposed right-of-way line.

7. Side Yard Width. Minimum side yard width in the C-2 District shall be as follows:

- A. Dwellings – same as R-3 District.
- B. Other uses – none required except adjacent to an R District, in which case, not less than 15 feet.

8. Rear Yard Depth. Minimum rear yard depth in the C-2 District shall be as follows:

- A. Dwellings – same as R-3 District.
- B. Other permitted uses – none required, except when the rear lot line is immediately adjacent to the side lot line of a lot in an R District, in which case not less than 15 feet.

9. Exceptions. For exceptions in a C-2 District, see Section 165.23.

10. Off-Street Parking. For off-street parking requirements in a C-2 District, see Section 165.13.

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165.11 M-1 LIGHT INDUSTRIAL DISTRICT. In the M-1 Light Industrial District, the following regulations shall apply, except as otherwise provided herein:

1. Permitted Uses. Principal permitted uses in an M-1 District shall be as follows:

A. Uses permitted in C-2 Districts, provided that no dwelling or dwelling unit is permitted except those for employees having duties in connection with any premises requiring them to live on said premises, including families of such employees when living with them.

B. Any of the following uses:

Automobile assembly and major repair.

Creamery, bottling, ice manufacturing and cold storage plant.

Manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products, except fish and meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.

Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone or cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.

Manufacture of musical instruments, novelties and molded rubber products.

Manufacture or assembly of electrical appliances, instruments and devices.

Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

Laboratories - experimental, film or testing.

Manufacture and repair of electric signs, advertising structures, light sheet metal products, including heating and ventilating equipment.

Blacksmith, welding or other metal shop, excluding drop hammers and the like.

Foundry casting lightweight nonferrous metals, or electric foundry not causing noxious fumes or odors.

Bag, carpet and rug cleaning; provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.

Enameling, lacquering or japanning.

Crematory - if located not less than 200 feet from any R District.