

CHAPTER 12
C-1 NEIGHBORHOOD BUSINESS DISTRICT

Section 12.01. Description and Purpose. This district is intended for certain commercial uses designed to offer convenience shopping and service opportunities for neighborhood areas. In general, these areas will be limited in size and number of locations. The regulations of the district are designed to ensure that the permitted and specially-approved commercial uses are reasonably compatible with surrounding land uses.

Section 12.02. Permitted Uses. Land, buildings and structures in this district may be used for the following purposes only:

- (a) Antique shop.
- (b) Automotive parts and accessories.
- (c) Bakery.
- (d) Banks and other financial institutions.
- (e) Barber shop.
- (f) Beauty salon.
- (g) Book store.
- (h) Card shop.
- (i) Child care center.
- (j) Clothing store.
- (k) Consumer electronics store.
- (l) Dry cleaning.
- (m) Florist.
- (n) Grocery store.
- (o) Hardware store.
- (p) Health and physical fitness establishments.
- (q) Ice cream store.
- (r) Jewelry store.
- (s) Meat market.
- (t) Medical and dental clinics.

- (u) Musical instrument store.
- (v) Offices.
- (w) Pharmacy.
- (x) Photocopy and printing shop.
- (y) Photographic studio.
- (z) Restaurants and delicatessens, but excluding those with drive-in or drive-through facilities.
- (aa) Retail stores.
- (bb) Self-service laundry facility.
- (cc) Shoe repair shop.
- (dd) Tailor.
- (ee) Video rental and sales.
- (ff) Governmental and administrative offices. (gg) Mailing and packaging service.
- (gg) Computer sales and service.
- (hh) Other similar retail business or service establishments which supply convenience commodities or perform services primarily for residents of the surrounding neighborhood when authorized by the Planning Commission. In considering such authorization, the Planning Commission shall consider the following standards:
 - (1) The size, nature and character of the proposed use.
 - (2) The proximity of the use to adjoining properties.
 - (3) The parking facilities provided for the use.
 - (4) Any likely traffic congestion or traffic hazard.
 - (5) How well the use harmonizes with and enhances adjoining properties in the surrounding neighborhood.
 - (6) The need for the proposed use to serve the surrounding neighborhood.
 - (7) The effect of the use on adjoining properties and the surrounding neighborhood.

Section 12.03. Special Land Uses. The following uses may be permitted as a special land use subject to the requirements of Chapter 15:

- (a) Restaurants which have drive-up or drive-through facilities.

- (b) Motor vehicle service stations.
- (c) Vehicle repair or body shops.
- (d) Essential public service structures and buildings.
- (e) Mini-warehouses and self-storage facilities.
- (f) Taverns or bars serving beer, wine and spirits, if licensed as required by law.

Section 12.04. Other Uses. The following other uses are permitted as provided in this Ordinance:

- (a) Accessory buildings and other accessory uses as regulated under Section 4.16.
- (b) Signs as regulated under Chapter 18.
- (c) Off-street parking and loading as regulated by Chapter 19.

Section 12.05. District Regulations. Buildings and structures shall not be erected or enlarged unless the following requirements are satisfied:

- (a) Minimum Lot Area. None required.
- (b) Minimum Lot Width. One hundred fifty feet.
- (c) Minimum Required Building Setbacks. Forty feet.
- (d) Maximum Building Height. Thirty five feet.
- (e) All business activity shall be conducted entirely within a completely enclosed building except for motor vehicle parking, off-street loading, drive-through or drive-up facilities, limited temporary outdoor display of merchandise and repair of vehicles at service stations or body shops.
- (f) Site plan review and approval under Chapter 17.

Section 12.06. Minimum Floor Area. No minimum building floor area shall be required.