

ARTICLE XII-F

“C-1” LIGHT COMMERCIAL DISTRICT REGULATIONS

Section 1 **GENERAL PURPOSE AND DESCRIPTION:**

The C-1, Light Commercial District is intended to provide for the development of commercial and business serving uses [twenty-five thousand (25,000) square feet of floor area or less] that may involve outside storage, service, or display. This district is not intended to be located in or adjacent to areas of single family or duplex zoning or uses. Landscape and screening requirements shall be utilized.

Section 2 **PERMITTED USES:**

1. In the “C-1” Light Commercial District no land shall be used and no building shall be used, erected, or converted to any use other than:

Appliance/Tool Repair-Small
Auto Dealers, New Cars Only With Incidental Used Car Sales
Auto Detail Shops
Auto Glass Repair/Replacement
Auto Laundry – Self Service Vehicle Wash
Auto Rental
Auto Repair Garage
Auto Seat Covers, Auto Upholstery
Auto Seat Covers, Auto Upholstery (Installing - Inside Only)
Auto Stereo or Alarm Systems - Sales and/or Installation
Bakery (Commercial/Wholesale)
Bakery (Retail Sales Only)
Barber and Beauty Shops
Building Materials, Hardware, Home Improvement Center
Business School
Cabinet Shop (6,000 SF or Less)
Catering Services
Confectionery Production
Consignment Store
Contract Cleaning Service, Maid Service
Convenience Store (No Facilities for Gas)
Convenience Store (With Facilities for Gas and May Include Automated Auto Laundry)
Dental Clinic or Laboratory
Donut Shop
Dry Cleaning Store (6,000 SF or Less)
Electrical Contractor
Electrical Repairing, Domestic Equipment & Autos
Electrical Supply House
Equipment Sales - General (New or Used) and/or Rentals
Exterminating Co. (Retail)
Fitness Club
Frozen Food Lockers (Retail Without Processing)

Furniture Repairs, Upholstery, and Refinishing
Gasoline Filling/Service Station With Repair Bays (May Include Automated Auto Laundry)
Glass and Mirror Sales/Installation
Hardware Store
Heating/Air Condition Sales/HVAC Contractors
Kennel (Inside Pens)
Kiosk - Recycle and/or Donation
Laundromat
Light Manufacturing and Assembly
Manufacturing, Assembly, or Packaging of Products From Previously Prepared Materials
Medical Clinic
Medical Lab
Motorcycle Repair (If Enclosed In Building)
Motorcycle Sales, New With Incidental Uses
Muffler Shop
Offices, Professional & Business Only
Paint Store
Parking Lot – For The Parking of Cars & Trucks, 1½ Ton or Less
Plumbing Contractor
Plumbing Supplies Shop w/o Separate Warehouse, Includes Concealed Storage for Repairs
Plumbing Supply
Portable Building Sales
Postal Mart
Print Shop
Printing, Job & Book
Quick Oil Change and Lubrication
Radio or Television Broadcasting Without Tower
Restaurant – No Curb or Drive-in Services (Service Entirely Within Building)
Restaurant with Drive-in Facilities, Provided No Food or Drink May be Served to Vehicles
Parked on a Public street
Seasonal Sales
Second Hand Store
Security Systems/Intercom Installation Contractor
Signs (Minor), Banners and Pennants
Store or Shop for the Custom Work/Making of Articles to be Sold on the Premises
Swimming Pool, Sauna, Hot Tub Sales and Service - With Outside Display/Storage
Taxi Headquarters and Dispatch (May Include up to Three Handicapped Accessible Vehicles,
Maximum Capacity of 26 Passengers For Each Vehicle)
Taxidermist
Telemarketing Agency
Tire Sales with Inside Installation Services, Including Alignment, Brakes, Etc.
Transmission Shop, Sales, Installation
Truck Dealers, 1½ Ton or Less, New Trucks Only With Incidental Used Truck Sales
TV and Small Electronic Repair
Vehicle Inspection (State Required Inspection Only)
Venetian Blind Manufacture
Wholesale House

2. Accessory uses to the main use.

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** Maximum height shall be limited only by the residential proximity slope.

- B. **Residential Proximity Slope:** Buildings shall not exceed the residential proximity slope as defined in Article XIV-F. **EXCEPTION:** Structures listed in Article XIV-F, Section 8 may project through the slope to a height not to exceed the maximum structure height, or twelve (12) feet above the slope, whichever is less.

Section 4 **AREA REGULATIONS:**

A. **Size of Lot:**

- 1. **Minimum Lot Area:** Seven thousand (7,000) square feet.
- 2. **Minimum Lot Width:** Sixty feet (60').
- 3. **Minimum Lot Depth:** One hundred feet (100').

B. **Size of Yards:**

- 1. **Minimum Front Yard:** Twenty-five feet (25').
- 2. **Minimum Side Yard:** Fifteen feet (15'); twenty-five feet (25') if adjacent to a street; except where residential proximity slope applies.
- 3. **Minimum Rear Yard:** Fifteen feet (15'); except where residential proximity slope applies.

C. **Maximum Lot Coverage:** Sixty percent (60%); including accessory buildings

Section 5 **PARKING REGULATIONS:**

- A. As established by Article XIV-D, Off-Street Parking and Loading Requirements.

Section 6 **SPECIAL REQUIREMENTS:**

- A. No permanent use of temporary buildings.
- B. For site plan requirements, see Article XIV-H.
- C. Recreational vehicles, travel trailers, or mobile homes may not be used for on-site dwelling or nonresidential purposes.

- D. All mechanical heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned Development-2 Districts for residential uses. See Article XIV-G.
- E. Trash dumpsters shall be screened from public view. See Article XIV-G.
- F. Containerized storage, cargo storage, and/or trailer storage shall not be permitted on the premises.
- G. Not more than thirty-five (35%) of the lot or tract is used for the outside storage of products, materials, or equipment. See Article XIV-G for additional screening requirements.
- H. Other Regulations: As established in the Development Standards, Article XIV-E through Article XIV-G.