

Sec. 10.0. C-1 Neighborhood Shopping District.

10.1.*Intent.* To establish and preserve areas for those commercial facilities which are especially useful in close proximity to residential area, while minimizing the undesirable impact of such uses on the neighborhoods which they serve.

10.2.*Permitted principal uses.* All principal permitted uses in District C-P, plus barber or beauty shops; banks; convenience stores; drug stores; dry cleaning outlets; coin-operated laundromats; day-care nurseries; grocery stores, catering restaurants where food is not cooked with a fire which emits smoke outside the building, food service restaurants and other neighborhood service facilities. (Ord. No. 96-1468, § 1, 3-18-96)

10.3.*Conditional uses.* Schools, where the type of school is compatible with nearby residential areas, churches, shopping centers and nursing homes, veterinary clinic, no outside kennels; off-premise sale of beer and wine, and independent living facilities and assisted living facilities, subject to the area and dimensional regulations of the R-4 District. (Ord. No. 87-581, § 4, 3-2-87; Ord. No. 97-1574, § 1, 7-21-97; Ord. No. 06-2109, § 1, 2-6-06)

10.4.*Special exception uses.* Telecommunications facilities. (Ord. No. 97-1566, § 37, 6-16-97)

10.5.*Prohibited uses.* Any wholesale establishment, any type of restaurant, any retail establishment which dispenses gasoline or requires outside storage of equipment, commodities or other materials not located within an enclosed service yard, on premise sale of alcoholic beverages, off-premise sale of liquor and live entertainment. (Ord. No. 83-356, §§ 1, 2, 3-2-83; Ord. No. 85-456, § 5, 11-18-85; Ord. No. 87-581, § 4, 3-2-87; Ord. No. 92-1086, § 3, 7-6-92; Ord. No. 96-1468, § 2, 3-18-96; Ord. No. 97-1574, § 1, 7-21-97)

10.6.*Area and dimensional regulations.*

A. Minimum yards:

Front--Eighty (80) feet.

Rear---Thirty (30) feet*.

Side--Twenty-five (25) feet**.

*Rear yard to be 15 feet if adjoining property is zoned commercial.

**Side yard to be 10 feet if adjoining property is zoned commercial.

B. Building height limitation: No structure shall be higher than thirty (30) feet.

C. The maximum permitted size of a retail or service establishment located in a shopping center shall be four thousand five hundred (4,500) square feet.

Shopping centers are prohibited on lots or parcels with less than sixty thousand (60,000) square feet of area. The maximum floor area of buildings containing one (1) retail or service establishment, and of shopping centers, shall be determined as a percent of lot or parcel area, as follows:

MAXIMUM BUILDING FLOOR AREA

TABLE INSET:

Type of Building	Lot or Parcel Area in Square Feet			
	Less than	40,000 to	60,000 to	100,000 or

	40,000	59,999	99,999	more
Type of Building Maximum floor area of a building containing one retail or service establishment, expressed as a percent of lot or parcel area	8%	12%	12%	12%
Maximum floor area of a shopping center building, expressed as a percent of lot or parcel area	N/A	N/A	20%	25%

(Ord. No. 85-456, § 6, 11-18-85)

10.7. *Buffer regulations.* When any permitted or conditional use is located wholly or partially adjacent to a residential district, office or agriculture district, said use shall provide as a minimum a twenty-five (25) foot wide buffer on all rear and side property lines that abut said districts. See article XIII, section 3.0. All special exception uses shall be surrounded by a twelve (12) foot wide buffer on all property or boundary lines that form the smallest geometric figure enclosing the facility, except as necessary for access to the facility, unless said facility is within one hundred (100) feet of a single family or two family residential district, in which case said buffer shall be increased to twenty (20) feet in width. See article XIII, section 3.0. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 22, 4-15-96; Ord. No. 97-1566, § 38, 6-16-97; Ord. No. 99-1719, § 1, 2-7-00; Ord. No. 03-1982, § 1, 9-15-03)

10.8. *Additional regulations (when applicable).*

- A.. Shopping centers, Article VIII, section 3.0.
- B. Retirement and nursing homes, Article VIII, section 7.0.
- C. Off-street parking and loading requirements, Article IX.
- D. Sign regulations, Article X.
- E. Each commercial structure located in the C-1 District shall have a service yard, adequate for the handling of wastes and garbage and loading and unloading of vehicles. Such service yard shall be paved, have access to a public street or alley, be located to the side or rear of the structure and be enclosed on three (3) sides with a permanent wall or fence, at least six (6) feet tall and adequate to conceal the service yard from visibility.
- F. No exterior lighting fixture including lighting for parking areas, walkways, general illumination or any other purposes, except signs, shall extend more than twelve (12) feet in height measured from the ground. All exterior lighting fixtures shall be constructed to direct the beam below the horizontal plane of the fixture and shall reflect away from any adjacent residential areas.
- G. No materials, supplies nor equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from neighboring properties and public streets. Said visual barrier shall be either a planting screen of evergreen shrubs or a wall or fence constructed of material similar to and compatible with that of the building.
- H. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 89-856 § 3, 1-15-90; Ord. No. 91-1048, § 5, 8-16-91; Ord. No. 96-1477, § 23, 4-15-96)
- I. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 39, 6-16-97)
- J. Highway 280 Overlay District Regulations, Article XV. (Ord. No. 99-1719, § 1, 2-7-00) (Ord. No. 310, § 6, 12-15-80)