SECTION 4.00 - THE COMMERCIAL DISTRICTS

The Commercial Zoning Districts are intended to promote a convenient and efficient distribution of a broad range of retail goods and services: (1.) to meet consumer demands, (2.) to satisfy commercial land use space requirements, (3.) to achieve a stable and compatible land use pattern, and (4.) to encourage a visually satisfying urban environment.

SECTION 4.10 - (SO) SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT (Section 322)

The Suburban Office and Industrial District is provided for office and institutional land uses in outlying suburban areas. **The Suburban Office and Institutional District** is intended for offices and institutions that may locate independently or in small clusters and that desire buildings or groups of buildings surrounded by landscaped open areas adjacent to, but separated from the concentrations of people and traffic of retail, wholesale and industrial areas in the community. The space, location and aesthetic needs of these uses make a suburban location near residential neighborhoods or rural countryside desirable.

SECTION 4.20 - (NC) NEIGHBORHOOD COMMERCIAL DISTRICT (Section 325)

The Neighborhood Commercial District is intended to encourage groupings of small retail establishments to promote convenient shopping to residential neighborhoods. More restrictive requirements for light, air and open space are necessitated in this district than in other Commercial Zoning Districts.

SECTION 4.30 - (CC) COMMUNITY COMMERCIAL DISTRICT (Section 328)

The Community Commercial District is intended to encourage the concentration of a broad range of individual commercial establishments which constitute an area of general commercial activity. A **Community Commercial District** should be centrally located and accessible to the population served, and will normally be developed at the intersection of thoroughfares at distances one or more milesapart.

SECTION 4.40 - (CS) COMMUNITY SERVICE DISTRICT (Section 332)

The Community Service District is provided in recognition of the need for large item commercial sales, service and repair establishments. The **Community Service District** is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community. The trade area population served by these establishments requires easy access to major traffic routes. The **Community Service District** provides an appropriate setting and environment for the location of wholesale or retail sales of major vehicle dealers and miscellaneous aircraft, marine and automotive dealers which entail extensive, permanent, visible outside storage and display areas.