

CHAPTER 25: ZONING

ARTICLE 12. C-1 DISTRICT, NEIGHBORHOOD COMMERCIAL

Sec. 25-68 Purpose.

The purpose of the "C-1", Neighborhood Commercial District is to provide for the establishment of local centers for convenient retail or service outlets which deal directly with the customer for whom the goods or services are furnished. These centers are to provide services and goods primarily for the surrounding neighborhoods and are not intended to draw customers from the entire community.

Sec. 25-69 Uses Permitted in the C-1 District.

(a) Permitted Uses:

- (1) Bakeries.
- (2) Barber shops.
- (3) Beauty parlors.
- (4) Candy and ice cream stores.
- (5) Clothes pressing and tailoring shop.
- (6) Convenience stores.
- (7) Drug stores.
- (8) Dry cleaning and laundering business of less than 5,000 square feet of floor area.
- (9) Florist shop.
- (10) Hardware stores.
- (11) Laundrettes and dry cleaning establishments which provide automatic, self-service facilities only.
- (12) Liquor stores, off sale.
- (13) Offices (business, professional, or institutional) not to exceed 1,500 square feet per building in floor area for professional services.
- (14) Repair stores and "fix-it" shops which provide services for the repair of home, garden, yard and personal use appliances.
- (15) Similar uses as approved by the City Council.

(b) Special Uses:

- (1) Motor Fuel Sales.

Sec. 25-70 Conditions on Uses.

All uses permitted in the C-1 District shall be subject to special limitations and conditions with respect to each as follows:

- (1) All business establishments shall be retail or service establishments which deal directly with the customer for whom the goods or services are furnished.
- (2) Establishment of the "convenience food" type, selling, serving or offering goods or services directly to customers either waiting in parked vehicles or to customers who return to their vehicles to

consume or use the goods or services while on the premises of the principal use, shall not be permitted.

- (3) Business located in a C-1 District which abuts any Residential District shall restrict their hours of operation to 6:00 a.m. to 11:00 p.m.

Sec. 25-71 Access.

- (1) Access to commercial activities shall be allowed only on arterial or collector streets, or a street specifically designed for such development.
- (2) Curb cuts within a single proposed site shall not be spaced closer than 100 feet. Commercial developments of a small scale shall be encouraged to develop a common access drive and parking facilities. Incentives to promote development of shared parking facilities and access, such as reduction in setback and/or parking requirements, may be approved by the City Council.
- (3) A turning lane and its appropriate right-of-way must be provided if the City Council determines that one is needed.

Sec. 25-72 Requirements on Setbacks, Yards, and Height.

- (1) The minimum building setback from any Commercial One District boundary or public street right-of-way shall be as set forth below.

(a)

BUILDING SETBACKS	FEET
Minor Arterial Street	30
Collector Street	30
Local Street	30
Interior Lot Line	10
Residential Zoning Boundary	30

(b)

PARKING LOT OR CIRCULATION DRIVE	FEET
Minor Arterial Street	15
Collector Street	15
Local Street	10
Interior Lot Line	5
Residential Zoning Boundary	15