

SECTION 10

C-1 GENERAL COMMERCIAL DISTRICT

- 10.1 General Description: The commercial district is designed for the conduct of personal and business services and the general retail trade of the community. It is designed to accommodate a wide variety of mixed business enterprises. It will not normally be applied in the case of new commercial areas.
- 10.2 Uses Permitted: Property and buildings in a general commercial district may be used for the following purposes:
- a) Any retail, personal service, business service, or professional use.
 - b) Any public buildings or uses.
 - c) Any office building.
 - d) Buildings, structures and accessory uses customarily incidental to any of the above uses. Provided that there shall be no manufacturing of products other than such as are customarily incidental to retail establishments.

No article or material stored or offered for sale in connection with uses permitted under (a) through (e) above shall be stored or displayed outside the confines of a building unless it is so screened by permanent materials at a height of seven (7) feet.

10.3 Area and Height Regulations:

Min. Lot Area	Min. Lot Frontage	Max. % Coverage	Max. Height	Front Yard Setback	Side Yard Setback	Rear Yard Setback
None	None	70%	35'	---	---	---

- 10.4 Off-Street Parking: In the C-1 General Commercial District, there shall be provided one (1) off-street parking space for each four hundred (400) square feet of gross retail floor area.
- 10.5 Bulk Limitations (Floor Area Ratio): In no instance shall the total floor space of the structures in this district exceed the relationship of one to four (1 to 4), i.e., there must be four (4) square feet of lot area to each one (1) square foot of floor space in the structure.

SECTION 11

C-2 RESTRICTED COMMERCIAL

11.1 General Description: This commercial district is established as a district in which the principal use of land is for establishments offering accommodations, supplies, or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements and service establishments which may serve the entire community do not and should not locate in the central business district.

11.2 Uses Permitted:

- a) New and used automobile sales and service, new and used machinery sales and service, and public garages.
- b) Advertising signs or structures, but not to exceed one hundred (100) square feet in area, or to be located in a public right-of-way.
- c) Automobile service station.
- d) Drive-in Theater or Restaurant.
- e) Motels.
- f) Restaurants.
- g) Buildings, structures, and accessory uses customarily incidental to any of the above uses, provided that there shall be no manufacturing of products.
- h) Public protection and utility facilities.
- i) Community Services.

11.3 Uses Permitted on Review: The following uses may be permitted with review and recommendation of the Planning Commission and subsequent approval of the City Council.

- a) Car Wash
- b) Dance Hall
- c) Tavern
- d) Commercial Recreation - bowling alleys, night clubs, theaters, and other assembly halls, subject to all applicable regulations by law.

11.4 Area and Height Regulations:

<u>Max. Lot Area</u>	<u>Min. Lot Frontage</u>	<u>Max. % Coverage</u>	<u>Max. Height</u>	<u>Front Yard Setback</u>	<u>Side Yard Setback</u>	<u>Rear Yard Setback</u>
10,000 sq. feet	100'	70%	45'	50'	1' of set- back/1' of height when abut- ting an R-District	20'

11.5 Off-Street Parking: In the C-1, Highway Commercial, a minimum of three (3) square feet of off-street parking space, dedicated to parking and automobile maneuvering, must be provided for each one (1) square foot of total floor space.

11.6 Usable Open Space: A minimum of 5% of the lot area shall be in natural or planted vegetation and trees.

11.7 Screening Requirement: All uses permitted (11.2) and permitted on review (11.3) must have a solid wall screen at least six feet high where such uses abut in the rear or on the sides either directly or across an alley from any residential district.