ARTICLE XXI

"C – 1" NEIGHBORHOOD COMMERCIAL DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The "C – 1" Neighborhood Commercial District is established for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational, and educational elements, more restrictive requirements for air, light, open space, and off-street parking are made than are provided for in other business districts.

SECTION 2. DISTRICT REGULATIONS: In the "C – 1" District, no building shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses in SECTION 3 below.

SECTION 3. USE REGULATIONS: The following uses shall be permitted in the "C – 1" District:

1. Ambulance service.
2. Bakeries and confectioneries, not wholesale.
3. Banks, trust companies, building and loan associations.
4. Barber shops, beauty shops, other personal service shops.
5. Bed and breakfast establishments.
6. Bicycle sales and repair shops.
7. Blueprinting and Photostating establishments.
8. Book, stationery, and gift stores.
9. Bowling alleys.
10. Campgrounds.
11. Clothing stores, retail.
12. Drug stores having no curb or parking lot; delivery service of fountain products.
13. Dry cleaning pick-up stations.
14. Fabric or decorator shops.
15. Filling stations not performing major repair services.
16. Finance and loan companies.
17. Fitness Centers.
18. Florist shop (not including greenhouses).

19. Food sales, retail.

20. Furniture and appliance stores, retail.

21. Golf Courses, including miniature golf courses and driving ranges, whether publicly or privately owned.

22. Hardware stores, retail.

23. Hobby, craft and toy shops, retail.

24. Jewelry and watch repair shops, retail.

25. Laundromats; laundry pick-up stations.

26. Lock and gunsmiths, not including shooting range.

27. Music stores.

28. Offices and agencies.

29. Office equipment and supplies sales and service, retail.

30. Optical services.

31. Package liquor stores.

32. Paint stores, retail.

33. Pharmacy.

34. Photography shops and studios.

35. Public buildings and uses.

36. Radio and television sales and service.

37. Residences allowed within or attached to the main commercial structure.

38. Restaurant or cafeteria not including drive-in facilities.

39. Rug and carpet stores, retail.

40. Sexually oriented businesses, subject to the provisions set forth in Article XXXIV, Section 1, Subsection 27.

41. Shoe store and shoe repair, retail.

42. Sporting goods store, retail.

43. Tailors, dressmakers, and milliners, custom service.

44. The following uses of land may be allowed in this district by conditional use permit when submitted, reviewed, and approved by the Planning Commission and Governing Body and subject to such conditions as the Commission and Governing Body may impose:

a. Motels, motor hotels.

b. Collection and distribution of recyclable items.

c. Temporary Housing Facilities.

SECTION 4. INTENSITY OF USE REGULATIONS:

1. Where the lot will be served by existing public water and sewer, there shall be no minimum lot size except as may be required to satisfy setback, parking, and fire requirements.

2. Where water and sewer service will be provided on the lot, the minimum lot size shall be two (2) acres.

3. Where water and sewer are not required, there shall be no minimum lot size except as may be required to satisfy setback, parking, and fire requirements.

SECTION 5. LOT COVERAGE: The principal and accessory buildings shall not cover more than fifty (50) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS: No building or structure shall exceed forty-five (45) feet in height.

SECTION 7. YARD REGULATIONS:

1. *Front Yard:*

   a. There shall be a front yard having a depth of not less than twenty-five (25) feet except as required for arterial streets and collector streets in ARTICLE XXXIV.

   b. Where a lot has double frontage or is a corner lot, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the setback line of either street.

2. *Side Yard and Rear Yard:* Where a "C – 1" Zone abuts any residential district zone, a side and/or rear yard of not less than fifteen (15) feet shall be provided. Such side and rear yard shall be completely enclosed with a board fence or other acceptable enclosure which shall be not less than six (6) feet in height.

3. *Frontage Requirement:* Every lot shall have at least one hundred (100) feet of frontage on a street, except those lots fronting on the end of a cul-de-sac, which shall have at least fifty (50) feet of frontage.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXIX.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXX.

SECTION 10. LANDSCAPE REGULATIONS: See ARTICLE XXXI.

SECTION 11. TRAFFIC REGULATIONS: See ARTICLE XXXII.

Cg 6 Case #32PC-07
Cg 7 Case #04PC-08
Cg 8 Case #09PC-08
Cg 11 Case #02PC-09
Cg 19 Case #29PC-10
Cg 23 Case #15PC-11
Cg 35 Case #43PC-11
Cg 36 Case #01PC-12
Cg 38 Case #02PC-12