

**166.12 CLASS C-1 DISTRICT (COMMERCIAL).**

1. The districts shown on the City Zoning Map and designated Class C-1 shall be zoned Class C-1.
2. Permitted Uses. The following uses shall be allowed in any Class C-1 District:
  - A. Retail business
  - B. Professional office (medical, accountant, lawyer, bank).
  - C. Restaurants, taverns, night clubs, and bars.
  - D. Post offices, police and fire departments, schools.
  - E. Wholesale shops (plumbing, construction, agricultural, warehouse).
  - F. Telephone offices.
  - G. Gas stations and convenience stores.
  - H. Grocery store.
  - I. Churches and cemeteries.
  - J. Assisted care facility.
  - K. Those which in the opinion of the Board of Adjustment are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.
3. Conditional Uses. The following use shall be allowed in any Class C-1 District:
  - A. Adult entertainment establishments are allowed in any Class C-1 District providing they meet the following: Any adult entertainment establishment must be located 2,000 feet from any residential dwelling, church, park or daycare within the City. In addition, any other conditions may be set by the Board of Adjustment to ensure there is no negative impact with neighboring properties.
  - B. Communication towers are allowed in any Class C-1 District providing the setbacks on all sides shall be a distance equal to the height of the tower. In addition, any other conditions may be set by the Board of Adjustment to ensure there is no negative impact with neighboring properties.
4. The following regulations shall apply to any structure or building constructed or altered in any Class C-1 District:

|                | Minimum Lot Area (sq. ft.) | Minimum Lot Width & Depth (feet) | Minimum Front Yard (feet) | Minimum Side Yard (feet) | Minimum Rear Yard (feet) | Maximum Height       |
|----------------|----------------------------|----------------------------------|---------------------------|--------------------------|--------------------------|----------------------|
| Commercial Use | 15,000                     | 100 (width)<br>100 (depth)       | 25                        | 25                       | 25                       | 3 stories or 45 feet |

- A. Percentage of Lot Covered by Buildings, Dwellings, and Other Structures. No dwelling or other structure including accessory buildings and parking areas, shall cover more than 70 percent of the area of the lot.
- B. Minimum Parking Requirements. Off-street parking for each use permitted in the Zoning Ordinance shall not be less than what is found in the

following table. Any fractional parking space shall be computed as a whole space. The Planning and Zoning Commission may recommend approval by City Council less off-street parking when a proponent of a use demonstrates that, because of special circumstances involved with a particular use, it is obvious that the off-street parking required by this code exceeds any reasonable need.

| Use in C-1 District *                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Number of Off-Street Parking Spaces Required                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Convenience Store                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1 per 300 gross square feet plus 1 per employee             |
| Professional Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1 per 200 gross square feet                                 |
| Retail Business                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1 per 200 gross square feet                                 |
| Restaurant, tavern, night club, bar                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1 per 100 gross square feet                                 |
| Dance Hall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 per 100 gross square feet                                 |
| Warehouse and wholesale shops                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 per 2,000 gross square feet plus 1 per employee           |
| Place of Worship                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 per every 10 seats provided                               |
| Schools                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 per 3.5 seats in assembly rooms plus 1 per faculty member |
| <p>* Other uses which, in the opinion of the Planning and Zoning Commission and City Council, are of the same general character as those listed herein and which will not be detrimental to the district they are located in shall be required to utilize the equivalent number of off-street parking spaces as that of the similar use listed herein.</p> <p>Note: Gross square feet is measured for the portion of the site utilized for the use, storage yards and outbuildings, if applicable.</p> |                                                             |

(1) Location. The parking spaces required by this code shall be provided on the same lot as the use.

(2) Size. Each parking space shall be at least nine feet by 19 feet.

(3) Surface Material. All off-street parking areas shall be paved with asphalt or Portland cement concrete pavement as approved by the City Engineer, and shall be so graded and drained to dispose of all surface water accumulation within the area.

(4) Screening. If a commercial parking space abuts a residential district, the adjoining lot line shall be buffered as defined herein and approved by the Planning and Zoning Commission and City Council. Buffering shall consist of landscaping and berming as defined herein. In addition, adequate screening of loading docks, outside storage areas, garbage dumpsters, HVAC units, etc. shall be required.

C. Minimum Off-Street Loading. Any building or part thereof erected, having a gross floor area of 10,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, retail or wholesale store, or other similar use which require the receipt or distribution by vehicles of merchandise or material, there shall be provided and maintained on the same lot with such building at least one off- street loading space and for multiple tenant

commercial/retail centers, one additional such loading space for each 20,000 square feet of gross floor area in excess of 10,000 square feet, provided that the total number of loading spaces is not required to be more than the total number of tenants. Each loading space shall meet the following standards:

- (1) Each loading space shall not be less than 10 feet in width and 20 feet in length for those spaces not requiring loading dock access, and 50 feet in length for loading dock access for trucks.
- (2) Such loading area shall meet all required setbacks.
- (3) Loading areas shall be buffered from the general public view, as approved by the Planning and Zoning Commission and City Council.
- (4) All loading areas shall be paved with asphalt or Portland cement concrete pavement as approved by the City Engineer.

D. Site Plan Required. All commercial proposals in the C-1 District shall be required to submit a site plan for the Planning and Zoning Commission's review and City Council's approval. The site plan shall include the following:

- (1) Legal property owners' names and description of property including requested land use and zoning.
- (2) Property lot lines, dimensions, and total area.
- (3) Contour lines at intervals of not more than one foot.
- (4) The proposed location, size, shape, color, and material type of all buildings or structures. Building design should be visually harmonious and compatible with the neighborhood character.
- (5) Existing buildings, rights-of-way, streets, utilities (overhead or underground), easements, drainage courses, vegetation, and large trees, etc.
- (6) Location and type of all plants, grass, trees, or ground cover to be used in the landscape.
- (7) Walls, fences or other artificial screens to be used as buffers shall be shown in elevation and color prospective with proposed height and structural material to be used indicated.
- (8) All required yard setbacks.
- (9) Complete parking plan.