



Sec. 135:72. - C-1 Central Commercial District.

- (a) *Purpose.* This district is intended to provide a suitable environment for commercial development associated with a central community location.
- (b) *Lot size regulations.*
 - (1) Minimum area: None.
 - (2) Minimum width: None.
- (c) *Height regulations.*
 - (1) Maximum height: 35 feet.
 - (2) Minimum width: None.
- (d) *Yard and setback regulations.*
 - (1) Minimum front yard: Ten feet.
 - (2) Minimum rear yard: 12 feet.
 - (3) Minimum side yard: Ten feet.
- (e) *Permitted uses.*
 - (1) Banks and similar financial institutions.
 - (2) Laundromats, laundry and dry-cleaning establishments.
 - (3) Business and professional offices and studios.
 - (4) Office supply stores.
 - (5) Dental and medical clinics.
 - (6) Department stores, variety stores and pet shops.
 - (7) Garages for storage of vehicles used in conjunction with permitted use.
 - (8) Hotels, motels, restaurants and taverns.
 - (9) Food stores, secondhand stores, retail stores and shops offering convenience goods and services.
 - (10) Funeral homes.
 - (11) Furniture stores and furniture upholstery shops.
 - (12) Heating and/or plumbing supply stores.
 - (13) Print shops, sign shops, publishing shops and offices.
 - (14) Private clubs, lodges and meeting places.
 - (15) Gas stations and vehicle sales, service, washing and repair stations.
 - (16) Lumber yards.
 - (17) Dwelling, single-family, only as accessory to a principal use.

- (18) Telephone, telegraph and power distribution poles and lines and necessary appurtenant equipment and structures.
 - (19) Trade and contractor's offices and storage yard.
 - (20) Convenience stores.
- (f) *Conditional uses.*
- (1) Emergency public shelters.
 - (2) Parks and playgrounds.
 - (3) Cemeteries.
 - (4) Auto body repair work.
 - (5) Lodginghouses.
 - (6) Community centers and libraries.
 - (7) Planned unit developments.
 - (8) Mini-warehousing.
 - (9) Churches, including those related structures located on the same site which are integral part of the church proper, convents and homes of person engaged in a religious function on the same site, provide no building shall be located nearer than 25 feet from any lot line.
 - (10) Municipal buildings except the following: garbage incinerators, public shops and storage yards, public warehouses, and penal or correctional institutions or asylums.
 - (11) Day care center, when required to be licensed by an agency of the state, where a person provides for compensation care and maintenance for four or more infants at a location other than the child's own home or the home of relatives or guardians. In such a center, a play area of 75 square feet per child shall be provided within a fenced area, other than a front yard. Where three or fewer children are cared for and maintained, such operation shall be permitted as a home occupation.
 - (12) Public and parochial schools, colleges, universities and dormitories provided that no building shall be located nearer than 25 feet from any lot line.
 - (13) Public transportation terminals such as bus and rail depots.
 - (14) Public and private parking garages and lots.
 - (15) Commercial entertainment facilities and commercial recreation facilities such as:
 - a. Arcades.
 - b. Dance halls.
 - c. Marinas.
 - d. Physical culture.
 - e. Skating rinks.

- f. Bowling alleys.
 - g. Gymnasiums.
 - h. Miniature golf.
 - i. Pool and billiard halls.
 - j. Theaters.
- (16) Dwelling, single-family, two-family, and such use must meet minimum yard and lot size requirements of R-2 Residential District.
- (17) Multifamily dwellings; and such use must meet minimum yard and lot size requirements of R-3 Residential District.
- (18) Public utility and public service uses as follows:
- a. Electric substations;
 - b. Gas regulator stations;
 - c. Railroad rights-of-way, but not including railroad yards and shops, freight and service buildings or rights-of-way for switch, lead, or spur tracks;
 - d. Sewerage system lift stations;
 - e. Telephone exchanges, microwave relay towers and telephone transmission equipment buildings; and
 - f. Water pumping stations and water reservoirs.

(Code 1999, § 18.29)