

**Title 10 – Zoning**  
**Chapter 11 – C-1 Neighborhood**  
**and General Commercial District**

**SECTIONS:**

10-11-1 Permissive Uses

10-11-2 Conditional Uses

10-11-3 Height, Area, and Off-Street Parking Requirements

10-11-4 Site Plan Review

**10-11-1 Permissive Uses.**

- A. Any retail business establishment such as Large Scale Retail Development; appliance store; auto accessory store; bakery with baking limited to goods for retail sale on the premises; book or stationery store; restaurant, cafeteria, bar, or tavern, but not drive-in establishments; camera or photographic supply shop; candy or ice cream store; delicatessen; drug store; fabric shop; floor covering store; florist shop; furniture store, including incidental upholstery; gift shop; grocery store; haberdashery or women's ready-to-wear store; tire sales and service; hardware or paint store; variety store; and other uses of a similar character, except there shall be no slaughtering of animals or poultry nor commercial fish cleaning and processing on the premises.
- B. Personal service uses such as a bank or other financial enterprise; barber or beauty shop; business or professional office; funeral home; theater, but not drive-in theater; photographic or art studio; laundry or dry cleaning receiving station; self-service laundry or cleaning establishment; messenger, taxicab, newspaper, or telegraphic branch station; medical or dental clinic, but not animal clinic; dressmaking; tailoring; shoe repair; repair of household appliances and bicycles; catering; and other uses of a similar character.
- C. General service and repair establishments, such as plumbing and heating; printing and painting; and upholstery.
- D. Residence when located on the second story of a building or above.
- E. Place of worship and religious, education, instructional, and institutional service.
- F. Office or office building.
- G. Indoor recreation facility.
- H. Public park or playground.
- I. Bus terminal.
- J. Private club, fraternity, sorority, or lodge.

**10-11-2 Conditional Uses.**

- A. Automobile service station or automobile repair shop.
- B. Drive-in establishments, including drive-in restaurants and drive-in theaters.
- C. Used car sales.
- D. Farm store or feed store, including accessory storage of liquid or solid fertilizer.
- E. Electrical distribution substation, pipeline pumping station, or water tower.
- F. Hotel or motel.
- G. Mobile home, boat, or farm implement sales.
- H. Veterinarian clinic, animal hospital, or kennel.

- I. Any other use that is determined by the Zoning Board of Adjustment to be of the same general character as the foregoing permissive uses, in accordance with Section 10-22-1 of this City Code.

10-11-3 Height, Area, and Off-Street Parking Requirements.

- A. The limits in feet are as follows:

<u>Maximum Height</u>	<u>Minimum Yards</u>			<u>Minimum Frontage</u>
	<u>Front</u>	<u>Side</u>	<u>Rear</u>	
45	20	6	20	None

- B. The limits in square feet are as follows:

<u>Minimum Lot Area</u>	<u>Minimum Lot Area Per Family</u>		
	<u>Single</u>	<u>Two</u>	<u>Multiple</u>
None	N/A	N/A	1,000

- C. The minimum off-street parking spaces are as follows:
  1. Restaurants and drive-in restaurants: One (1) per one hundred (100) square feet of floor area.
  2. Retail food stores over four thousand (4,000) square feet: One (1) per two hundred (200) square feet of floor area.
  3. Residence on second story of building: One (1) per full bath.
  4. Place of worship: One (1) per four (4) seats in main room.
  5. Community center, library, museum, or similar public or semi-public building: One (1) per every three hundred (300) square feet in building.
  6. All other non-residential buildings: One (1) every three hundred (300) square feet.
  7. In Large Scale Retail Development, shared parking is permitted. The assignment of the same parking spaces to two or more different uses with off peak parking needs would satisfy the minimum off-street parking space requirement. Example, retail shopping and cinemas meet the off peak parking needs. The property owner shall present the proposed shared parking plan to the Site Plan Review Committee for review and approval.

10-11-4 Site Plan Review. Refer to Section 10-2-7(I).