

SECTION 3.4: C-1: NEIGHBORHOOD COMMERCIAL ZONE

Section 3.410	Purpose
Section 3.420	Outright Uses Permitted
Section 3.430	Conditional Uses Permitted
Section 3.435	Prohibited Uses
Section 3.440	C-1 Zone Standards

SECTION 3.410 PURPOSE

To provide for the location of needed small businesses and services in the City Center for the convenience of nearby residents. Businesses are intended to fit into the residential character of the neighborhood and not create either architectural or traffic conflicts.

SECTION 3.420 OUTRIGHT USES PERMITTED A permitted use is a use which is permitted outright subject to the applicable provisions of this code. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Section 13.091.

In a C-1 Zone the following uses and their accessory uses are permitted outright.

1. Retail business primarily for the convenience of nearby residents, these uses are limited to: grocery, drug, barber and beauty shops.
2. Home occupations (see Section 6.120).
3. Government facility, limited to post office.
4. Offices.
5. Manufactured dwelling, recreation vehicle or construction office used during the construction period of a permitted or conditional use for which a building permit has been issued, but not to exceed one year.
6. Soda Fountain.

SECTION 3.430 CONDITIONAL USES PERMITTED A conditional use is a use the approval of which is at the discretion of the Planning Commission as set forth in Article 8 Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Section 13.091.

In a C-1 Zone the following conditional uses and their accessory uses are permitted subject to the provisions of Article 8 and standards in Section 3.440.

1. Neighborhood Café (subject to the standards of Section 8.050 (5)).
2. Variety stores.

SECTION 3.435            PROHIBITED USES            A prohibited use is one which is expressly prohibited in the zone. In addition, uses not specifically listed as permitted or conditional in the zone, or deemed to be similar uses permitted to Section 13.091 are also prohibited.

1. The sale or holding out for sale, or allowing others to sell or hold out for sale, more than (1) new or used vehicle, motor home, trailer, recreational vehicle, motorcycle, or boats at any one time on a tax lot.<sup>1</sup>

SECTION 3.440            C-1 ZONE STANDARDS

In a C-1 Zone the following standards shall apply. (For possible exceptions see Article 4.)

1. Uses shall include applicable R-1 Zone standards except:
  - Minimum lot size can be 5,000 square feet, and
  - Except where property owners offer joint easement of 25-foot side yards for accessibility to on site waste disposal facilities.
2. No off-street parking is required in the C-1 zone except for residential dwellings and neighborhood cafes located in new structures.
3. Transportation Improvements.  
As specified in Section 6.300, Transportation Improvements.