

14.305 Commercial District Regulations

Purpose of Commercial Districts

1. The commercial districts established in this title are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These general goals include, among others, the following:
 - a. To provide sufficient space, in appropriate locations in proximity to established residential areas, for local retail and service trades catering specifically to the recurring shopping needs of the occupants of nearby residences.
 - b. To protect both retail and service developments and nearby residences against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.
 - c. To provide sufficient space in appropriate locations for commercial districts to satisfy specific functional needs of the area.
 - d. To provide appropriate locations for transitional uses intervening between commercial developments and residential areas and thereby alleviating the frictions inherent between dissimilar activities.
 - e. To provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities.
 - f. To promote appropriate mixtures of commercial activity within commercial areas but prevent the scattering of commercial activity along highways and within residential areas.
 - g. To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of commercial development, to strengthen the economic base of the area, to protect the character of the districts and their peculiar suitability for uses, to conserve the value of land and buildings.