

ARTICLE 9: COMMERCIAL ZONE: C-1

Section 9.01 Commercial Zone. The Commercial Zone is intended to provide for various retail and other types of commercial uses.

Section 9.02 Permitted Uses. The following uses may be permitted outright in a C-1 zone:

- A. Multi-family dwelling complex not exceeding 20 units, and not within 500 feet of an Industrial Zone.
- B. Retail, financial or service commercial uses.
- C. Auto or bicycle or recreational vehicle sales and service.
- D. Eating and drinking establishments, except drive-ins and those serving alcoholic beverages.
- E. Bakery or delicatessen.
- F. Printing or copying.
- G. Building supplies and hardware.
- H. Floor coverings.
- I. Grocery store.
- J. Dance, art or photo studio, museum, or gallery.
- K. Professional offices.
- L. Auctions enclosed within a building, except livestock sales facilities.
- M. Feed, seed, grain, farm supplies.
- N. Hotel, motel.
- O. Farm equipment sales and service.
- P. Plant nursery.
- Q. Trailer or mobile home sales and service.
- R. Equipment rental.
- S. Veterinary clinic or animal hospital wholly enclosed within a building.
- T. Wholesale operation, warehouse and storage.
- U. Truck terminal or freight depot.
- V. Service station or car wash.
- W. Tire shop.
- X. Public or private school, golf course or other recreation use not within 500 feet of an Industrial Zone.

Section 9.03 Conditional Uses. The following uses may be permitted in a C-1 zone according to the provisions of Article 24 and upon conditional use approval:

- A. Single family dwellings, including mobile houses and manufactured homes in compliance with Section 20.06 of this Ordinance, two-family dwellings, and multi-family dwelling complexes of more than 20 units or within 500 feet of an Industrial Zone.
- B. Indoor or outdoor amusement enterprises.
- C. Public or private school, golf course or other recreation use, and other buildings and accessory uses essential to the operation of such uses located within 500 feet of an Industrial Zone.
- D. Fuel storage and distribution.
- E. Cabinet, sheet metal, heating, electrical, welding, or

- plumbing shop.
- F. Church and other buildings accessory and directly related to the functions thereof, including parsonage.
 - G. Recreation vehicle park, campground or temporary mobile home park.
 - H. Government structure or use.
 - I. Telephone exchanges, radio and television facilities including transmitters or towers, electrical substations and other public or private utilities.
 - J. Processing, packing or storage of food or beverages, excluding products involving distillation, fermentation or rendering of fats or oils, or slaughtering.
 - K. Hospitals, rest homes, nursing homes.
 - L. Waste disposal sites, solid waste drop boxes, etc.
 - M. Club, lodge or fraternal organization.
 - N. Veterinary clinic or animal hospital providing large animal care with outside facilities or kennels.
 - O. Energy facilities.
 - P. Other uses permitted by the corresponding Commercial Zone(s) of an affected City within the same Urban Growth Boundary to which this Zone may be applicable.
 - Q. Cemetery, mortuary and/or crematorium.
 - R. Eating and drinking establishments serving alcoholic beverages and drive-ins.
 - S. Livestock sales yards.
 - T. Residential Home, Residential Facility or an Adult Foster Home.

Section 9.04 Dimensional Standards. In a C-1 Zone, the following Dimensional Standards shall apply:

- A. For lots or parcels not located within a duly adopted and "acknowledged" Urban Growth Boundary the following dimensional standards shall apply:
 - 1. For lots or parcels not served by either a State approved public or community sewer or water system the minimum lot or parcel size shall be one acre (43,560 square feet).
 - 2. For lots or parcels served by either a State approved public or community sewer or water system, but not both, the minimum area shall be 20,000 square feet.
 - 3. For lots or parcels served by both public or community sewer and water systems, the minimum area shall be 10,000 square feet.
 - 4. For residential uses the minimum lot width and depth shall be 70 feet and 100 feet respectively.
- B. For lots or parcels served by both public or community water and sewer systems and located within a duly adopted and "acknowledged" UGB the following minimum lot sizes shall apply:
 - 1. For residential uses, the minimum area shall be 7,000 square feet, plus an additional 2,500 square feet for

- each dwelling unit more than one, and the minimum lot width and depth shall be 50 feet and 100 feet respectively.
2. For all other uses permitted in this Zone, the minimum lot area shall be governed by the combined yard requirements, off-street parking and loading requirements, and other requirements set forth by this Ordinance.
- C. For residential uses, the minimum yard setbacks shall be: Front - 20 feet; Rear - 20 feet; and each Side - 5 feet, except on corner lots the street side shall be 15 feet.
- D. For non-residential uses, the following minimum standards shall apply:
1. A side yard abutting a residential zone shall be a minimum of 10 feet.
 2. A rear yard abutting a residential zone shall be a minimum of 20 feet.
 3. A yard abutting a street shall be 12 feet or to an existing sidewalk or bicycle-pedestrian way.
- E. No building shall exceed a height of 35 feet except as approved otherwise by the Commission.
- F. Structures shall be set back at least 60 feet from a State or Federal Highway right-of-way and 45 feet from a County or other public road or street right-of-way.
- G. Livestock are permitted subject to the limitations set forth by Section 20.15 of this Ordinance.

Section 9.05 Signs. In a C-1 Zone, signs are permitted in accordance with the provisions of Article 22 of this Ordinance.

Section 9.06 Off-Street Parking and Loading. In a C-1 Zone, off-street parking and loading facilities shall be provided in accordance with the provisions set forth by Article 21 of this Ordinance.