

## **SECTION 10. NEIGHBORHOOD BUSINESS DISTRICT (C-1)**

10.010 Purpose. To provide an area for the daily or frequent convenience shopping for the nearby residential areas. The standards set out in this section shall apply in this district.

10.020 Properties Included In This District. (see Section 19 “assignment of properties to a district”)

10.030 Permitted Principal Uses. The following principal uses are permitted in the C-1 District, in accordance to any subsequent or additional code or ordinance prohibiting the sale of any specified item (i.e. alcohol, etc.):

- A. Automotive gasoline station,
- B. Bait sales [live and artificial],
- C. Bakery retail sales,
- D. Bar, tavern, cocktail lounge,
- E. Barber and beauty services,
- F. Candy, ice cream and confectionery sales,
- G. Clothing sales,
- H. Convenience store (with or without fuel sales),
- I. Curio and souvenir sales,
- J. Drugstore and pharmaceutical sales,
- K. Dry cleaning,
- L. Florist sales,
- M. Funeral home services,
- N. Gaming operation,
- O. Grocery,
- P. Hotel, motel services,
- Q. Laundromat operations,
- R. Restaurants, but not including drive-in restaurants, as defined in Section 2 (Rules and Definitions),
- S. Professional services (i.e. engineer, doctor, attorney, dentist, etc.),
- T. Public and private parking,
- U. Travel bureau services,
- V. Veterinary services, without outside runs,
- W. General retail sales.

10.040 Permitted Principal Structures. The following principal structures are permitted in the C-1 District:

- A. Structures to provide for retail activities such as bakeries, grocery, clothing, souvenirs, etc.,
- B. Structures to provide services, such as beauty and barber shops, banks, gas stations, Laundromats, professional services, etc.,
- C. Hotels and motels,
- D. Gaming operation buildings,

10.050 Permitted Accessory Uses. The following accessory uses are permitted in the C-1 District:

- A. Parking of trucks or delivery vehicles used in conjunction principal or conditional use,
- B. Activities and uses which are customarily associated with and secondary to principal or allowed conditional uses shall constitute accessory uses in the C-1 District.

10.060 Permitted Accessory Structures. The following structures are permitted in the C-1 District: Structures which are customarily associated with and secondary to principal or allowed conditional uses shall constitute accessory structures in the C-1 District.

10.070 Conditional Uses. In the C-1 District, the following uses are conditional and are subject to the provisions of Section 26 (Conditional Use Permits):

- A. Planned unit development,
- B. Club and fraternal organizations,
- C. Community centers,
- D. Full veterinarian services,
- E. Automotive repair service,
- F. Automotive sales and service,
- G. Bottled gas storage and distribution,
- H. Printing, lithograph, photo engraving, etc.,
- I. Restaurant, drive-in.

10.080 Structures Allowed Under Conditional Use Permits. The following structures may be allowed in the C-1 District under conditional use permits issued pursuant to the provisions of Section 26 (Conditional Use Permits):

- A. Structures for planned unit development,
- B. Public and quasi-public utility structures not covered under Section 33 (Modifications, Exceptions and Special Requirements),
- C. Structures utilized in connection with any of the identified conditional uses under Section 10.070.

10.090 Dimensional Requirements. The following lot, height, and yard requirements are established for the C-1 District:

- A. Yard Requirements,
  - 1. Lot area shall be a minimum of ten thousand (10,000) square feet,
  - 2. The minimum width for all lots shall be one hundred (100) feet.
- B. Maximum Height: The maximum height for all for all principal structures shall be thirty-five (35) feet and for accessory structure, thirty (30) feet,
- C. Setbacks,
  - 1. The minimum highway setback shall be regulated by Section 20 (Highway Access and Setbacks),
  - 2. The minimum side yard setback shall be fifteen (15) feet for all structures, and the minimum side yard setback, if abutting a residential district, shall be thirty (30) feet,

3. The minimum rear yard setback shall be fifteen (15) feet for all structures, and the minimum rear yard setback, if abutting a residential district, shall be thirty (30) feet,
4. No accessory structure may be placed in a required front yard,
5. Side yard setback on a corner shall be thirty (30) feet.

D. Lot, Height, and yard Requirements for Conditional Uses: Lot, height, and yard requirements for structures and uses under conditional use permits shall be incorporated into said permits.

10.100 Additional Requirements. The following regulations shall apply within the C-1 District:

1. Section 29 as pertaining to parking,
2. Section 30 as pertaining to the placement of signs,
3. Section 34 (Administration) with respect to the requirements of site plan review.