

ARTICLE X. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.

58.77 In General.

The lands in the C-1 Neighborhood Commercial District abut certain principal streets, the frontages of which are adaptable to a greater density of services and businesses than are permitted in the C-1A Limited Commercial District. These varied enterprises serve primarily the needs of the residential areas adjacent and tributary to them.

58.78 Uses Permitted.

No building, structure or land shall be used except for one or more of the following uses:

- (1) Advertising signs, panels, and structures.
- (2) Apothecary shop (prescription pharmacist).
- (3) Art, antique and gift shop.
- (4) Automobile sales room and incidental servicing department.
- (5) Bakery, the products of which are sold only at retail on the premises.
- (6) Banks.
- (7) Beauty salons and barbershops.
- (8) Book and stationery stores; newsstands.
- (9) Bowling alley.
- (10) Churches, schools, except vocational schools.
- (11) Day nurseries, kindergartens and other child care centers.
- (12) Dry cleaning and laundry pick-up stations; self-service laundry.
- (13) Dry goods, variety, drug and department stores.
- (14) Finance and investment offices.

- (15) Florist shop, the products of which are displayed and sold wholly within the structure.
- (16) Grocery, fruit, vegetable, meat market, delicatessen.
- (17) Hardware, bicycle, sporting goods, floor coverings, household and electrical appliance and service.
- (18) Health baths.
- (19) Hospitals, but not animal hospitals; medical or dental clinics; nursing (convalescent) homes.
- (20) Hotels and motels with restaurants incident thereto and primarily for the use of the patrons.
- (21) Insurance offices.
- (22) Interior decorating, home furnishings and furniture stores.
- (23) Jewelry and watch repair, china and luggage shops.
- (24) Liquor stores (retail), taverns and cocktail lounges.
- (25) Mortuary.
- (26) Music conservatory, dancing schools and art studios.
- (27) Music, radio and television shops.
- (28) Office supplies and equipment.
- (29) Paint and wall paper stores for the retail sale of the products only.
- (30) Parking lots without gasoline pumps or other automobile services.
- (31) Photographic supplies and studios.
- (32) Private clubs and lodges.
- (33) Professional offices.
- (34) Publicly owned and operated recreational facilities.
- (35) Public utility and service structures.
- (36) Radio and television stations, studios and offices.
- (37) Restaurants and tearooms where patrons are seated and served at tables within the structure; no drive-in restaurant.
- (38) Shoe repair, hat cleaning and shoe shining.

- (39) Shops for ladies', men's and children's apparel and furnishings.
- (40) Storage garage, public or private automobile parking.
- (41) Structures for public uses, such as community centers, libraries and museums.
- (42) Theatre but no drive-in theatre.
- (43) Any other retail store, business or service enterprise that, in the judgment of the Board of Zoning Adjustment, are consistent with those included above and further, that will be in harmony with the spirit of Sections 58.01 to 58.168 of this Code.
- (44) One-hour dry cleaning establishments using equipment which emits no smoke nor escaping steam, and which use nonflammable synthetic cleaning agents, (perchloroethylene, trichlorethylene, etc); provided there is no garment collection and delivery service and provided not more than three pressing machines shall be used and not more than five persons shall be employed in the operation of such establishment.

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58.79 Conditional Uses.

- (1) When, after review of an application and plans appurtenant thereto and hearing thereon, the Zone Commission finds as a fact that the proposed use or uses are consistent with the general zoning plan and with the public interest, the following may be recommended to the City Council as permitted uses:

- (a) Automobile service station, however only minor repairs may be made to vehicles provided such repairs are made within an enclosed building. This, however, does not include repairing wrecked automobiles, rebuilding motors, no paint or body work, no storing of wrecked automobiles and no noise creating activities. (See section 58.123.)

- (b) Drive-in food establishments. This shall include those businesses which prepare and sell food for consumption on the premises.

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- (c) Used car lot; provided, however, only minor mechanical repairs or servicing of cars for sale may be done on the premises, and such work shall be performed only within an enclosed building thereon; and provided, further, that all areas used for the sale and display of cars shall be paved and contain adequate drainage facilities, and all areas between the setback lines and the property lines shall be sodded and landscaped sufficiently with planting areas adequate to provide necessary protection to adjacent properties from depreciation in value.

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4-6-60

- (d) Multiple-family residential units may be permitted as provided by section 58.118-1 of this Code.

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6005-B
7-15-63

- (e) Vocational schools.

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10-20-69

- (2) Any review of an application or plan shall consider the character of the neighborhood in which the proposed use is to be located and its effect on the value of sur-

rounding lands, and further, the area of the site as it relates particularly to the required open spaces and off-street parking facilities.

58.80 Building Height Regulations.

No building or structure shall exceed seventy-five feet in height except as provided in section 58.127.

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58.81 Building Site Area Regulations.

There are no building site area requirements.

58.82 Front, Rear and Side Yard Regulations.

(1) Front yard: None required, except when the frontage in one block is located partly in the C-1 District and partly in a residential district, then the front yard requirements of the residential district shall apply.

(2) Side Yard: None required except on that side of a lot abutting upon the side of a lot zoned for residence purposes in which case there shall be a side yard of not less than thirty feet. In all other cases, a side yard, if provided, shall not be less than three feet.

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(3) Rear yard: There shall be a rear yard of at least twenty feet.

58.83 Off-Street Parking Requirements.

See Article XV of this chapter as to off-street parking requirements.