

Sec. 34-342. - Commercial limited: C-1.

- (a) *Purpose.* The commercial limited (C-1) zoning district is intended to implement the commercial land use district in the comprehensive plan. It is intended to apply to commercial areas that can exist within close proximity to residential areas without creating an adverse effect on the development and character of such areas.
- (b) *Permitted uses.* The following uses, not to exceed fifty thousand (50,000) square feet in gross floor area for single or multiple use buildings or developments, are permitted as of right in the C-1 zoning district. Buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to section 34-348 planned unit development: PUD district standards and procedures.
- (1) Business and professional offices as follows: Building contractors and subcontractors (no storage of vehicles, material or equipment); veterinary services for animal specialties; landscape architects; doctors, dentists, home health care services, and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services.
 - (2) Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.
 - (3) Jewelry and leather products manufacturing, in conjunction with the retail sale of the manufactured products on the same site.
 - (4) Travel agencies.
 - (5) Business offices for communications and utility services (no storage of vehicles, materials, or equipment).
 - (6) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise; food; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.
 - (7) Restaurants, except drive-ins; and outdoor restaurants less than or equal to two hundred fifty (250) square feet if alcohol is not served.
 - (8) Financial institutions, insurance and real estate offices.
 - (9) Hotels and motels.
 - (10) Rooming and boarding houses.
 - (11) Personal service establishments as follows: Laundry, cleaning and garment services; photography studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.
 - (12)

Business service establishments as follows: Advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; building services; medical and other equipment rental and leasing; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.

- (13) Automotive rental and leasing.
 - (14) Electrical repair shops and watch, clock and jewelry repair shops.
 - (15) Motion pictures theaters, except drive-in, and video tape rental.
 - (16) Amusement and recreation services as follows: Dance studios and schools; bowling centers; physical fitness facilities; coin operated amusement devices; and membership sports and recreation clubs.
 - (17) Medical and dental laboratories.
 - (18) Child day care services.
 - (19) Adult day care services.
 - (20) Museums and art galleries.
 - (21) Membership organizations, including religious organizations.
 - (22) Government use.
 - (23) Type I home occupations.
 - (24) Auxiliary dwelling unit.
 - (25) Miscellaneous repair shops and related services as follows: Camera, luggage, sewing machine, musical instrument, and precision instrument repair, piano and organ tuning and repair, locksmith, gunsmith, picture framing, and china and pottery decorating and firing to individual order.
 - (26) Mobile food dispensing vehicle as defined in and in accordance with the provisions of section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
 - (27) Short-term vacation rentals.
- (c) *Accessory uses.* The following uses are permitted as accessory uses in the C-1 zoning district.
- (1) Any use customarily accessory to the permitted and conditional uses in the C-1 zoning district.
- (d) *Conditional uses.* The following uses are permitted as conditional uses in the C-1 zoning district, subject to the standards and procedures established in section 34-221 et seq.
- (1) Job or quick print commercial printing.
 - (2) Motor vehicle dealers, new and/or used; auto and home supply stores; gasoline service stations; and boat, recreational vehicle and motorcycle dealers.

- (3) Bar, lounge, nightclub, tavern or other drinking place.
 - (4) Package liquor store.
 - (5) Camps and recreational vehicle parks.
 - (6) Carwashes and automotive repair; except top, body and upholstery repair and paint shops.
 - (7) Funeral homes.
 - (8) Drive in motion picture theaters.
 - (9) Amusement parks.
 - (10) Hospitals, and nursing and personal care facilities.
 - (11) Essential public services.
 - (12) Educational services.
 - (13) Golf courses.
 - (14) Cemeteries.
 - (15) Multiple family dwellings, subject to section 34-339 residential, multiple family: RM-1, except that the maximum building height shall be determined in accordance with paragraph (e)(6) of section 34-342, and that for properties located east of 3rd Street, the minimum lot size shall be determined in accordance with paragraph (e)(3)a. of section 34-340.
 - (16) Mobile home parks.
 - (17) Commercial recreation facilities such as shooting galleries, outdoor skating rinks, amusement parks, go kart tracks, miniature golf courses and similar outdoor uses.
 - (18) Type II home occupations.
 - (19) Microbrewery.
 - (20) Outdoor restaurants or bars.
 - (21) Miscellaneous repair shops and related services as follows: Taxidermist, lawnmower repair, and window and blind fabrication and repair.
 - (22) Pharmacy.
 - (23) Medical marijuana treatment center dispensing facilities.
- (e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the C-1 Zoning District.
- (1) *Minimum lot area:* None.
 - (2) *Minimum lot width:* None.
 - (3) *Minimum yards:*
 - a. *Front yard:* Ten (10) feet.
 - b.

Side yard: None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.

c. *Rear yard:* None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.

(4) *Floor area:* None.

(5) *Maximum lot coverage:* Eighty-five (85) percent.

(6) *Height:* Thirty-five (35) feet.

(f) *Off-street parking and loading.* The off-street parking and loading standards for the C-1 zoning district are found in Article VIII, Division 1.

(g) *Supplemental standards.* The supplemental standards for the C-1 zoning district are found in Article VIII, Division 2.

(h) *Landscape standards.* The landscape standards for the C-1 zoning district are found in Article VIII, Division 3.

(i) *Sign standards.* The sign standards for the C-1 zoning district are found in Article VIII, Division 4.

(j) *Environmental standards.* The environmental standards for the C-1 zoning district are found in Article VIII, Division 5.

(k) *Prohibited use.* The business of outdoor advertising.

(Ord. No. 7500, § 7.2(G), 8-19-91; Ord. No. 96-7681, § 2, 10-21-96; Ord. No. 96-7689, § 2, 12-16-96; Ord. No. 97-7695, § 1, 2-3-97; Ord. No. 99-7774, § 4, 10-18-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2002-7838, § 2, 7-15-02; Ord. No. 2003-7860, §§ 3, 4, 10-6-03; Ord. No. 2003-7861, § 1, 10-6-03; Ord. No. 2005-7899, § 4, 4-4-05; Ord. No. 2005-7904, § 1, 6-20-05; Ord. No. 2011-7999, § 1, 5-16-11; Ord. No. 2014-8042, § 2, 2-3-14; Ord. No. 2015-8065, § 10, 12-7-15; Ord. No. 2018-8104, § 3, 2-19-18; Ord. No. 2019-8118, § 10, 9-16-19; Ord. No. 2020-8145, § 4, 9-21-20; Ord. No. 2021-8168, § 3, 2-7-22)