

Sec. 71-13. - C-1 general commercial.

- (a) *Purpose.* The C-1 district is established to accommodate those uses that are of citywide and regional significance such as retail, service, and office uses.
- (b) *Generally.*
- (1) All business, servicing or processing, except for off-street parking, off-street loading and automobile service station operation, shall be conducted within completely enclosed buildings, except as otherwise provided.
 - (2) No use hereunder shall be permitted if said use entails storage or display of items for sale not enclosed by a building, except for incidental display of sale or seasonal retail items and such incidental display shall be permitted.
 - (3) Parking of trucks as an accessory use, when used in the conduct of a permitted business listed in this section, shall be limited to vehicles of not over 1½-ton capacity when located within 150 feet of a residence district boundary line.
- (c) *Uses permitted.* The following uses shall be permitted:
- (1) Dwelling units on the second floor of a ground floor business use, as long as all requirements have been met in accordance with applicable city ordinances, state and federal laws and regulations;
 - (2) Neighborhood retail sales and service;
 - (3) Business offices;
 - (4) Professional offices, such as, doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses;
 - (5) Clinics, both medical and dental, that could include pharmaceutical sales, provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted;
 - (6) Bakeries, cafes, confectioneries, ice cream shops, and restaurants that prepare foodstuffs for onsite retail sale only;
 - (7) Automobile parking lots and structures;
 - (8) Other neighborhood retail sales or service uses, which are similar in character to those enumerated above, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property;
 - (9) Churches;
 - (10) Public utility and public service uses;
 - (11) Printer;
 - (12) Antique shops;
 - (13) Art galleries and museums;
 - (14) Banks and financial institutions;
 - (15) Camera and photographic supply stores;
 - (16) Coin and philatelic stores;

- (17) Department stores;
- (18) Dry goods stores;
- (19) Florist shops and conservatories;
- (20) Furniture stores;
- (21) Furrier shops, including the incidental storage and conditioning of furs;
- (22) Household appliance stores including sales and services;
- (23) Leather goods and luggage stores;
- (24) Loan offices;
- (25) Musical instruments sales and repair; office supply stores; optical sales;
- (26) Physical culture and health services and reducing salons;
- (27) Picture framing;
- (28) Sporting goods stores;
- (29) Tailor shops;
- (30) Telegraph offices;
- (31) Theaters, indoors;
- (32) Ticket agencies, amusement;
- (33) Tobacco shops;
- (34) Travel bureaus and transportation ticket offices;
- (35) Schools, trade;
- (36) Repair and storage garages;
- (37) Telephone exchanges;
- (38) Theaters, lodges, assembly halls, auditoriums;
- (39) Tire repair shops;
- (40) Auto body operations;
- (41) Automobile accessory stores;
- (42) Automobile service stations, including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage or rental may not be parked within the public right-of-way;
- (43) Blueprinting and photostatting establishments;
- (44) Business machine sales and service establishments;
- (45) Carpet and rug stores;
- (46) Catering establishments;
- (47) China and glassware stores;
- (48) Clothing and costume rental stores;
- (49) Employment agencies;
- (50) Exterminating shops;
- (51) Floor covering;

- (52) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar :
when conducted as part of the retail operation and secondary to the principal use;
- (53) Paint and wallpaper stores;
- (54) Phonograph, record, sound equipment and sheet music stores;
- (55) Schools for music, dance, business or trade;
- (56) Upholstery shops;
- (57) Water softener sales and services;
- (58) Vehicle service centers;
- (59) Cleaning and dyeing facilities;
- (60) Recreational vehicle parks;
- (61) Commercial recreation uses, including bowling alleys, arcades, golf driving ranges, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;
- (62) Storage and warehousing establishments;
- (63) Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing at, or enjoyment, or value of, any property, but not including any of the following uses:
 - a. Any use permitted only in an I-1 district;
 - b. Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses; or
 - c. Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.
- (d) *Conditional uses.* The following conditional uses may be allowed in the C-1 district subject to the provisions of section 71-6.
 - (1) Hotels and motels provided that the zoning lot shall be not less than two acres;
 - (2) Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial building.
 - (3) Manufactured homes, only as allowed by Ordinance No. 945 and amendments.
- (e) *Area; yard; height; and lot coverage requirement.* The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of section 71-20, schedule of district regulations, and other applicable provisions of section 71-21, Supplementary district regulations.
- (f) *Automobile parking space regulations.* For parking space regulations, see section 71-22.

(Ord. No. 953, 12-12-2005)