

CHAPTER 10

COMMERCIAL AND INDUSTRIAL ZONES

ARTICLE A. C-1 RETAIL COMMERCIAL ZONE

SECTION:

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10-10A-1: LEGISLATIVE INTENT:

A. The C-1 retail commercial zone has been established for the primary purpose of providing a place where retail and service facilities can be established, where residents in the surrounding area can conveniently obtain daily household necessities and where the traveling public may also obtain goods and services. The commercial zone will also allow for the development of fully integrated, mixed use pedestrian oriented commercial development.

B. In order to accomplish the objectives and purposes of this development code and to stabilize and protect essential characteristics of this zone, the following regulations shall apply in the C-1 retail commercial zone. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

10-10A-2: PERMITTED AND CONDITIONAL USES:

The following buildings, structures and uses of land shall be permitted or conditional uses in the C-1 commercial zone upon compliance with requirements as set forth in this title. P = permitted use, C = conditional use. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002; amd. 2003 Code)

| Land Use | Classification |
|---|----------------|
| Assisted living facilities | C |
| Automobile parts sales, new or rebuilt, inside storage and sales only | P |
| Bank or financial institution | P |
| Beauty culture school | P |
| Boarding house or lodging house | C |
| Boat sales and service | C |
| Building materials, sales or yard | C |
| Car wash | C |
| Church | C |
| Civic theaters and halls (public only) | C |
| Clinics and medical facilities | P |
| Dance hall | C |
| Eating establishments | P |
| Education facilities | P |
| Golf courses (public or private) | C |
| Government buildings or uses, noncorrectional | C |

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|---|---|
| Health club | C |
| Hospitals | C |
| Hotel | C |
| Kennels | C |
| Laboratory, dental and medical | C |
| Library | P |
| Light manufacturing | C |
| Lodge or social hall | C |
| Museums | C |
| Office, business and professional | P |
| Park and playground | C |
| Pharmacy | P |
| Physician or surgeon | P |
| Post office | P |
| Private education institutions | C |
| Public utilities substation | C |
| Radio, television or FM broadcasting station | C |
| Reception center or wedding chapel | C |
| Recording and sound studios | C |
| Recreation center or facilities | C |
| Residential, second story only | P |
| Retail sales and services | P |
| Seasonal businesses | P |
| Service station, automobile, with or without rotating brush car wash as accessory use | C |
| Shooting range, indoor only | C |
| Supermarket | C |
| Taxidermist | C |
| Theater, outdoor or indoor | C |
| Trade or industrial school | P |
| University, college, junior college, professional school education | P |
| Utility transmission projects, minor | P |
| Wells, water storage tanks and similar facilities and structures | C |

(Ord. 04-7, 8-17-2004, eff. 9-17-2004; amd. Ord. 11-03, 4-12-2011, eff. 6-9-2011)

10-10A-3: TEMPORARY BUILDINGS FOR HOUSING GUARDS, WATCHMEN:

Temporary buildings, and other mobile units, incidental to construction, including living quarters for a guard or night watchman, are permitted, but must be removed upon completion or abandonment of construction work. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

10-10A-4: AREA, WIDTH, LOCATION AND HEIGHT:

There shall be no area, width, location, height and size requirements, except that all buildings shall be set back from public streets a distance of not less than fifteen feet (15') nor more than thirty feet (30') from the right of way line of any public street. Within the required setback area from the street, there shall be only paved walks, driveways, lawns and landscaping. No parking shall be allowed in this required setback. Maximum height of all buildings shall be thirty five feet (35') as measured from the median grade level located along the building to the highest point on the building. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

10-10A-5: ACCESS:

Each lot occupied by a commercial structure shall abut upon and have direct access to a city street. No access driveway shall be located closer than forty feet (40') from the closest point of intersection of any two (2) city rights of way boundaries. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

10-10A-6: SPECIAL PROVISIONS:

A. Parking: All off street parking shall be hard surfaced, of which ninety five percent (95%) of all parking shall be located to the rear of the building. Adjacent parking lots shall have vehicular connections by an alley or internally. For off street parking requirements, see section 10-12-15 of this title.

B. Second Level Residential: Residential uses are encouraged on the second level of all commercial structures. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

10-10A-7: COMPLIANCE WITH STATE AND FEDERAL REGULATIONS:

All proposals for approval shall comply with applicable state and federal imposed requirements, and all applications for tanks for storage of flammable liquids shall include written evidence of such compliance. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

10-10A-8: APPROVAL BY ENGINEER AND FIRE CHIEF REQUIRED:

Any proposal which includes storage or sale of flammable liquids shall be reviewed and approved by the city engineer and fire chief. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)

10-10A-9: SITE PLAN REQUIRED:

Any proposed development within the zone shall be required to submit a site plan and building and architectural plans to the planning commission for approval. A site plan shall be prepared in accordance with the provisions of section 10-12-19 of this title. (Ord. 02-5-28-10, 5-28-2002, eff. 6-12-2002)