

---

**§ 306. C-1: Central Business District.**

**§ 306.1 Intent.** The intent of the C-1: Central Business District is to provide a main street environment through concentrated retail, commercial, office, personal services, and limited residential uses.

**§ 306.2 Boundaries.** The boundaries of this District shall be as depicted on the Official City of Monongahela Zoning Map, as enacted and amended.

**§ 306.3 Use Regulations.**

**(A) Permitted Uses.** A building may be erected, altered, or used, and a lot may be used or occupied for any of the following purposes and no other:

- (1) Bank/financial institution
- (2) Bed and breakfast inn
- (3) Boarding house
- (4) Broadcasting studio (radio/television)
- (5) Bus/other transit shelter
- (6) Business services/school
- (7) Child day care facility
- (8) Clinic
- (9) Community facility
- (10) Cultural service
- (11) Dwelling, Multi-family – Mid-rise apartment
- (12) Dwelling, Multi-family – Residence over business
- (13) Educational institution
- (14) Emergency services
- (15) Farmer’s market/fruit and vegetable stand
- (16) Food service establishments, including:
  - (a) Bakery
  - (b) Brewery pub
  - (c) Catering business
  - (d) Coffee house/Internet café
  - (e) Restaurant (Carry-out/sit-down)
  - (f) Tavern/drinking establishment

- (g) Tea room
- (17) Forestry
- (18) Funeral home/mortuary
- (19) Laundromat
- (20) Library
- (21) Municipal use (excluding landfill/dump)
- (22) Office
- (23) Park
- (24) Parking lot
- (25) Photographic studio
- (26) Place of public assembly
- (27) Places of worship/religious institution
- (28) Private club
- (29) Recreation, private/public
- (30) Retail stores < 7,000 square feet, including but not limited to:
  - (a) Convenience store
  - (b) Personal service shop, including but not limited to:
    - (i) Barber/beauty salon
    - (ii) Dressmaker/seamstress/tailor
    - (iii) Dry cleaner
    - (iv) Massage therapy business
    - (v) Shoe repair
    - (vi) Similarly suited uses that offer commercial or personal services (excluding adult-oriented establishment as defined in Article II: Definitions, herein) at the discretion of the City
  - (c) Pet shop
  - (d) Pharmacy
  - (e) Tattoo parlor
  - (f) Similarly suited uses for sale of retail goods at the discretion of the City
- (31) Studio, dancing or music

- (32) Theater
- (33) Vehicle sales/rental facility
- (34) Veterinary office
- (35) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, including:
  - (a) Crematorium
  - (b) Home-based business (no-impact)
  - (c) Home occupation
  - (d) Pet crematorium
  - (e) Solar energy equipment

(B) **Special Exception Uses.** Any of the following purposes when authorized as a special exception, provided they meet the parameters set forth in Article V: Supplemental Regulations of this Ordinance:

- (1) Hotel/motel
- (2) Night club

(C) **Conditional Uses.** Any of the following purposes when authorized as a conditional use, provided they meet the parameters set forth in Article V: Supplemental Regulations of this Ordinance:

- (1) Retail stores 7,000 to 25,000 square feet for the sale of goods and services (see §306.3 (A) (30), above)

**§ 306.4 Development Standards.**

- (A) **Minimum Lot Size:** 2,400 square feet
- (B) **Minimum Lot Width:** 20 feet.
- (C) **Front Yard Setback:** There is no minimum front yard setback required. All buildings shall be built to the property line or, with approval by the Planning Commission, within four (4) feet of the front yard setback of the immediately adjacent properties.
- (D) **Side Yard Setback:** There is no minimum side yard setback required. For corner properties, the front yard shall face Main Street and the side yard setback shall be within four (4) feet of the front yard setback of the immediately adjacent property on the side street.
- (E) **Rear Yard Setback:** 10 feet.

(F) **Maximum Building Coverage:** 95 percent, provided all off-street parking requirements are met or the property is utilizing the off-street parking exemption provided for in 410.3.

(G) **Maximum Building Height:**

(1) Principal structures: 50 feet or four (4) stories.

(2) Accessory structures: 25 feet or two (2) stories.

**§ 306.5 General Design Guidelines.** The following are general requirements that are strongly encouraged for all properties in the C-1 Central Business District.

(A) **Parking and Access.**

(1) General Surface Parking Standards

(a) Vehicular access to surface parking should be from an alley or side street where possible.

(b) Safe provisions for pedestrian access to and through a parking lot should be required. Surface parking areas and pedestrian walkways connecting to them should be well-lit, in accordance with the IES Lighting Handbook, 4th Edition, Illumination Engineering Society, New York.

(c) The entirety of the driveway surfaces must be paved from the curb line to the off-street parking areas.

(2) Location of Parking

(a) Surface parking should be located to the rear of the principal building or to the side (parking should not be located between a building and the street). Parking should be set back ten (10) feet from the ultimate right-of-way.

(b) Off-street surface parking should not extend more than seventy (70) feet in width along any pedestrian street frontage without an outdoor dining area, urban garden, plaza, square, courtyard, or landscaping feature with seating.

(3) Interconnected Parking Areas

(a) Parking areas on abutting nonresidential lots should be interconnected by access driveways.

(b) Each nonresidential lot should provide cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots. Interconnections

should be logically placed and easily identifiable to ensure convenient traffic flow.

**(B) Refuse Areas.** The storage of refuse should be provided inside the building(s) or within an outdoor area enclosed by either walls or opaque fencing. Any refuse area outside of the building should be designed to be architecturally compatible with the building(s), should not be located in the front of the building, and be entirely screened by a fence or enclosure which is at least six (6) feet high and not more than eight (8) feet in conjunction with landscape materials.

**(1)** Exceptions to this rule are permitted provided the applicant can demonstrate that there are significant site restrictions which prohibit compliance with the above; however, in no instance is refuse or waste permitted to be stored outdoors unscreened or in the public right-of-way for longer than a period of one (1) month at a time.

**(C) Screening.** All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes should be screened from public view by parapets, walls, fences, landscaping, or other approved means.

**(1)** All rooftop mechanical equipment and other appurtenances should be concealed by or integrated with the roofline, or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stairwells, elevator shafts, air conditioning units, large vents, heat pumps, and mechanical equipment.

**(D) Outdoor Dining Requirements.** The following should apply when any restaurant or food establishment elects to use outdoor dining outside the bounds of their lot or parcel and in a public right-of-way such as a street or sidewalk:

**(1)** Outdoor furnishings are limited to tables, chairs, and umbrellas.

**(2)** Outdoor furniture should be stored inside the restaurant when not in use.

**(3)** Planters, posts with ropes, or other removable enclosures as approved by governing body, as well as a reservation podium should be used as a way of defining the area occupied by the café, provided such enclosures are no more than four (4) feet in height.

**(4)** Refuse facilities should be provided.

- (5) Advertising or promotional features should be limited to umbrellas and canopies, except as provided for in Article VI, Signs.
- (6) Outdoor dining cannot impede pedestrian traffic flow.
- (7) These parameters do not apply in cases where the restaurant or food establishment has outdoor dining within the bounds of their lot.

**(E) Sustainable Design Standards.**

- (1) Buildings should have a principal functional entry with a front façade facing a public space such as a street, square, park, or plaza.
- (2) Street frontages should strive to achieve a minimum building-height-to-street-width proportions of 1:3.
- (3) Structures should be oriented wherever practical to take advantage of solar orientation. This may include building orientation/configuration to use passive and active solar energy, natural ventilation and other passive heating and cooling strategies, the location of parking areas to the north side of buildings to enable partial shading of pavement, the incorporation of landscape features to optimize passive heating and cooling effects, etc.
- (4) Residential new construction or substantial renovation projects (residential buildings 3 stories or lower) are encouraged to be certified under LEED or Enterprise Green Communities rating systems. At a minimum, they should qualify as Energy Star homes, and have plumbing fixtures that meet EPA WaterSense standards.
- (5) Commercial and institutional new construction or substantial renovation projects are encouraged to be certified under the appropriate LEED rating system (New Construction, Hospitals, Schools etc.). Multifamily buildings may be certified under either LEED or Enterprise Green Communities.
- (6) Roofing materials are encouraged to be Energy Star compliant or a vegetated roof is encouraged to be over at least 50% of the roof area.
- (7) Heat Island Effect, Paving, and Parking.
  - (a) The minimum off-street parking requirement for various uses should be waived or reduced from the requirements of §410, herein, so long as the project is supported by

availability of shared parking, on-street parking and/or alternative transportation options including public transportation, car sharing, and bicycle facilities.

- (b)** Secure bicycle parking should be provided for 15% of residential units for multifamily and mixed-use buildings and 5% of full-time equivalent employees for commercial and institutional buildings.
  - (c)** To reduce the heat island effect, structures and/or sites are encouraged to provide any combination of the following strategies for at least 50% of the hardscape area (including roads, sidewalks, courtyards and parking lots):
  - (d)** Shade (within 5 years of occupancy) – either through roof overhangs with a Solar Reflectance Index (SRI) of 29 or greater, or through shade trees. For surface parking lots, an alternate compliance path is to plant one tree for every 10 parking spaces.
  - (e)** Paving materials with a SRI of at least 29.
  - (f)** An open-grid or permeable pavement system (which achieves the secondary benefit of facilitating on-site infiltration of stormwater).
- (8)** Use of Recycled Materials.
- (a)** Applicants are encouraged to use materials for new infrastructure such that the sum of postconsumer recycled content, in-place reclaimed materials, and one-half of the preconsumer recycled content constitutes at least 50% of the total mass of infrastructure materials.
  - (b)** Applicable infrastructure items include:
    - (i)** Roadways, parking lots, sidewalks, unit paving, and curbs.
    - (ii)** Water retention tanks and vaults.
    - (iii)** Base and subbase materials for the above.
    - (iv)** Stormwater, sanitary sewer, steam energy distribution, and water piping.
    - (v)** Recycled content is defined in accordance with ISO/IEC 14021, Environmental labels and declaration, Self-declared environmental claims (Type II environmental labeling).