

ARTICLE XVI
C-1 Commercial Districts

§ 172-69. Applicability.

In C-1 Commercial Districts, the regulations contained in this article shall apply.

§ 172-70. Permitted uses.

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Retail store.
- B. Personal service shop, tailor, barber, beauty shop, shoe repair, dressmaking shop and other personal service shop or store.
- C. Bank and other similar institutions.
- D. Offices.
- E. Club. **[Amended 9-8-1980 by Ord. No. 1980-17]**
- F. Places of amusement, recreation or assembly, when authorized as a special exception. **[Amended 4-12-1982 by Ord. No. 1982-2]**
- G. Restaurant, cafe, catering establishments and establishments where food is cooked and dispensed for off-premises consumption, where authorized as a special exception. Establishments dispensing or serving food for consumption on the premises outdoors or in cars or vehicles parked on the premises, including drive-in food stands, shall not be considered as restaurants, cafes, catering establishments or establishments dispensing food for off-premises consumption and are not permitted in this zoning district.
- H. Confectionery, retail bakery.
- I. Mortuary.
- J. Plumber, electrician, paperhanger and similar occupations.
- K. Residential or nonresidential parking lot or public parking facility.
- L. Public garage, motor vehicle service station, car wash, motor vehicle sales agency, motor vehicle repair shop and battery service station, when authorized as a special exception. **[Amended 9-8-1980 by Ord. No. 1980-15]**
- M. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses and not seriously detrimental to the neighborhood when authorized as a special exception.
- N. The uses permitted by right and the uses permitted by special exception shall not include adult entertainment uses, as defined in this chapter. **[Added 1-6-1997 by Ord. No. 1997-1]**

- O. Accessory dwelling units. One accessory dwelling unit as a customary accessory use to the permitted uses set forth in § 172-70A, B, H and I, may be permitted by special exception provided that such dwelling unit shall be occupied as a single-family dwelling unit by an owner or employee of the permitted use on that premises. **[Amended 2-12-2024 by Ord. No. 2024-03]**

§ 172-71. Area regulations.

- A. Front yard. There shall be a front yard on each street on which a lot abuts which shall not be less than 20 feet in depth.
- B. Building area. The building area shall not exceed 70% of the lot area.
- C. Rear yard. There shall be a rear yard on each lot which shall be not less than 15 feet in depth.
- D. Height regulations. No buildings shall exceed three stories, excluding basement, or 45 feet in height.
- E. Loading and unloading space. All buildings shall be provided with adequate off-street loading and unloading spaces located on other than the streets upon which the lot abuts.
- F. Parking space. Parking spaces shall comply with the numerous regulations established in Article XXIV.
- G. Minimum lot area. No building permit shall be issued in commercial districts with on-lot sewage disposal unless the minimum area of the lot for each family unit or for each store or for each combination of store and family unit in the building to be erected is 6,000 square feet.