

ARTICLE VII

"C-1" NEIGHBORHOOD COMMERCIAL DISTRICT

Section 7.1 USE

In this district, the land and structures may be used, and structures may be erected, altered, enlarged, and maintained for specified commercial uses listed hereunder:

7.1.1 General Provisions

- A. Use must be conducted entirely within an enclosed building unless otherwise provided.
- B. Each use shall comply with the Performance Standards of Section 11.7.
- C. Not exceed a gross floor area of ten thousand (10,000) square feet.

7.1.2 Permitted Uses:

- A. Bakery with baking on the premises limited only to goods for daily sale on the same property,.
- B. Banks andlor savings and loan;
- C. Barber shop or beauty shop;
- D. Drug store;
- E. Food sales in permanent quarters with incidental sales of automotive fuel and accessories;
- F. Flower sales and nursery supplies;
- G. Garden supplies sales completely within an enclosed structures;
- H. Laundry and dry-cleaning self-service or pick-up and delivery services;
- I. Real estate sales office;
- J. Shoe repair shop;
- K. Tailor or dress-making shop;
- L. Farming, general gardening and growing of trees and nursery stock (including roadside displays and commercial signs)
- M. Medical or dental office or clinic

7.1.3 Accessory Uses

- A. Accessory buildings and uses customarily incidental to the permitted principal uses, not to exceed in square footage the area of the principal structure.
- B. Signs (Article XV).

7.1.4 Conditional uses as prescribed in ARTICLE XIII, including:

- A. Government use or structure (Section 13.1.14)

- B. Essential service buildings, structures, facilities and installations (13.1.18)
- C. Funeral homes.
- D. Mixed use residential on second floor, commercial on first.

Section 7.2 LOT AREA, YARD AND HEIGHT REQUIREMENTS

These standards are hereby established as the minimum necessary to achieve the community goals and objectives identified. Development proposals which exceed these standards are encouraged.

7.2.1 Lot or Parcel Area

- A. Lot Area - minimum one (1) acre
- B. Lot Width
 - (1) Interior lot - one hundred fifty feet (150')
 - (2) Corner lot - one hundred and seventy-five feet (175')
 - (3) Interior lot with public water and sanitary sewers - one hundred twenty-five feet (125')
 - (4) Corner lot with public water and sanitary sewers - one hundred twenty-five feet (125')

7.2.2 Yard Requirements

- A. Front yard depth - fifty feet (50'), measured from the right-of-way line.
- B. Side yard width - fifteen feet (15') except in the following instance:
 - (1) A side yard abutting a street not less in width than twenty-five feet (25').
- C. Rear yard depth - fifteen feet (15') except in the following instance:
 - (1) For a through lot, the required yard depth shall be the same as the required front yard depth.
- D. A bufferyard shall be required where a lot or parcel zoned C-1 has been approved for development and abuts a developed lot or parcel in the R-E (Residence Estate) district or R-1 (One Family Residence District). Said bufferyard shall comply with the provisions of Section 11.10.)

7.2.3 Height: The maximum height of structures in this district, except as otherwise provided, in this district, shall be:

- A. Thirty-five (35) feet not exceeding two (2) stories for a main structure.
- B. Accessory use structures shall not exceed twenty-five (25) feet in height.

Section 7.3 PARKING

See Article XIV.

Section 7.4 PERMITS

A Zoning/Building permit shall be required prior to the erection, construction, placement or alteration of any structure proposed in relations to those uses enumerated in this Article.