

ARTICLE 9

C-1 – RETAIL BUSINESS DISTRICTS

SECTION 9.01 – INTENT: These districts are intended solely for the convenience shopping of persons residing in adjacent residential areas and are designed to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs.

SECTION 9.02 - PERMITTED USES:

- A. Stores and shops for the conducting of any generally recognized retail business.
- B. Personal service shops.
- C. Medical and dental clinics.
- D. Restaurants and other business establishments serving foods and beverages, but not including the “drive-in” type of establishment.
- E. Business and professional offices and banks.
- F. Indoor theaters, auditoriums, bowling alleys and similar activities.
- G. Offices and workshops of a plumber, electrician or similar trade and banking, printing, laundry, cabinet making and similar establishments.
- H. Other uses similar to the above and subject to the following regulations.
 - 1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
 - 2. All business, servicing or processing, except for off-street parking and loading, shall be conducted within completely enclosed buildings.
- I. Publicly owned building, public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations with service yards, but without storage facilities.
- J. Public libraries and municipal buildings and uses.
- K. Customary accessory uses and buildings incidental to any of the above permitted uses, including the following:
 - 1. Advertising signs customarily incidental to any of the permitted uses pertaining only to the products or services offered for sale on the premises and subject to the provisions of Article 18 of this Ordinance.

- L. Residential uses as specified in the R-2 Residential Urban District subject to the yard and area regulations contained therein.
- M. Communications Antennas mounted on an existing Public Utility Transmission Tower, building, or other structure, and Communications Equipment Buildings, subject to the standards set forth in Article 16, Section 16.22.
- N. Churches and similar places of worship.
- O. The following Special Exception uses, upon approval by the Zoning Hearing Board as provided for in Article 21 of this Ordinance:
 - 1. Automobile service facilities, provided that the following standards and conditions are complied with:
 - a. A set of plans, specifications and plot plans are submitted to the Zoning Hearing Board showing all structures, pumps, storage tanks, parking areas and driveways for ingress and egress.
 - b. All pumps shall be located outside of buildings, on private property and in no case within twenty (20) feet of any street right-of-way line, subject to such conditions and safeguards as the Zoning Hearing Board may impose with respect to, among other matters, the location and adequacy of entrances and exists.
 - c. All automobile parts, dismantled vehicles and similar articles shall be stored within a building; all fuel, oil, or other similar substances shall be stored at least thirty-five (35) feet from any street right-of-way or lot line, and all volatile fuel containers in excess of one hundred (100) gallons shall be located underground.
 - d. In no event shall a permit be granted for such a use located within five hundred (500) feet of a school, hospital, infirmary, church, museum, club, or place of public assembly having a capacity of over one hundred (100) persons; a vehicle service facility shall not be deemed nonconforming through the subsequent erection of the above use.
 - 2. Motels and hotels.
 - 3. Restaurants and other business establishments serving foods and beverages of the “drive-in” type.
 - 4. Group Care Facilities as provided under Section 6.06(P) of this Ordinance.

SECTION 9.03 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS: A lot area, lot width and yard setback requirements of not less than the dimensions shown in the following shall be provided for every principal building hereafter erected or altered for any use permitted in this district.

- A. Lot area – same as high density residential districts.
- B. Building height – no less than one (1) story no grater than thirty-five (35) feet.
- C. Front yard – thirty (30) feet.
- D. Side yard – not less than ten (10) feet in width on each side of the principal building. However, in a case where two (2) or more commercial buildings could compatibly abut each other, no side yard is required between them, provided that a written agreement is made between the affected property owners.
- E. Rear yard and depth – twenty-five (25) feet.
- F. Coverage – sixty (60) percent maximum.

SECTION 9.04 - MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS:

- A. Off-street parking shall be provided for in accordance with Article 17 of this Ordinance.
- B. Each business use shall provide one (1) off-street loading and unloading space in the side or rear of the building for each four thousand (4,000) square feet of floor area or fraction thereof in each building. Such space or spaces shall not be less than six hundred sixty (660) square feet in area, with a dimension of twelve by fifty-five (12x55) feet per space, which shall be located exclusively of any public right-of-way, and a minimum height clearance of fifteen (15) feet.

SECTION 9.05 - LIMITATIONS OF SIGNS: Only those signs referring or relating to the uses conducted on the premises or to the materials or products made, sold or displayed on the premises shall be permitted and further provided that all signs and advertising structures shall be maintained in accordance with Article 18 of this Ordinance.