# ARTICLE 14 "C-1"

#### NEIGHBORHOOD COMMERCIAL ZONE

#### SEC. 25-14-01 PURPOSE

To provide neighborhood shopping areas where retail business or service establishments supply commodities or perform services to meet the daily needs of the residential neighborhood but not to permit commercial uses which would be more appropriate in the CBD, ESC, C-2, C-3, C-H zones. C-1 zones are to be applied to areas of 2 net acres minimum and 15 net acres maximum in size.

## SEC. 25-14-10 PERMITTED USES

The uses permitted in the C-1 zone shall be those uses specified in the Commercial Land Use Table (Article 13) and subject to the special conditions accompanying that table.

#### SEC. 25-14-20 HEIGHT REGULATIONS

No principal building shall exceed thirty (30) feet in height except as provided in Article 25.

## SEC. 25-14-30 PERFORMANCE STANDARDS

- A. Additional landscaping to improve compatibility with neighboring residential areas.
- B. All uses or activities shall be conducted wholly within completely enclosed buildings, except for auto service stations, off-street parking and loading facilities, temporary outdoor uses, or where in the opinion of the Zoning Administrator the use is incidental to a principal use on the premises and the proposed outside use is in character and harmony with the surrounding area.
- C. All uses to be located, oriented and designed so as to be compatible with the neighboring residential area.
- D. Building height to be compatible with neighboring residences not to exceed thirty (30) feet.
- E. Fencing adequate to screen development from residential development along rear and side property lines.

- F. Hours of operation (open to public) shall not begin before 7:00 a.m. nor extend beyond 10:00 p.m.
- G. Light sources shall be directed and shielded so as to not illuminate surrounding residential areas.
- H. Maximum noise level at property lines not to exceed 65 dBA Ldn.
- I. Outside storage of solid wastes and containers for solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or other disposition shall be prohibited except where screened to the satisfaction of the Planning Commission or the Zoning Administrator.
- J. Setbacks to conform to adjacent residential zone(s). If adjacent to more than one residential zone, the most restrictive setbacks shall apply.

# SEC. 25-14-40 OTHER REQUIRED CONDITIONS

- A. All uses are subject to the requirements of Articles 22, 23, and 24.
- B. The re-occupancy of a commercial building is subject to the approval of the Zoning Administrator.
- B. Site plan approval required for all uses requiring a building permit.
- D. Lot Coverage: 50%.