

Exhibit 14A. Zoning Ordinance

§ 9. "C-1" COMMERCIAL DISTRICT.

The "C-1," Commercial District is established to provide locations for a range of light commercial uses, including retail, business and service uses. This district allows shopping areas or uses which are generally compatible near or adjacent to residential neighborhoods and generates moderately low traffic volumes. The following regulations shall apply:

9.1 Uses Permitted.

9.1-1 Special use permit is required for residential use in the "C-1" District and is limited to single-family "R-1" use. No special use permit shall be required for a single-family use or building when such building or use was in existence on March 24, 1983, as a nonconforming use or building and such building has not been structurally changed to accommodate a conforming use of the zone in which the building is located.

9.1-2 Bakery.

9.1-3 Barber and Beauty Shops.

9.1-4 Clinic (Medical or Dental).

9.1-5 Commercial Daycare, Pre-School, Childcare, Nursery.

9.1-6 Dry Cleaning Establishment, provided that only non-explosive cleaning fluids be used.

9.1-7 Funeral Home.

9.1-8 Laundry, Laundromat, Washateria.

9.1-9 Municipal Facilities (Administrative Office, Fire Station, Police Station, etc.).

9.1-10 Offices, Business or Professional, Including Banks.

9.1-11 Personal Service Shop.

9.1-12 Restaurant (Dine-In or Drive Thru) with a maximum gross area of 5,000 square feet.

9.1-13 Retail Sales.

9.1-14 Storage or Warehouse as an accessory use to on-site sales or retail. No storage or warehouse use may exceed 45% of the gross area of any single tenant or structure.

9.1-15 Studio (Art, Dance, Music, Drama, Photography, Interior Decorating).

9.1-16 Teahouses and Coffee Shops.

9.1-17 Any comparable use to those listed above, as determined by the City Planner, provided such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, fumes or unsightly appearance.