

CHAPTER 22

C-1 RETAIL BUSINESS ZONE

Sections:

- 22.1.0 Purpose
- 22.2.0 Permitted uses
- 22.3.0 Permitted accessory uses
- 22.4.0 Conditional uses
- 22.5.0 Development Standards

22.1.0 PURPOSE. The C-1 Retail Business Zone is established for Urban Growth Area Boundaries to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community.

22.2.0 PERMITTED USES. The following uses shall be permitted in the C-1 zone:

- (1) Stores and shops for the conduct of retail business.
- (2) Banks.
- (3) Restaurants.
- (4) Dancing schools.
- (5) Shops for repair and similar services such as:
 - (a) Bakeries, retail for distribution from the premises.
 - (b) Barbershops and beauty shops.
 - (c) Catering establishments.
 - (d) Garage and filing stations, provided:
 - (i) No repair work is performed out-of-doors.
 - (ii) Pumps, lubrication or other devices are located at least fifteen feet from any street property line.
 - (iii) All automobile parts and dismantled automobiles are stored within the building, except outdoor display racks.
 - (e) Laundromats and dry-cleaning establishments employing not more than five persons.
 - (f) Locksmith shops.
 - (g) Offices.
 - (h) Membership clubs.
 - (i) Photo shops.
 - (j) Shoe repair shops.
- (6) Hotels and motels.
- (7) Printing shops.
- (8) Upholstery shops.
- (9) Sign shops, commercial (no outdoor storage of materials).
- (10) Veterinarian clinics for household pets (no boarding or outdoor treatment facilities).
- (11) Auto Detail Shops.
- (12) Theaters.

22.3.0 PERMITTED ACCESSORY USES. Accessory uses and accessory buildings are permitted in the C-I zone. For further reference see definitions.

22.4.0 PERMITTED CONDITIONAL USES. The following uses are permitted subject to the approval of a special permit:

- (1) Dwelling units, provided the units are conventional/site built, within the principal building, are all above the ground floor of said building, and the ground floor of said building is designed or intended to be used for a use permitted. However, a building originally constructed on-site for residential purposes may be utilized as a dwelling unit without a special permit provided:
 - (a) The structure does not have to be reconstructed, altered or converted from an office/commercial use such that the cost of the alteration exceeds 25% of the assessed value of the structure at the time of the alteration.
- (2) Retail automobile sales, including rental or lease, provided property is:
 - (a) Adjacent the intersection of two arterial streets, or
 - (b) Adjacent a single arterial street; provided it is not adjacent to or across a public street right-of-way from a residential district, and would not be located closer than 300 feet to any existing car lot.
- (3) Parking lots.
- (4) Container Storage.
- (5) Mini-storage facilities.
- (6) Wineries.
- (5) Non-motorized recreational trails and similar facilities.
- (6) RV and/or Boat Storage Facility.
- (7) Child day care/Mini day care center.

22.5.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: Not required, except for non conforming residential uses which must retain a minimum of five thousand square (5,000) feet for single family and three thousand (3,000) square feet for each additional unit.
- (2) Lot Coverage: Dictated by parking requirements, setbacks and landscaping.
- (3) Minimum Yard Setbacks:
 - (a) See Site Design Standards Chapter for appropriate yard requirements.
- (4) Maximum building height:
 - (a) Thirty-five (35) feet, except a greater height may be approved by special permit.
- (5) Fences and Hedges: (See Landscaping and Screening Chapter).
- (6) Parking: (See Off-Street Parking Chapter).
- (7) Landscaping: (See Landscaping and Screening Chapter).