
3.4.6. *C-1 Neighborhood Commercial District:*

1. *Description of district.* This district is established to provide commercial areas that serve neighborhood needs without damaging the residential character of the neighborhood and without attracting traffic from outside the neighborhood. The architecture of the proposed development shall be compatible with the established neighborhood. Areas of the city in which this district is appropriate are designated as "commercial" on the future land use map of the comprehensive plan and are generally located adjacent to Gorham Street, Grandview Street; and between Grant Avenue and Lincoln Avenue. Other areas may be considered which support neighborhood type commercial uses. Proposed sites must be of sufficient size to allow for required buffers.
2. *Permitted uses.*
 - a. Any small convenience retail business or service customarily serving residential neighborhoods as opposed to businesses that serve regional areas, including drug stores, shoe repair, hardware stores jewelry stores, banks, florists, camera stores, luggage stores, tailor shops, photographic studios, restaurants, office supplies, paint stores, antique shops, specialty shops, convenience stores, commercial recreation, and other similar retail and office uses as those shown above.
 - b. Residential associated with the permitted uses set forth in subparagraph a. above.
3. *Conditional uses (See section 2.5.1.5):*
 - a. Churches.
 - b. Funeral homes.
 - c. Day care centers.
 - d. Public service and utility facilities.
 - e. Gas stations.
 - f. Adult living facility.
 - g. Nursing homes.
4. *Prohibited uses:*
 - a. Bars and cocktail lounges.
 - b. Liquor stores.
 - c. Massage parlors.
 - d. Medical marijuana dispensaries.
 - e. Non-medical marijuana sales.
 - f. Cannabis farms.
 - g. All uses not allowed as either a permitted use or a conditional use above are prohibited unless adopted as part of a planned unit development.
5. *Site development standards:*
 - a. Minimum building setbacks: Buildings shall be set back consistent from property lines with existing, adjacent or nearby buildings so as to provide uniform frontage and spacing without blocking reasonable visibility of existing buildings.

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- b. Maximum building height: 35 feet.
Within 100 feet of Lake Dora: 25 feet.
 - c. Minimum street frontage (ft.): No minimum street frontage is required, provided that building and fire codes can be met and necessary services are provided.
 - d. Parking: The C-1 district as described above is recognized as a pedestrian oriented commercial district. Based on the level of pedestrian activity in the district, parking shall be provided based upon availability of land outside the applicable buffer.
 - e. Landscaping/buffers: Building shall be buffered from property lines consistent with existing adjacent, or nearby buildings as to provide uniform landscaping and buffering. Landscape planting requirements shall meet the requirements of a type "a" buffer as described in section 6.6.
 - f. Floor area ratio (FAR): 0.25.