

SECTION 418. "C-1" ZONE, LIGHT COMMERCIAL

A. PURPOSE

This district is intended to provide for light commercial uses. Land use is composed chiefly of light retail and service business, together with necessary accessory uses and certain residential uses subject to Conditional Use Permit approval. The property development standards are designed to encourage orderly and compatible development in existing and future commercial areas within the City.

B. PERMITTED USES.

1. Permitted and Conditional Uses allowed in the R-3 Zone, subject to the property development standards of the "R-3" Zone, except detached single-family dwellings.
2. Indoor retail sales of apparel and accessories, shoes, dry goods, foods, drugs, flowers and plants, garden supplies, hardware, gifts and novelties, pet and hobby supplies, art and art supplies, jewelry, liquor, tobacco, newspapers and magazines, music and records, household supplies, stationery, books, paints, wallpaper and glass, sporting goods, toys, variety store goods, appliances, auto parts and supplies, furniture, office supplies, leather and leather products, carpet, antiques, fabrics, photo supplies and similar convenience goods.
3. Repair services such as, but no more objectionable or intensive in character than: watches, jewelry, shoes, locksmith, minor household appliances.
4. Personal services such as: barbers, beauty shops, health clubs, laundries and cleaners, mortuaries.
5. Establishments serving food or beverages such as: restaurants, cafes, coffee shops, bars, taverns, cocktail lounges.
6. Light manufacturing incidental to a permitted use is permitted, provided all or a portion of the manufactured products shall be available for sale on the premises.
7. Second hand stores, pawn shops, used furniture stores, provided such activity shall be conducted within a completely enclosed building.
8. Radio and TV studios, provided that no masts, towers or antenna used for transmission or broadcasting purposes are erected on the premises.

9. Banks, stock brokerage firms, savings and loan associations, loan companies and credit unions.
10. Governmental services, public utility offices and exchanges, excluding storage or repair services.
11. Offices related to any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, real estate, lawyer, architects and engineer.
12. Medical and dental offices and clinics.
13. Establishments primarily supplemental in character to other permitted principal uses, such as: pharmacy; apothecary shop; sales of corrective garments, prosthetic devices and optical goods; medical and dental laboratories.
14. Establishments whose principal function is basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
15. Business and trade schools, dancing, art and music schools.
16. Headquarters buildings of charitable, philanthropic and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
17. Hospital and clinics.
18. Indoor commercial recreation establishments, such as bowling alleys, billiards parlors, skating rinks and similar establishments.
19. Indoor theaters, assembly halls, ballrooms, lodges and similar places of assembly.
20. Taxi stands, bus stops, public parking lots and garages.
21. Lumber yards and building supplies, provided such activity is conducted within a completely enclosed building.
22. Pet shops.
23. Accessory buildings, structures and uses customarily incidental to a permitted use.

24. Outdoor Entertainment.

- a. Outdoor entertainment is permitted within the boundaries of the Arts, Culture, and Entertainment District as show on Exhibit A.
- b. Outdoor entertainment shall not begin prior to 8:00 a.m.
- c. Outdoor entertainment shall end by 10:00 p.m.
- d. If adjacent to residential uses, outdoor entertainment shall end by 9:00 p.m.
- e. Outdoor entertainment shall not be permitted to exceed the City's noise ordinance.

25. Hotels and motels with not more than four (4) guest rooms.

26. Residences attached to commercial uses, subject to the property development standards of the R-3 zone and all current building and fire codes.

C. CONDITIONAL USES.

1. One single-family dwelling, subject to the property development standards of the "R-3" Zone.
2. Hotel and motels with five (5) or more guest rooms.
3. Manufactured Home Parks, subject to the provisions of Section 409.
4. Recreational Vehicle Parks, subject to the provisions of Section 409.
5. Outdoor entertainment.
6. Wholesale establishments, provided such activity shall be conducted within a completely enclosed building.
7. Keeping of large animals such as cattle and horses, and other livestock as identified in Section 404.O.2, subject to the following:
 - a. Minimum lot size of three (3) acres.

- b. The property is fenced to prevent animals from leaving the property. If barb-wire fencing is proposed, all details shall be included with the submittal materials and approved as part of the Conditional Use Permit.
- c. The property being proposed for the keeping of animals is not simultaneously used or proposed for use by the public.
- d. Any development to the property in association with the keeping of animals, to include storage sheds, barns, tack rooms, etc. is subject to the Development Standards of the C-1 zone, and other sections of the City's Zoning Ordinance as applicable.

8. Drive-in/Drive-through elements for permitted establishments, subject to the following:
 - e. Exterior speakers associated with drive-in/drive-through elements must be located and designed to minimize noise impacts on nearby properties and uses; and
 - f. Additional screening to mitigate sound and headlight glare may be required at the discretion of the Community Development Director.
9. Any such uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety, and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 Sq. Ft.
2. Minimum Average Lot Width: 50 Ft.
3. Minimum Front Yard:
 - a. 20 Ft.

(Except that along the west side of Main Street between East Mingus Ave. and East Cherry St., the required front yard shall be 5 Ft., provided then owner of the property agrees to landscape the front 10 Ft. of street right-of-way, measured back from a line 20 Ft., in front of the resulting building setback line, in a manner consistent with the requirements of Paragraph 7 of this Subsection.)

4. Minimum Side Yard:
 - a. None required
 - b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft. side yard.

c. Where a lot line abuts a street there shall be a 10 Ft. side yard.

5. Minimum Rear Yard: 5 Ft.

(For properties within the Arts, Culture and Entertainment District (Exhibit A), the Community Development Director or his/her designee, may in his/her discretion modify, reduce or eliminate the front, side and/or rear setback and landscaping requirements to achieve uniformity/consistency with adjoining/nearby properties or for any other reason.)

6. Maximum Building Height: 2 1/2 stories, but not to exceed 35 Ft., unless otherwise permitted under a Conditional Use Permit.

7. Screening: Where the lot adjoins a residential district, a commercial use shall be screened from the residential property by a solid masonry wall or solid material fence six (6) Ft. in height or higher if required by the Development Review Board or Zoning Administrator, subject also to the fence height and material regulations established in Section 404 of this Ordinance. Refer to Article V, Section 501, for specific screening requirements.

8. In the Old Town Special Planning Area, these development standards may be modified per Section 427 for the applicable Character Area.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

I. DESIGN REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual manufactured homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single-family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.

Effective May 18, 2023. Ordinance Number 730.

Effective July 16, 2024. Ordinance Number 747.