
SECTION 32. C-1 Neighborhood Business District.

32.1 Permitted Uses. The following uses shall be permitted in the C-1 Neighborhood Business District. Five (5) to midnight as follows:

- A. Arcades and game rooms, bowling alleys, theaters, and other such similar places of entertainment, provided that no such building or premises is closer than fifty (50) feet to the boundary of any "R" district.
- B. Ambulance service.
- C. Banks.
- D. Bakeries and delicatessens, with no premise sales.
- E. Day care center.
- F. Restaurants.
- G. Dry cleaning and laundromat.
- H. Greenhouse or nursery, on premises sales permitted.
- I. Health and fitness centers, including dance studios.
- J. Heating, air conditioning and plumbing shop.
- K. Library, museum, art gallery and similar uses.
- L. Nursing care facilities.
- M. Offices, clerical, such as offices of attorneys, physicians, other professions, insurance and stockbrokers, travel agents and government.
- N. Off-street parking lot.
- O. Public utilities and buildings.
- P. Personal services such as barber or beauty shop, dressmaking, tailoring, shoe repair, household small appliance repair, interior decorating, catering, photography studio, furniture repair, pawnshops, and other similar uses.
- Q. Grocery store and drug store.
- R. Convenience stores.
- S. Self-service storage facilities provided that no activity other than the rental of storage units shall be conducted on the premises and there is no outdoor storage.
- T. Single Family detached dwellings existing at the time the ordinance is adopted will be grandfathered.
- U. Veterinary Clinic.

32.2 Conditional Uses. All requests for business other than categories listed will require application of conditional use permit from the Planning and Zoning Commission as set out by Article 8 Section 46:

- A. Temporary Living Quarters during construction requires permit.

32.3 Lot Size Requirements on Existing Lots.

- A. Minimum Lot area: No
..... minimum

- B. Minimum Lot width.No
..... minimum
- C. Minimum Lot depth.No
..... minimum

32.4 Lot Size Requirements on New Construction.

- A. Minimum Lot area:5,000 square feet per dwelling unit.
- B. Minimum Lot width:50 feet
- C. Minimum Lot depth:100 feet

32.5 Height, Bulk and Open Space Requirements.

- A. Maximum Structure Height:
 - 1. Primary structure:45 feet
- B. Minimum Yard Requirements (additional buffer-yard may be required according to Article X, Screening, Buffering and Landscaping Requirements):
 - 1. Front Yard:25 feet, (state right-of-way may exceed 25 feet)
 - 2. Side Yard:None,
..... except on the side of a lot adjoining any residential district, in which case a setback of eight (8) feet shall be provided.
 - 3. Rear Yard:None,
..... except on the side of a lot adjoining any residential district, in which case a setback of twenty-five (25) feet shall be provided (on new construction, existing lots may vary)
 - 4. In no event shall a structure be erected closer to the right-of-way centerline of an existing or planned street than as established in the following table:

Street classification center line	Required setback from right-of-way
Highway	Per state map feet plus the required
Yard setback arterial	22.5 feet plus the required yard setback
Collector-single family	15 feet plus the required yard setback
Residential collector-all others	20 feet plus the required yard setback
Local residential-single family	12.5 feet plus the required yard setback
Local residential-multi family	15 feet plus the required yard setback

- C. Maximum Building Coverage (including accessory structures):60 percent on new construction
- D. Minimum Open Space:For new Construction not less than 20 percent of the total lot area shall be devoted to open space including required yards and buffer-yards. Open space shall not include areas covered by buildings, parking areas, driveways, or
..... internal streets.

32.6 Parking and Loading Areas. All parking and loading areas shall be provided in accordance with the requirements set forth in Article IX, Parking and Loading Area Requirements.

32.7 Refuse Storage Areas. All refuse storage areas shall be screened from view.

32.8 Reclassification of Business. Businesses operating in Residential C-1, C-2 areas that have been classified to higher zone shall be considered "grand-fathered" and will continue to operate.

