

Section 13-311.4—Yards and Setbacks

Each lot shall have a front building line measuring not less than twenty feet (20') from, and parallel to, the front lot line or street right-of-way. Each lot shall have a rear service area measuring not less than five hundred (500) square feet, which shall be accessible by a fifteen foot (15') unobstructed right-of-way. No side yards shall be required.

Section 13-311.5—Setbacks for Grouping of Establishments

Where there is a grouping of four (4) or more establishments, each establishment shall have a variation of setbacks measuring not less than four feet (4') from the adjoining establishment; except that two (2) adjoining establishments may have the same setback to a maximum of one hundred feet (100'). Not more than three (3) establishments in any group shall have the same setback.

Section 13-311.6—Floor Area Ratio

The floor area ratio for C1 Local Retail Districts shall be not more than 1.0.

C2—Commercial Office Districts

Section 13-312—In General

~~Commercial Office Districts shall be located within or adjacent to high intensity development areas.~~

C2—COMMERCIAL OFFICE DISTRICTS SHALL PROMOTE AND PROTECT THE DEVELOPMENT OF OFFICE BUILDINGS FOR BUSINESS, PROFESSIONAL, ADMINISTRATIVE, SCIENTIFIC AND FINANCIAL USES, APPLIED RESEARCH, AND OTHER SIMILAR ACTIVITIES. SUCH DISTRICTS SHALL BE LOCATED IN ORDER TO SERVE AS A TRANSITION AREA BETWEEN MEDIUM LOW AND HIGH INTENSITY DEVELOPMENT.

Section 13-312.1—Uses Permitted

(a) The following uses (and accessory structures or uses customarily incidental thereto) shall be permitted in C2 Commercial Office Districts:

- (1) Banks (including drive-in banks only if part of principal structure)
- (2) Bona fide, non-profit eleemosynary and philanthropic organizations or institutions
- (3) Civic activities, including auditoriums, museums and libraries
- (4) Helipads, when such uses are a structural part of the principal building.
- (5) HOSPITALS
- (6) Parking and loading, in accordance with the provisions of Article VIII
- (7) Professional offices
- (8) Public utility offices
- (9) Retail service uses, including:
 - (i) Barber shops