

Sec. 15-1-59. C-1 Zone, Neighborhood Commercial

(A) *Purpose.* The purpose of this district is to provide for neighborhood retail and service uses which serve the needs of adjoining residential neighborhoods and provide for medical and professional uses that accommodate regional medical service needs. The property development standards are designed to ensure compatibility between these uses and nearby residential uses. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

(B) *Permitted uses.*

(1) Retailing merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to, the following:

- Art galleries
- Arts and crafts supply, retail sales
- Baby shops
- Bakers and baked goods, retail sales
- Barbershops
- Beauty shops
- Book sales, retail
- Butcher shops (no slaughtering)
- Bicycle repair and retail sales
- Camera shops
- Candy shops (retail sales)
- Caterers
- Clothing, retail sales
- Coffee shops
- Coin dealers
- Contractors' offices (inside storage only)
- Convenience stores
- Curio shops, retail sales
- Dairy products, retail sales
- Day care centers
- Delicatessens
- Delivery service, office
- Drapery, retail sales
- Dressmakers, custom
- Drug stores, retail sales
- Dry cleaning outlets (no plant)
- Dry goods
- Employment agencies
- Financial institutions (drive through accessibility prohibited)

Florists, retail sales
Gift shops
Handicraft
Health food stores
Hemstitching
Hobby shops
Ice (package sales)
Ice cream shops
Imported goods (retail sales)
Interior decorators (retail sales/display)
Jewels (retail sales and repairs)
Laundries (collecting shops/self service)
Libraries, private, rental
Linens, retail sales
Magazines, retail sales
Milliners, custom and retail sales
Nail salons
Newspapers (advertising) sales office
Notions (retail sales)
Office: Administrative and professional, including but not limited to
architect, accountant, attorney, dentist, doctor, engineer,
finance and other similar professions.
Optical goods (retail sales)
Pet grooming
Pharmacies
Philatelists (stamp dealers)
Photographer (commercial studios)
Picture framing, custom
Plant nurseries, indoor (retail sales)
Pottery and ceramics (retail sales)
Realty sales and management
Recreation and health club centers
Restaurants, no alcoholic beverages (no drive through)
Rugs (retail sales)
Schools: Including, but not limited to, academic, beauty, business,
dancing, martial arts, vocational-technical
Shoe sales and service (retail only)
Stationery (retail sales)
Tailors, custom
Tapestries
Tea Rooms
Theatrical agency
Toys (retail sales)
Variety stores (retail sales)
Video sales and rental
Watches, sales and repairing

Weaving, handicraft and custom

(2) Warehousing: Warehousing and storage of items incidental to allowed sales or service shall be permitted, subject to the following:

(a) All products incidental to a permitted use that is stored on the premises shall be sold at retail only and on the premises only.

(b) All such storage shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc.

(3) Public and civic uses (no alcoholic beverages):

Government offices

Publicly owned and operated parks and recreation areas and centers

Schools, public or private elementary and high schools, colleges and universities

Places of worship, fraternal, social facilities, meeting halls and similar uses

Cemeteries

(C) *Conditional uses.*

Antique dealers

Bed and Breakfast

Fuel dispensing (retail only). No auto or truck repair

Heliport (medically related)

Hospitals

Hotels and motels

Manufactured home parks and subdivisions, subject to the property development standards of the MH Zone

Microbrewery with Restaurant

Multiple-family dwellings (must meet the standards of the R2-7 Zone).
Manufactured homes are excluded.

Nursing homes

Overnight Boarding of Animals (indoor only – no livestock)

Public and civic uses serving alcoholic beverages

Public/private utility structures and appurtenances thereto for public service use

Recreational Vehicle park or campground in accordance with Section 15-1-44 (T)

Restaurants serving alcoholic beverages

Restaurants, Drive-Through
Single family residential subject to development standards of the R1-10
Zone
Veterinary Clinic

(D) *Property Development standards.*

- (1) Minimum lot area: Five thousand (5,000) square feet
- (2) Minimum lot width: Fifty (50) feet
- (3) Minimum front yard: Ten (10) feet. Where lots have a double frontage, the Ten (10) foot yard shall be provided on both streets.
- (4) Minimum side yard: None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifteen (15) foot side yard, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.
- (5) Minimum rear yard: Six (6) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a twenty (20) foot rear yard or the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.
- (6) Building Design: The siting of metal or steel buildings in the Neighborhood Commercial zone shall require a Conditional Use permit. Metal or steel buildings shall be architecturally altered, through the construction of veneers/facades or other architectural details and facades shall be installed on all sides within view of public rights of way and/or adjacent property(s). Manufactured Buildings/Homes shall be prohibited. Maximum building height shall be 35 feet, except by Conditional Use permit.
- (7) Landscaping: An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except driveways) and all open area not designated and paved for parking, shall be landscaped and maintained with trees, shrubs, pedestrian walkways and plazas in a manner acceptable to the planning and zoning director or his/her designee. In addition to these landscaped portions, an area equal to at least five (5%) percent of the required parking area shall be landscaped. Preservation of existing trees is strongly encouraged.

(8) Screening:

(a) Where the lot adjoins a residential zone, dissimilar uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in section 15-1-44 or as otherwise allowed or required by the planning and zoning commission.

(b) [Reserved.]

(9) Outdoor storage: All outdoor storage is prohibited.

(E) *General provisions.* The provisions of section 15-1-44 shall apply.

(F) *Signs.* The provisions of section 15-1-45 shall apply.

(G) *Parking and loading.* The provisions of section 15-1-46 shall apply.

(H) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.

(Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05)

Editor's note—Sections 1 – 4 of Ord. No. 522, adopted Jan. 7, 2003, amended §§ 15-1-47, 15-1-50, 15-1-51.1, 15-1-52 – 15-1-54, and 15-1-56 – 15-1-62 in their entirety.