

35-5.8 C-1 Neighborhood Commercial District.

a. *Permitted Uses.*

1. Retail commercial not exceeding two thousand (2,000) square feet of ground floor, except that the following are not permitted:
 - (a) Thrift stores, second hand stores, pawn and consignment shops
 - (b) Shops which offer for sale fire arms and/or ammunition
2. Personal service establishments limited to:
 - (a) Barber shops and beauty shops
 - (b) Tailoring and dressmaking shops
 - (c) Dry cleaners and laundry collection shops
 - (d) Shoe repair shops
 - (e) Appliance repair shops
 - (f) Radio, television and video repair shops
 - (g) Self-service laundry
 - (h) Travel agencies
 - (i) Branch banks
3. Professional offices.
4. Business offices.
5. Neighborhood restaurants (pedestrian oriented).
6. Primary liquor service establishment.
7. Printing, desktop publishing or book binding.
8. Government offices including Federal, State, County or Municipal buildings and grounds, but excluding schools.
9. Lodges, clubs and fraternal organizations.
10. Dwelling apartment uses on floors above the street level floor, provided, however, each dwelling apartment shall have a minimum of six hundred (600) square feet of habitable floor area, and shall have no more than two (2) bedrooms.
11. Essential services.

b. *Required Accessory Uses.*

1. Off-street parking subject to the provisions of Section 35-17.
2. Buffers and screening subject to the provisions of subsection 35-4.14.

c. *Permitted Accessory Uses.*

1. Sidewalk cafes subject to the restrictions set in Chapter 21, Section 21-32, et seq.
2. Fences subject to the provisions of subsection 35-4.14.
3. Signs subject to the provisions of Section 35-25.
4. Off-street loading subject to the provisions of subsection 35-17.8.

d. *Conditional Uses.* Subject to provisions of Schedule II in subsection 35-5.28,
Conditional Uses:

1. Funeral homes
2. Churches and places of worship
3. Educational uses
4. Motor vehicle repair garages

e. *Yard and Structure Requirements.*

1. Minimum lot area: No requirements
2. Minimum lot frontage: 30 ft.
3. Minimum front setback: No requirements
4. Minimum rear setback: 20 ft.
5. Minimum Side Yard Setback: No requirements, except abutting a residential zone district or existing residential use: 10 ft.
6. Maximum structure height: 35 ft. and not exceeding 3 stories
7. Maximum lot coverage of principal and accessory structures: 60 percent
 - (a) Minimum unoccupied open space: 15 percent
 - (b) Maximum floor area ratio (FAR): 2.4
(Ord. No. O-01-19 § 11 [33-5.7]; Ord. No. O-05-35 § 1)