

ARTICLE 9

"C-1" CENTRAL BUSINESS DISTRICT

9.1 PURPOSE AND INTENT

The "C-1" Central Business District is established to provide a relatively broad range of concentrated retail commercial and service uses that are intended to serve the needs of the local town center. The "C-1" District is intended to be located only in the downtown area of the City and to be expanded out from that central area in an orderly and progressive manner as demand for additional commercial land is generated.

9.2 PERMITTED USES

1. The following uses and structures, and no others, are permitted in the "C-1" Central Business District.

Amusement places.

Antique shops, providing all merchandise be enclosed in a building.

Apparel and accessory stores.

Appliance stores.

Artist studios and art shops.

Apartments above ground floor level.

Automobile supply accessory stores.

Auditorium.

Bakery and pastry shops (retail only).

Banks and other savings and lending institutions.

Barber shops and beauty shops.

Bicycle shops (sales and repair).

Boarding and lodging houses.

Books and stationary stores or shops.

Business or commercial schools, including photography, dancing and music academies.

Business and professional offices.

Business machine repair, sales, and services.

Carpet stores.

Cigar and tobacco stores.

Clothing and costume rental.

Commercial recreation uses, not including miniature golf courses and driving ranges.

Custom dressmaking, millinery, tailoring, and similar trades.

Delicatessens and catering establishments.

Department stores.

Drug stores.

Dry goods and notion shops.
Dry cleaning establishments.
Electric repair shops.
Fire stations, police stations, and other public buildings.
Fix-it, radio or television repair shops.
Florist or gift shops.
Furniture and home furnishing shops and stores.
Government administration buildings.
Grocery, fruit, and vegetable stores.
Hardware stores and shops.
Hobby, stamp, and coin shops.
Hotels and motels.
Household appliance stores.
Interior decorator shops.
Jewelry and metal craft stores and shops.
Laundries and laundrettes.
Leather goods and luggage stores.
Libraries and museums.
Lock and key shops.
Mail order catalogue stores.
Medical and dental clinics.
Medical and orthopedic equipment stores.
Meeting halls and auditoriums.
Messenger and telegraph service stations.
Milk and milk products distribution stations.
Music and music instrument stores and studios.
Newspaper offices.
News stands.
Newsprint, job printing, and printing supplies stores.
Offices and office buildings.
Office supply and equipment stores.
Optical sales and offices.
Package liquor stores.
Parking lots and garages (commercial, public and private).
Paint and wallpaper stores.
Pawn shops.
Pet shops.
Philanthropic institutions and places of historic interest.
Photographic equipment and supply stores.
Photographic studios.
Picture frame shops.
Plumbing, heating, and air conditioning shops when the entire operation is conducted entirely within the building.
Post office and court buildings.
Prescription shops.
Private clubs and lodges.
Public and private parking lots for temporary storage of automobiles.
Radio and T.V. stores.
Radio and television studios.

Railway, taxi, and bus passenger stations.
Restaurants and tea rooms (not drive-in restaurants).
Sewing machine stores.
Shoe stores and repair shops.
Sporting goods stores.
Tailor shops.
Taverns.
Theaters (not drive-in).
Toy shops.
Travel bureaus.
Upholstery shops.
Utility company offices.
Watch repair shops.
Wood products and repair.
Stores and shops, for the conduct of retail business, similar to the uses enumerated above.

2. Reasonable accessory uses incidental to the permitted business but these shall not include lockers, mobile, portables, unscreened storage or signs advertising a business that is not on the same premises as the sign.
3. Public utility equipment, including utility poles, overhead lines, underground pipes, and meter stations. This shall not include utility substations housed within enclosed structures.

9.3 CONDITIONAL USES

The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 21.4.

1. Temporary office or storage structures incidental to construction work, provided that such use shall be permitted only during the construction period and thirty (30) days thereafter.

9.4 LOT SIZE REQUIREMENTS

1. There shall be no requirements for minimum lot size except as may be dictated by loading and parking requirements, adequate circulation, and proper site utilization.

9.5 LOT COVERAGE

The lot coverage for permitted uses may be one hundred percent (100%) exclusive of easement areas; front yard, side yard and rear yard setbacks; and parking areas required.

9.6 YARD REQUIREMENTS

1. Front Yard:
 - a) No front yard is required for structures in this district except to conform with the building code, fire code, easements, and other City ordinances.
 - b) Where platted lots have a double frontage, or are located at the intersection of two streets, the required front yard shall be provided on both streets.
2. Side Yard:
 - a) No side yard is required for structures in this district except to conform with the building code, fire code, easements, and other City ordinances. In the event that such side yard shall abut a residentially zoned lot, a screen shall be provided between the commercial building and the residential lot line. The screen shall be wood (six feet in height) or flora planting (eight feet in height) and shall be maintained in good condition.
3. Rear Yard:
 - a) No rear yard is required for structures in this district except to conform with the building code, fire code, easements, and other City ordinances. For all new construction or major additions there shall be required a rear yard of ten (10) feet, which shall be hard surfaced. In the event that such rear yard shall abut a residentially zoned lot, a screen shall be provided between the commercial building and the residential lot line. The screen shall be wood (six feet in height) or flora planting (eight feet in height) and shall be maintained in good condition. However, under no circumstances shall any screening interfere with vehicular access, by existing easements or alleys, to any lot.
4. Yard setback requirements in excess of the above requirements that are part of a recorded subdivision plat shall be observed when a building permit is issued.

9.7 HEIGHT REGULATIONS

A building may be erected to any height not in conflict with other ordinances or building codes.

9.8 PARKING REQUIREMENTS

Angle parking shall be provided within the public right-of-way, directly off of the public street, in the "C-1" Central Business District. No off-street parking shall be required in the "C-1" District, unless otherwise determined necessary by the City Engineer

(see Article 15.4). Loading zones and docks shall be permitted in rear yard alleys and access easements, as required by certain uses.