

CHAPTER VI
ZONING DISTRICTS

SECTION 7 CENTRAL BUSINESS DISTRICT ZONE C-1

A. DESCRIPTION OF DISTRICT

1. This district is designed to be the downtown shopping and office area for the city. It is created to handle a wide range of retailing, office use and other related uses.

B. PERMITTED USES

The permitted uses are as follows:

1. Antique Shop
2. Auto Parts
3. Bakery or Confectionary Shop
4. Bank or savings and Loan Office
5. Barber and Beauty Shop
6. Book and Stationery Shop
7. Butcher Shop
8. Cabinet Shop
9. Camera Shop
10. Church
11. Clinic (Medical, Dental or Optical)
12. Day Nursery or Day Care
13. Drugstore or Pharmacy
14. Feed Store
15. Florist Shop
16. Furniture Store
17. Hardware or Sporting Goods
18. Hobby Shop
19. Hospital
20. Hotel or Motel
21. Jewelry Store
22. Lodge or Fraternal Organization
23. Office (General or Professional)
24. Paint and Wallpaper Store
25. Photography
26. Restaurants (Eat-in)
27. School (Business, Commercial, Public or Trade)
28. Shoe Repair

C. CONDITIONAL USES

1. Auto Sales, Service, Repair and Storage
2. Boat, All-Terrain Sales and Service
3. Building Material Sales (Open)
4. Bus Station and Terminal
5. Car wash
6. Convenience Food Stores with Gas Pumps
7. Laundry or Dry Cleaning
8. Equipment Rental (with Outside Storage)
9. Residential (Single and Multi-Family)
10. Restaurants (Drive-in)
11. Utility Substations or other Public Uses
12. Retail Uses Not Listed

D. AREA REGULATIONS

1. Front yard minimum setback:
 - a. None required.
2. Side yard minimum setback:
 - a. None except when it abuts a residential use; then a minimum of ten (10) feet from the property line shall be required.
3. Rear yard minimum setback:
 - a. Twenty (20) feet from property line except on a corner lot where the rear yard may be reduced to ten (10) feet from the rear property line in an exterior side access has been provided.
4. Lot area:
 - a. A minimum lot of five thousand (5,000) square feet is required. Lot widths shall not be less than fifty (50) feet. Lot depths shall not be less than one hundred (100) feet.
5. Loading and Unloading:
 - a. Loading and unloading facilities shall be provided on the premises so as not to block any public thoroughfares.
6. Height regulations
 - a. Not to exceed thirty-six (36) feet. See “building height” definition page 7.

E. SCREENING

- a. A permanent opaque fence or landscape hedge shall be provided along any side or rear property line which abuts a residential use or property

zoned for residential uses. The height of the screening fence shall be determined by the Commission at the time of the Site Plan Review.

F. ACCESSORY STRUCTURE

- a. Accessory structures may be located a minimum of three (3) feet from the back or side property line.

G. SITE PLAN REVIEW

- a. The Commission shall review a site plan for those permitted or conditional uses in C-1, when site plan must be approved by Commission prior to commencement of work. The Commission shall consider the parking, landscaping, siting of buildings and the compatibility of the development with the adjacent uses.
- b. A drawing shall be submitted for the review which shall include, in addition to the requirements included in the definition on page 15
 - i. Size of parcel
 - ii. Location and size of all buildings
 - iii. Location and number of parking spaces
 - iv. Location and type of landscaping and fences
 - v. Location and dimensions of all driveways