

Sec. 13-1-37 C-1 Neighborhood Shopping Commercial District.

- (a) **Purpose.** The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations in the C-1 Neighborhood Shopping Commercial District. This District is intended to provide for small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance and operation of which are compatible with the character of the surrounding area.
- (b) **Permitted Uses.** A building or premise in the C-1 District shall be used only for the following purposes:
 - (1) Retail stores and shops offering convenience goods and personal services and not exceeding one thousand five hundred (1,500) square feet of primary floor space.

- (2) Business, professional, or public service office not exceeding one thousand (1,000) square feet of primary floor area.
- (3) An accessory building or use shall be used only for the following purposes:
 - a. Residential quarters for the owner, proprietor, commercial tenant, employee, or caretaker located in the same buildings as the business.
 - b. Garages for storage of vehicles used in conjunction with the operation of the business.
 - c. Off-street parking and loading area, in the rear yard only.
 - d. Any other structure or use normally accessory to the above uses.
 - e. Any uses listed in R-1, R-2 and R-4 Districts.
- (c) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:
 - (1) Dental and medical clinics.
 - (2) Private lodges and clubs.
 - (3) Nursing and rest homes and homes for the aged.
 - (4) Funeral homes.
 - (5) Retail stores and shops with a primary floor area larger than one thousand five hundred (1,500) square feet.
 - (6) Business, professional and/or public service office with a primary floor area larger than one thousand (1,000) square feet.
 - (7) Automobile service stations.
 - (8) Rental apartments as a secondary use of a commercial building.
 - (9) Churches, etc.
 - (10) Green houses and nurseries.
 - (11) Fire stations, municipal utility buildings.
 - (12) Libraries.
 - (13) Parks and playgrounds.
 - (14) Recreation buildings and community centers.
 - (15) Hotels and motels.
 - (16) Parking facilities.
 - (17) Craft shop, manufacturing, distilling.
- (d) **Lot, Yard and Building Requirements.**
 - (1) **Lot Area.** Nine thousand six hundred (9,600) square feet.
 - (2) **Lot Width.** Eighty (80) feet.
 - (3) **Principal Building Yards.**
 - a. Front Yard. Twenty-five (25) feet.
 - b. Side Yard. Eight (8) feet.
 - c. Rear Yard. Eight (8) feet.
 - d. Lake and River Lots: The above setbacks shall be as modified in Section 13-1-25(a).

- (4) **Lot Coverage.** No requirement provided setback requirements are met.
- (5) **Building Height.** Three (3) stories or thirty-five (35) feet, whichever is less.