

CHAPTER 7

C-1 GENERAL BUSINESS DISTRICT

SECTION:

9-7-1: Purpose

9-7-2: Use Regulations

9-7-3: Property Development Standards

9-7-1: PURPOSE:

This district is intended to provide for commercial activities of various sizes from large retail stores to small specialty shops with residential opportunities for persons wishing to work and live in a unified environment. (1994 Code)

9-7-2: USE REGULATIONS:

A. Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

Automobile open parking lot or garage.

Communication and utilities facilities:

Radio and television stations without transmission and receiving towers.

Telegraph centers and stations.

Telephone exchange stations.

Underground and aboveground transmission lines.

Cultural facilities:

Aquariums.

Botanical gardens and arboretums.

Historic sites and monuments.

Libraries, museums and art galleries.

Planetaria.

Home occupations.

Open space.

Public assembly:

Amusement parks.

Auditoriums.

Exhibition halls.

Theaters.

Public parks and playgrounds.

Residential:

Household buildings with a minimum of five (5) units.

Household units existing at the time this title is adopted.

Household units in upper floors of commercial buildings.

Rooming halls, residence halls, residential hotels and motels.

Single-family residential within existing commercial buildings so long as the residents operate a business within the building.

Transient lodging.

Retail trade uses as follows:

Apparel and accessories.

Automobile parts store.

Bakery.

Banks and lending institutions.

Bookstore.

Building materials, hardware.

Catering.

Craft shop conducted in conjunction with retail business which may include ceramics, mosaic, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.

Eating places.

Farm and garden supplies.

Florist.

Food, drugs, etc.

Gasoline service stations and car washes.

General merchandise.

Gunsmithing.

Hobby and toy store.

Home furnishings and equipment.

Ice cream store.

Import store.

Music store.

Pawnshop.

Pet shop.

Sporting goods.

Services:

Advertising.

Apparel repair and alteration.

Appliance repair.

Beauty and barber.

Building care contracting.

Business associations.

Civic, social and fraternal organizations.

Construction trade offices.

Consumer, credit, collection.

Daycare facilities.

Doctors, dentist.

Duplicating stenographic.

Employment.

Finance and investment.

Fire station.

Funeral.

Governmental facilities.

Insurance and related.

Labor union organizations.

Laundering and dry cleaning.
Laundromats.
Medical, clinics and related services.
News syndicate.
Nursing homes and rest homes.
Photographic.
Plumbing shop.
Police station and jail.
Post office.
Professional.
Professional organizations.
Public, private or commercial academic and vocational schools.
Publishing and printing businesses.
Real estate and related.
Religious facilities.
Shelter homes.
Taxidermy studio.
Welfare and charitable services.
Sporting facilities:
Athletic areas.
Golf courses and country clubs.
Golf driving ranges.
Ice and roller skating.
Indoor recreational facility.
Miniature golf.
Swimming pools (commercial and public).
Tennis courts.
Taxicab office.
Transportation:
Bus pick up shelter.
Facilities for tickets and arrangements. (1994 Code; amd. Ord. 507, 9-7-1999)

B. Special Uses: A special use may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

Automobile and truck sales.
Communication and utilities facilities:
Radio and television stations with transmission and receiving towers.
Manufacturing of handcrafted furniture.
Public assembly:
Concessions.
Retail trade:
Alcoholic beverages when consumed on premises where sold.
Drive-in establishments.

Services:

Auction establishments.

Automobile and truck repair.

Bottling plants.

Equipment rentals.

Frozen food storage with locker rental and custom meat cutting.

Governmental protective agencies.

Sale of secondhand and salvage goods.

Storage rentals.

Woodworking and sheet metal.

Small animal hospital.

Sporting vehicles.

Transportation:

Freight transfer points.

Trucking facilities.

Utility owned building and structures (less than 25 square feet in area and less than 3 feet aboveground are permitted uses).

Veterinarian.

Wholesale distribution and warehousing.

C. Prohibited Uses: Uses not specified above are prohibited unless administrative determination is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (1994 Code)

9-7-3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the C-1 district:

A. Lot Area:

1. Commercial Uses: The lot area shall be sufficient size to provide for the building, off street parking, garbage and rubbish containers and landscaping.

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot area of the R-1 district.

B. Lot Occupancy:

1. Commercial Uses: No requirement.

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot occupancy requirements of the R-1 district.

C. Building Height: No building shall exceed fifty feet (50') in height.

D. Yards:

1. Commercial Uses: No setbacks are required.

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall conform to the yard standards of the R-1 district.

3. Landscaping: Landscaping is not required in the C-1 district but when used shall conform with the R-1 district, subsection 9-6-4B of this title. (Ord. 539, 3-2-2004)

E. Sidewalks On Highway 30: Whenever a building or structure is constructed, placed or erected, or when there is a change of use of a building or structure requiring a new occupancy permit in the C-1 zoning district on Highway 30, the construction of curb, gutter and sidewalk on Highway 30 shall be a condition of any building or occupancy permit and shall be completed prior to final inspection and occupancy of the building. Construction of these improvements shall comply with ITD and city standards. (Ord. 597, 10-1-2013)