

PROPOSED AMENDMENTS TO THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT

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2.2.4. - C-1 neighborhood commercial district.

- A. *General description.* This district is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where individual proprietary stores are useful and desirable for the neighborhood.

~~Offices of nonprofit organizations, private clubs and lodges [are] to be in accordance with the regulations in the C-1 district.~~

- B. *Uses permitted.* Property and buildings in a C-1 neighborhood commercial district shall be used only for the following purposes:

1. Reserved.
2. Food market including specialty foods such as:
 - a. Bakery goods.
 - b. Delicatessen goods.
 - c. Meats.
3. Drugstore or fountain including:
 - a. Book and reading matter.
 - b. Stationery.
 - c. Tobacco.
 - d. Vanity goods.
 - e. Pharmacy.
4. Barbershop and beauty shop.
5. Cleaning and pressing collection stations.
6. Gift shop.
7. Self-service laundry and/or dry cleaning establishment, either coin- or attendant-operated; provided, however, that notwithstanding other requirements of this section, no such establishment shall exceed four thousand (4,000) square feet of gross floor area and no variance to such maximum floor area shall be granted.
8. Gasoline service station. (See article V, section 11, for additional requirements.)
9. Shoe repair and shoeshine service.
10. Professional and business offices.
- ~~11. Nameplate and sign, as regulated in article V, section 10.~~ **Reserved.**
12. Accessory buildings and uses customarily incidental to the above uses.

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13. Utility substations, easements, alleys and rights-of-way, and transportation easements, alleys and rights-of-way.
 14. Recycling collection facility as an accessory use only as regulated by article V, section 18.B.
 15. Personal gardens.
 16. Community gardens.
 17. Market gardens.
 18. Offices of nonprofit organizations, private clubs and lodges in accordance with the regulations in the O-1 district.
- C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5, and article V, section 3:
1. ~~Specialty shops dealing in men's or women's wearing apparel.~~ Retail trade.
 2. ~~Dry goods stores.~~ Reserved.
 3. Libraries.
 4. Eating and drinking establishments excluding brewpubs.
 5. Churches.
 6. Commercial telecommunications towers.
 7. Dwelling units in conjunction with another permitted use.
- D. *Area regulations.* The following requirements shall apply to all uses permitted in this district:
1. *Front yard.* All buildings shall [be] set back from the street right-of-way lines not less than twenty-five (25) feet.
 2. *Side yard.*
 - a. *Commercial uses only.* No side yard is required except as hereinafter provided.
 - b. *Combined commercial and residential uses.* Side yards shall be not less than twelve (12) feet each.
 - c. *All uses.* Where side yard is adjacent to a residential district, such side yard shall be not less than twenty (20) feet.
 3. *Rear yard.* There shall be a rear yard, alley, service court, or combination thereof, of not less than thirty (30) feet in depth, and all of the service areas of all buildings shall be completely screened from public view with plant materials or fencing.
 4. *Maximum lot coverage.* No building or buildings shall cover more than thirty-five (35) percent of the lot area.
 5. *Maximum establishment size.* No individual establishment shall have a gross floor area exceeding five thousand (5,000) square feet; provided, however, that libraries and churches are exempt from this maximum establishment size. Establishments determined to be legally existing, nonconforming with the requirements of this Section 2.2.4.D.5, or any legal successors in occupancy, may expand the establishment size in accordance with Article VI, Section A of the Zoning Code.
- E. *Height regulations.* No building shall exceed thirty-five (35) feet in height, except as provided in article V, section 5.
- F. *Off-street parking.* As regulated in article V, section 7.