

CHAPTER 165.30 C-1 NEIGHBORHOOD BUSINESS DISTRICT

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165.30.010 Intent

This district is intended to provide for commercial uses that service residential areas of the City and provide buffers between more intense uses and residential uses. The district is intended to be mapped on existing structures that may be suited to commercial uses and in small service clusters in newer developing areas. The zone should include two – five acres and sufficient land to provide open space and buffering to residential areas. The uses permitted are general services, professional office and small commercial retail operations.

165.30.020 Use Regulations

A building lot or tract within the C-2 Neighborhood Business District shall be used only for the following purposes, unless otherwise provided in this chapter:

- A. Principal Uses Permitted.
 - 1. Retail businesses which supply commodities on the premises, such as, but not limited to:
 - a. Retail businesses permitted in the C-O district
 - b. Apparel store
 - c. Bakery, in which the manufacture of goods is limited to goods sold on the premises only
 - d. Book and stationery store
 - e. Camera store
 - f. Candy and confectionery store
 - g. Dairy products store
 - h. Delicatessen
 - i. Drugstore
 - j. Dry goods store
 - k. Floral shop
 - l. Convenience grocery and food store less than 10,000 square feet
 - m. Ice cream store

- n. Meat market
- o. Restaurants, excluding drive-in service
- p. Shoe store
- q. Sporting goods store
- r. Toy store
- s. Variety store less than 10,000 square feet

2. Personal service establishment, which performs services on the premises, such as, but not limited to:

- a. Barber shop
- b. Beauty shop
- c. Dancing school
- d. Dry cleaner, but not a central plant serving more than one retail outlet
- e. Laundry and dry cleaners, self-service
- f. Music school
- g. Photographic studio
- h. Shoe repair shop
- i. Tailor and dressmaker

3. Business service establishment, which performs services on the premises, such as, but not limited to:

- a. Branch bank, savings and loan, and financial institution
- b. Currency exchange
- c. Insurance agency
- d. Insurance carrier
- e. Loan company
- f. Real estate office

4. Professional office establishments, such as, but not limited to:

- a. Attorney and law office
- b. Chiropodist's office
- c. Chiropractor's office

- d. Dentist's office
 - e. Doctor's, surgeon's and physician's office
 - f. Medical and dental clinic
 - g. Optician's office
 - h. Osteopath's office
 - i. Private clinic
5. Public, quasi-public, and governmental buildings and facilities, such as but not limited to:
- a. Church
 - b. Essential services, gas-regulator station, telephone exchange, electric substation
 - c. Off-street parking facility
 - d. Office building
 - e. Post office
 - f. Public utility establishment
 - g. Public park and public playground
 - h. Child care center and preschool

B. Special Uses Permitted

The following uses may be permitted only if specifically authorized by the Board as allowed in 165.72 and 165.80:

- 1. Automobile service station, for the sale of gas, lubricants, coolants, and minor accessories only, and the performance of incidental services such as tire changing, battery charging, and accessory installations.
- 2. Residence, including a single family dwelling or a dwelling unit above the first floor and secondary to the business use of the premises.
- 3. Drive-up window in association with a permitted use such as a drugstore or dry cleaners, but not including a drive-in or other restaurant serving customers while in their vehicles.

C. Temporary Permit Uses Permitted

Upon application to and issuance by the Building Official of a permit therefore, the following uses may be operated as temporary uses:

1. Bazaar, dance and carnival; provided, however, that each permit shall be valid for a period of not more than seven days; and provided, further, that a period of at least 90 days shall intervene between the termination of one permit and the issuance of another permit for the same location.
2. Christmas tree sales; each such permit shall be valid for a period of not more than 60 days.
3. Parking lot designated for a special event; provided, however, that each permit shall be valid only for the duration of the designated special event.
4. Real estate subdivision sign not to exceed 100 square feet for each face. Sign shall be non-illuminated. Each permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than 180 days and may be renewed until development of the subdivision is 90% complete or for 10 renewals, whichever comes first, and shall be conditioned upon the good maintenance of the sign.
5. Temporary building, trailer or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district. Each permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than one year and shall not be renewed for more than five successive periods at the same location.
6. Temporary office, both incidental and necessary for the sale of rental of real property. Each permit shall specify the location of the office and the area of permitted operation. Each such permit shall be valid for a period of not more than one year and shall not be renewed for more than five successive periods at the same location.

D. Accessory Uses Permitted

Accessory uses, buildings, or other structures and devices customarily incidental to and commonly associated with a permitted use or special use may be permitted, provided they are operated and maintained under the same ownership, on the same parcel, and do not include structures or features inconsistent with the permitted use or special use.

E. Prohibited Uses.

All uses not expressly authorized in sections 165.30.020, including but not limited to:

1. Adult book store
2. Adult entertainment of a sexual nature
3. Bar, cocktail lounge, and tavern
4. Hotel and motel
5. Residential uses, except as a special use
6. Drive-in restaurant or other restaurant serving customers while in their vehicles

7. Off premise sign and billboard
8. Undertaking establishment and funeral parlor

165.30.026 Special Provisions

Same as those in C-O

165.30.030 Height, Yard and Setback Requirements

The height, yard and setback requirements within the C-1, Neighborhood Business District, shall be as required in Chapter 165.60.

165.30.040 Off-street Parking and Loading Regulations

The off-street parking and loading requirements within the C-1, Neighborhood Business District, shall be as required in Chapter 165.65.

165.30.050 Sign Regulations

The sign requirements within the C-1, Neighborhood Business District, shall be limited to those permitted in Chapter 165.67.