

ARTICLE XIV
“C-1”, NEIGHBORHOOD SHOPPING DISTRICT

Section 1. Intent and Purpose of District: It is the intent of the "C-1" Neighborhood Shopping District to permit retail sale of convenience goods and services.

Section 2. District Regulations: In District "C-1", no building shall be used and no building or structure shall be erected, altered, or enlarged, which is arranged, intended or designed for other than one of the uses listed in Section 3 below.

Section 3. Use Regulations:

A. Standard allowed uses:

1. Any use allowed in a C-O.
2. Apartments on floors other than the ground floor.
3. Banks and other savings and lending institutions.
4. Barber shops.
5. Beauty shops.
6. Boarding and lodging houses (above ground floor).
7. Candy and ice cream stores (except drive-ins).
8. Churches.
9. Cleaning and laundry pick-up stations.
10. Custom dressmaking, furrier, millinery, tailor shops, (employing less than five (5) persons).
11. Drug stores and proprietor stores with not over two thousand five Hundred square feet (2,500 sq. ft.) of selling area.
12. Electric and telephone substations.
13. Fix-it shops (radios, television, and small appliances).
14. Flower and gift shops.
15. Food stores (grocery, meat, and delicatessen).
16. Hardware stores.
17. Hotels and Motels.
18. Laundry (self-service).
19. Key shops.
20. Medical, dental, and health clinics (for people only).
21. Newsstands.
22. Nonprofit religious, educational and philanthropic institutions, but no penal or mental institutions.
23. Office - business, professional and public.
24. Parks, playgrounds, and community buildings.
25. Parking lots (customer and private).
26. Photographers.
27. Private clubs, fraternities, sororities and lodges.
28. Service stations.

29. Shoe repair and shoeshine shops.

- B. The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning Appeals:
1. Children's amusement parks.
 2. Drive-in theaters.
 3. Miniature golf courses.
 4. Pre-Schools.
 5. Child Care Centers.
 6. Any use following the Land Use & Growth Framework of the comprehensive plan

Section 4. Intensity of Use Regulations: Area occupied by buildings in this district shall not exceed forty percent (40%) of the ground area on which the building is located.

Section 5. Height Regulations: No building shall exceed forty feet (40') in height.

Section 6. Yard Regulations:

A. **Front Yard:**

1. There shall be a front yard having a depth of not less than twenty-five feet (25') except as required for arterial and collector streets. (See Additional Height, Area and Use Regulations).
2. Where a lot or lots have double frontage, the required front yard shall be provided on both streets.
3. Where a lot is located at the intersection to two (2) or more streets, there shall be a front yard on each street side of the lot.
4. No *accessory* building shall project beyond the front yard line on either street.

B. **Side Yard:** There shall be a side yard on each side of a building and said side yard shall not be less than five feet (5').

C. **Rear Yard:** Except as otherwise provided in the Additional Height, Area and Use Regulations of this Ordinance, there shall be a rear yard for buildings in this district and said rear yard shall have a depth of not less than twenty-five feet (25').