

Sec. 6-3-40. C-1 neighborhood commercial district.

(a) **Purpose.** The purpose of this district is to provide for limited types and sizes of commercial uses normally needed as a convenience to abutting neighborhoods in locations which are readily accessible from such neighborhoods. Limitations on the type and size of uses provide for compatibility with abutting neighborhoods.

(b) **Permitted uses.**

- (1) Personal service establishments such as barbershops and beauty shops, laundromats, laundry pickup, tailor, dressmaker, shoe shops, photo studio, libraries, child care centers, restaurants and other small-scale establishments.
- (2) Convenience retail establishments such as drug, hardware, grocery and beverage stores; bakery, flower and gift shops; newsstands and bookstores; and similar small-scale uses.
- (3) Professional uses such as business offices, financial institutions, medical offices and clinics.
- (4) Commercial parking lots and garages.
- (5) Government office buildings, including parking lots for such buildings.
- (6) Churches and places of worship or religious institutions.
- (7) Recreational uses, including public parks, recreation and community or neighborhood buildings and facilities, and golf courses, but not miniature.
- (8) Day care and child care centers, as defined by this chapter.
- (9) Accessory land uses and buildings customarily incidental to any of the uses listed in this subsection, and home occupations.
- (10) Signs in accordance with subsection (c) of this section, pertaining to sign regulations.
- (11) Duplexes, townhomes and multiplexes.
- (12) Furniture and appliance retail sales.
- (13) Private Club, provided all of the following requirements are met:
 - a. The building housing the private club shall not exceed 1,500 square feet in size.
 - b. The hours of operation shall be limited from 4:00 p.m. to 10:00 p.m. each day.
 - c. No outdoor sound system shall be allowed outside of the private club.
 - d. There shall be no outdoor activity of any kind; provided, however, that patrons shall be allowed to occupy an outside back deck while smoking.
 - e. Vehicles of employees, members and guests may only be parked on the premises of the private club in designated parking spaces. There shall be no parking on neighboring parcels of land or within the right of way of any road.

(c) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the C-1 district:

- (1) Permanent signs for which a permit is not required: Signs of duly constituted governmental bodies, name and address signs on mailboxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are non-illuminated.
- (2) Temporary signs for which a permit is not required: Real estate and development signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are non-illuminated, are securely anchored, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.
- (3) Permanent signs for which a permit is required: One freestanding business identification sign per lot, plus one additional freestanding sign for each 100 feet or fraction thereof of street frontage over 200 feet; provided such signs shall:
 - a. Not exceed 200 square feet in area;
 - b. Be placed at not less than 100-foot intervals;
 - c. Be located no closer than five feet to the nearest property line; and
 - d. Be located on the property to which they refer.

Flat, wall or surface signs are permitted on each structure in the C-1 district, provided they do not exceed 20 percent of the face of the structure on which they are placed.

- (4) Temporary or portable signs for which a permit is required:
 - a. One temporary or portable sign per tax parcel; provided, however, in the case of a multiple business constituting a shopping or business center, one temporary or portable sign per 100 feet of road frontage is permitted. Such sign shall:
 1. Not exceed 60 square feet in area;
 2. Be located no closer than ten feet to the nearest property line;
 3. Not have flashing lights or blinking lights; and
 4. Meet all code and safety requirements of the governing authority.
 - b. A permit verifying compliance with the specifications set forth in subsection (c)(4)a of this section shall be obtained from the building official. It shall be unlawful for any person to use or allow to be used on his property a temporary or portable sign for which a valid permit has not been obtained or which does not otherwise comply with the requirements for such signs.
 - c. Upon the payment of a permit fee of \$20.00, permits shall be issued for a period of three months. Permits may be renewed for successive three-month periods upon the payment of an additional fee of \$20.00 for each period. A holder of a signed permit shall have a seven-day grace period within which to renew his permit. However, the renewed permit shall run from the date the previous permit expired.
 - d. Any person convicted in magistrate's court or municipal court for violating any provision of this subsection (4) shall be ineligible to receive a new permit or to renew an existing permit for a period of six months commencing on the date the person first received notice of violation. In addition, any current permit issued for the sign which is being displayed in violation of this chapter shall be immediately revoked. The penalty imposed in this subsection shall be in addition to any other penalties imposed by this chapter.

- e. Subsections (c)(4)a. through d. of this section shall not apply to political signs, except as provided by Ordinance No. 24-90 (section 9-1-1 et seq.) pertaining to political signs.
- f. Any nonprofit association wishing to advertise a special event shall be granted permits for temporary signs without paying the required permit fees. The permits shall be restricted so as to allow the signs to be displayed for not more than one week prior to the event and to require the signs to be removed by no later than two days after the event is held. Any sign displayed pursuant to a permit issued under this subsection shall:
 - 1. Not exceed 60 square feet in area;
 - 2. Be located no closer than ten feet to the nearest property line;
 - 3. Not have flashing lights or blinking lights; and
 - 4. Meet all code and safety requirements of the governing authority.

(d) Development standards.

(1) *Residential uses.* See the R-5 district for residential uses. (Sec 6-3-36)

(2) *Commercial and nonresidential uses.*

- a. Minimum lot area: None.
- b. Minimum yards:
 - 1. Street: 30 feet.
 - 2. Side: 0/10 feet.
 - 3. Rear: 25 feet.
- c. Maximum impervious surface ratio: 75 percent.
- d. Maximum height of buildings and signs: 35 feet.

(e) Offstreet parking and loading regulations. See article H of this chapter.

(f) Bufferyard requirements. Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are prescribed in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.I, 12-2-86; Ord. No. 9-87, § I, 4-21-87; Ord. No. 23-90, § I, 12-4-90; Ord. No. 15-94, § I, 9-6-94; Ord. No. 24-99, 7-6-99)