

CHAPTER 7
GENERAL COMMERCIAL - (C-1)

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3-7-1: PURPOSE: This district is intended to comprise all retail and service activities. It is further intended for other commercial uses customarily found in a commercial area with these uses being required to proceed through the "conditional use permit" process.

3-7-2: PERMITTED USES:

1. Art store, art studio, or art school.
2. Bakery, retail.
3. Barber shop, beauty shop, or fingernail shop.
4. Bicycle sales, service and repair shop.
5. Book and stationary store.
6. Business and office machine sales.
7. Caterer or delicatessen.
8. Child care centers, providing no residence is established.
9. Coin Shop.
10. Corporate offices.
11. Dance school.
12. Department store.
13. Draperies retail.
14. Electric contractors shop.
15. Engraver.
16. Exterminating.
17. Fast food drive-in, restaurant or cafe.
18. Feed store.
19. Film exchange or processing.
20. Financial institution.
21. Fire protection equipment and supplies.
22. Fitness salon, gymnasium, or athletic club.
23. Flower shop.
24. Furniture store.
25. Garden shop and/or greenhouse.
26. Gift shop.
27. Hardware store, machine tools, retail, wholesale, or rental.
28. Hobby store, craft supplies.
29. Interior decorator.

30. Jewelry and metal craft store or watch repair.
31. Landscaping service.
32. Laundromat(self-service).
33. Leather goods.
34. Locksmith.
35. Mini storage units.
36. Museum, private.
37. Music school, musical instrument sales and service.
38. Newspaper prints office.
39. Picture framing.
40. Professional offices.
41. Radio and electronic sales and service.
42. Shoe store or shoe repair shop.
43. Toy store.
44. Travel agency.
45. Upholstery, not to include warehousing.
46. Wedding chapel.

3-7-3: CONDITIONAL USES PERMITTED: All conditional use permits will be required to comply with Title 3, Chapter 17, 1 through 8, of the Zoning Ordinance.

1. Amusement or video arcade.
2. Antiques (genuine).
3. Building supplies.
4. Cabinet or woodworking shop.
5. Carpet and rug cleaning service.
6. Clinic, medical.
7. Golf course, commercial.
8. Government administration building, police or fire station.
9. Grocery store.
10. Group care facility.
11. Guns, retail, gunsmith, or service.
12. Hospital, sanatorium, philanthropic or charitable institution.
13. Hunting and fishing supply center.
14. Miniature golf.
15. Paint store, retail only, or wall paperhanger.
16. Photostatting.
17. Printer, publisher or poster illustration workshop.
18. Private or public school or institution.
19. Private club with restaurant and/or bar.
20. Publicly owned and operated parks, recreation areas and centers, libraries and museums.
21. Radio station.
22. Recreation, social and service clubs.
23. Recreational vehicle parks.
24. Sharpening or grinding tools.

25. Swimming pool.
26. Trade or vocational school.
27. Veterinarian clinic, kennels, and/or pet grooming. (small animals)
28. Etc.

3-7-4: YARDS: In a C-1 zone, the minimum yard requirements shall be as follows:

1. A yard abutting a residential zone shall be a minimum of fifty feet (50') including a public right-of-way.
2. A rear yard abutting on an alley shall be twenty feet (20') when the alley is used for serving the commercial establishment.
3. A side yard abutting a street shall be twelve feet (12'); the minimum setback between a structure and an existing use permitted by this section shall be as outlined in the Uniform Building Code.

3-7-5: BUILDING HEIGHT: In a C-1 zone, no building shall exceed a height of forty-five feet (45'), except as approved by the Planning Commission.

3-7-6: LOT SIZE: In a C-1 zone, the minimum lot size shall be 5,000 square feet with a minimum of fifty feet (50') lot frontage and one hundred feet (100') lot depth.

1. In consideration of lot size, the requirements for yard, off street parking requirements and other requirements of this Chapter shall be given consideration.

3-7-7: USE LIMITATIONS: In a C-1 zone, permitted uses shall be subject to the following limitations and standards:

1. The outdoor storage of goods or material shall be prohibited except when enclosed by a six-foot (6') opaque or site obscuring fence or wall.
2. All parking demand created by any use permitted under the provisions of this Chapter shall be accommodated on the subject premises entirely off street, except as approved by the City.
3. No use permitted by this Chapter shall require the backing of traffic onto a public or private street, road or alley right-of-way to accommodate ingress or egress to any use or the premises thereof, except as approved by the City.
4. All uses permitted by this Chapter shall be screened from abutting properties in a residential zone by densely planted trees and shrubs or sight obscuring fencing, except as approved by the City.

3-7-8: SIGN LIMITATIONS: In a C-1 zone, all signs shall be as stipulated in Section 3-17-4 of this Title.

3-7-9: OFF STREET PARKING AND LOADING: In a C-1 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.