

Part III
Article XIX

C-1, NEIGHBORHOOD COMMERCIAL DISTRICT

Section 1900 Statement of Purpose

The Neighborhood Commercial District as established in this Article is intended to be that district permitting retail business and service uses which are needed to serve nearby residential areas and act as a transition or buffer to more intensive commercial activities. To preserve nearby residential neighborhoods, only those uses that would not create hazard, offensive and loud noises, smoke, glare and excessive traffic will be permitted.

Section 1910 Permitted Uses

1. All uses permitted in R-1A, R-1, R-2, R-3 and R-4 districts are permitted provided that residential uses shall conform with the lot area requirements of the R-4 District and provided further, that no residential use shall occupy the first or ground floor of any structure located in the C-1 Neighborhood Commercial District.
2. Bake shops, Delicatessens, Grocery stores, Drug stores, Ice Cream or Candy shops.
3. Barber shops, Beauty parlors.
4. Custom dressmaking, millinery, and tailoring, clothes pressing and repair.
5. Laundry agency or dry cleaning agency, hand laundry, and laundry operated by customer, such as Laundromats.
6. Offices: Business, Professional, or Governmental.
7. Repairs of electrical or other household appliances, locks, radios, televisions, shoes and timepieces.
8. Shops or stores for the sale of art supplies, dry goods, flowers, gifts, music, and periodicals.
9. Accessory structures and uses customarily incidental to the above permitted uses.

Section 1925 Permitted Uses as Special Exceptions

The following uses may be permitted by the Board of Zoning Appeals if the proposed use will constitute a desirable and stable development which will be in harmony with development in adjacent areas, and will not cause congestion on public streets nor be contrary to the spirit and purpose of this Ordinance.

1. Other uses similar to the above and subject to the following:
 - a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail exclusively on premises where produced.
 - b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

Section 1950 Area, Height, and Placement Requirements

1. Minimum lot area: Not required, except that residential uses must meet the requirements of the R-4 district.
2. Minimum lot width: Fifty (50) feet.
3. Minimum yard requirements:

- a. front yard: Twenty (20) feet.
- b. side yard: Must have two (2) side yards totaling twelve (12) feet in width, neither of which may be less than six (6) feet. On the exterior side yard, which borders on a residential district, there shall be provided a setback of at least twenty (20) feet.
- c. rear yard: Twenty (20) feet
4. Maximum lot coverage: 75%
5. Maximum height of buildings: Three and one-half stories (3 1/2), but not more than forty (40) feet.
6. Off-street parking: See Article VII.

Section 1960 Development Standards for Drive-Through Facility

Restaurants and other commercial uses not expressly mentioned hereafter having a drive-through service with at least capacity for two (2) stacking spaces per window; or four (4) stacking spaces per window if a menu board is in place, can, with the approval of the Site Review Committee, reduce the basic parking requirement by 12%. All other zoning standards will be required.

Financial institutions having a drive-through service (including ATM service) having at least two (2) stacking spaces per window, or four (4) stacking spaces per window if a menu board is in place, can, with the approval of the Site Review Committee, reduce the basic parking requirement by 50%. This reduction would be based on the placement of the windows and resulting traffic hazards, and egress and ingress of facility.

Any drive-through lane should be clearly marked, and stacking may not interfere with ingress and egress or with on-site and/or off-site vehicular circulation patterns. These development standards apply to drive-throughs in all other commercial and manufacturing zoning classifications.

Section 1980 Protective Screening

Those sides of a lot or parcel in a C-1 District which abut or are across an alley from a lot or parcel in a residential district shall be provided with a greenbelt or buffer strip in accordance with Section 475.