

1145.10 C-1 GENERAL COMMERCIAL DISTRICT.

(a) Purpose. The intent of the C-1 General Commercial District is to designate certain areas for convenience goods, personal services, offices, financial institutions and certain types of highway commercial uses. These commercial establishments (retail, service, office) are to serve primarily the residents of the Municipality, and surrounding area and secondarily to serve vehicular traffic passing through the Municipality.

(b) Permitted Uses. The following uses shall be permitted as a use-by-right in the C-1 General Commercial District:

- (1) Automobile garages doing minor repair work such as tire and battery sales and service, motor tuneup, brake job, wheel alignment, and shock absorber installations.
- (2) Automobile parts, tire sales and services, upholstery and muffler establishments.
- (3) Banks and savings and loan associations.
- (4) Business and professional offices.
- (5) Churches and similar places of worship; fraternal lodges and private clubs.
- (6) Convenience retail establishments, such as carry-out stores, drug stores, food stores, supermarkets, variety stores, ice cream stores, bakery shops, carry-out and sit-down restaurants; appliance, furniture and hardware stores.
- (7) Indoor commercial recreation, such as bowling alleys, skating rinks.
- (8) Personal service establishments, such as barber shops, beauty shops, laundromats/laundrettes, dry cleaning establishments, shoe repair shops, radio and television repair shop.
- (9) Theatres, excluding drive-in theatres.
- (10) Pre-existing residential uses. (Ord. 314. Passed 5-30-73.)

(c) Conditionally Permitted Uses. Such uses are subject to the approval of the Board of Appeals and the subsequent issuance of a Conditional Use Permit by the Zoning Enforcement Officer, which procedure is specified in Section 1153.02:

- (1) Agricultural implement sales, storage and rental.
- (2) Air conditioning, heating, plumbing, and roofing shops.
- (3) Automobile service stations, and automobile washing establishments.
- (4) Bicycle sales, repair and rental establishments.
- (5) Equipment rental.
- (6) Pet shops.
- (7) Restaurants: drive-in.
- (8) Public utility substations or exchanges.
- (9) Kindergarten or day nursery. (Ord. 555. Passed 2-23-81.)

(d) Minimum Lot Area and Lot Width. There shall be permitted zoning lots not less than 5,000 square feet in land area. No lot width shall be less than fifty feet.

(e) Maximum Building Height. No commercial structure shall exceed three stories, or forty-five feet in height.

(f) Minimum Yard Setbacks.

- (1) Front. There shall be a minimum depth of ten feet.
- (2) Side. None required, except there shall be a minimum width of twenty feet when adjacent to any "R" District.
- (3) Rear. There shall be a minimum depth of ten feet, except when adjacent to any "R" District, there shall be a minimum depth of forty feet.

(g) Required Off-Street Parking. Off-street parking shall be required in accordance with the requirements specified in Section 1153.01.
(Ord. 314. Passed 5-30-73.)