

ARTICLE 8

“C-1” GENERAL BUSINESS DISTRICT

SECTIONS:

8.010	Purpose and Intent
8.020	Permitted Uses
8.030	Conditional Uses
8.040	Accessory Uses
8.050	Lot Size
8.060	Lot Coverage
8.070	Yard Requirements
8.080	Height Regulation
8.090	Supplemental Development Standard
8.100	Exceptions and Modifications

8.010 PURPOSE AND INTENT

The General Business District is established to provide a District of concentrated retail commercial and service uses that are intended to service the needs of the local trade area. The “C-1” District is intended to be located only in the downtown area of the City and to be expanded out from that central area in an orderly and progressive manner as demand for additional commercial land is generated.

8.020 PERMITTED USES

The following uses and structures, and no others, are permitted in the “C-1” District.

1. Amusement places
2. Antique shops, providing all merchandise be enclosed in a building.
3. Apparel and accessory stores.
4. Artist studios and art shops.
5. Apartments above ground floor level.
6. Automobile supply accessory stores.
7. Auditorium
8. Bakery and pastry shops (retail only).
9. Banks and other savings and lending institutions.
10. Barber shops, beauty shops, chiropody, or similar personal service shops.
11. Bicycle shops (sales and repair).
12. Books and stationary stores or shops.
13. Business or commercial schools, including dancing and music academies.
14. Business machine repair, sales, and services.
15. Candy and ice cream stores.
16. Cigar and tobacco stores.
17. Clothing and costume rental shops.
18. Commercial recreation uses.
19. Custom dressmaking, millinery, tailoring, and similar trades.

20. Delicatessens and catering establishments.
21. Department stores.
22. Drug stores.
23. Dry goods and notion shops.
24. Dry cleaning and laundry establishments.
25. Electric repair shops.
26. Fire stations, police stations, and other public buildings.
27. Fix-it or television repair shops.
28. Florist or gift shops.
29. Funeral Homes
30. Furniture and home furnishing shops and stores.
31. Garages and auto repair shops.
32. Garages for storage and motor vehicles.
33. Government administration buildings, shops.
34. Grocery, fruit, and vegetable stores.
35. Hardware stores and shops.
36. Hobby shops.
37. Hotels and motels.
38. Household appliance stores.
39. Interior decorator's shops.
40. Jewelry and metal craft stores and shops.
41. Laundries and launderette.
42. Leather goods and luggage stores.
43. Libraries and museums.
44. Lock and key shops.
45. Mail order catalogue stores.
46. Medical and dental clinics.
47. Medical and orthopedic equipment stores.
48. Meeting halls and auditoriums.
49. Messenger or telegraph service stations.
50. Milk and soft drink distribution stations.
51. Music and musical instrument stores and studios.
52. Newspaper offices.
53. News stands.
54. Newsprint, job printing, and printing supplies stores.
55. Offices and office buildings.
56. Office supply and equipment stores.
57. Pet shops.
58. Photographic equipment and supply stores.
59. Photographic studios
60. Picture frame shops.
61. Post offices and court buildings.
62. Package liquor stores.
63. Parking lots and garages (commercial, public and private).
64. Paint stores.
65. Pawn shops.
66. Plumbing, heating and air conditioning shops, when the entire operation is conducted entirely within the building.
67. Prescription shops.
68. Private clubs, fraternities, sororities and lodges.
69. Public and private parking lots for temporary storage of automobiles.
70. Radio and T.V. stores
71. Radio and Television studios.

72. Railway, taxi, and bus passenger stations.
73. Restaurants and tea rooms.
74. Service station (oil, gas, vehicle repair).
75. Shoe stores, and repair shops.
76. Sporting goods.
77. Store and shops, for the conduct of retail business, similar to the uses enumerated herein.
78. Tailor shops.
79. Taverns
80. Theaters
81. Toy shops
82. Travel bureaus
83. Utility company offices.

8.030 CONDITIONAL USES

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Public utility and service uses, including but not limited to electric substations, gas regular stations, radio and television transmitting towers.
2. Telephone transmission equipment buildings.
3. Railroad right-of-way.
4. Day care centers and nursery schools.
5. Light manufacturing, assembly or treatment of articles or merchandise from the following previously prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastic, precious or semiprecious metals, textiles and yarn provided that no raw materials or manufactured products are stored outside the building other than for loading and unloading operations and further providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emission of dust, fumes, gas, odor, or smoke.
6. Lumberyard provided that the operation is conducted within the building or screened area.
7. Railroad freight stations, trucking or motor freight terminals.
8. Automobile repair garage doing major repair.
9. Boarding and lodging houses, multiple family residential, single family residential and two family residential.
10. All other uses of a similar character as may be determined by the Board of Adjustment.

8.040 ACCESSORY USES

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Accessory uses - See Article 13.
2. Home occupations - See Article 15.

8.050 LOT SIZE

Except as otherwise provided in Article 17 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area:
 - A. Single family dwelling - 5000 square feet
 - B. Two family dwelling - 6000 square feet
 - C. Multiple family dwelling - 6000 square feet for the first two units and an additional 1500 square feet for each dwelling unit there-after.
 - D. Other permitted uses - none
2. Lot Width:
 - A. Single family dwelling 50 feet
 - B. Two family dwelling - 60 feet
 - C. Multiple family dwelling - 100 feet
 - D. Row dwellings
 - 3 units - 85 feet
 - Each additional unit - Add 25 feet
 - E. Other permitted uses - none
3. Lot Depth:
 - A. One, two and multiple family - 100 feet
 - B. Other permitted uses - none

8.060 YARD REQUIREMENTS

Except as otherwise provided in Article 17 of this Ordinance, the following minimums shall apply:

1. Front Yard:
 - A. One, two and multiple family - 25 feet
 - B. Other permitted uses - none
2. Side Yard:
 - A. One and two family dwelling:
 - One story, and one and one-half stories:
 - Minimum on each side 6 feet
 - Two and three stories:
 - Minimum on each side - 8 feet

- B. Multiple family dwelling:
 - One, and one and one-half stories:
 - Minimum on each side - 8 feet
 - Two, and two and one-half stories:
 - Minimum on each side - 9 feet
 - Three stories and more up to forty-five (45) feet:
 - Minimum on each side - 10 feet

C. Other permitted uses - none

3. Rear Yard:

A. Residential - 30 feet

B. Other permitted uses - none

8.070 HEIGHT REGULATIONS

Except as otherwise provided in Article 17 of this Ordinance, no building shall exceed forty-five (45) feet in height.

8.080 SUPPLEMENTAL DEVELOPMENT STANDARDS

See Article 16.

8.090 EXCEPTIONS AND MODIFICATIONS

See Article 17.