

### **SECTION 13: C1 – RESTRICTED COMMERCIAL**

A. PURPOSE. The C1 District is established to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas where retail or service establishments deal directly with customers. Businesses in the C1 District should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

B. GENERALLY.

- (1) Business uses above the ground floor are permitted on any floor above the ground floor except in those buildings where dwelling units are established.
- (2) All business establishments shall be retail or service establishments which deal directly with the customers. All goods produced on the premises shall be sold to consumers only on the premises where produced.
- (3) All business, servicing or processing, except for off-street parking, off-street loading, temporary display of merchandise such as garden, lawn, and recreational supplies and equipment for sale to the public, and automobile service station operation, shall be conducted within completely enclosed buildings.
- (4) Business establishments are restricted to a maximum gross floor area of five thousand (5,000) square feet on the ground floor, exclusive of any floor area devoted to off-street parking or loading.
- (5) Parking of trucks as an accessory use, when used in the conduct of a permitted business listed in this section, shall be limited to vehicles of not over one and one-half (1-1/2) ton capacity when located within one hundred fifty (150) feet of a residence district boundary line.
- (6) An establishment that derives seventy-five (75) percent or more of the establishment's gross revenue from the on-premises sale of alcoholic beverages shall be prohibited in the C1 Restricted Commercial District.

C. USES PERMITTED. The following uses shall be permitted:

- (1) Existing residential dwelling units and lodging used as such on the effective date of this ordinance.
- (2) Neighborhood retail sales and service such as:
  - (a) Art shops, artist's and professional studios, beauty parlors, clothing stores, drug stores, grocery stores, markets or supermarkets, hardware stores, household appliance and fixture repair shops, post office stations, self-service laundries.
  - (b) Shops for the following and similar occupations: Barber, cabinetmaker, electrician, jeweler, watchmaker, locksmith, optician, painter, plumber, shoemaker, tailor.
- (3) Business and professional offices.
- (4) Professional offices such as doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses.
- (5) Clinics, both medical and dental, that could include pharmaceutical sales, provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted.
- (6) Bakeries, cafes, confectionaries, ice cream shops, and restaurants which prepare foodstuffs for on-site retail sale only.

(Ordinance 12.6.88 adopted 12/6/88)

(7) [deleted by Ordinance 13-0815A] (Ordinance 13-0815A adopted 8/15/13)

(8) Other neighborhood retail sales or service uses which are similar in character to those enumerated above and which will not be dangerous or otherwise detrimental to persons residing or

working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any use permitted in a C2, I1, or I2 District.

(9) Churches.

(10) Public utility and public service uses, as follows:

(a) Electric substations;

(b) Gas odorizing stations, and gate stations;

(c) Radio and television towers;

(d) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks;

(e) Telephone exchanges and transmission equipment buildings;

(f) Privately owned water pumping stations and water reservoir.

D. CONDITIONAL USES. The following conditional uses may be allowed in the C1 District subject to the provisions of [Section 6](#).

(1) Hotels and motels, provided that the zoning lot shall not be less than one (1) acre.

(2) Dwelling units, restricted to a total gross floor area of five thousand (5,000) square feet above the ground floor of a commercial building.

(Ordinance 12.6.88 adopted 12/6/88)

(3) Automobile leasing/rental

(4) Automobile sales, new

(5) Automobile sales, used

(6) Parking lot, commercial

(Ordinance 13-0815A adopted 8/15/13)

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS. The requirement regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of [Section 20](#), "Schedule of District Regulations" and other applicable provisions of [Section 21](#), "Supplementary District Regulations."

F. AUTOMOBILE PARKING SPACE REGULATIONS. For parking space regulations, see [Section 23](#).

G. SCREENING. In the C1 District, wherever a C1 use abuts the SF1, SF2, and MF1, a wall or fence of not less than six (6) feet in height is required.