
5.5.2. C-1 commercial neighborhood district.

5.5.2.1. Intent and purpose of district.

The C-1, commercial neighborhood district is established to provide suitable areas for retail and professional service establishments located in the neighborhood which they serve. The location of such areas is intended to conveniently supply the immediate needs of the neighborhood where the types of services rendered and the commodities sold are those which are needed daily and purchased at frequent intervals. The intensity of development in this district shall be consistent with the development pattern of the neighborhood and should be within such proximity to the neighborhood to afford convenient pedestrian and other nonmotorized vehicle accessibility.

The C-1, commercial neighborhood district shall provide for appropriate development of lands that are designated in the comprehensive plan as commercial neighborhood.

5.5.2.2. Permitted uses.

Any retail or professional business use which does not involve the manufacture or processing of products, provided the use serves the immediate needs of the neighborhood. Uses include:

1. Drug and sundry establishments.
2. Grocery, delicatessen, and convenience establishments, excluding motor fuel sales.
3. Professional services including legal, insurance, real estate, accounting, engineering, architecture, and like professionals.
4. Studio schools; art, sculpture, pottery, antique, and like instruction which does not emit noise.
5. Personal service establishments such as barbershops, beauty parlors, shoe repair, tailoring, watch and clock repair, locksmith shops.
6. Bed and breakfast inns, not to exceed 30 beds per acre.

(Ord. No. 92-18, 4-20-93; Ord. No. 2008-03, § 5, 2-19-08)

5.5.2.3. Conditional uses.

1. Public or private right-of-way and/or substation for utilities.
2. Places of worship.
3. Motor fuel sales, except service stations.

5.5.2.4. Building height regulations.

Maximum building height: 35 feet.

5.5.2.5. Yard regulations (front, side, and rear).

Front: 25 feet.

Side: 20 feet.

Rear: 20 feet.

5.5.2.6. Building site area requirements.

Minimum lot area: 7,500 square feet.

Minimum lot width: 75 feet.

Minimum lot depth: 80 feet.

5.5.2.7. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR): 0.60 percent.

5.5.2.8. Maximum floor area ratio.

Maximum floor area ratio (FAR): 0.30 percent.

5.5.2.9. Public/semipublic threshold.

Public/semipublic uses shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require a plan amendment.

(Ord. No. 92-18, 4-20-93)