

to existing subdivision regulations and other applicable ordinances and regulations [see Section 400.430 (F), Amendments Involving A Planned Development District].

**Section 400.180. "C-O" Non-Retail District. [R.O. 1993 § 400.180; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2025-3339, 1-28-2025]**

- A. Purpose. This District is intended to provide professional or service offices for the general population of the City of Aurora.
- B. Uses Permitted.
1. Any use permitted in Districts "R-1," "R-2," or "R-3," including those permitted on review, if approved, **with the exception that residential use is only allowed in upper stories or in the rear portion of existing store front businesses. Any lawful use currently existing at the time of enactment of this Chapter, April 1, 2026, may be continued, although such use does not conform with the provisions of this Chapter.**
  2. Office buildings to be used only for the administrative functions of groups, companies, corporations, social or philanthropic organizations or societies.
  3. Other offices such as:
    - a. Accountants;
    - b. Architects and engineers;
    - c. Brokers;
    - d. Dentists;
    - e. Lawyers;
    - f. Physicians, osteopaths, chiropractors, optometrists, and others of the healing arts;
    - g. Real estate and insurance.
    - h. Hospitals and medical care facilities.**
- C. Regulations.
1. No merchandise shall be displayed or handled except inside the buildings. No equipment or vehicles other than those utilized daily shall be stored on the premises.
  2. A nameplate and sign relating only to the occupations practiced therein are allowed per Section 530.030. No lighting or flashing signs shall be permitted. Any nameplate or sign shall be permanently affixed to the structure.
  3. In District "C-O," the height of buildings, the minimum dimensions of yards and the minimum lot requirements permitted on any lot shall be as follows:
    - a. Height. Three (3) stories, but not exceeding forty (40) feet.
    - b. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than twenty (20) feet. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
    - c. Front Yard. The front yard needs to be of no greater depth than the least depth established by an adjacent district or twenty-five (25) feet, as applicable. Setbacks shall be measured

from the nearest point on the foundation wall to the property line.

- d. Side Yard. There shall be a side yard on each side of a building in this district of not less than eight (8) feet except twelve (12) feet when a business is adjacent to any residential district or structure. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
- 4. Floor Space. There shall be a minimum of eight hundred (800) square feet of floor space provided per structure except those structures designed, erected, or intended for use as a residence shall comply with the requirements for the intended use.
- 5. Automobile Storage Or Parking Space. One (1) off-street parking space shall be provided for each two hundred (200) square feet of floor space except that medical facilities shall provide not less than one (1) off-street parking space for each one hundred fifty (150) square feet of floor space (see off-street parking requirements, Section 400.340).
- 6. Materials. In District "C-O," no building used, designed, or intended to be used shall be hereafter erected, moved, altered, or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II except that this requirement shall not apply to structures used principally for residential purposes.

**Section 400.190. "C-1" Retail Services District. [R.O. 1993 § 400.190; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2025-3340, 1-28-2025]**

- A. Purpose. This District is intended to provide retail and service establishments serving primarily the local neighborhood and to provide retail space for activities serving the general community.
- B. Uses Permitted.
  - 1. Any use permitted, in Districts "R-1," "R-2," "R-3," and "C-O," including those permitted on review, if approved.
  - 2. Auto sales, excluding repair facilities.
  - 3. Banks or other financial institutions.
  - 4. Bakeries employing not more than five (5) persons each.
  - ~~5. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided that only non-explosive cleaning fluids shall be used.~~
  - 6. Food service establishments, including drive-in service.
  - 7. Beauty shops or barbershops.
  - 8. Newspaper, magazine, or book publishing, ~~including job printing.~~
  - 9. Mortuaries or funeral homes.
  - 10. General business offices.
  - 11. Stores and shops for the sale of products at retail only.
  - 12. Studios or broadcasting facilities (no towers).
  - 13. Theaters ~~or moving picture shows.~~

14. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof and provided, further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise, or emission of odor, dust, smoke, or gas.
15. Such accessory retail, professional, or service uses that are necessary for convenience of residential districts subject to the review by the Planning and Zoning Commission to ensure conformity to the intent of the ordinance.

C. Regulations.

1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be prohibited; provided, however, that this shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.
2. Height. Same as District "R-3."
3. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than a total of twenty (20) feet. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
4. Front Yard. The front yard need be of no greater depth than the least depth established by existing buildings in District "C-1" within the same block and fronts upon the same street which may be adjacent to Districts "R-1," "R-2," and "R-3"; and if no lot within said District "C-1" is occupied by a building with a front yard of less depth than that required in Districts "R-1," "R-2," and "R-3," adjoining them, the front yard requirements of such adjoining Districts "R-1," "R-2," and "R-3" shall likewise be applicable to such portion of District "C-1." Setbacks shall be measured from the nearest point on the foundation wall to the property line.
5. Side Yards. Same as District "C-O."
6. Lot Area And Garage Area Required. Every building or portion of a building hereafter erected, moved, or altered for residential purposes in District "C-1" shall provide a lot area and garage area of not less than is required in District "R-3" for multi-family use.
7. Materials. In District "C-1," no building used, designed, or intended to be used shall be hereafter erected, moved, altered or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II; except that this provision shall not apply to buildings used, designed, or intended for uses as enumerated herein for Districts "R-1," "R-2," and "R-3," which are constructed, erected, moved, or altered in District "C-1."
8. Off-Street Parking. See Section 400.340.

**Section 400.200. "C-2" General Business District. [R.O. 1993 § 400.200; Ord. No. 85-1897, App. B § III, 11-11-1985; Ord. No. 97-2286 § 2, 8-26-1997; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2025-3341, 1-28-2025]**

A. Purpose. This District is intended to provide retail and service establishments serving the central

business district and to provide space for activities serving the general population of Aurora.

B. Uses Permitted.

**Any use shall not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or gas and all uses not listed specifically in this Chapter are subject to conditions applied by the Planning and Zoning Commission.**

1. Any use permitted in Districts "C-O" or "C-1," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
2. ~~Awning manufacture.~~
3. Billboards and advertising signs.
4. Department, variety, discount, or specialty stores.
5. ~~Laundries employing more than five (5) persons each.~~ **Laundromats and dry cleaner services.**
6. Manufacture of products to be sold at retail upon the premises; provided such use is not obnoxious **or offensive by emitting** vibration, smoke, dust, gas, or noise.
7. ~~Automobile or light truck sales.~~
8. Radio or television broadcasting stations.
9. Storage in bulk of, or warehouse for, such material as household goods, clothing, drugs, glass, dry goods, furniture, hardware, groceries, millinery, ~~pipe, rubber,~~ shop supplies, and tobacco.
10. Hotels or motels.
11. ~~Bottling operations.~~
12. Wholesale sales rooms and **enclosed storage facilities.**
13. Gasoline filling stations **and convenience stores.**
14. Accessory wholesale and service uses necessary to the convenience of the general public subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter.
15. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above **upon review and approval by the Community Development Director, the City Manager, or their designee.**
16. Any retail use or business not included in Districts "C-O," "C-1," or "C-2" may be established; ~~provided its use is not obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.~~ Uses are subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter. **Such operations must go before the Planning and Zoning Commission and are permitted as conditional uses, subject to the provisions of this Chapter and approval by the Planning and Zoning Commission, followed by City Council, including but not limited to:**
  - a. Commercial greenhouses or nurseries.
  - b. Farm implement sales and service.

- c. Boat or marine sales and service.
- d. Bowling alley or recreation center.
- e. Animal hospital or veterinary clinic.

- f. Travel trailer camp.
- g. Lumberyards or building material sales.
- h. Storage yard for heavy equipment.
- i. Trucking operations.
- j. Storage and sales of grain, feed, or fuel.
- k. Substance abuse treatment facilities.
- l. Rescue Missions, overnight shelters, halfway houses.

~~17. Manufacture of products allowed in "M-1" Light Industrial District, subject to a special use permit. In no case shall a special use permit under this Subsection be approved for new structures.~~

C. Regulations.

- 1. Height. No building hereafter erected or structurally altered shall exceed eight (8) stories or one hundred (100) feet in height, except as provided hereinafter.
- 2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard is required on other buildings. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
- 3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard is required on other buildings. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
- 4. Side Yards. Same as District "C-O."
- 5. Lot Area Per Family. Every family or portion of building hereafter erected, moved, or altered for multi-family residential purposes in District "C-2" shall provide a lot area of not less than five hundred (500) square feet per family.
- 6. Garage Area Per Family. See off-street parking requirements, Section 400.340.
- 7. Materials. Same as in District "C-1."
- 8. Parking And Loading Regulations. See the supplemental regulations on off-street automobile and vehicle parking and loading, Section 400.340.
- 9. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises are permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

D. Provisions.

- ~~1. All open storage and display of merchandise, material, and equipment shall be so screened by ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the~~

~~above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.~~ All business, servicing, storage and display of materials, goods, and equipment, except for off-street parking and loading, shall be conducted within completely enclosed structures. All planting shall be kept neatly trimmed and maintained in good condition. Merchandise and materials which are not completely assembled, or which are not immediately and actively being offered for sale shall, in addition to complying with the above storage requirements, shall be screened by ornamental fences or evergreen planting or by permanent buildings so that it cannot be seen from a public street.

2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved and maintained in such a manner that no dust will be produced by continued use.
4. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
5. Driveways used for ingress and egress shall not exceed twenty-five (25) feet, in width, exclusive of curb returns.
6. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be a flashing or intermittent type.

**Section 400.210. "C-3" Commercial District.** [R.O. 1993 § 400.201; Ord. No. 96-2251 § 2, 10-22-1996; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2025-3342, 1-28-2025]

- A. Purpose. This district is intended to provide retail and service establishments serving the central business district and to provide space for activities serving the general population of Aurora; and is intended to allow for the sale of mobile homes for the general population of the City of Aurora and outlying areas.
- B. Uses Permitted.
  1. Any use permitted in Districts "C-O," "C-1," or "C-2," except that in public garages, no repair facilities shall be maintained on the front portion of the lot, or in the front portion of the first story of the building within thirty (30) feet of the front street.
  2. Mobile home sales.
- C. Regulations.
  1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.
  2. Front Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No front yard is required on other buildings. Setbacks shall be measured from the nearest point on the foundation wall to the property line.

3. Rear Yard. For buildings or portions of buildings used for residential purposes, fifteen (15) feet. No rear yard is required on other buildings. Setbacks shall be measured from the nearest point on the foundation wall to the property line.
4. Side Yards. Same as District "C-O."

## D. Provisions.

1. ~~All open storage and display of merchandise, material, and equipment shall be so screened by ornamental fencing or evergreen planting that it cannot be seen by a person standing on the ground in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required, in excess of seven (7) feet in height.~~ **All business, servicing, storage and display of material, goods, and equipment, except for off-street parking and loading, shall be conducted within completely enclosed structures.** All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.
2. All yards unoccupied with buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
3. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
4. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be a flashing or intermittent type.
5. The width of driveways used for ingress and egress shall be approved by the Planning and Zoning Commission.
6. All customer parking areas shall be paved; all other display areas shall be graveled and treated with a dust abatement product **and be approved by the City.**

**Section 400.220. "C-P" Planned Shopping Center District. [R.O. 1993 § 400.210; Ord. No. 85-1897, App. B § III, 11-11-1985]**

- A. In General. A bond commitment equal to one and one half (1 1/2) times the estimated cost of curb and gutter, paving, sewer hookup, and storm drainage, and extension of other utility connections in an amount approved by the City Council shall be posted prior to approval of any shopping center development. The estimated time required for the entire construction shall be submitted together with the bond commitment on the date the proposal is submitted to the Planning and Zoning Commission for approval. [Also see Section 400.430(F), Amendments Involving A Planned Development District.]
- B. General Description. This Commercial District is intended for a unified grouping in one (1) or more buildings of retail shops and stores that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods. It is intended that the planned shopping center be developed as a unit, with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening materials.
- C. Uses Permitted.
  1. Property and buildings in a "C-P" Planned Shopping Center District shall be used only for the uses enumerated below; provided, however, that these uses shall be located in a unified shopping center which shall have not less than five (5) shops and stores, at least one (1) of which shall be a major outlet of not less than seven thousand five hundred (7,500) square feet of gross floor area. The shops and stores of the shopping center shall have a combined total gross floor

area of not less than fifteen thousand (15,000) square feet.

2. Any of the following uses may be permitted:

- Antique shop
- Apparel store-family, men or women
- Appliance store
- Automobile parking lot
- Bakery goods store
- Bank
- Barbershop
- Beauty shop
- Book or stationery store
- Camera shop
- Candy shop
- Cleaning and pressing collection station
- Dairy products or ice cream store
- Delicatessen
- Drugstore
- Florist shop
- Furniture store
- Gift shop
- Grocery store
- Hardware store
- Help-yourself laundry
- Jewelry store
- Meat market
- Medical facility
- Music store
- Newspaper or magazine sales
- Notions store
- Office supply store
- Paint and decorating shop
- Pharmacy
- Photography studio
- Radio and television sales and service

- Restaurant
  - Sewing machine sales and service
  - Shoe store or shoe repair shop
  - Specialty shop
  - Supermarket
  - Tailor shop
  - Toy store
  - Variety store
3. Office Uses. Provided, however, that the total gross floor area of all office uses, exclusive of those listed in Subsection (C)(2) above, shall not exceed twenty percent (20%) of the gross floor area of the shopping center.
  4. Gasoline service or filling station which shall be planned as an integral part of the center, but may be constructed in advance.
  5. Advertising signs must relate to the shopping center, the stores and shop and products sold therein. All advertising signs and structures shall be designed as an integral part of the shopping center development and shall be harmonious with the other features of the center.
  6. Accessory buildings and uses customarily incidental to the above uses.
  7. **Any other use permitted upon review.**

D. Regulations.

1. Minimum Area. The parcel of land on which a planned shopping center is located shall not be less than three (3) acres in area.
2. Yards. It is intended that the grouping of the buildings and parking area be designed to protect, insofar as possible, adjacent residential areas, and that ornamental screening from noise and light be provided where necessary; provided, however, that in no case shall the design of the shopping center provide less than the following standards:
  - a. All buildings shall set back from all street rights-of-way lines not less than twenty-five (25) feet.
  - b. On the side of a lot adjoining a dwelling district, there shall be a side yard of not less than twenty (20) feet.
  - c. There shall be a rear yard, alley, service court, or combination thereof, of not less than twenty (20) feet in width, and all of the service area of all buildings shall be completely screened from public view with permanent ornamental screening materials.
3. Coverage. Buildings shall not cover more than twenty percent (20%) of the site on which the shopping center is located.
4. Height Regulations. No building shall exceed two and one-half (2 1/2) stories, or thirty-five (35) feet in height.
5. Common Parking. Off-street parking requirements set forth in Section 400.340 may be complied with by providing a permanent common off-street parking facility for all the uses

within the shopping center; provided that the lot contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements; provided, however, that in no case shall the amount of off-street parking area, including driveways, required for ingress and egress and circulation be less than two and one-half (2 1/2) times the gross floor area of the shopping center. (See off-street parking regulations, Section 400.340.)

**Section 400.230. "M-1" Light Industrial District. [R.O. 1993 § 400.220; Ord. No. 85-1897 App. B § III, 11-11-1985; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004]**

- A. General Description. This Industrial District is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesale, and service uses. These operations do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air, or street transportation routes.
- B. Uses Prohibited. Those uses are prohibited which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, glare, noise, or disposal of waste materials.
- C. Uses Permitted.
1. Any of the following uses:
    - a. Agricultural, commercial, and ~~multiple-family~~ other uses permitted upon review, if approved.
    - b. Building materials sales yard, and lumberyard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business, but not including a concrete batch plant or transit mix plant.
    - c. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
    - d. Freighting or trucking yard or terminal.
    - e. Oil field equipment storage yard.
    - f. Public utility service yard or electrical receiving or transforming station.
    - g. Sale barn for livestock.
  2. The following uses when conducted within a completely enclosed building:
    - a. The manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, soaps, toiletries, and food products.
    - b. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious, and semiprecious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
    - c. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

- d. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts, and equipment, metal buildings, wood buildings, and wood products.
  - e. Manufacture of musical instruments, toys, novelties.
  - f. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacture.
  - g. Blacksmith shop and machine shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.
  - h. Foundry casting lightweight non-ferrous metal not causing noxious fumes or odors.
  - i. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like.
  - j. Wholesale storage or manufacture of alcoholic beverages or non-alcoholic beverages.
3. Buildings, structures, and uses which are customarily incidental to any of the above uses.
4. The uses permitted under this Section shall be conducted in such a manner that no noxious odor, noise, fumes, or dust will be emitted beyond the property line of the lot on which the use is located. No use shall be permitted or so operated as to produce or emit:
- a. Smoke or particulate matter of a Number 1 or darker on the Ringelmann Chart.
  - b. Dust, fly ash, radiation, gases, heat, glare, or other effects which are obviously injurious to humans or property at the property line.
  - c. Vibrations or perceptible concussion with instruments at the property line.
  - d. The noise level shall not exceed the following levels, at any point along the property line:

Octave Band (CPS)	Maximum Level (db)
0 to 75	55
75 to 1,200	40
1,200 to 4,800	25
Above 4,800	22

- e. Industrial wastes shall be of a quantity and nature as to not overburden the public sewage disposal facilities or cause odor and unsanitary effects beyond the property line.

**D. Regulations.**

- 1. Height Regulations. Fifty (50) feet.
- 2. Percentage Of Lot Coverage. All buildings, including accessory buildings, shall not cover more than sixty percent (60%) of the lot.

3. Yard Requirements. Front yard: twenty-five (25) feet; rear yard: ten (10) feet.
  4. Off-Street Parking And Loading Facilities. See supplemental regulations on off-street automobile and vehicle parking and loading, Section 400.340.
  5. Outside Storage Of Equipment And Materials. No article or material permitted in this district shall be kept, stored, or displayed outside the confines of a building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on ground level.
  6. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.
- E. Application. A written application shall be filed with the City Planning and Zoning Commission for approval of any contemplated use within said district; said application shall be accompanied by the following information:
1. A plot plan indicating the location of present and proposed buildings, driveways, parking lots, and other necessary use.
  2. Preliminary architectural plans for the proposed building or buildings.
  3. An estimation of the maximum number of employees for the proposed development and the number of shifts during which they would work.
  4. Any other information the City Planning and Zoning Commission may need to adequately consider the effect that the proposed uses may have upon their environment and on the cost of providing municipal services to the area.

**Section 400.240. "M-2" General Industrial District. [R.O. 1993 § 400.230; Ord. No. 85-1897 App. B § III, 11-11-1985; Ord. No. 95-2173 § 1, 2-14-1995; Ord. No. 2004-2592 § 1, 5-25-2004; Ord. No. 2004-2600 § 1, 6-22-2004; Ord. No. 2005-2698 § 1, 11-8-2005]**

- A. General Description. This industrial district is intended to provide for heavy industrial use not otherwise provided for in the districts established by this Chapter. The intensity of uses permitted in this district makes it desirable that they be located downwind and separated from residential and commercial uses whenever possible.
- B. Uses Prohibited. No residences or other places of habitation are permitted, nor shall any schools, churches or hospitals be permitted.
- C. Uses Permitted. A building or premises may be used for any purpose not otherwise prohibited by law; provided, however, that no building or occupancy permits will be issued for any use until and unless the location of such use shall have been approved by the Planning and Zoning Commission. Some examples are:
  1. Acid or chemical manufacture or processes.
  2. Cement, lime, gypsum or plaster of Paris manufacture, including concrete batch plant or transit mix plant.

3. Explosives manufacture or wholesale storage of explosives.
  4. Gas manufacture or storage.
  5. Petroleum or its products, refining of.
  6. Wholesale or bulk storage of gasoline, propane or butane, or other petroleum products.
  7. Uses permitted in "M-1" District and not specifically prohibited herein.
- D. Uses Permitted On Review. The following uses may be reviewed and approved by the Planning and Zoning Commission, subject to such additional conditions and safeguards as it may deem appropriate:
1. Automobile salvage yard or junk yard.
  2. Building materials salvage yard.
  3. Junk yard or salvage yard of any kind.
  4. Public or private refuse dumps and landfills.
  5. Scrap metal storage yard.

Property and buildings in the "M-2" District, when used for the above purposes, shall have the uses thereon conducted in such a manner that all operations, display or storage of materials shall be screened by ornamental fences, walls and/or permanent evergreen planting so that it cannot be seen from a public street.

- E. Regulations.
1. Front And Side Yards. Same as "M-1" District.
  2. Rear Yard. When a building is to be serviced from the rear, there shall be provided an alleyway, service court or rear yard of not less than thirty (30) feet in width to provide for maneuvering of service vehicles. If service is not required, ten (10) feet shall be provided.
  3. Height Regulations. Maximum height of two hundred fifty (250) feet.
  4. Parking And Loading Regulations. See Section 400.340.
  5. Materials. Same as in District "M-1."
  6. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of flashing or intermittent type shall be reviewed and approved or disapproved by the Planning and Zoning Commission. This shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

**Section 400.250. "AE" Adult Entertainment District. [R.O. 1993 § 400.235; Ord. No. 99-2366 § 2, 1-26-1999]**

- A. Purpose. The purpose of District "AE" is to identify and prescribe specific requirements and conditions for the location of certain defined adult entertainment activities. The district is designed as an overlay district in a certain zoning district. Adult entertainment uses do not occur on a frequent basis and require separate and specifically designed regulations for their development. Such adult