

3.05.08 General Commercial District (C-1)

A. Intent and Purpose of District

This district is composed of certain land and structures used to provide for the retailing of commodities and the furnishing of several major services, selected trade shops, and automotive repairs. Characteristically, this type of district occupies an area larger than that of the Residential/Neighborhood Commercial District, is intended to serve a considerably greater population and offers a wider range of services.

B. Uses Permitted

The following uses shall be permitted within any General Commercial (C-1) District:

1. Any commercial use permitted in the Residential/Neighborhood Commercial (RC) District.
2. Amusement and recreational facilities such as, but not limited to arcades, amusement parks, shooting galleries, miniature golf courses, golf driving ranges, baseball batting ranges and trampoline centers, indoor recreation centers and gymnasiums.
3. Bowling alleys, skating rinks and billiard/pool parlors, providing such activities and facilities are enclosed within a soundproof building.
4. Carnival type amusement, when located more than 500 feet from any residential district.
5. Car wash.
6. Commercial or trade schools such as dance and martial arts studios.
7. Community centers and fraternal lodges.
8. Community food banks, food distribution.
9. Country clubs and golf courses.
10. Department stores and other retail sales stores.
11. Drive-in restaurants.
12. Farm and Garden supply, building supplies.
13. Frozen food lockers.
14. Garden centers and plant nurseries.
15. Hospitals.
16. Light garment manufacturing.
17. Mechanical garages with body work and painting services provided that storage yards shall have a privacy fence with a minimum of six feet in height.
18. Machine and welding shops.
19. Movie theaters.
20. Pharmacies

21. Printing, bookbinding, lithography, and publishing plants.
22. Private clubs, lodges and therapeutic massage clinics.
23. Radiator cleaning, repair and installation.
24. Retail heating and air conditioning sales and service, provided that all refrigerators and freezers in outside storage area must comply with state laws pertaining to removal of doors. Storage areas shall have a privacy fence with a minimum of six feet in height.
25. Shopping Centers (but not regional malls or centers).
25. Taverns and night clubs.
26. Theaters and auditoriums.
27. Trade shops, including tinsmith, cabinet maker, rug and carpet cleaning, upholstery, mattress renovation, electrical, roofing and plumbing shop, provided that storage yards shall have a privacy fence with a minimum of six feet in height.
28. Veterinary offices and animal hospital, provided the facility has no outside kennels.
29. Washing and packaging of fruit when accessory to retail fruit sales on the premises.
30. Other uses which are substantially similar to the uses permitted herein, which would promote the intent and purposes of this district. Determination shall be made by the development approval authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination from the City Council. Such determination shall be final.
31. Planned development projects as provided for under Section 3.08.00.

C. Uses permitted as Variances

1. One single family dwelling which is accessory and attached to a permitted principal building, which principal; building is actively engaged in a permitted use.
2. Apartment complex when located above at least one story of commercial uses, provided that each dwelling unit shall have a minimum floor area of 500 square feet and that parking requirements for the residential use are met.

Site and Building Requirements

1. **Lot Area.** There shall be no minimum lot size.
2. **Lot Coverage.** The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total lot area.

3. **Lot Width.** There shall be no minimum lot width.
4. **Yard Requirements.** There shall be a rear yard of at least 15 feet. Where a commercial district is contiguous to a residential district, there shall be a minimum side yard of ten feet on the side abutting the residential district unless the two districts are separated by a public street, body of water, or similar man-made or natural buffer in which case no side yard is required. There shall be a front yard depth of not less than 15 feet, except as provided for in Section 3.07.03.
5. **Building Height Requirements.** No building shall exceed a height at the required front, rear and side yard lines of four stories or 50 feet from grade.
6. **Screening Requirements.** Where a lot line within a General Commercial (C-1) District abuts a side or rear lot line in any residential district, the open storage of Equipment, vehicles, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height; and shall be at least 50 percent opaque as viewed from any point along said residential lot line. Where such open storage exists unscreened as of the date of adoption of these regulations, the non-residential property owner shall be required to meet the screening requirements of this section within 18 months of the adoption date of this code. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.
7. **Other Requirements.** Driveways, streets, and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets shall not be hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent Residential Districts.

Performance Standards.

Each use, activity or operation within this district shall comply with the performance standards specified in Sections 3.11.00 and 3.12.00.