

§ 30.03.009. District C-1 (Office/Retail).

- (a) Purpose. This district is intended to provide sites for business and professional office uses and for retail shopping facilities providing goods and services. The site should also contain adequate space for required off-street parking and for buffering from residential districts.
- (b) Permitted uses. The following types of businesses are permitted by right within C-1 districts.
 - (1) Professional offices, such as physicians, dentists, optometrists, chiropractors, accountants, architects, attorneys, engineers, brokers, consultants, insurance agents, real estate agents, travel agents, administrative offices, and other such offices not listed above as may be approved by the city council; and
 - (2) Accessory structures and uses to any of the foregoing uses.
- (c) Conditional uses. The following types of businesses are permitted by right within C-1 districts unless the use is proposed for property that abuts property zoned for residential or school use or the building in which the use will operate is less than 300 feet from property zoned for residential or school use, in which case the use is subject to city council's approval of a special use permit pursuant to article 30.05.
 - (1) Medical offices, such as physical rehabilitation facilities, medical research laboratories, medical testing facilities, and other such medical offices not listed above as may be approved by the city council;
 - (2) Retail and Service Businesses, such as restaurants, grocery stores, bakeries, catering services, ceramic/pottery shops, hardware stores, movie theaters, drugstores, financial institutions, general retail sales, antique shops, art galleries, personal services, beauty salons, barbershops, travel agencies, florists, laundry and dry cleaning, child-care facilities, health/exercise clubs, funeral homes, nonvehicle consumer repair services, and other such businesses not listed above as may be approved by the city council; and
 - (3) Accessory structures and uses to any of the foregoing uses.
- (d) Special uses. The following types of businesses may be permitted within C-1 districts subject to the city council's approval of a special use permit pursuant to article 30.05.
 - (1) Arcades, auto/truck washing facilities, bowling alleys, cemeteries, convenience stores, fast food restaurants, private clubs/lodges, radio or TV stations, service stations, gas stations, miniature golf facilities, batting cages, entertainment centers, vehicle rental facilities, moving truck rental facilities, liquor stores, convalescent homes, nursing homes, assisted living, and addiction rehabilitation facilities.
 - (2) Commercial wireless communications systems.
 - (3) Any use which includes drive-through facilities.

- (4) Storage facilities, provided all of the following conditions are met.
- (A) The proposed storage facility replaces an existing nonconforming use that has a substantial relationship to the proposed project.
 - (B) The architecture and landscaping of the proposed development complies with established standards for typical office building construction, and architectural and landscaping plans are submitted for review and approval with the special use permit application.
 - (C) Access to individual storage units is internal and individual unit doors are not visible from outside the building.
- (5) Any structure used for retail or service businesses which exceeds 100,000 square feet.
- (6) Any single business entity or commonly controlled retail or service business (including their affiliates or subsidiaries) which have multiple structures or multiple-story buildings containing an aggregate of more than 100,000 square feet of inside and outside sales or displays.
- (e) Prohibited uses and structures.
- (1) Any activity which produces nuisances as described herein.
- (f) Minimum lot dimensions.

	Organized Sewer	Private Sewerage Facility
Minimum area:	1 acre	1 acre
Depth (min. ft.):	200	200
Width (min. ft.):	50	150
Width of lot at street (min. ft.):	50	50

Lot coverage (max. percentage): See development ordinance.

- (g) Minimum building setbacks.

Building footprint (sq. ft.), organized sewer or private facility when abutting a residential area:		
	0–50,000 sq. ft.	50,000 and greater
Street(s) (ft.):	40	40
Side (ft.):	25	100
Rear (ft.):	40	100

Building footprint (sq. ft.), organized sewer or private facility when abutting a nonresidential usage:		
	0–50,000 sq. ft.	50,000 and greater
Street(s):	40	40
Side:	10 (25 golf course)	50
Rear:	40	50

- (h) Minimum landscaped buffer zones (refer to development ordinance).

When abutting a:		
	Residential area:	Nonresidential usage:
Street(s) (ft.):	5	5
Side (ft.):	20	5
Rear (ft.):	25	5

- (i) Noise abatement.Noise abatement walls may be required for:
- (1) Special uses.
 - (2) Properties abutting residential uses.
- (j) Maximum height.No part of any structure within this district, except for chimneys, attic ventilators and plumbing vent stacks, may exceed 32 feet in height above the highest natural grade under the slab.

(Ordinance 2020-03-16-04 adopted 3/16/20; Ordinance 2022-01-18-04 adopted 1/18/22)