
22.4.13. D-1, Restricted Retail Commercial.

- (A) *Purpose.* This commercial district is intended for retail shops and stores that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods. This is to be a restricted district as to uses and site considerations due to the proximity to low density dwellings and other neighborhood facilities. There is no minimum lot size for the D-1 district.
- (B) *District Use Table.* The following uses shall be permitted or subject to review according to Section in the D-1, Restricted Retail Commercial district.

Use	P	S	Standard
<i>Residential</i>			
None			
<i>Public and Civic</i>			
Art/photography gallery or studio	✓		
Child Care Center		✓	
Place of Worship (see 22.4.35(C)(8))		✓	
<i>Commercial</i>			
Car wash, automated or self-service		✓	
Convenience store or fuel sales		✓	
Movie or other indoor theater		✓	
Office (see 22.4.35(D)(2))	✓		
Restaurant (see 22.4.35(D)(5)), except drive-in	✓		
Retail Sales and Service, Sales-Oriented, (see 22.4.35(D)(6)) except as follows:	✓		
Grocery store		✓	
Liquor Store		✓	
Specialty food store	✓		
Specialty home improvement retail store	✓		
Bed and Breakfast		✓	
<i>Industrial</i>			
None			
<i>Other</i>			
Any drive-thru facility for any use listed above in a sensitive border condition abutting residential development		✓	

Key:

P = Permitted by Right (may be subject to standards)

S = Requires Specific Use Permit

- (C) *Accessory Uses.*

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- (1) Uses customarily incidental and secondary to the uses permitted by right.
 - (2) A specific use permit in accordance with Section 22.3.3 shall be required for a drive-thru facility associated with a permitted use abutting a sensitive border as described in Section 22.6.5.
- (D) *Dimensional Standards*. See Chapter 5, District Dimensional Standards.
- (E) *Site Design Standards*. There are a number of site design standards that may apply to development in the D-1 district. See Chapter 6, Site Design Standards.
- (Ord. 3068, § 1, November 27, 2006; Ord. 3182, § 6, November 10, 2008)