

SECTION 10

NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)

- 10.1 General Description. This commercial district is for the provision of retail trade and personal services to meet the needs of and for the convenience of people in adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood, closely associated with residential, religious, recreational and educational elements, more restrictive requirements for air, light, open space and off-street parking are made than are provided for in other commercial districts.
- 10.2 Uses Permitted.
- 10.2.1 Food retail stores.
 - 10.2.2 Drug stores.
 - 10.2.3 Personal service uses including shoe repair, beauty parlor, barber shop, professional offices and clinics.
 - 10.2.4 Laundromat and dry-cleaning outlets.
 - 10.2.5 Restaurants, lunch rooms and boarding houses.
 - 10.2.6 Accessory retail or service uses, subject to review by the Planning Commission to insure conformity to the intent of the Ordinance.
 - 10.2.7 Accessory residential use when the owner or operator of a commercial establishment has a dwelling unit contiguous to the commercial establishment.
- 10.3 Building Height. No building shall exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height.
- 10.4 Required Lot Area. Served by a sanitary system, seven thousand five hundred (7,500) square feet. Not served by a sanitary system, area must be approved in writing by County Health Officer, which approval shall be filed with the City Clerk before a building permit shall be issued.
- 10.5 Percentage Lot Coverage. All buildings including accessory buildings shall not cover more than forty (40) percent of the lot.

10.6 Yards Required.

10.6.1 Front yard - All buildings shall set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

10.6.2 Side yard width not required, except at least fifteen (15) feet when adjacent to residential district.

10.6.3 Rear yard - depth thirty (30) feet.

10.7 Parking Regulations. See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.

10.8 Sign Regulations. Name plate and sign relating only to the use of the store and premises or to products sold on the premises. Lighted signs of flashing or intermittent type shall be prohibited; however, this shall not prevent the use of animated signs located entirely within the building which can be seen only from the street side of the building.

10.9 Loading Zone. See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.