

APPENDIX B ZONING****ARTICLE XII. USE DISTRICTS AND REGULATIONS***

Section 10. C-1--Neighborhood Commercial District.

(A) DISTRICT AND INTENT. The provisions of this district are intended to apply to an area adjacent to arterial and major collector streets and convenient to major residential areas. The types of uses permitted are intended to serve consumer needs. Lot sizes and other restrictions are intended to reduce conflicts with adjacent residential uses and to minimize the interruption of traffic along thoroughfares.

(1) Principal uses and structures. The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit:

- (a) Retail stores, sales and display rooms, except automotive and similar uses, including places in which goods are produced and sold at retail upon the premises.
- (b) Personal service establishments such as beauty and barber shops, laundry and dry cleaning pickup stations, tailor shops, and similar uses.
- (c) Professional offices, studios, clinics (including veterinary clinics when no overnight boarding is provided), laboratories, hospitals, general offices, business schools, child care centers and nursery schools and similar uses.
- (d) Hotels, motels, congregate living facilities.
 - (1) The minimum living area per hotel, motel unit shall be three hundred (300) square feet.
- (e) Restaurants.
- (f) Vocational and trade schools not involving operations of an industrial nature.
- (g) Banks and financial institutions.
- (h) Public and private parking lots and parking garages.
- (i) Residential uses meeting the following conditions:
 - (1) The established land use shall provide for a mixed use of residential/commercial use.
 - (2) Density of development shall be limited to the maximum permitted density under the adopted land use as identified in the Comprehensive Plan.

- (3) All residential structures shall comply with the minimum setbacks applicable in the R-1B zoning district for single-family and duplex development and setbacks applicable in the R-2 zoning district for triplexes and for multiple-family residential development.
- (4) No residential development shall be permitted on a lot or parcel which is contiguous with a four lane collector or arterial street as identified in the Comprehensive Plan unless granted a conditional use pursuant to subsection (3) below.
- (5) The property proposed for residential use shall not exceed one (1) acre in area unless granted a conditional use by the city council.
- (j) Church, convent, or parish house.
- (k) Dry cleaning, laundry and dyeing establishments employing completely selfcontained, sealed and enclosed systems, providing the following provisions are met:
 - (1) Services shall be limited to those provided to individual customers excluding commercial bulk dry cleaning and laundry services.
 - (2) All operations must comply with the city's fire prevention code.
- (l) Bed and breakfast.
- (m) Domestic violence shelter meeting the following conditions:
 - 1. The facility shall be located in a structure that is detached from any other building or use.
 - 2. Twenty-four-hour staff person coverage shall be provided.
 - 3. Maximum occupancy of any facility shall be limited to one (1) person (adult or child) per one hundred fifty (150) square feet of living area. This total shall include any live-in staff person(s).
 - 4. One parking space shall be provided for each five hundred twenty-five (525) square feet of living area.
 - 5. The facility shall conform, to the extent possible, to the type of outward appearance of structures in the general area in which it is located.
 - 6. The facility shall provide a minimum of one thousand five hundred (1,500) square feet of usable open space adjacent to the facility.

- (n) Brewpub.
- (o) Indoor recreation health clubs including gyms, indoor pools, racquet centers, aerobic training or workout centers and associated uses and health treatment facilities which are associated with a hospital or clinic where medical treatment and rehabilitation are administered.
- (2) Accessory uses and structures.
 - (a) Customary accessory uses of one (1) or more of the principal uses clearly incidental to the principal use, in keeping with the neighborhood retail commercial character of the district.
 - (b) A temporary overnight shelter for the homeless shall be permitted as an accessory use to a church or nonprofit agency.
 - (c) Marine facilities.
- (3) Conditional uses permissible by the city council.
 - (a) Same as for R-2.
 - (b) Commercial recreation structures such as indoor theaters, bowling alleys, indoor batting cages, indoor golf or tennis, pool halls, social dance clubs and similar indoor recreational facilities.
 - (c) Reserved.
 - (d) Residential uses when located on property exceeding one (1) acre in area and/or when located adjacent to a four lane collector or arterial street as designated in the Comprehensive Plan [Also see Article XVIII(21)].
 - (e) Mini-storage warehouse facilities provided that the project is properly landscaped and screened from the abutting properties.
 - (f) Sale of alcoholic beverages for consumption on premises as per Article XVIII, paragraph (20).
- (4) Prohibited uses and structures.
 - (a) No outside display of any item(s) shall be permitted on any portion of the property.
 - (b) Manufacturing activities, trucking terminals, storage warehousing and other activities of a similar nature.

- (c) All uses not specifically or provisionally permitted herein; any use not in keeping with the neighborhood commercial and/or residential character of the district.
 - (d) Adult entertainment establishments, except where permitted pursuant to Article XVIII(22) below.
 - (e) Automobile sales, automobile service stations and car wash establishments.
 - (f) Homeless shelter facilities.
 - (g) Soup kitchens.
 - (h) Outdoor market.
 - (i) Temporary labor agency.
- (5)

Mini mum	Minimum	Mini mum	Maximum-	Minimum	Maximum
Lot Area	Lot Width	Lot Depth	Lot Coverage	Living Area	Height
5,000 sq.ft	50 ft.	100 ft.	50%	300 sq. ft.	40 ft.
- (6) Minimum yard requirements (see Article XVIII).
- (a) Front. Twenty (20) feet.
 - (b) Side interior lot. None, except where use borders a district requiring setbacks, said setbacks shall also apply in this district, along the abutting property line.
 - (c) Side corner lots. Twenty (20) feet
 - (d) Rear. Fifteen (15) feet, ten (10) feet when abutting an alley.
- (7) Site plan. A site plan must be submitted and approved in accordance with Article XX, for all projects of three (3) or more acres.

(Ord. No. 86-31, § 4, 5-20-86; Ord. No. 87-26, § 1, Supp. No. 33 6-23-87; Ord. No. 87-60, § 2, 12-8-87; Ord. No. 90-19, § 4, 6-26-90; Ord. No. 91-08, § 5, 2-26-91; Ord. No. 91-34, § 9, 6-11-91; Ord. No. 91-61, § 3, 11-12-91; Ord. No. 94-24, § 5, 5-10-94; Ord. No. 95-33, § 3, 8-22-95; Ord. No. 96-10, § 3, 3-26-96; Ord. No. 97-51, §§ 7, 8, 10-14-97; Ord. No. 99-10, § 1, 2-23-99; Ord. No. 2001-22, § 4, 5-22-01)