

C-1 COMMERCIAL BUSINESS DISTRICT

6.1.11 Intent: This district is designed to provide for a wide range of retail, office, amusement and service uses normally found in a central business district. Highest density and intensity of use are permitted in this district.

6.1.12 Permitted Principal Uses And Structures: The following shall be permitted as uses by right:

1. Apartments on floors other than ground floor;
2. Automobile parts, supplies and services;
3. Building materials - retail;
4. Bakery;
5. Banks, savings and loan associations, credit unions and finance companies;
6. Barbershops, beauty parlors and shoeshine shops;
7. Business offices;
8. Child care homes and centers;
9. Detached banking facilities (ATM);
10. Chiropractors, optometrists, dentists, physicians and other similar health related services;
11. Dry cleaning or laundry establishments;
12. Food service, restaurants and taverns;
13. Food storage lockers;
14. Funeral homes and mortuaries;
15. Garden centers;
16. Postal, mailing services and related services;
17. Gift, stationary, china and related retails;
18. Museums and art galleries;

19. Nursery, primary and secondary education;
20. Office buildings;
21. Parking lots, parking garages and other off-street parking facilities;
22. Personal and professional services;
23. Photography studios;
24. Private schools, including but not limited to business or commercial schools, and dance or music academies;
25. Public and private charitable institutions;
26. Public parks, buildings and grounds;
27. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities;
28. Public utility facilities;
29. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings;
30. Service stations;
31. Stores or shops for the sale of goods at retail and/or wholesale;
32. Direct mail and telemarketing services;
33. Electrical and gas retail household appliances and services;
34. Employment services;
35. Furniture retail, upholstery and repair services;
36. General, hardware stores;
37. Insurance and brokers services;
38. Craft and jewelry making services and sales;
39. Motion picture theatres;

40. Newspapers publishing and printing;
41. Recycling drop-off point;
42. Household improvements retail;
43. Sporting goods retail and services;
44. Variety and discount stores retail;
45. Wine, beer, alcoholic products and related sales; and
46. Meat Locker.

6.1.13 Permitted Accessory Uses And Structures: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Article 8.2; and
2. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as special uses.

6.1.14 Permitted Conditional Uses And Structures: The following shall be permitted when in conformance with the conditions prescribed herein:

1. Single family dwelling must comply with all provisions of the R-2 Residential District;
2. Two-family dwellings must comply with all provisions of the R-2 Residential District; and
3. Multiple family dwellings must comply with all provisions of the R-2 Residential district.

6.1.15 Permitted Special Uses: A building or premises will be used for the following purposes in the C-1 Commercial Business District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Bed and breakfast guest home;
2. Recycling center; and
3. Communications/transmitting towers.

4. Commercial Kennel

6.1.16 Prohibited Uses And Structures: All other uses and structures that are not specifically permitted or not permissible as special uses shall be prohibited from the C-1 Commercial Business District.

1. No use shall be permitted and no process, equipment or materials shall be used by the City to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt refuse, noise, vibrations, illumination, glare, or unsightliness or to involve any hazard of fire or explosion.

6.1.17 Screening Requirements:

1. Where a site adjoins or is located across an alley from the Residential District; a solid wall or fence or compact evergreen hedge six (6) feet in height shall be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials attendant to a permitted use or special permit use shall be permitted only within an area surrounded or screened by a solid wall or fence.

6.1.18 Height And Area Regulations: The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	Lot Area (So. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses	3000	25	0	0	0	35'
Special Uses	3000	25	0	0	0	35'

6.1.19 Parking Regulations: Parking within the C-1 Commercial Business District shall be in conformance with the provisions of Article 1 of these regulations.

6.2 C-2 HIGHWAY COMMERCIAL DISTRICT

6.2.1 Intent: The C-2 Highway Commercial District is intended for the purpose of servicing highway travelers and providing limited commercial

services. Off-street parking is required in order to reduce possible adverse effects on adjacent properties.

6.2.2 Permitted Principle Uses And Structures: The following shall be permitted as uses by right:

1. Automobile sales;
2. Automobile wash facilities;
3. Churches and other religious institutions;
4. Construction sales and services;
5. Commercial operations and businesses, intended for the purpose of servicing travel and recreational users;
6. Commercial recreational facilities (bowling alleys, miniature golf courses and similar uses);
7. Detached banking facilities (ATM);
8. Electric and telephone substations;
9. Farm implement sales and services;
10. Garden centers and nurseries;
11. Irrigation equipment sales and services;
12. Mini warehouses;
13. Mobile homes sales;
14. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants;
15. Restaurants and cafes;
16. Service stations;

17. Single family homes;
18. Stores or shops for sale of goods at retail;
19. Transportation warehousing;
20. Trucks and freight terminals;
21. Utilities, including shops and offices; and
22. Medical clinics.

6.2.3 Permitted Accessory Uses And Structures: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses.

6.2.4 Permitted Special Uses: A building or premises may be used for the following purposes in the C- 2 Highway Commercial District if a special use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Private clubs and lodges;
2. Facilities for the commercial storage or sale of fertilizer or toxic or flammable chemicals;
3. Radio studios, transmitters and antenna; and
4. Recycling centers;
5. RV Park/Campground
6. Commercial Kennel

6.2.5 Screening Requirements:

1. Where a site adjoins or is located across an alley from the Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height will be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials attendant to a permitted use or special

permit use shall be permitted only within an area surrounded or screened by a solid wall or fence.

6.2.6 Prohibited Uses: All other uses and structures which are not specifically permitted or permissible as special uses shall be prohibited from the C-2 Highway Commercial District.

6.2.7 Height And Area Regulations: The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses	10,000	None	25'	5'	5' when abutting a residential district	35'
Special Uses	Subject to City Council approval	None	25'	5'	5' when abutting a residential district	35'

6.2.8 Parking Regulations: Parking within the C-2 Highway Commercial District shall be in conformance with the provisions of Article 7 of these regulations.