

Chapter 405. Zoning Regulations

Article V. Use Regulations By Zoning District

Section 405.190. Zoning District "C-1" General Commercial.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 1030 §1, 3-12-2012; Ord. No. 1051 §2, 3-11-2013; Ord. No. 1127 §1, 9-14-2015; Ord. No. 1286, 7-8-2019; Ord. No. 1428, 3-13-2023; Ord. No. 1486, 5-12-2025]

- A. *Permitted Uses.* All buildings and land within a "C-1" zoning district shall be limited to the following uses:
1. All non-residential uses permitted in the "R-3" Multi-Family District.
 2. Ambulance service offices or garages.
 3. Amusement enterprises.
 4. Banks and savings and loan companies.
 5. Barbershops and beauty shops.
 6. Car wash establishments.
 7. Dance halls.
 8. Dental laboratories.
 9. Department stores.
 10. Drug stores.
 11. Feed and seed stores.
 12. Fuel outlets.
 13. Furniture repair and upholstery shops.
 14. Golf courses — miniature and practice range.
 15. Grocery stores and supermarkets.
 16. Guest house. A residential dwelling, either owner-occupied or non-owner occupied, that exists as of the effective date of this Section and which is used as temporary lodging for hire by travelers, tourists and other overnight guests. The length of stay shall not exceed ten (10) days in any thirty (30) day period. A guest house shall be considered a commercial activity and shall be subject to all ordinances and regulations governing commercial activity in the City.

Exception: A guest house that is located within fifty (50) feet, exclusive of public rights-of-way, of a residentially zoned property shall be subject to review and approval by the Planning and Zoning Commission.

17. Heating, air conditioning and plumbing shops.
18. Interior decorating and furniture sales.
19. Ice plants.
20. Laboratories.
21. Laundry and dry cleaning establishments employing not more than five (5) persons.
22. Liquor stores.
23. (Reserved)
24. Music, radio or television shops.
25. Offices and clinics.
26. Paint stores.
27. Printing.
28. Restaurants (other than drive-through).
29. Retail and wholesale shops.
30. (Reserved)
31. Medical marijuana dispensary facility.
32. Microbusiness dispensary facility.

Any other use which is determined by the Planning Commission to be of the same general character as the above mentioned.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Automobile sales.
2. Boat sales.
3. Cabinet shops.
4. Farm implements sales and services.
5. Funeral homes and mortuaries.
6. Home occupations.
7. Mobile homes sales.
8. Nurseries and garden supplies.
9. Residential uses.
- 10 Restaurants (drive-through).
- .
- 11 Storage buildings.
- .

Special Use Permit Required.

1. Bus terminals.
2. Communication tower.

3. Fireworks stands.
4. Hospitals.
5. Lumberyards.
6. Motels and hotels.
7. Payday and title loan businesses.
8. Service stations or gas stations including repair garages.
9. Theaters.

33. Museums.

- B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the site.
- C. *Water Supply And Sewage System.* Each lot within a "C-1" zoning district shall be served by a public water supply and a public sewer system.
- D. *Parking Regulations.* Off-street parking and loading space shall be provided in accordance with the requirements set forth in Article **X** of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article **VI** of this Chapter.