

## **5.0512     C1 – Neighborhood Commercial District**

### **5.0512.1     Purpose:**

1. To encourage development of small, compact, isolated areas for professional or personal service establishments with low-volume traffic patterns to serve frequent and personal service needs of local and nearby residents.
2. To prohibit –
  - A. Major commercial use of land.
  - B. Industrial use of land.
  - C. Automobile fuel service stations.
  - D. “Strip” development, whether detached or attached.
  - E. Adult entertainment establishments.
  - F. Bars, taverns, or any “on-sale” establishment where alcohol is consumed on premises.
  - G. Any other use which would substantially impair the use, enjoyment or value of any property in the district or in any adjacent district.
3. The allowable uses in this district shall not be limited to those enumerated as permitted uses or conditional uses. However, all uses shall be similar in character to those listed as permitted or conditional. Also, uses similar to those specified in the district shall not be dangerous or detrimental to persons living or working in the vicinity, or to the public welfare.

### **5.0512.2     Permitted Uses:**

1. Single- or two-family dwelling when used in conjunction with a commercial or service use by the owners or employees of the permitted or conditional use business, provided that such dwelling shall be located above or attached behind the business in such a way that it does not obstruct or infringe on the business use. Residential dwellings within commercial businesses or service establishments shall be secondary use to the commercial use of the building and shall occupy less than fifty percent (50%) of the total floor area of the building.
2. Business offices.

3. Professional offices, including the following:
  - A. Engineering.
  - B. Surveying.
  - C. Accounting/financial planning.
  - D. Medical/dental/chiropractic/pharmacy.
  - E. Attorney/law/legal.
  - F. Architecture/planning/interior design.
  - G. Real estate sales.
  - H. Insurance.
4. Financial institutions-bank, savings and loan, or credit union.
5. Barber/beauty shop.
6. Dry cleaning/laundry (including self-service laundromats).
7. Bakery/confectionery/delicatessen.
8. Florist.
9. Gift shop.
10. Convenience grocery store, provided no gas pumps or fuel sales are included.
11. Churches and religious institutions.
12. Athletic/fitness clubs.

**5.0512.3 Conditional Uses:**

1. Child care center.
2. Convenience grocery store with gas pumps.
3. Games of chance, provided no alcohol is sold or consumed on premises.
4. Mortuary/funeral home.
5. Multi-family dwelling located with permitted principle use.

**5.0512.4 Minimum Lot Dimensions:**

1. Lot Size –
  - A. Area – not less than seven thousand five hundred (7,500) sq. feet (697 sq. m).
  - B. Width – not less than seventy-five (75) feet (22.9 m).

2. Setbacks – All measurements shall be made from the roof line of the building.

A. Front yard – fifteen (15) feet (4.6 m).

B. Rear yard – twenty-five (25) feet (7.6 m).

C. Side yard –

1) Ten (10) feet (3.0 m).

2) Fifteen (15) feet (4.6 m) for side yards on the corner of a street intersection.

#### **5.0512.5 Maximum Dimensional Standards:**

1. Building Height – as measured from the highest point of immediately adjacent ground to the highest point of the roof line, excluding chimneys, flues, belfries, or steeples.

A. Residential dwelling – thirty-five (35) feet (10.7 m).

B. Other permitted use – forty (40) feet (12.2 m).

2. Lot Coverage –

A. Residential use. The ground area occupied by the principal and any accessory buildings shall not exceed fifty percent (50%) of the total area of the lot. In computing lot coverage, off-street parking areas (including driveways, parking slabs, and parking lots) shall be added to the actual area of the buildings, if such space is not furnished within a building.

B. Commercial use (with or without combined residential). The ground area occupied by the principal and any accessory buildings shall not exceed 75 percent of the total area of the lot. In computing lot coverage, off-street parking areas (including driveways, parking slabs, and parking lots) shall be added to the actual area of the buildings, if such space is not furnished within a building.

#### **5.0512.6 Parking Requirements:**

1. Off-Street –

A. Two parking spaces for each single-family residence (some or all may be inside the principal or accessory building).

B. For multi-family dwellings –

1) One parking space for each efficiency unit.

2) Two parking spaces for each one-bedroom unit.

3) Two parking spaces for each two-bedroom unit.

4) Three parking spaces for each three-bedroom unit and larger.

C. Three parking spaces per two employees for child care facilities, churches, religious institutions, and places of public assembly, hospitals and all other permitted uses.

2. Allowed Surfacing – Cement concrete or asphalt pavement.

**5.0512.7 Landscape Requirements:**

1. Any unused portion of lot(s) is required to be appropriately landscaped.

2. Schedule – Landscaping shall be completed within twelve (12) months of completion of building construction or receipt of a certificate of occupancy, whichever is earlier.

**5.0512.8 Special Provisions:**

1. All sidewalks shall be a minimum of five (5) feet (1.5 m) in width or match the existing and shall be constructed directly adjacent to the curb and gutter of a dedicated street, unless there is an existing boulevard.