

ARTICLE X

“C-1” COMMERCIAL DISTRICT

Section 10.00 GENERAL DESCRIPTION

The “C-1” Commercial District is intended and designed for business professions and occupations that are oriented toward automobile traffic or which require amounts of space and parking too great to be located inside of the Central Business District.

Section 10.01 PRINCIPAL PERMITTED USES

Property and buildings in a “C-1” Commercial District shall be used only for the following purposes:

1. Any use principally permitted in the “R-3” Moderate to High Density Residential District, provided the setbacks from the “R-3” District can be met.
2. Agricultural feed and seed sales, storage and sales of mobile containers of chemicals and the storage and treatment by coating of seed, provided such treatment is done exclusively within a building, but otherwise excluding all grinding, mixing and blending.
3. Animal hospitals and veterinary clinics.
4. Antique shops.
5. Apartments above first story level of a store or shop with off-street/on site parking.
6. Apparel shops.
7. Arcade and other commercial amusements.
8. Art shops.
9. Automobile accessory stores.
10. Automotive body repair and paint shop.
11. Automobiles, trailer, motorcycle, boat and farm implement establishment for display, hire, rental and sales (including sales lots). This paragraph shall not be construed to include automobile, tractor or machinery wrecking and rebuilding and used parts yards.
12. Automobile, trailer, motorcycle, boat and farm implement service/repair establishment.
13. Bakeries, bakery outlets, or catering businesses.
14. Banks, savings and loan associations, and similar financial institutions.
15. Barbershops and beauty parlors.
16. Bicycle shops sales and repair.
17. Bowling alleys.

18. Building material sales and storage.
19. Business offices, professional offices, and studios.
20. Business and vocational schools.
21. Camera stores.
22. Carpenter and cabinet making shops.
23. Car washes, including truck bays.
24. Churches and temples.
25. Clothes cleaning and laundry pick-up stations, excluding dry-cleaning establishments.
26. Clothing stores.
27. Collection office of public utility.
28. Commercial sales (electronic).
29. Confectionery stores, including ice cream or snack bars.
30. Consignment and auction sales operations but excluding the sale of livestock, fish fowl, or animals of any kind.
31. Convenience stores.
32. Dairy stores, retail only.
33. Dance studio.
34. Delicatessens.
35. Dental and medical clinics.
36. Department stores.
37. Drive-in restaurants.
38. Drug stores, including pharmacies.
39. Dry-cleaning establishments.
40. Dry goods stores.
41. Florist and gift shops.
42. Furniture stores.
43. Funeral homes and mortuaries.
44. Gift shops.
45. Grocery stores, including supermarkets.

46. Hardware stores.
47. Health club.
48. Hobby shops.
49. Hotels and motels.
50. Household appliances, sale and repair.
51. Jewelry stores and watch repair shops.
52. Launderette or coin-operated laundry establishments.
53. Lawn mower repair shops.
54. Locker plant for storage and retail sales.
55. Leather goods store.
56. Lumber yards.
57. Music stores and music studios.
58. Office supply store or shop.
59. Paint and wallpaper stores.
60. Pet shops, including kennels.
61. Pharmacies.
62. Photographic studios, printing and developing establishments.
63. Plumbing, heating, and electrical business.
64. Post offices.
65. Printing and lithographing shops.
66. Playgrounds and public parks.
67. Public buildings and facilities, including essential service buildings.
68. Publishing and engraving establishments.
69. Radio and television sales and repair shops.
70. Rental or rent-to-own store.
71. Restaurants, taverns, and cafes.
72. Restaurants, mobile (excludes farmers markets and fresh produce stands). This use requires a permit from the City with a copy of the vendor's state permit attached.

73. Sheet metal shops.
74. Shoe and hat repair shops.
75. Sporting goods stores, excluding external boat storage or display.
76. Tailor and dressmaking shops.
77. Theaters.
78. Toy stores.
79. Truck or bus garage and repair shop.
80. Upholstering and embroidery shops.
81. Used car lots.
82. Variety stores
83. Welding and machine shops
84. Wholesale display and sales rooms and offices
85. Accessory uses and buildings that are customarily incidental to the above stated uses, including solar energy equipment.
86. Other uses similar to the foregoing designated uses after review and approval per Section 19.10.

Section 10.02 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

- 1 Billiard parlors and pool halls.
- 2 Book stores.
3. Consignment and auction sales operations but excluding the sale of livestock, fish, fowl, or animals of any kind.
4. Dance halls.
5. Liquor stores and lounges.
6. Private clubs and lodges.
7. Roadside stands for the sale of fresh fruits, vegetables, nursery stock, and plant food.
8. Video equipment rental and sales, including film rental.
9. Accessory uses and buildings that are customarily incidental to any of the above stated uses.
10. Consumer Fireworks Sales

Section 10.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 10.04 OFF STREET PARKING AREAS AND LOADING REQUIREMENTS

Shall be those regulations as specified in Section 16.00.

Section 10.05 SIGN REGULATIONS

1. General Provisions. All signs and billboards shall be maintained in a neat and presentable condition and in the event their use will cease, they shall be removed promptly and the surrounding area restored to a condition free from refuse and debris.

a. The following signs are permitted in all Commercial Districts:

(1) Signs permitted in the Residential Districts;

(2) Any exterior sign shall pertain only to a use conducted within the building and be integral or attached thereto. No sign may project over any street line (back of curb) or extend more than twelve (12) feet over any building line whether fixed to the building or any other structure. In no case shall any sign project more than four (4) feet above the roof line, and the total area of all signs pertaining to the business conducted in any building shall not exceed two (2) square feet in area for every lineal foot occupied by the front of the building displaying such sign, but not to exceed lot frontage. Where the lot adjoins an "R" District, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the "R" District, however, this does not apply to the side of the building which is opposite that side adjoining the "R" District;

(3) One (1) "post sign" or business identification sign provided, however, that said "post sign" shall not have a surface area of greater than forty (40) square feet on any one (1) side thereof and not more than two (2) sides of "post sign" shall be used for advertising purposes. The bottom of said post sign or surface area thereof shall not be less than twelve (12) feet above the sidewalk or above the surface of the ground upon which it is erected, and the total vertical dimension of ten (10) feet or horizontal dimension of said sign shall not be greater than seven (7) feet. Total maximum height of said sign shall not be over twenty-four (24) feet.

(4) A monument sign providing business identification shall not exceed a sign surface area of seventy-two (72) square feet and the top of the sign shall not be higher than eight (8) feet above the natural surface of the ground. A property may have either a post sign or a monument sign, but not both.

(5) Temporary, non-flashing, illuminating, portable signs.

2. Post-sign Definition. The term "post sign" as herein defined shall not be deemed to include any sign advertising the trade name, merchandise or service of any person, firm, or corporation who pays a consideration for the privilege of placing, maintaining, or using any portion of said sign to the owner or occupant of the premises upon which said sign is erected or placed. Said "post sign" shall not extend over street right-of-way lines

nor otherwise obstruct or impair the safety of pedestrian or motorists.

3. Special Commercial Sign District. A special commercial sign district is hereby created that includes all commercial or industrial zoning areas within the following described locations:
 - a. South of Underwood Street, if extended;
 - b. North of the Railroad right-of-way, and East of a point that is one hundred fifty (150) feet West of the centerline of North Linn Avenue;
 - c. North of the Railroad right-of-way and west of North Sherman Avenue.

In this special commercial sign district, a post sign shall not exceed eighty (80) feet in height. The surface area of a post sign shall not exceed three hundred (300) square feet, and the maximum vertical or horizontal dimension of said sign shall not exceed thirty (30) feet. In all other respects, the general regulations apply.

4. Sign Setbacks. In all districts where permitted, signs shall be set back from the right-of-way line of any street or highway so that the sign will not impede site distance, cause any safety hazard of any nature, and maintain the general location of signs in relation to nearby properties. No sign will be permitted within fifteen (15) feet of any electric utility wire. The minimum setback for larger signs in the special commercial sign district shall be fifteen (15) feet. For all signs, a representative of the police department, street department, electric utility and zoning authority will approve the proposed setback prior to any permit issuance after duty considering the above factors.

No outdoor advertising sign shall be permitted which faces the front or side lot of any lot in a "R" district used for residential purposes within one hundred (100) feet of such lot lines, or which faces any public parkway, public square, or entrance to any public park, public or parochial school, church, cemetery, or other similar institution within three hundred (300) feet thereof.

5. Billboards. No billboards will be allowed within the city limits.