

ARTICLE 9**C - COMMUNITY DISTRICT**

50.900 Uses Permitted. In addition to the general regulations to which all buildings and uses are subject as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the C, Community District, except for the following uses:

50.901 Permitted Principal Uses and Buildings.

- (1) Municipally-owned park.
- (2) Municipally-owned and/or occupied building.
- (3) Municipally-owned cemetery.
- (4) Municipally-owned parking lot.

50.902 Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter:

- (1) Schools.
- (2) Public golf course.
- (3) Public hospital.
- (4) Church.
- (5) Privately-owned nature preserve developed for pedestrian or vehicular access.

50.903 Building Height, Area, and Yard Requirements.

- (1) Minimum front yard setback shall be twenty (20) feet.

- (2) Minimum rear yard setback shall be twenty (20) feet.

- (3) Minimum side yard setback shall be five (5) feet, except that the minimum side yard setback for both side lot lines shall not be less than fifteen (15) feet. Minimum side yard setback on a corner lot shall be twenty (20) feet measured from the side street lot line.

- (4) Minimum front, side and rear yard setback requirements of any building in excess of two and one half (2½) stories or thirty-five (35) feet in height shall be increased by a distance equal to twenty percent (20%) of such excess height.

- (5) Maximum building height shall be three (3) stories and shall not exceed forty (40) feet.

50.904 Signs. Subject to the general restrictions on signs contained in Section 50.303 of this Chapter, the following signs (and the following signs only) are permitted within this District.

- (1) One (1) free-standing or other sign erected in connection with uses permitted in the Community District which does not exceed sixteen (16) square feet in area; such sign shall not be located within thirty (30) feet of the front lot line or within thirty (30) feet of a side lot line.