

ARTICLE 13 C-1 LIMITED BUSINESS DISTRICT

Updated 5-4-13

Sec. 13.01. DESCRIPTION AND PURPOSE.

This zone is intended to provide limited convenience shopping zone in which retail business or service establishments supply commodities or perform services to meet the daily needs of the surrounding area.

Freestanding uses or uses which are not necessary to serve the neighborhood and which might be harmful to nearby residences are not permitted. Residence uses are not allowed in this or in any succeeding Commercial or Industrial Zone District except as specifically provided.

The regulations of this article are intended to prevent undue congestion from traffic generation, overcrowding, noise, and other hazards to residential dwellings.

Sec. 13.02. PERMITTED USES

The following uses are permitted if the structures and/or buildings do not exceed 20,000 square feet in gross floor area. If the structures and/or buildings exceed 20,000 square feet in gross floor area, the use may be authorized by the planning commission, subject to the procedures and standards established in Article 20 of this ordinance.

A. Those non-residential uses which are permitted in residential zones as regulated in such zones.

- B.** Bakery goods store.
- C.** Banks, loan and finance offices.
- D.** Barber or beauty shop.
- E.** Bicycle Repair Shop.
- F.** Book, stationery or gift store.
- G.** Candy store, soda fountain, ice cream store.
- H.** Clothing and dry goods store.
- I.** Coin operated or self-service laundry.
- J.** Delicatessen store.
- K.** Dress shop.
- L.** Drug store.
- M.** Dry cleaning and/or laundry pick-up station.
- N.** Florist and gift shop but not including nursery.
- O.** Grocery store and meat market.
- P.** Hardware store.
- Q.** Jewelry store.
- R.** Nursery school and day nurseries.

- S. Office (business or professional including medical clinics).
- T. Parking lots.
- U. Photographer.
- V. Radio and television store.
- W. Restaurant or cafe excluding those allowing dancing, floor shows or drive-in or drive-thru car service.
- X. Shoe repair shop, shoe store.
- Y. Tailor.
- Z. Variety store including notion and "five and ten" stores.
- AA. As an accessory to a permitted commercial use, one dwelling unit for the proprietor, storekeeper, or other professional and their family may be located in the same building as a business establishment, provided that any such dwelling shall comply with the standards for dwelling units contained in Section 9.05.
- AB. Other similar retail business or service establishment which supplies convenience commodities or performs services primarily for residents of the surrounding neighborhood; provided, however, such uses shall be found by the Planning Commission to be similar to uses permitted in the district.

Sec. 13.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission subject to the procedures and standards established for special use permits in Article 20 of this Ordinance.

- A. Drive-in banks - see Sec. 23.04.
- B. Convenience stores. Gas sales as an accessory to a convenience store is permitted subject to the following conditions:
 - 1. No repair services on site.
 - 2. The convenience store shall be no larger than ten thousand (10,000) square feet.
 - 3. No station shall have more than two (2) pump islands nor a total of more than eight (8) pumps.
 - 4. No sales or rentals of trucks, trailers, cars, equipment, etc., shall be permitted.
 - 5. See Section 23.03A - specific standards related to automobile service stations.

Sec. 13.04 HEIGHT REGULATION.

No building or structure shall exceed thirty (30) feet in height.

Sec. 13.05. AREA REGULATIONS.

All buildings, structures, or additions thereto shall comply with the following requirements:

- A. FRONT YARD.** Where all the frontage between two intersecting streets is located in any C Zone, there shall be a front yard of not less than twenty-five (25) feet, provided that where a uniform setback has been established by fifty percent (50%) of the frontage, said setback shall apply. Where the frontage is located partly in any R or AG Zone and partly in the C-1 Zone, the front yard of the R Zone shall apply to the C-1 Zone.

Uses permitted in the front yard setback shall be limited to pedestrian walks, vehicular access drives, meter pits and manholes, signs as regulated in Article 22, and utility poles. No parking shall be permitted in the front yard setback. The front yard shall be landscaped and maintained.

B. SIDE YARD.

1. Where the side of a lot in the C-1 Zone abuts upon the side of a lot in any R or AG Zone, there shall be a side yard of not less than fifteen (15) feet. No parking shall be allowed in this area.
2. There shall be a side yard of not less than twenty five (25) feet on the street side of a corner lot.
3. In all other cases, a side yard for a commercial building shall not be required. Where a building is not built on the lot line or where the wall of a structure facing the side lot line has windows or other openings, a ten (10) foot side yard shall be required.

C. REAR YARD.

1. Where the rear of a lot in a C-1 Zone abuts upon the side of a lot in any R Zone or AG Zone, there shall be a rear yard of not less than twenty-five (25) feet, provided that where a public alley separates the rear of a C-1 Zone lot from an R Zone lot, the full width of the alley may be considered as part of the rear yard for making the computation.
2. In all other cases, there shall be a rear yard of not less than five (5) feet.
3. No accessory building shall be allowed in the required rear yard area of any lot.

- D. LOT AREA.** If public water and sanitary sewer utilities are not available, a minimum lot area of fifteen thousand (15,000) square feet is required, provided that private water and sewer utilities are approved by the Health Department.

Sec. 13.06. ADDITIONAL REGULATIONS.

- A.** All business, service or processing shall be conducted wholly within a completely enclosed building, except for automobile parking or off-street loading. Any outdoor display of product or sales shall require a special use permit.
- B.** Principal goods sold shall consist of new merchandise.

- C. Landscaping shall be provided in accordance with Article 21A herein.
- D. Parking and loading Areas - see Article 21.
- E. Signs - see Article 22.
- F. Site Plan Review Requirements - see Article 24.

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