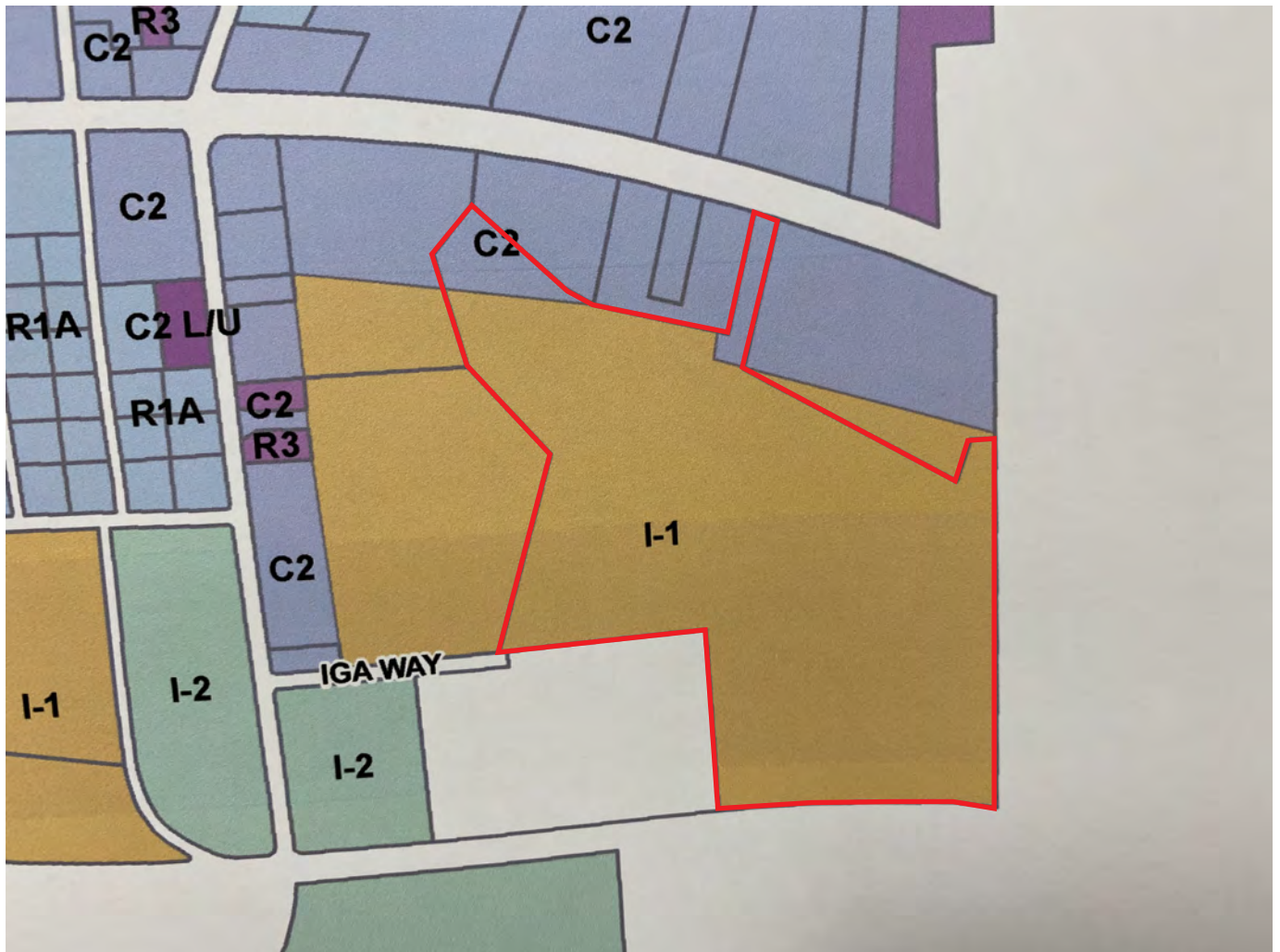


Zoning Information

A portion of the subject property is zoned C-2 - Highway Commercial District and a portion is zoned I-1 - Light Industrial. Below you will find a copy of the zoning map and in the following pages you will find more detailed information about each City of Cairo zoning district.



Sec. 22-216. - Statement of purpose.

The purpose of the C-2, highway commercial district is to provide for and encourage appropriate development along the city's major streets which will include a variety of sales and services that will both accommodate the needs of the city and the traveling public. Adequate off-street parking, adequate building setbacks and reduction of traffic hazards are prime city objectives for business development along the city's major streets.

(Ord. No. 548, § 15.01, 1-8-01; Ord. No. 552, § 1, 3-26-01)

Sec. 22-217. - Permitted uses.

- (a) All permitted uses in the C-1A, C-1 and CBD zoning districts, except loft dwellings.
- (b) Automobile sales and auto service.
- (c) Service stations.
- (d) Agricultural implement sales and service.
- (e) Wholesale stores, storage buildings, warehouses, mini-warehouses, distributing plants, freezers and lockers.
- (f) Small fabrication and manufacturing shops, when employing not more than ten (10) employees in the office and manufacturing operations.
- (g) Monument and statuary sales.
- (h) Manufactured housing sales.
- (i) Outdoor furniture and equipment.
- (j) Tent and canopy sales.
- (k) Swimming pools and hot tub sales.
- (l) Trade shops including sheet metal, roofing, upholstering, electrical, plumbing, heating and air conditioning, cabinet making and carpentry, rug and carpet sales and cleaning, and sign painting, provided that all operations are conducted entirely within the building.
- (m) Shopping centers.
- (n) Museums.
- (o) Gas stations/mini-marts—As limited and defined in section 22-5.
- (p) Quick-service food stores—As limited and defined in section 22-5.
- (q) Flea market, indoor only.

- (r) Game room, no alcohol.
- (s) Restaurants.
- (t) Commercial radio, television, and other transmitting or relay stations.
- (u) Garage, carport, storage building sales.
- (v) Boat, bicycle, motorcycle, lawnmower, and trailer sales/service.
- (w) Other uses similar to the above and compatible with the particular neighborhood and environment as interpreted by the planning commission and approved by the mayor and council.

(Ord. No. 548, § 15.02, 1-8-01; Ord. No. 642, § 11, 8-14-06)

Sec. 22-218. - Conditional uses.

- (a) All conditional uses in the C-1 and CBD zoning districts.
- (b) Cemeteries. (Section 22-63 (b)).
- (c) Churches and other religious institutions. (22-63(a)).
- (d) Reserved.
- (e) Public buildings, structures or other public land uses.
- (f) Open air business—not specifically allowed as permitted uses in section 22-217 and as limited and defined in section 22-5.
- (g) Flea market, outdoor (a planted natural buffer strip of at least ten (10) feet wide along the side and rear lot lines is required).
- (h) Junk yards provided that protective screenings are provided. (See section 22-22, Protective screenings).
- (i) Adult entertainment businesses.
- (j) Nightclub, bar, dance hall.
- (k) Tattoo parlor.
- (l) Other uses similar to the above and compatible with the particular neighborhood and environment as interpreted by the planning commission and approved by the mayor and city council.

(Ord. No. 548, § 15.03, 1-8-01; Ord. No. 642, § 12, 8-14-06; Ord. No. 716, § 1, 1-28-10)

Sec. 22-219. - Protective screening.

Protective screening requirements of C-2, highway commercial district adjacent to or near residential districts shall be in compliance with the regulations set forth in section 22-22, Protective screenings. All outdoor sales areas are subjected to establishing a planted and maintained natural buffer strip of at least twenty (20) feet in width and six (6) feet in height on side and rear lot lines.

(Ord. No. 548, § 15.04, 1-8-01)

Sec. 22-220. - Area and placement requirements.

(In accordance with the Schedule of Regulations, section 22-321).

(Ord. No. 548, § 15.05, 1-8-01)

Sec. 22-221. - Procedures for site plan project approval.

In connection with all of the above uses, a site plan of the proposed development shall be furnished to the planning commission showing the location of buildings, roads, parking areas, open areas, sidewalks, landscaping, buffers, lighting, etc., the planning commission shall have final authority on those projects listed under section 22-217, whereas mayor and city council shall have final say on those projects listed under section 22-218.

NOTE: All plans shall be submitted two (2) weeks prior to the regularly scheduled planning commission meeting.

(Ord. No. 548, § 15.06, 1-8-01)

Secs. 22-222—22-230. - Reserved.

DIVISION 14. - I-1, LIGHT INDUSTRIAL DISTRICT

Sec. 22-246. - Statement of purpose.

The intent of this district is to permit certain industries which are of a light manufacturing character to locate in planned areas of the city, so that such uses may be integrated with land use, such as commercial and residential areas. It is further intended that these light industrial uses will act as a transition between heavier industrial uses and non-industrial uses.

(Ord. No. 548, § 17.01, 1-8-01)

Sec. 22-247. - Permitted uses.

- (a) Any use permitted in commercial zone districts, except loft dwellings.
- (b) Bakeries, baking plant, wholesalers, etc.
- (c) Bottling or packaging of cleaning compounds, polishes, seeds, etc.
- (d) Building equipment, building materials, lumber, sand, gravel yards, and yards for contracting

equipment, maintenance or operating equipment of public agencies, or public utilities, or materials or equipment of similar nature.

- (e) Carpet manufacturing.
- (f) Carpenter and cabinet-making shops.
- (g) Cold storage plants.
- (h) Dental, surgical and optical goods manufacturing.
- (i) Electronic manufacturing and assembly parts.
- (j) Electric motors and generators manufacturing.
- (k) Research and testing laboratories.
- (l) Pharmaceutical products manufacturing.
- (m) Printing, engraving and bookbinding shops.
- (n) Soft drink bottling establishments.
- (o) Tool, die, gauge and machine shops.
- (p) Processed agricultural products other than meat, poultry or animal products.
- (q) Textiles, wearing apparel manufacturing.
- (r) Natural gas and petroleum products storage.
- (s) Plastic product manufacturing, but not including the processing of the raw materials.
- (t) Warehouse, storage and transfer and electric and gas service buildings and yards and public utility buildings, telephone exchange buildings and substations, gas regulator stations.
- (u) Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilation contractors' establishments including outside storage yards.
- (v) Moving or storage offices and warehouse.
- (w) Publicly owned buildings, structures or public utility buildings and service yards including storage yards.
- (x) Caretaker or employee residence—As limited and defined in section 22-5.
- (y) All radio, cellular phone, or similar transmission/receiving antennas and/or towers.

(Ord. No. 548, § 17.02, 1-8-01)

Sec. 22-248. - Conditional uses.

Other uses similar to the above and compatible with the particular neighborhood and environment as interpreted by the planning commission and approved by the mayor and city council.

(Ord. No. 548, § 17.03, 1-8-01)

Sec. 22-249. - Area, height and placement requirements.

(In accordance with the Schedule of Regulations, section 22-321). *Within any I-1 light industrial zoning district, the following special regulations will apply to all permitted uses:

- (1) All open portions of any lot shall be suitably graded and, except when paved or similarly improved, they shall as a minimum, be seeded and maintained in grass. Preferably, such open spaces may be further landscaped with trees, shrubs and ground cover.
- (2) All service drives and access roads and parking areas shall be paved.
- (3) All storage operations shall be fully enclosed.
- (4) Provisions shall be made for the adequate lighting of all parking areas and service drives.
- (5) Satisfactory provisions shall be made for storm drainage, sanitary sewerage and water supply. As much as possible, all power and telephone lines shall be provided for by easements along rear and side lot lines.

(Ord. No. 548, § 17.04, 1-8-01)

Secs. 22-250—22-260. - Reserved.