

ARTICLE XVI

C-1 LOCAL BUSINESS DISTRICT

16.1 Purpose

The C-1 Local Business District is intended to serve the every day shopping needs of local residents as well as to provide opportunities for specialty shops attractive to the wider suburban residential community around the City. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. Also allowed are compatible uses that, while not used as frequently, would be desirably located in close proximity to potential users. The district is designed to accommodate development of community shopping areas with planned off-street parking and loading as well as existing individual shops or small groups of local stores. The district is normally located on local or secondary streets, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

16.2 Permitted Uses

- Adult day care facilities
- Banks and financial institutions
- Bakeries, retail
- Barber shops
- Beauty shops
- Business and professional offices
- Candy and ice cream stores
- Clothing and apparel stores
- Convenience food stores
- Drug stores
- Delicatessens
- Dry cleaners and laundry (with plant if not more than 10 people are employed on the premises)
- Florists
- Grocery stores
- Hardware stores
- Hobby and toy stores
- Laundromats
- Nursery schools
- Paint, glass, and wallpaper stores
- Restaurants and carry-out restaurants
- Shoe stores
- Shoe and clothing repair shops
- Variety stores

Other uses which are of the same general character as the above permitted uses, as determined by the Director of Planning & Economic Development, but specifically excluding those uses which are first permitted in the C-3 zoning district.

16.3 Permitted Uses - Other Than Main Floor

Dwelling units

16.4 Special Use Permit Required

A special use permit is required for any of the following uses:

Banquet facility

16.5 Standards

The following standards apply to property located in the C-1 zoning district, in addition to the general standards contained in Article III:

- A. All business shall be primarily of retail character, selling or performing services directly to the public. Wholesaling or jobbing shall be permitted only where retailing is the primary use of the premises.
- B. The manufacture, assembly, processing, or packaging of goods shall be permitted only when incidental to a permitted use. All goods produced on the premises shall be sold at retail on the premises.
- C. Outdoor Storage - General. All business, servicing, storage and display of goods shall be conducted within completely enclosed buildings. The following activities and uses are exempt from this requirement:
 - a. Accessory off-street parking and loading
 - b. Outdoor seating provided by a restaurant
 - c. Temporary outdoor storage as permitted in Article 24.12
- D. Exterior lighting fixtures shall be designed or shaded so as to avoid casting direct light or glare toward surrounding properties or streets and to direct illumination downward.
- E. Site plan and architectural approval is required for all new structures, and parking lots.
- F. Exterior masonry construction requirement: All exterior walls of non-residential buildings constructed in this zoning district shall be constructed of one hundred percent (100%) masonry materials, exclusive of windows, doors, roofs, cornices, or awnings. Where a lawful building exists at the effective date of adoption of this

requirement June 15, 2009 and said building was not built under the terms of this requirement, it may continue so long as it remains lawful, subject to the following provision:

- a. If any building is destroyed or damaged by any means to the extent that the cost of restoration will exceed 50% of the cost of replacement of the entire building or structure, said building shall be restored only in conformance with the regulations of this ordinance. The extent of damage and the cost of restoration as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.
- b. If any building is remodeled or improved to an extent that the cost of said remodeling or improvement will exceed 50% of the cost of replacement of the entire building or structure, said building be remodeled or improved only in conformance with the regulations of this ordinance. The cost of the remodeling or improvement as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.

16.6 Bulk Regulations

- A. Maximum Height A maximum height of 35 feet.
- B. Lot Area There are no minimum lot area requirements in the C-1 district.
- C. Lot Width There are no minimum lot width requirements in the C-1 district.
- D. Yard Requirements The minimum yard requirements for a building in the C-1 district are:
 - a. Front yard: 25 feet.
 - b. Side yard facing a public right-of-way: 25 feet.
 - c. Side yard (interior): 10 feet except that any side yard abutting residential property shall be 15 feet.
 - d. Rear yard: 10 feet except that any rear yard abutting residential property shall be 15 feet.

Recognizing the unique character of the existing development on the south side of College Avenue from President Street to the west and the Union Pacific railroad tracks to the east, there shall be no yard requirements for a building within this block.