

- **Sec. 118-45. - Light commercial—District "C-1".**

(a)

Purpose and permitted uses. This district allows a mix of commercial uses including, retail, office, light commercial, and similar uses excluding residential and multifamily. This district allows the retail sale of goods and products (in the following listed use areas) to which value has been added onsite, including those uses permitted in the "NC" neighborhood commercial district, sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following:

(1)

Banks, savings and loans, credit unions and financial services.

(2)

Business and commercial schools.

(3)

Convenience store, retail food store, grocery stores and supermarkets (including gasoline and/or alcohol sales with a conditional use permit).

(4)

Packaging of honey, herbs, spices and peppers produced in the region; limited to small business operations having less than 5,000 square feet of enclosed building area and not more than five employees onsite.

(5)

Personal service uses including barber shops, beauty parlors, photographic or artist studios, messengers, newspaper or telegraphic agencies, dry cleaning and pressing substations, dressmaking, tailoring, shoe repairing, repair of household appliances, electronics and bicycles, catering and other personal service uses of similar character.

(6)

Pet stores.

(7)

Professional services including architecture, legal services, psychological, real estate, consulting and other services deemed similar in nature by the council.

(8)

Public utilities substations.

(9)

Restaurant, café or cafeteria, drive-in eating establishment with alcoholic beverage sales, winery and brewery.

(10)

Telephone exchange, postal facilities and communication service.

(11)

Uses as determined by the commission and the council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted.

(b)

Conditions and limitations.

(1)

That C-1 activities be conducted primarily within an enclosed building.

(2)

That required yards and outdoor areas not be used for display, sale of vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.

a.

Exception. Those businesses around the city square may have displayed goods for sale outside of their store fronts. However, the display shall not impede pedestrian traffic in any manner and shall be removed when closed for business.

(3)

That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

(4)

Signs (advertising) must be on the same lot as the business establishments to which they refer and shall not be placed within any required yard nor within 25 feet of any residential district. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this chapter and any other applicable ordinance of the city.

(5)

Establishments located on property that is within 300 feet of any property zoned for a residential use when the commercial use is first established may not to be open to the general public before 5:00 a.m. and must be closed to the general public by 12:00 p.m.

(6)

See Chart 1.

(7)

See Chart 2.

(8)

See Chart 3.

(c)

Site development regulations.

(1)

Development of any use permitted in the "C-1" district shall conform to the site development regulations established for that district.

(2)

Paved sidewalks, driveways and parking areas are required.

(3)

Screening of loading and storage facilities is required.