

CHAPTER IX

C-1 NEIGHBORHOOD BUSINESS DISTRICT

SECTION 9.01 DESCRIPTION AND PURPOSE. This Zoning District is intended to accommodate various types of offices, as well as retail and service commercial establishments which supply commodities or perform services for the daily needs of the immediate neighborhood. These uses can serve as a transitional use between more intensive and less intensive uses. This Zoning District is intended to be limited to uses which do not generate large volumes of traffic or have extended hours of operation. (Amended Ordinance No.70, 09-14-94)

SECTION 9.02 USE REGULATIONS. Land, BUILDINGS or STRUCTURES in this Zoning District may be used for the following purposes only: (Amended Ordinance No.70, 09-14-97)

- (a) Those non-residential uses which are permitted in the R-2 and R-3 Zoning Districts, subject (unless specifically provided otherwise in this Chapter) to the same conditions, restrictions and requirements as are provided in the R-2 and R-3 Zoning Districts, as the case may be.
- (b) Funeral homes.
- (c) Offices for the following professions and occupations, but excluding the sale of any goods on the premises: executive, administrative, scientific, scholarly, artistic, architectural, engineering, insurance, accounting, law, secretarial, drafting, designing, real estate, sales, and other similar professions and occupations.
- (d) Medical and dental clinics and offices and laboratories.
- (e) Research, development and testing laboratories and offices, but excluding any manufacturing.
- (f) Veterinary clinics.
- (g) Retail and service commercial establishments, if authorized as a SPECIAL USE by the Planning Commission. In considering whether or not to grant such

authorization, the Planning Commission shall consider the following standards:

- (1) The size, nature, character and location of the proposed use;
- (2) The proximity of the proposed use to adjoining property and to uses on such adjoining property;
- (3) The parking facilities provided for the proposed use;
- (4) Any traffic congestion or hazard which would be occasioned by the proposed use;
- (5) How well the proposed use harmonizes, blends with and enhances adjoining properties and the surrounding neighborhood;
- (6) The need or necessity for the proposed use to service the needs of the neighborhood;
- (7) The hours of operation of the proposed use;
- (8) The location and character of any storage areas and facilities to be provided for the proposed use;
- (9) The location and character of any display facilities to be provided for the proposed use; and
- (10) The effect of the proposed use on the adjoining properties and the surrounding neighborhood.

SECTION 9.03 REQUIRED CONDITIONS.

- (a) With the exception of automobile parking and off-street parking, all business, service or processing shall be conducted wholly with-in a completely enclosed BUILDING.
- (b) All goods produced on the premises shall be sold at retail on the premises where produced.

SECTION 9.04 HEIGHT REGULATION. No BUILDING or STRUCTURE shall exceed thirty-five (35) feet in height.

SECTION 9.05 AREA REGULATIONS. No BUILDING or STRUCTURE nor any enlargement thereof shall be hereafter erected except in conformance with the following YARD, lot area and BUILDING coverage requirements.

- (a) Front YARD - In all cases, there shall be a front YARD of not less than fifty (50) feet. (Amendment Ordinance No.70, 09-14-97)

(b) Side YARD -

- (1) Each side YARD shall be not less than twenty-five (25) feet, except as provided in (2) below. (Amendment Ordinance No.105, 5-12-99)
- (2) There shall be a side YARD of not less than fifty (50) feet on the street side of a corner lot. (Amendment Ordinance No.70, 09-14-97) (Amendment Ordinance No.105, 05-12-99)

(c) Rear YARD -

- (1) Where the rear of a lot in a C-1 Zoning District abuts upon the side YARD of a lot in any R Zoning District or AG Zoning District, there shall be a rear YARD of not less than twenty-five (25) feet.
- (2) In all other cases, there shall be a rear YARD of not less than ten (10) feet.
- (3) No ACCESSORY BUILDING shall be allowed closer than five (5) feet from the rear lot line.

(d) Screening and BUILDING Location - Side YARDS and rear YARDS adjoining any lot in the AG or any Zoning District shall be adequately screened. An adequate screen would be a solid wall or tight bound fence six (6) feet in height. Alternatively, an adequate screen would be two staggered rows of evergreen trees, at least six (6) feet in height and planted eight (8) feet apart (i.e. from tree center to tree center). No BUILDING shall be located closer than the height of the BUILDING or fifty (50) feet, whichever is greater, to any property line adjoining any lot in the AG or any R Zoning District. (Amendment Ordinance No.105, 5-12-99)

(e) Lot Area - The minimum LOT AREA shall be thirty five thousand (35,000) square feet. The minimum lot width shall be one hundred ten (110) feet. (Amendment Ordinance No.105, 5-12-99)