

**§ 84-110. “C-1” neighborhood business district.**

- (a) Purpose. The intent of this district is to provide suitable areas for the development of certain limited business uses in proximity to residential neighborhoods in order to more conveniently accommodate the basic everyday retail and service needs of nearby residents. Such uses should occur most often on the periphery of established neighborhoods at the intersection of collectors and minor arterial and be characterized by non-residential uses which have generous landscaping and do not attract long distance traffic trips.
- (b) Permitted primary uses. See Table 4-A for detailed listing. General uses include:
- Personal service shops and light retail stores.
  - Small professional offices, banks, studios.
  - Restaurants or cafes.
  - Schools.
  - Parks, playgrounds.
  - Outside sales, storage, or display prohibited, no service to automobiles.
- (c) District development standards.
- (1) Minimum lot area—none.
  - (2) Minimum lot widths—none.
  - (3) Minimum front yard—20 feet.
  - (4) Minimum rear yard—15 feet.
  - (5) Minimum side yard—none except when adjacent to land zoned for residential purposes then five feet.
  - (6) Maximum structure height.
    - Not adjacent to one- or two-family property—35 feet, no limit on roof height for structures located 100 feet or more from land zoned for one- or two-family dwelling purposes.
    - Adjacent to one- or two-family property—single story for any structures located less than 100 feet from land zoned for one- or two-family dwelling purposes.
  - (7) Minimum exterior facade—100 percent masonry facade on all wall elevations.
  - (8) Minimum off-street parking—see article V.
  - (9) Signs—see article VI.
  - (10) Landscaping and screening—see article VII.

(11) Utility services—All utility services shall be buried. See section 86-1(2)(k), construction standards for additional requirements.

(12) Site plan approval—see article VIII. City council approval required prior to construction commencing.

(Ordinance 1133, § 1(4-610), 3-22-94; Ordinance 1225, § 1, 12-12-96; Ordinance 1538, § 1, 6-25-02)