

SECTION XIII

C-1 CENTRAL COMMERCIAL DISTRICT

13.1 DESCRIPTION OF DISTRICT

This district is comprised of certain land and structures used primarily to provide retailing and community services to the residents of Brandenburg and outlying areas. The volume of pedestrian traffic is expected to increase as more of the population realizes the benefits of a centrally located business area. The catalysts for the rejuvenation of the district should be the costs of fuel required to get to more out-of-the-way retail trade centers. This district is located at the area of convergence of the main arterial highways and rail transit lines. In the future, this area will need to expand and provide for more varied commercial uses. These regulations are designed to permit a highly concentrated, intensive development of the permitted facilities but not to the extent which would result in an unattractive environment. Because several transportation routes intersect here and because the provision of off-street parking can be a recognized separate business entity, the regulations do not require the furnishing of off-street parking space; but, in the interest of the individual business venture and the central business district as a whole, businesses or the city are encouraged to provide adequate off-street parking sufficient for the district to prosper. Where extensions, redevelopment or new areas of the C-1 district are proposed, and if they exceed ten thousand (10,000) square feet in total size area, then the owner and developer shall submit a complete development plan, as provided for in the Commercial Zone General Regulations, Section 12.1. Although existing downtown areas have developed without benefit of setbacks, off-street parking areas or landscaping, all owners and tenants in the C-1 district are encouraged to incorporate these improvements in any individual or group redevelopment of lots in the C-1 district.

13.2 PERMITTED STRUCTURES

Each lot shall have at least one (1) front lot line and shall be occupied by only one main structure plus accessory buildings, clearly related to the use of the main structure, except that they shall not be a residence. No accessory building, or structure shall be allowed in the front or side yards or within fifteen (15) feet of the rear lot line, except in PUD.

13.3 PERMITTED USES

In the C-1 district, only those uses specified under C-1/R-1/R-2/R-3 in the List of Permitted Uses, of these Regulations will be permitted.

13.4 DIMENSIONAL REQUIREMENTS

The lot for each permitted use shall comply with the following dimensional and area requirements.

- A. Lot Area - The lot area shall not be less than two thousand five hundred (2,500) square feet.
- B. Lot Width - Each lot shall not be less than twenty (20) feet wide at the front lot line, with that line being established in a straight line between the end points of the side lot lines.
- C. Minimum Front Yard - There shall be no front yard requirements for the C-1 district other than the following:
 - 1) Where other ordinances require a setback.
 - 2) In compliance with the provisions of an adjoining district where a part of the frontage is in a district requiring a front yard.
- D. Minimum Side Yards - No side yards shall be required under this ordinance but they shall be provided if required under other ordinances or in compliance with the provisions of an adjoining district when a part of the side yard is in that district. If a side yard or yards are provided, they shall not be less than five (5) feet.
- E. Minimum Rear Yard Requirements - No rear yard is required in this district except where a rear yard abuts a residential district. In this case a setback of not less than fifteen (15) feet is required.
- F. Maximum Height - No building hereafter erected or structurally altered shall exceed forty-five (45) feet in height; provided, however, that church spires, flag poles, antennas, chimneys, vents, accessory water towers, air conditioning towers, and elevator shafts, which are clearly necessary to the structure shall be permitted to exceed this height limitation upon the approval of the Planning Commission by twenty-five (25) feet and that no illuminated sign, name, display, or advertising device of any kind whatsoever shall be inscribed or attached to any portion of any structure exceeding the height limitations.

13.5 OFF-STREET PARKING

The provisions of the Off-Street Parking Regulations shall not be in effect in the C-1 district, unless otherwise indicated.

13.6 OFF-STREET LOADING REQUIREMENTS

The provisions of the Off-Street Loading Requirements shall be in full force and effect in this district.

13.7 DISTRICT DESIGNATION AND DEVELOPMENT PLAN PROVISIONS

The provisions of the General Regulations for Commercial Districts shall be in full force and effect in the C-1 district..