
Section 6.10 Commercial Districts (C-1, C-2)

(a) Neighborhood Commercial District (C-1):

(1) Purpose: The district shall provide retail shopping and personal service uses, either as a unit or in individual parcels, to serve the needs of a relatively small area, primarily nearby low-density residential neighborhoods. The district regulations are such as to encourage compatibility with the residential surroundings. It is not the intent of this district to provide for any residential uses.

(2) Permitted Uses:

- a. Retail Goods Establishment
- b. Financial Institutions
- c. Personal Services Establishment
- d. Restaurant (except drive-thru and drive-in restaurants)
- e. Day Care Center, Child - Childcare centers as listed in section 6.05 (e)(1) with all provisions except minimum area of site shall be twelve thousand (12,000) square feet.
- f. Clinics under five thousand (5,000) square feet
- g. Hospice
- h. Laundromats
- i. Dry cleaning establishments
- j. Monopoles, aerials, antennas, masts, and communication equipment shelters subject to the requirements and restrictions found in Article XII, Supplementary Use and Performance Standards.
- k. Semiprivate athletic clubs
- l. Veterinary clinic, small animal (no kennel)
- m. Business/Professional Offices
- n. Private and semiprivate clubs
- o. Trade Services Establishment
- p. Social Services
- q. Accessory buildings and uses customarily incidental to the above uses. Any building used primarily for any of the above permitted uses may use no more than twenty-five (25) percent of the floor area for storage purposes incidental to each operation.
- r. Short-term rentals.

(3) Conditional Uses in C-1:

- a. Service Station/Convenience Store
- b. Places of Worship:
 - i. Churches, temples, synagogues and other places of worship by organized religious sects which have a tax-exempt status granted by the United States Internal Revenue Service, provided such uses are located no less than three hundred (300) feet from any existing barroom, nightclub, liquor store, lounge, and exotic dance land use, as measured in a

straight line from the nearest point of the property line of the place of worship to the nearest point of the property line of the adult licensed premises, and in accordance with Article VI, Section 6.03 (g) Conditional Use Permits.

- ii. Residential uses, private school, recreational development, and licensed adult care that are not normally associated with worship are prohibited. Where a place of worship and/or the adult licensed establishment are part of a multi-use development, the minimum distance requirement shall be a straight-line measurement from the nearest point of the main entrance of the place of worship to the nearest point of the main entrance of the adult licensed establishment.
 - iii. The minimum lot area when combined or incorporated in a building of mixed use shall be consistent with the minimum lot area of the C-1, Neighborhood Commercial District. The minimum lot area for freestanding places of worship shall be no less than ten thousand (10,000) square feet.
- [c.] Existing nonconforming single-family dwelling, two-family dwelling, three-family dwelling, and four-family dwelling may be enlarged, expanded, or altered, provided the following criteria are met:
- i. The property owner must verify written documentation that the residential structure existed prior to December 4, 1978, or a change in zoning classification occurred after the structure was constructed.
 - ii. The applicant shall submit a notarized affidavit indicating the property has not been vacant for more than six (6) months.
 - iii. The applicant shall submit records from utility companies indicating usage for the past twelve (12) months for all meters on the property.
- [d.] Theater
- [e.] Assisted Living

[(4)] Site Development Regulations:

- a. Height: No building or structure shall exceed forty-five (45) feet in height unless otherwise provided herein.
- b. Area Regulations:
 - i. Front yard:
 - 1) There shall be a front yard having a depth of twenty (20) feet providing, however, that where structures located within fifty (50) feet on both sides of the propose use have observed a front yard line of less than twenty (20) feet, then the proposed use may be located in line with the most rearward of the two (2) adjacent structures, but not less than ten (10) feet.
 - 2) On through lots, the required front yard shall be provided on both streets.
 - ii. Side yard:
 - 1) No side yard is required except on the side of a lot abutting a residential district, in which case there shall be a side yard of not less than five (5) feet. Where a side yard is provided but not required, such side yard shall not be less than three (3) feet.

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- 2) On corner lots, the side yard on the side of the lot abutting the side street shall not be less than ten (10) feet.
 - iii. Rear yard: A rear yard is not required except where a lot abuts a residential district, in which case there shall be a rear yard of not less than twenty (20) feet in depth. Where a rear yard is provided but not required, such rear yard shall not be less than three (3) feet in depth.
 - c. Lot area: Every lot shall contain an area of not less than five thousand (5,000) square feet with a minimum width of fifty (50) feet and a minimum depth of one hundred (100) feet unless otherwise provided herein.
 - d. Off-Street Parking: The off-street parking and loading requirements shall be as provided in Article VII, Off-street Parking and Loading Regulations, of this ordinance.
- (b) **General Commercial (C-2):**
- (1) **Purpose:** This district shall provide for the retailing of goods and the furnishing of major services on a larger scale than the Neighborhood Commercial District. These districts are generally located along major streets and at the intersections of major streets and should expand in depth rather than strip-like extensions along major streets. It is not the intent of this district to provide for any residential uses.
 - (2) **Permitted Uses:**
 - a. Any use permitted in a C-1 Neighborhood Commercial District
 - b. Reception Halls
 - c. Pool Halls
 - d. Recreation Facility, Commercial
 - e. Recreation Facility, Public
 - f. Automobile, motorcycle, boat and trailer sales, new, used, and rentals (see Article XII, Section 12.11 Special Regulations for Automobile Sales Establishments: New, Used, and Rental)
 - g. Bars, nightclubs, and similar establishments: Such uses shall be located a minimum of three hundred (300) feet from any residential zoned district, church, school, public library, nursery, day care center or recreational facilities as measured from the closest boundary line of the residential zoned district or the closest property line of the church, school, public library, nursery, day care center, recreational facility or premises licensed as a barroom, nightclub, liquor store, lounge or establishment offering or featuring exotic dancers or dancing
 - h. Check Cashing Establishment
 - i. Funeral homes, mortuaries and undertaking establishments
 - j. Gas Station Minimart
 - k. Gas Station, Limited-Service
 - l. Hospice
 - m. Hotels and motels
 - n. Veterinary clinic, small animal clinic (no open kennels are permitted on the premises).
 - o. Nurseries and garden centers
 - p. Educational Facility, vocational

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- q. Theaters
 - r. Pet Day Care Center
 - s. Drive-Thru Establishments
 - t. Children's Amusement Place
 - u. Tattoo Parlor
 - v. Bingo Halls, provided the following criteria are met to the satisfaction and approval of the head of the regulatory section of the public works department:
 - i. The bingo hall is not located within one thousand (1,000) feet of another bingo hall.
 - ii. The bingo hall will not have the propensity to downgrade the immediate neighborhood.
 - iii. The bingo hall will not produce any demonstrable noise.
 - iv. The bingo hall will not generate significant vehicular or pedestrian traffic.
 - v. The bingo hall is not in close proximity to any residential district more restrictive than RM.
 - vi. The bingo hall is not in contravention of any other regulations governing its location and operation.
 - w. Accessory buildings, such as warehouses and other uses customarily pertinent to the above uses when located on the same lot and provided that Articles or materials are not stored in an open area outside the buildings unless the area is enclosed within a solid fence of such height to adequately screen the area from public view.
 - x. Short-term rentals.

(3) Conditional Uses:

- a. Car Washes
- b. Automobile Repair, Minor
- c. Assisted Living
- d. Places Of Worship
 - i. Churches, temples, synagogues and other places of worship by organized religious sects which have a tax-exempt status granted by the United States Internal Revenue Service, provided such uses are located no less than three hundred (300) feet from any existing barroom, nightclub, liquor store, lounge, and exotic dance land use, as measured in a straight line from the nearest point of the property line of the place of worship to the nearest point of the
 - ii. Residential uses, private school, recreational development, and licensed adult care that are not normally associated with worship are prohibited. Where a place of worship and/or the adult licensed establishment are part of a multi-use development the minimum distance requirement shall be a straight-line measurement from the nearest point of the main entrance of the place of worship to the nearest point of the main entrance of the adult licensed establishment. The minimum lot area when combined or incorporated in a building of mixed use shall be consistent with the minimum lot area of the C-2, General Commercial District. The minimum lot area for freestanding places of worship shall be no less than ten thousand (10,000) square feet.
- e. Amusement places

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- f. Hospital (PUD process) may be permitted but shall comply with the provisions and procedures of Section 6.03 (f) of this ordinance.
 - g. Pawnshop:
 - i. Upon review and approval in accordance with 6.03 (g) Conditional Use Permits Procedures, subject to, but not limited to the following requirements:
 - ii. No pawnshop use may be located closer than three hundred (300) feet from any parcel used or zoned for residential use. In addition, no pawnshop use may be located closer than one thousand (1,000) feet from any other pawnshop use. Distances shall be calculated in a straight air-line measurement from the closest point of the lots upon which the structures are located without regard to intervening obstacles.
 - iii. In cases where an establishment occupies a multi-unit building, the distance separation criteria shall be measured from the main entrance of the use.
 - iv. A maximum of one (1) pawnshop is allowed within any single commercial center.
 - v. At least fifty (50) percent of the public space in the store shall be dedicated to the display of items for sale.
 - vi. No outdoor display, sales, or storage of any merchandise shall be permitted.
 - vii. Sale or display of firearms is prohibited.
 - h. Retail Goods Establishment: Stores or shops, except adult book/video stores, for the conduct of a retail business exceeding twenty-five thousand (25,000) square feet of floor area may be approved by the City Council when they are satisfied that such an increase will not impact the intent of the district. Such stores or shops conducting retail business may also conduct wholesale operations, provided that such wholesale operations do not constitute more than twenty-five (25) percent of their annual gross revenues.
 - i. Existing nonconforming single-family dwelling, two-family dwelling, three-family dwelling, and four-family dwelling may be enlarged, expanded, or altered, provided the following criteria are met:
 - i. The property owner must verify written documentation that the residential structure existed prior to December 4, 1978, or a change in zoning classification occurred after the structure was constructed.
 - ii. The applicant shall submit a notarized affidavit indicating the property has not been vacant for more than six (6) months.
 - iii. The applicant shall submit records from utility companies indicating usage for the past twelve (12) months for all meters on the property.
 - j. Food Truck Park: Upon review and approval following 6.03(g) Conditional Use Permits Procedures, subject to, but not limited to the following requirements:
 - i. The food truck park is located on a site having a minimum area of twenty thousand (20,000) square feet.
 - ii. The number of food truck vendor spaces is limited to one (1) vendor space per one thousand (1,000) square feet of lot space with a maximum of twenty (20) and a minimum of five (5).
 - iii. Off-street parking shall be provided at a ratio of one (1) space for every one hundred fifty (150) square feet of the total park area, excluding areas used for parking and landscaping.

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- iv. All food preparations shall occur inside the food truck. No grills, fryers, smokers, boiling equipment, etc. shall be used outside the food truck.
 - v. All food truck parks must contain permanent restrooms and hand-washing facilities.
 - vi. No vehicle drive-through services shall be permitted within a food truck park.
 - vii. To ensure the safety of staff and patrons, individual electrical generators shall be prohibited. All electrical services necessary to serve a food truck shall be provided through permanent on-site connections. Aerial electrical line extensions shall be prohibited.
 - viii. Individual electric service outlets with connection boxes shall be installed at each space through approved underground utility line extensions.

(4) Site Development Regulations:

- a. Height: No building or structure shall exceed sixty-five (65) feet in height, except where structures abut a residential district or structure the height limitation shall be fifty (50) feet.
- b. Area Regulations:
 - i. Front yard:
 - 1) There shall be a front yard having a depth of twenty (20) feet providing, however, that where structures located within fifty (50) feet on both sides of the proposed use have observed a front yard line of less than twenty (20) feet, then the proposed use may be located in line with the most rearward of the two (2) adjacent structures, but not less than ten (10) feet.
 - 2) On through lots the required front yard shall be provided on both streets.
 - ii. Side yard:
 - 1) No side yard is required except on the side of a lot abutting a residential district or structure, in which case there shall be a side yard of not less than fifteen (15) feet; only ten (10) feet is required along any distance of the side yard property line behind which there is no main building and no property line facing the main building. Where a side yard is provided, but not required, such side yard shall not be less than three (3) feet.
 - 2) On corner lots, the side yard on the side of the lot abutting the side street shall not be less than ten (10) feet.
 - iii. Rear yard: A rear yard is not required except where a lot abuts a residential district or structure, in which case there shall be a rear yard of not less than thirty (30) feet in depth. Where a rear yard is provided but not required, such rear yard shall not be less than three (3) feet in depth.
- c. Lot area: Every lot shall contain an area of not less than five thousand (5,000) square feet with a minimum width of fifty (50) feet and a minimum depth of one hundred (100) feet, unless otherwise provided herein.
- d. Off-Street Parking: The off-street parking and loading requirements shall be as provided in Article VII Off-Street Parking and Loading Regulations, of this ordinance.

(Ord. No. 11,653, §§ 4, 5, 11-7-19; Ord. No. 12,558, § 2, 6-6-24)