

## **ARTICLE 9.00**

# **C-1 NEIGHBORHOOD COMMERCIAL DISTRICT**

### **Section 9.01 -- STATEMENT OF PURPOSE**

The C-1 Local Commercial District is designed solely for the convenience shopping of persons residing in adjacent residential areas, to permit only such uses as are necessary to satisfy limited basic shopping and/or service needs. In order to protect nearby residential areas and avoid traffic congestion, the more intensive commercial uses generating large volumes of vehicular and pedestrian traffic, or having characteristics that tend to adversely effect residential living qualities or residential property values, are not permitted in the District.

### **Section 9.02 -- PERMITTED PRINCIPAL USES**

In the C-1 District no uses shall be permitted except the following:

- (a) Retail businesses which supply commodities on the premises for persons residing in adjacent residential areas, such as: groceries, meats, dairy products, alcoholic beverages, baked goods and other foods, drugs, dry goods, notions, hardware, books, stationery and school supplies, records, video cassette sales and rental, bicycles, flowers, hobby equipment, paints, periodicals, shoes, sporting goods, sundry small household articles, and tobacco products, provided that the usable floor area for any such business shall not exceed 5,000 square feet.
- (b) Establishments which perform services on the premises for persons residing in adjacent residential areas, such as: beauty and barber shops; watch, radio, television, clothing and shoe repair; locksmiths; photo processing outlets; and similar establishments.
- (c) Office buildings and uses, provided that goods are not manufactured, exchanged or sold on the premises.
- (d) Medical or dental clinics or offices.
- (e) Financial institutions, including banks, credit unions, and savings and loan associations.
- (f) Laundry and dry cleaning customer outlets.
- (g) Carry-out and dining room restaurants.
- (h) Nursery schools, day nurseries, child care centers, and pre-schools, subject to the requirements in Section 21.29.
- (i) Municipal buildings and uses, including post offices, provided there is no outside storage.
- (j) Other uses similar to the above, subject to the following restrictions:
  - 1. All such businesses shall be retail or service establishments dealing directly with consumers.
  - 2. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.

3. All business, servicing, or processing, except off-street parking or loading, shall be conducted within a completely enclosed building.
  4. There shall be no outside storage of goods, inventory, or equipment.
- (k) Uses or structures accessory to the above when located on the same lot, subject to the regulations in Section 21.11.

## **Section 9.03 -- PERMITTED USES AFTER SPECIAL APPROVAL**

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Offices, showrooms, or workshop of a plumber, electrician, building contractor, upholsterer, caterer, exterminator, decorator, or similar trade, subject to the following conditions:
  1. No more than five (5) persons shall be employed at any time in the fabrication, repair, or other processing of goods.
  2. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.
  3. Not more than seventy-five percent (75%) of the floor area of the building or part of the building occupied by said establishment shall be used for fabrication, repair, cleaning, or other processing of goods.
  4. The ground floor facing upon or visible from any abutting street shall be used only for entrances, offices, or display.
  5. There shall be no outside storage of materials or goods of any kind.
- (b) Mortuary establishments, when adequate off-street assembly area is provided off-street for vehicles to be used in funeral processions. A caretaker's residence may be provided within the main building of mortuary establishments.
- (c) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations, and switchboards, but excluding outside storage yards.
- (d) Private or public clubs.
- (e) Boat launches, docks, waterfront parks, beaches and similar waterfront recreation uses, subject to the minimum requirements in Section 21.29.
- (f) Uses determined to be similar to the above by the Planning Commission.
- (g) Uses or structures accessory to the above when located on the same lot, subject to the regulations in Section 21.11.

## **Section 9.04 -- AREA, HEIGHT, BULK AND PLACEMENT**

## **REQUIREMENTS**

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

### **Section 9.05 -- SITE PLAN REVIEW**

Site plan review requirements are as provided in Section 21.28.