

5.5 C-1 – GENERAL COMMERCIAL DISTRICT

5.5.01 INTENT: This district is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities and to provide neighborhood commercial convenience areas.

5.5.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Auction sales.
2. Automobile services and service stations.
3. Automotive wash facilities.
4. Electrical repair, radio and television repair; and watch, clock and jewelry sales and repair.
5. Bakery.
6. Banks, savings and loan associations, credit unions and finance companies.
7. Barbershops, beauty parlors and shoeshine shops.
8. Business offices and services, excluding any warehousing and storage services.
9. Bus passenger terminals and taxicab transportation.
10. Child care homes and centers.
11. Welfare and charitable services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic; social and fraternal associations.
12. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses).
13. Communication and utility building and uses, excluding towers over forty-five (45) feet.
14. Detached banking facilities, including ATMs
15. Dry cleaning or laundry establishments; apparel repair, alteration and cleaning pick-up services; shoe repair services.
16. Eating and drinking places, including restaurants and taverns.
17. Educational services.
18. Funeral home and mortuaries.
19. Garden Centers.
20. Grocery Stores.
21. Messenger and telegraph stations.
22. Motels and hotels.
23. Museums; art galleries; planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters.
24. Office buildings.
25. Parking lots, parking garages and other off-street parking facilities.
26. Personal and professional services, excluding adult entertainment.
27. Photography studios.
28. Private schools, including but not limited to business or commercial schools, and dance or music academies.
29. Public and private charitable institutions.
30. Public parks, buildings and grounds.

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	3,750	25'	0'	0', or 10' setback of residential district when abutting	15'	45'
Multifamily Dwelling	2,200 per family	50'	25'	5' on corner	15'	45'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.5.07 PARKING REGULATIONS: Parking with the C-1 District shall be in accordance with the provisions of this ordinance. Uses in the C-1 District are exempt from the off-street parking requirements, except for those permitted or conditional uses that involve large assemblies or overnight parking, such as churches, motels, hotels, auditoriums, and residential uses.

5.5.08 SIGN REGULATIONS: Signs within the C-1 District shall be in conformance with the provisions of this ordinance.