

**Board of Zoning Adjustment Agenda
Aurora City Hall
City Council Chambers
2 W. Pleasant
Aurora, Missouri
Monday, October 20, 2025 - 6 P.M.**

1. CALL TO ORDER

2. ROLL CALL

Chairman Mike Bloss

Vice Chairwoman Shannon Walker

Board Member Deb Dillman

Board Member Cyndy Muench

Board Member Israel Medlin

3. APPROVAL OF SESSION MINUTES

3.I. Approval Of Minutes From Meeting Held April 21, 2025

Documents:

[COVER SHEET AGENDA ITEM MINUTES FROM MEETING HELD APRIL 21.
2025.PDF](#)
[DRAFT 4.21.25.PDF](#)

4. NEW BUSINESS

4.I. Public Hearing - Commercial Zone Parking Lot Variance

Documents:

[COVER SHEET AGENDA ITEM ACKERMAN PARKING LOT VARIANCE
10.20.25.PDF](#)
[ATTACHMENT LIST.PDF](#)
[APPLICATION AND RECEIPT.PDF](#)
[PROPERTY REPORT CARD 125 E CHURCH.PDF](#)
[PROPERTY REPORT CARD - 135 E CHURCH.PDF](#)
[DEED FROM COUNTY.PDF](#)
[ORIGINAL PLAT.PDF](#)
[PUBLIC HEARING LETTER TO 185.PDF](#)
[NEWSPAPER NOTICE.PDF](#)
[CITY CODE.PDF](#)

5. ADJOURNMENT

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Board of Zoning Adjustment
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Board of Zoning Adjustment Minutes
Aurora City Hall
City Council Chambers
2 W Pleasant Street
Aurora, Missouri
Monday, April 21, 2025 - 6 P.M.

4/21/2025 - Minutes

1. CALL TO ORDER

5:58 PM

2. ROLL CALL

Chairman Mike Bloss - Present

Vice Chairwoman Shannon Walker - Present

Board Member Deb Dillman - Present

Board Member Cyndy Muench - Present

Board Member Israel Medlin - Present

3. APPROVAL OF SESSION MINUTES

3.I. Approval Of Minutes From Meeting Held January 6, 2025

Vice Chairwoman Walker made a motion to approve the minutes from the meeting held January 6, 2025. Motion seconded by Board Member Dillman. Motion passed with all members voting aye.

4. NEW BUSINESS

4.I. Public Hearing - Setback Variance Request

Vice Chairwoman Walker made a motion to open the public hearing at 6:00pm. Motion seconded by Board Member Muench. Motion passed with all members voting aye.

Manager Howlett addressed the Commission regarding the formal application from Heman Houses LLC. Brett Heman is present at the meeting, representing Heman Houses LLC. The variance request involves 903 S Hudson Avenue. Site plan is provided. Mr. Heman will be constructing a duplex on this parcel after the variance approval. All aspects of Mr. Heman's plans meet code except for the one setback that does not. The variance request is for the front yard to be 15 feet on the setback instead of the 25 feet that the City Code requires. The duplex will also have intentions of being readdressed to face Springfield Street instead of Hudson Avenue. City Staff took into account the 30 foot sight distance triangle and these Code requirements are all met. No negative feedback has been received by the public hearing letters mailed out to all property owners within 185 feet. Newspaper notices were also published well in advance of 15 days prior to the public hearing.

Board Member Medlin inquired about the parking plans. Mr. Heman stated that parking will be separated on each side of the building. There are spaces for 2 vehicles per duplex side and Mr. Heman, as a landlord, will enforce the rules he has laid out for his tenants. Chairman Bloss reminded the Board that They have

approved a similar request in the past for the front setback with a building changing direction from the standard placement. Vice Chairwoman Walker inquired about the address and if it would reflect the change to show it is facing Springfield. Manager Howlett informed the Board that the Community Development Department would be the ones to create the address and that it would indeed show a Springfield address on the duplex facing Springfield Street.

Mr. Heman added that Liberty Utilities did send their vegetation crew to the property to address and take care of any issues found. All utilities will be underground as to minimize issues.

Vice Chairwoman Walker made a motion to close the public hearing at 6:14 pm. Motion seconded by Board Member Dillman. Motion passed with all members voting aye.

Finding of Fact and Conclusions were addressed with the Board. This variance request does arise from a condition that is peculiar to the property based on the size and shape of the requested construction. The condition may or may not be applicable to other land or structures in the same district. The condition found in the property that causes the variance request is frequently found in the same zoning district but due to construction of a duplex instead of a single family home, the need arose for the variance. The condition was created by the actions of the property owner/applicant as they are wanting to place a duplex for two family residential. Granting of this variance will not have an adverse effect on the rights of adjacent property owners or residents. Strict application of the provisions of the regulations of City Code could constitute practical difficulties to the applicant based on the applicant. The variance is not substantial in relation to the requirements. When the original structure was built on the parcel at 903 S Hudson Avenue, there were no zoning codes in place and therefore the setbacks were not met to begin with. There will not be a substantial change in the character of the neighborhood or a substantial detriment to adjoining properties. The problem cannot be corrected by a feasible alternative to the granting of the variance. Fairness will be achieved for all by allowing the variance.

Conclusions are as follows:

The variance requested arises from special conditions and circumstances which are peculiar to the property in questions and which are not applicable to other property in the same district; and further, the special conditions and circumstances do not result from the actions of the applicant.

The granting of the variance will not adversely affect the rights of adjacent property owners or residents.

The strict application of the provisions of the regulations complained of will constitute practical difficulties to the applicant.

The variance requested will not adversely affect the public health, safety, morals or general welfare of the community.

The granting of the variance will not be opposed to the general spirit and intent of the ordinance from which the variance is sought.

Literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district.

Substantial justice will be done.

Based on these above finding, the Board of Zoning Adjustment votes to Approve the Variance.

Vice Chairwoman Walker made a motion to accept and approve the conclusions listed and found with our area variance checklist, as well as approve the variance request as presented. Board Member Medlin seconded the motion. Motion passed with all members voting the following:

BLOSS - AYE

WALKER - AYE

DILLMAN - AYE

MUENCH - AYE

MEDLIN - AYE

4.II. Public Hearing - Setback Variance Request

Vice Chairwoman Walker made a motion to open the public hearing at 6:16 pm. Motion seconded by Board Member Dillman. Motion passed with all members voting aye.

Manager Howlett addressed the Board regarding the second formal application brought by Heman Houses LLC, represented by Brett Heman who is present at the meeting. Mr. Heman's second request involves 909 S Hudson Avenue, which is directly south of 903 S Hudson Avenue. Heman Houses LLC owns both properties and both properties present a similar challenge, thus also requiring a variance. The request for a variance at 909 S Hudson Avenue involves a front yard variance to 15 feet from the City Code requirement of 25 feet, and also to the rear yard with the applicant requesting an 18 foot setback instead of 30 feet required by City Code. A site plan was provided by Mr. Heman. Structure is planned to face north and south instead of east to west.

Vice Chairman Walker made a motion to close the public hearing at 6:19pm. Motion seconded by Board Member Dillman. Motion passed with all members voting aye.

Finding of Fact was addressed with the Board and Conclusions were voted on.

Conclusions are as follows:

The variance requested arises from special conditions and circumstances which are peculiar to the property in questions and which are not applicable to other property in the same district; and further, the special conditions and circumstances do not result from the actions of the applicant.

The granting of the variance will not adversely affect the rights of adjacent property owners or residents.

The strict application of the provisions of the regulations complained of will constitute practical difficulties to the applicant.

The variance requested will not adversely affect the public health, safety, morals or general welfare of the community.

The granting of the variance will not be opposed to the general spirit and intent of the ordinance from which the variance is sought.

Literal interpretation of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district.

Substantial justice will be done.

Based on these above finding, the Board of Zoning Adjustment votes to Approve the Variance.

Vice Chairwoman Walker made a motion to accept and approve the conclusions previously stated and found with our area variance checklist, as well as approve the variance request as presented. Board Member Medlin seconded the motion to approve the Conclusions as well as the variance request. Motion passed with all members voting the following:

BLOSS - AYE

WALKER - AYE

DILLMAN - AYE

MUENCH - AYE

MEDLIN - AYE

5. ADJOURNMENT

Vice Chairwoman Walker made a motion to adjourn, time noted 6:21pm. Motion seconded by Board Member Medlin. Motion passed with all members voting aye.

APPROVED:

Mike Bloss, Chairman

ATTEST:

Crystal Gregory, Administrative Assistant

Draft

City of Aurora Agenda Item Cover Sheet

To: City of Aurora Board of Zoning Adjustment
From:
Department:
Date:

AGENDA ITEM NARRATIVE

BACKGROUND

SPECIFIC ACTION REQUESTED

ATTACHMENTS

Attachment List

1. Application and Receipt
2. Property Report Card(s)
3. Deed(s)
4. Plat(s)
5. Public Hearing Letter
6. Public Hearing Notice
7. City Code



Rec'd
8-26-25
4pm
cb

APPEAL FORM

City of Aurora, MO
Board of Zoning Adjustment
2 W Pleasant Street
Aurora, MO 65605

Address Involving Appeal: 135 E. Church St. Fee \$ 100

Submittal Information and Procedures:

The applicant will submit to the Community Development Department staff the application form and all necessary documentation prior to the Board of Adjustment hearing date.

Supplementary information is considered a required part of the application. Applications will not be considered accepted for review unless all required information is provided.

A fee in accordance with the city's adopted fee schedule must accompany the application.

The applicant is expected to attend the hearing to present evidence and answer questions from the Board. The applicant must be prepared to be cross examined concerning evidence or testimony provided. The absence of the applicant is grounds to warrant deferral of action by the Board of Adjustment.

General

Appeals to the Board may be taken by any person aggrieved, by any neighborhood organization as defined in § 32.105, RSMo., representing such person, or by any officer, department, board or bureau of the City affected by any decision of the Planning and Zoning Commission or Administrative Officer. Such appeal shall be taken within a reasonable time as provided by the rules of the Board by filing with the Planning and Zoning Commission or Administrative Officer from whom the appeal is taken, and with the Board a notice of the appeal specifying the grounds thereof. The Planning and Zoning Commission or Administrative Officer thereof, from whom the appeal was taken, shall forthwith transmit to the Board all the papers constituting the records upon which the action appealed from was taken. Service of such notices, papers, and records shall be constituted by depositing the same with the City Clerk.

An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him/her, that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

The Board may reverse, affirm or modify any decision made by an Administrative Officer of the City.



Section A: Applicant Information

Name: James Ackerman

Mailing Address:
22139 Lawrence 1180
Verona MO 65769

Phone Number: 417 350 6356

Email: jameser84@yahoo.com

Property Owner Information (if different from the applicant):

Name(s): _____

Address: _____

Phone Number: _____

Email: _____

Section B: Property Information

Address of site:
125 + 135 E. Church St.

Property Identification Number: 191012004031011000 + 191012004031012000

Lot/Block/Section: 14 + 15 + 16 + 17 + 18 lots / block 17 / section 05

Zoning District: C2

Required setbacks: Ø Front: _____ Side: _____ Rear: _____

Total Site Area: 0.8072 acres



Flood Zone: No

Section C: Hearing Type (Please Check One)

- Variance
- Appeal

Reason for appeal or variance request:

I have a pre-fabricated building for Qvenchers that's ready to be installed on site. However, the cost to concrete the drive and lot is incredibly expensive and a cost we can't currently afford. We are growing rapidly but humbly ask for an additional year to be in compliance and have the lot concreted to code by the end of 2026, This will allow us the time we need to budget it and continue improving our small business.

Section D: Certification

Thank you!

In filing this application to the Board of Adjustment, I hereby certify that all of the information presented in the application is accurate to the best of my knowledge, information, and belief.

James Ackerm
 Signature of Applicant(s)

8/14/25
 Date

I have received, read, and fully understand Section 400.480 Appeals, of the City of Aurora Municipal Code of Ordinances as it pertains to my application. I have also read and understood the application to the Board of Adjustment. The items I did not understand, if any, have been explained to my satisfaction by an employee of the City of Aurora Community Development Department.

I understand the Board of Adjustment, being quasi-judicial in nature, will receive only competent evidence concerning my application. I understand that I have the right to cross-examine witnesses presented and that I may be cross examined on matters pertaining to the evidence and testimony that I present. I further understand that I have the right to have an agent or legal counsel present to represent me.

James Ackerm
 Signature of Applicant(s)

8/14/25
 Date

 Signature of Applicant (if jointly applying)

Rec'd

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

MO 85605

Description	Amount
JAMES ACKERMAN BOA BBOA 135 E CHURCH ST	100.00
CC Received Change	100.00 .00

TKW 8/26/25 16:25 Rcpt# 43357

Lawrence County, MO

Property Report Card

Parcel Number: 191012004031011000

Owner Name: CAMPBELL FAMILY PROPERTIES LLC

Situs Address: 125 E CHURCH

Mail To Address: 222 GROVE DR

Mail To Address 2:

Mail To City State Zip: SPARTA MO 65753

Database Acres: 0

Book/Page: 0426-0407

Section: 12

Township: 26

Range: 26

Date Acquired: 2006-12-08

Land Assessed: 2000

Total Assessed Including Land: 2000

Legal Description: CHURCH ST.,E.,125; LTS 14 & 15 AND W12' OF LT 16 BLK 17 O S - AURORA

Printed 9/3/2025
-CG



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Lawrence County, MO

Property Report Card

Parcel Number: 191012004031012000

Owner Name: CAMPBELL FAMILY PROPERTIES LLC

Situs Address: 135 E CHURCH ST

Mail To Address: 222 GROVE DR

Mail To Address 2:

Mail To City State Zip: SPARTA MO 65753

Database Acres: 0

Book/Page: 0446-0804

Section: 12

Township: 26

Range: 26

Date Acquired: 2011-03-18

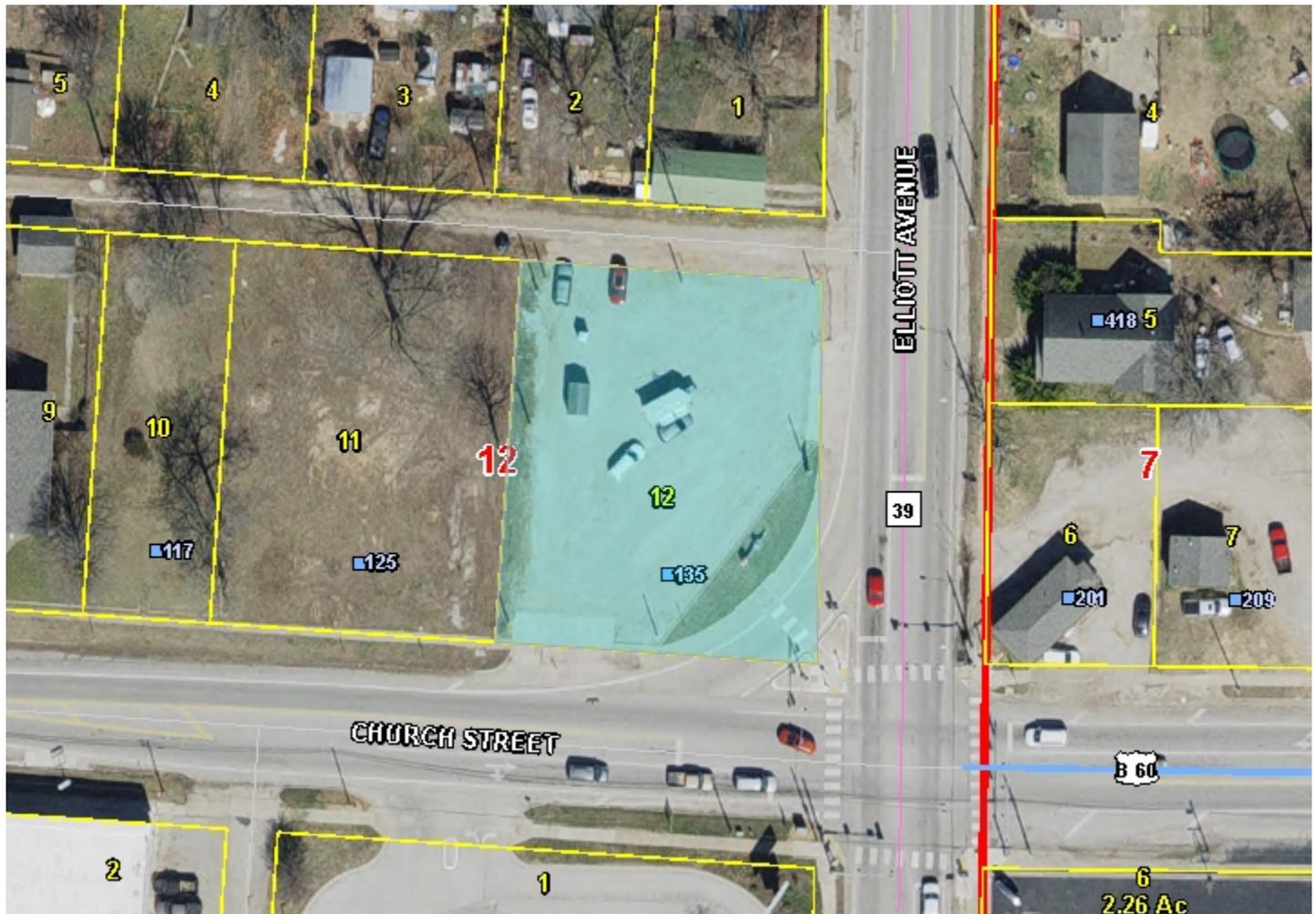
Land Assessed: 7520

Total Assessed Including Land: 7520

Legal Description: CHURCH ST.,E.,135; E38' LT 16 & ALL LTS 17 & 18 BLK 17 O S - AURORA

Printed 9/3/2025

-CG



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STATE OF MISSOURI
County of Lawrence

#9279

9.75
17.25
27.00 pd.
Great American
MV

The within instrument of writing was duly filed for record in the Recorder's office on the 8th day of Dec., 2006 at 9 o'clock 15 minutes A M. and has been recorded in book 426 page 407. Witness my hand and seal at said office on the day and year aforesaid.

PAM ROBERTSON Recorder
By Sue Lee Deputy

GENERAL WARRANTY DEED

GAT-AURORA
File #: 60640

THIS DEED made and entered into this 27th day of November, 2006, by and between ADI OSMANOSKI AND EMRIJE OSMANI, HUSBAND AND WIFE, Grantor, of the COUNTY OF LAWRENCE, STATE OF MISSOURI, and CAMPBELL FAMILY PROPERTIES, LLC, Grantee, of the COUNTY OF LAWRENCE, STATE OF MISSOURI, whose mailing address is P.O. Box 644 Ozark, Mo. 65721 for and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the COUNTY OF Lawrence, STATE OF MISSOURI, to wit:

ALL OF LOTS FOURTEEN (14) AND FIFTEEN (15), AND THE WEST 12 FEET OF LOT SIXTEEN (16), BLOCK SEVENTEEN (17), ORIGINAL SURVEY TO THE CITY OF AURORA, LAWRENCE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record, if any and zoning laws.

unclear

A-E-
E-O

IN WITNESS WHEREOF, the said Grantor has/have hereunto set their hand(s) the day and year first above written.

Adi Osmanoski
ADI OSMANOSKI

Emrije Osmani
EMRIJE OSMANI

STATE OF MISSOURI)
) SS
COUNTY OF LAWRENCE)

On this the 27th day of November, 2006, before me personally appeared ADI OSMANOSKI AND EMRIJE OSMANI, HUSBAND AND WIFE, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Shawndi Prisk
Shawndi Prisk, Notary Public

SHAWNDI PRISK
Notary Public - Notary Seal
STATE OF MISSOURI
Barry County - Comm.#04410425
My Commission Expires Sept. 6, 2008

My Commission Expires:

STATE OF MISSOURI
County of Lawrence

1412

9.75
17.25
27.00 pd.
Susan Wiles
PO Box 644
Ozark 65721

Indexed

The within instrument of writing was duly filed for record in the Recorder's office on the 18 day of Mar 2011 at 10 o'clock 55 minutes A M. and has been recorded in book 446 page 804. Witness my hand and seal at said office on the day and year aforesaid.

PAM ROBERTSON Recorder
By Sue Lee Deputy

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 19th day of August, 2010, by and between **HUNDAL CORPORATION, INC.**, a Kansas corporation, **GRANTOR**, and **CAMPBELL FAMILY PROPERTIES, LLC.**, a Missouri Limited Liability Company, **GRANTEE**.

Mailing address of Grantor: Hundal Corporation, Inc., c/o David E. Schroeder, 1524 E. Primrose, Suite A, Springfield, MO 65804

Mailing address of Grantee: Campbell Family Properties, LLC., c/o James R. Cox, 300 Hammons Parkway, Suite 104, Springfield, MO 65806

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to it paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee and its successors and assigns, the following described Lots, Tracts or Parcels of land lying, being and situate in the County of Lawrence, State of Missouri, to-wit:

The East 38 Feet of Lot Sixteen (16), and all of Lots Seventeen (17) and Eighteen (18), in Block Seventeen (17), Original Survey of The City of Aurora, Lawrence County, Missouri, subject to that part taken or used for roads.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises therein conveyed; that it has good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

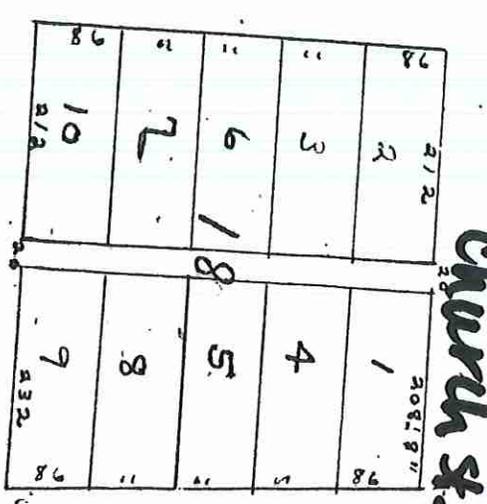
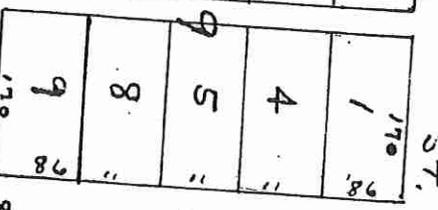
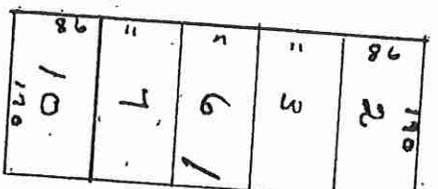
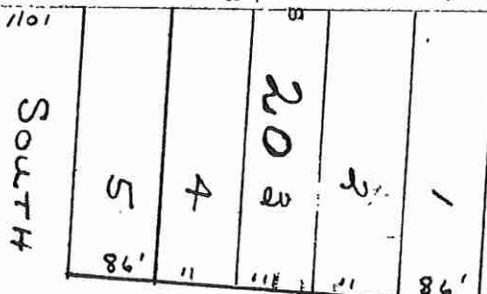
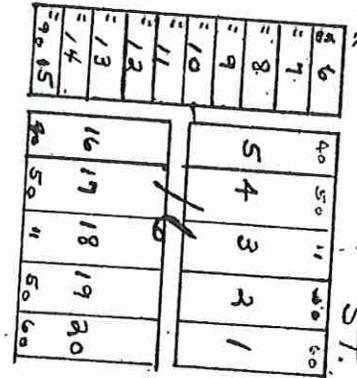
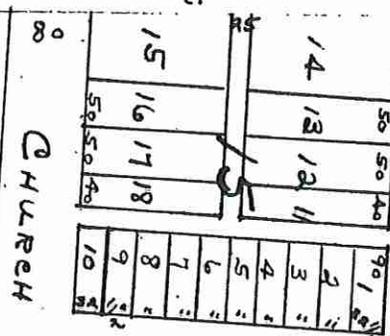
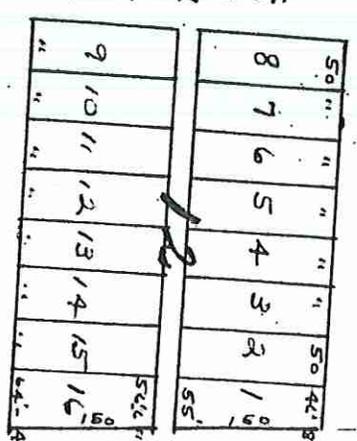
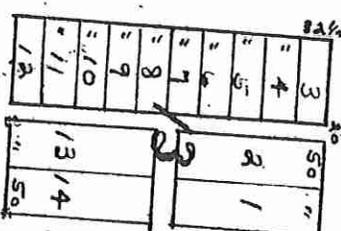
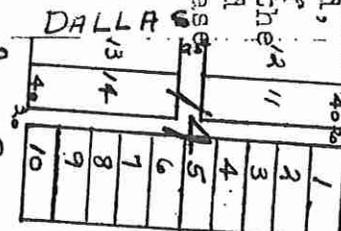
MAP

14	15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30	31
32	33	34	35	36	37	38	39	40

of said Rail Road, the East side of the Madison Avenue, the East side of said Avenue being a base line at right angles with said R.R.

From which the Streets and Alleys crossing it at right angles are measured. All the Streets and Alleys cross each other at right angles except Elton Street on the East and Dallas Street on the West.

The names, boundaries, courses, extent and width of the streets and alleys are marked in figures on the accompanying plat, and the number of the blocks and lots and the length and width of said lots are marked in figures on said plat. The accompanying



Elliott Ave

2 W. PLEASANT ST.
P. O. BOX 30
AURORA, MO 65605



PH: 417-678-5121
FAX: 417-678-6599
AURORA-CITYHALL.ORG

Date: September 3, 2025

To Whom It May Concern:

This letter is to inform you that a public hearing has been called by the Board of Zoning Adjustment to consider a request from James Ackerman involving 125 E Church St and 135 E Church St, more particularly described herein as follows;

CHURCH ST.,E.,125; LTS 14 & 15 AND W12' OF LT 16 BLK 17 O S – AURORA
And
CHURCH ST.,E.,135; E38' LT 16 & ALL LTS 17 & 18 BLK 17 O S - AURORA

Petitioner: James Ackerman

Request made by applicant for a variance to the commercial code parking lot regulations.

As a property owner within 185 feet of these properties, you are hereby notified of this Public Hearing. If you wish to have any input into this hearing, either for or against the request, you may do so at this hearing. If you cannot attend the hearing but want to voice an opinion, you can send a letter to the Board of Zoning Adjustment at Aurora City Hall, P.O. Box 30, Aurora, MO 65605.

The Public Hearing will be held on the third floor, Council Chambers at City Hall on Monday, October 20, 2025, at 6:00 p.m.

If you have any questions concerning this request, please contact the Community Development office at 417-678-5121 extension 310.

Thank You,

A handwritten signature in blue ink that reads "Aaron Gates".

Aaron Gates
Community Development Director

NOTICE OF PUBLIC HEARING

NOTICE is hereby given to all citizens and parties of interest that the Aurora Board of Zoning Adjustment will conduct a PUBLIC HEARING at 6:00 p.m., Monday, October 20, 2025, in the City Council Chambers at Aurora City Hall, 2 West Pleasant, Aurora, Missouri 65605 to consider a request from **James Ackerman** to discuss a variance involving 125 E Church St and 135 E Church St, also known as:

CHURCH ST.,E.,125; LTS 14 & 15 AND W12' OF LT 16 BLK 17 O S – AURORA

And

CHURCH ST.,E.,135; E38' LT 16 & ALL LTS 17 & 18 BLK 17 O S - AURORA

Chapter 400. Zoning Regulations

Article II. Specific District Regulations

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.
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.
 6. Manufacture of products to be sold at retail upon the premises; provided such use is not noxious or offensive by reason of emission of 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 storage.
 13. Gasoline filling stations.
 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.

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 and subject to conditions deemed appropriate by the Planning and Zoning Commission to ensure conformity to the intent of this Chapter. Such operations include:
 - 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.
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.
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.