

(3) Rear yard: fifteen (15) feet.

B. Duplexes, group homes and foster care facilities:

(1) Front yard: twenty-five (25) feet.

(2) Side yard: ten (10) feet.

(3) Rear yard: fifteen (15) feet.

C. Townhouses:

(1) Front yard: twenty-five (25) feet.

(2) Side yard:

(a) Interior lot: zero (0) feet.

(b) Exterior lot: fifteen (15) feet.

(3) Rear yard: twenty (20) feet.

§ 195-66. Building restrictions.

Building restrictions shall be as follows:

A. Maximum building height: thirty-five (35) feet.

B. Maximum lot coverage: thirty-five percent (35%).

§ 195-67. Site plan required.

A site plan is required for development consisting of multifamily or townhouse dwelling units or group homes and foster care facilities.



ARTICLE XII

CG Commercial General District



§ 195-68. Intent.

The provisions of this district are intended to provide areas for the development of commercial uses which will provide the commercial needs of Callahan and surrounding areas. The areas designated in this district are intended to be accessible to major streets in Callahan. The Commercial, General District (CG) shall contain areas which are consistent with the commercial development guidelines established in the adopted Callahan Comprehensive Plan. It is also the intent of the CG District to encourage the concentration of commercial uses on contiguous parcels to be developed as a cohesive unit. Planned commercial developments are also encouraged.

§ 195-69. Permitted uses.

Permitted uses shall be as follows:

- A. Auto and truck service establishments which include service stations, truck stops, garages, body shops, vehicle rentals and carwashes.
- B. Retail outlets for the sale of food and pharmaceuticals, alcoholic beverages, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art supplies, cameras or photographic supplies, sporting goods, musical instruments, televisions and radios (including repairs), delicatessen bakery products, home furnishings and appliances (including repairs), office equipment, hardware and similar uses.
- C. Retail outlets for the sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards), heavy machinery and equipment, dairy supplies, monuments and similar uses.
- D. Service establishments such as barber and beauty shops, shoe repair shops, restaurants, interior decorators, photographic studios, dance or music studios, reducing salons or gymnasiums, self-service laundry or dry cleaners, tailors, hobby and gift shops, florists, dry-cleaning and laundry package plants, pest control, pawnshops, nurseries, newspaper establishments, home equipment rentals and animal kennels.
- E. Professional and business offices such as architects, lawyers, engineers, real estate, insurance, dentists, physicians, accountants, banks and other financial institutions.
- F. Museums, theaters (including drive-ins), skating rinks, bowling alleys, billiard parlors and similar commercial recreational uses.
- G. Vocational, trade, and business schools, libraries and community centers.
- H. Funeral homes and crematories.
- I. Shopping centers.
- J. Hotels and motels.
- K. Express or parcel delivery offices, telephone exchanges, commercial parking lots.

§ 195-70. Permitted accessory uses.

Permitted accessory uses shall be as follows: see Article XIV, § 195-90.

§ 195-71. Conditional uses.

Conditional uses shall be as follows:

- A. Hospitals, sanitariums, nursing homes, elderly and foster homes and similar uses.
- B. Light manufacturing, warehousing and storage uses.
- C. Churches (including temporary revival establishments).

§ 195-72. Minimum lot requirements.

- A. Minimum lot requirements shall be as follows: none.
- B. The minimum lot size needed by the various commercial uses will be determined by the space requirements dictated by the proposed use, the required setbacks and the number of parking spaces required by this chapter.

§ 195-73. Minimum yard requirements.

Minimum yard requirements shall be as follows:

- A. Front yard: thirty-five (35) feet.
- B. Side yard: ten (10) feet.
- C. Rear yard: ten (10) feet.

§ 195-74. Building restrictions.

Building restrictions shall be as follows:

- A. Maximum building height: thirty-five (35) feet.
- B. Maximum lot coverage: fifty percent (50%).

§ 195-75. Screening requirements.

Buildings adjacent to residential uses shall be screened by an opaque barrier at least six (6) feet in height. See Article XIV, § 195-89.

§ 195-76. Site plan required.

A site plan is required for all commercial development.

**ARTICLE XIII
I-1 Industrial District**

§ 195-77. Intent.

The provisions of this district are intended to apply to areas which can be developed for a variety of storage, warehousing and light industrial operations or similar uses, in accordance