

Sec. 8. - C-1 Neighborhood commercial district.

The purpose of this district is to provide for retail shopping for everyday needs and personal services to serve the surrounding residential area. The height of buildings and open spaces surrounding the district should not adversely affect nearby residences. Generally the districts are located at the intersections of major streets within residential areas. In the C-1 neighborhood commercial district, a building shall be limited to an area up to 10,000 square feet and the premises shall be used only for the following purposes:

A. *Permitted uses:*

1. Accessory dwelling unit.
2. Art or photo studio.
3. Bakery, retail.
4. Barbershop or beauty shop.
5. Cleaning pickup station.
6. Day care center.
7. Doctor or dentist office, and other health-related services such as walk-in clinics, chiropractic, and professional massage therapy.
8. Drugstore.
9. Financial services, banks, savings and loan associations.
10. Flower or plant store.
11. Grocery store.
- 11.1 Health club/gymnasium, health spa, weight loss control center and reducing salon.
12. Indoor recreation center, arcade with video, pinball machines but excluding theaters, bowling alleys, skating rinks.
13. Music or dancing academy.
14. Nursery school.
15. Offices.
- 15.1. Permanent cosmetics.
16. Photo finishing pick-up station.
17. Post office or postal facility.
18. Public service facilities.
19. Print shops.
20. Radio and television towers or antennas or earth stations not exceeding 35 feet in height.  
The setback for such a tower, antenna, or earth station, shall be one (1) lineal foot from all adjacent property lines for every lineal foot of tower, antenna, or earth station height, plus

one (1) additional foot. The number of antennas or tower structures on an individual property shall be limited to no more than one (1) such structure where the subject property directly adjoins a residential zoning district.

21. Repair and service shops for repair and servicing of bicycles, electrical, radio, television appliances, keys and similar articles.
22. Restaurant and carryout restaurant.
23. Retail shops, other.
24. Self-service laundry and dry cleaning facilities.
25. Veterinary clinic where there are no open kennels.
26. Accessory uses as provided in Article VII.
27. Cannabis dispensary, cannabis research facility, or cannabis testing facility.

B. *Conditional uses:* The following uses may be allowed under a Conditional Use Permit, if approved by the board of adjustment, in accordance with the procedures and under the conditions set forth in Article X, provided such conditional uses shall comply with the height and area regulations and with the parking regulations set out elsewhere in this ordinance:

1. Churches.
2. Clinic.
3. Civic, social, fraternal organization.
4. Schools, public or private.
5. Car wash.
6. Convenience store with fuel pumps provided:
  - a. The site is a "hard corner" at a signalized intersection;
  - b. There are no more than two (2) such stores at a four-way intersection;
  - c. There is no more than one (1) such store at a T-intersection; and
  - d. The Board of Adjustment may impose other conditions as necessary to foster public safety, health, and general welfare.
7. Tanning beds as an accessory use to any retail or service business.
8. Theaters but not drive-in theaters.
9. Temporary use of prefabricated buildings or mobile homes for any permitted or conditional uses listed above other than accessory buildings.
10. Radio and television towers or antennas or earth stations exceeding 35 feet in height, or in those instances where the subject property directly adjoins a residential district and where more than one (1) antenna or tower structure is proposed. The setback for such a tower, antenna, or earth station, shall be one (1) lineal foot from all adjacent property lines for

every lineal foot of tower, antenna, or earth station height, plus one (1) additional foot. The number of antennas or tower structures on an individual property shall be limited to no more than one (1) such structure.

- C. *Off-street parking and loading.* Off-street parking and loading shall be as prescribed in Article XI.
- D. *Minimum area, yard, and height requirements.* Minimum area, yard, and height requirements which govern any use in this district are listed on the chart of regulations [in the appendix to this appendix] unless otherwise regulated in this article.

(Ord. of 6-21-22(1), § 2; Ord. No. 11-15-22(1), § 2)