

176.20 C-1 NEIGHBORHOOD COMMERCIAL. The C-1 Neighborhood Commercial District is intended to provide restricted commercial development in areas adjacent to or surrounded by residential neighborhoods. This district is designed to allow commercial development which can be carried out in a harmonious manner with a minimum of disruption and undesirable impact upon the adjacent residential uses.

1. Principal Permitted Uses. The following principal uses are permitted in the C-1 District:

A. Retail businesses which supply commodities on the premises:

- (1) Retail businesses permitted in the O-1 District.
- (2) Apparel, millinery, and shoe stores.
- (3) Bakeries
- (4) Camera and photographic supply stores.
- (5) Candy, ice cream, and dairy products stores.
- (6) Drug stores and pharmacies.
- (7) Fabric, yard, and needlecraft shops.
- (8) Floral shops, but not including commercial greenhouses or nurseries.
- (9) General merchandise stores, except that the sale of gasoline on the premises shall be a conditional use.
- (10) Grocery and food stores.
- (11) Hardware stores.
- (12) Jewelry stores.
- (13) Meat markets, provided that no slaughtering or processing of animals takes place on the premises.
- (14) Radio, television, record and stereo stores and musical instrument stores.
- (15) Sporting goods and toy stores.
- (16) Restaurants and delicatessens, provided that no alcoholic beverages or beer are served and further provided that drive-in and drive-through service is prohibited.

B. Personal service establishments which perform services on the premises:

- (1) Personal service establishments permitted in the O-1 District.

(2) Dry cleaner and laundry receiving stations, provided that processing is done elsewhere.

(3) Self-service laundry and dry cleaning establishments.

(4) Shops for repair of shoes, watches, jewelry, and small appliances.

C. Business service establishments which perform services on the premises and which are permitted in the O-1 District.

D. Professional office establishments permitted in the O-1 District.

E. Public, quasi-public, and governmental buildings and facilities:

(1) Public, quasi-public, and governmental buildings and facilities permitted in the O-1 District.

(2) Post office substations.

F. Residential uses: dwelling units and rooming units in nonresidential uses.

2. Conditional Uses. The following conditional uses are permitted in the C-1 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36.

A. Gas stations selling fuel, lubricants, coolants, tires, and other commodities, but not including the performance of vehicle repair and maintenance of any kind.

B. Banks, savings and loans, and financial institutions.

C. Public or quasi-public buildings and facilities essential to the physical welfare of an area such as electrical distribution substations, pipeline pumping stations, gas regulator stations, water storage facilities, and similar uses.

D. Similar and compatible uses to those allowed as principal permitted uses in this district.

E. Drive-in or drive-through services.

(Ord. 12-06 – May 12 Supp.)

3. Site and Structure Requirements.
 - A. Minimum lot area - 6,000 square feet.
 - (1) Minimum lot area per dwelling unit - 1,200 square feet.
 - (2) A lot of record as of the effective date of this Ordinance that has less area or width than herein required may be occupied by a use permitted in this district.
 - B. Minimum lot width - 60 feet.
 - C. Front yard setback - 25 feet.
 - D. Side yard setback: None, except when a lot abuts an R or O-1 District, in which case there shall be a side yard setback of 7 feet; corner side yard - 12 feet.
 - E. Rear yard setback: None, except when a lot abuts an R District, in which case there shall be a rear yard setback of 25 feet, or 20 percent of the lot depth, whichever amount is smaller, but in no event less than 15 feet.
 - F. Maximum height – 2½ stores or 35 feet.
 - G. Open space required - none.
4. Other Provisions.
 - A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.
 - B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).
 - C. Signs. Signs are permitted subject to the provisions of Section 176.31.
 - D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.
 - E. Outdoor Sales. All business, servicing, or processing, except for off-street parking and loading facilities, shall be conducted within completely enclosed buildings.
 - F. Open Storage. All operations, including the storage of merchandise displayed for sale or lease, but not including equipment and vehicles, shall be conducted in a fully enclosed building or entirely behind solid walls or fences which conceal them from visibility from off the lot.
 - G. Performance Standards. No flammable, reactive, explosive, toxic, or radioactive materials may be manufactured, stored, handled or utilized unless the Building Official and the Fire Chief determine that such use does

not constitute a hazard to adjacent properties based upon standards and criteria set forth in local, State and Federal codes, rules and/or regulations.

H. Exterior Lighting. Other than security lighting, no exterior illumination of parking lots, building facades or advertising devices shall be allowed except when the business is open to the public.

I. Hours of Operation. No business shall be open to the public between the hours of 11:00 p.m. and 6:00 a.m.