

ARTICLE XVII

“C – 1” CENTRAL BUSINESS DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “C – 1” Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. Principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the economic level of the primary shopping district.

SECTION 2. DISTRICT REGULATIONS: In the “C – 1” District, no building shall be used and no building or structure altered, enlarged, or erected which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Adding machine and other small business machine repair, sales, and services.
2. Ambulance service.
3. Amusement places.
4. Antique shops and stores, providing all merchandise is displayed and sold inside a building.
5. Apartments or individual dwelling units on floors other than the ground floor, or on the alley side of the lot.
6. Apparel and accessory stores.
7. Appliance stores.
8. Art and art supply stores.
9. Artist studios.
10. Auditoriums and similar places of public assembly.
11. Automobile accessory and supply store.
12. Automobile, truck and other motor vehicle sales and rental.
13. Automobile parking lots and garages.
14. Bakery and pastry shops (retail only).
15. Banks and other savings and lending institutions.
16. Barber shops, beauty shops and chiropody, massage, or similar personal services.

17. Bicycle shops.
18. Boat sales and rental.
19. Books and stationery stores.
20. Bowling centers and recreational buildings.
21. Building materials, retail sales.
22. Business and technical schools including schools for photography, dancing, and music.
23. Business machine sales, repair and service.
24. Catalog stores.
25. Churches.
26. Cigar and tobacco stores.
27. Clothing and costume rental shops.
28. Clothing stores.
29. Commercial recreational uses.
30. Custom dressmaking, millinery, tailoring, and similar trades.
31. Day care centers.
32. Delicatessens and catering establishments.
33. Department stores.
34. Drug stores and prescription shops.
35. Dry cleaning and laundry establishments.
36. Dry goods and notion store, including coin shops and fabric shops.
37. Electronic appliances and equipment including computer and software service.
38. Farm and construction equipment, retail sales.
39. Fire stations, police stations, jails.

40. Fix-it shops (radio, television, and small household appliances).
41. Florist and gift shops.
42. Frozen food lockers of not more than 10,000 square feet in floor area.
43. Funeral Homes.
44. Furniture and home furnishing stores.
45. Garage and auto repair shops but not including auto body and fender work and auto painting.
46. Garden supplies and landscape nursery.
47. Government buildings.
48. Grocery, fruit, and vegetable stores (retail only).
49. Hardware stores including gun shops.
50. Heating and air conditioning shops, provided all merchandise is located in a building.
51. Hobby, stamp, and coin shops.
52. Hotels and motels.
53. Household appliance stores.
54. Interior decorator shops.
55. Jewelry and metal craft stores and shops.
56. Leather goods and luggage stores.
57. Libraries and museums (public).
58. Liquor stores.
59. Lock and key shops.
60. Mail order catalog stores.
61. Medical, dental, and health clinics.
62. Medical and orthopedic appliance stores.

63. Meeting halls and auditoriums.
64. Messenger and telegraph service stations.
65. Milk and milk products distribution stations.
66. Manufactured housing and recreational vehicle sales.
67. Museums
68. Music instrument sales and repair shops.
69. Music stores and studios.
70. Newspaper offices, printing and printing supply sales and service.
71. Newsstands.
72. Offices and office buildings.
73. Office supply and office equipment sales and service stores.
74. Optician and optometrist shops.
75. Paint, wallpaper and glass stores.
76. Parking lots and garages.
77. Parks and open spaces.
78. Pawn shops.
79. Pet shops.
80. Photographic equipment sales and supply stores.
81. Photographic studios.
82. Picture framing shops.
83. Prescription shops.
84. Printing and publishing houses (including newspapers).
85. Private clubs, fraternities, sororities and lodges.
86. Public buildings, including post office, city offices, county offices, state offices.

87. Radio and television studios.
88. Railway, taxi, and bus passenger stations.
89. Restaurants and snack shops, excluding drive-ins.
90. Service stations.
91. Sewing machine sales and repair.
92. Shoe repair and shoeshine shops.
93. Shoe stores.
94. Sporting and athletic goods stores.
95. Stores and shops for the conduct of retail business similar to the uses listed in this section.
96. Tailor shops.
97. Taverns.
98. Television and radio sales and service.
99. Theaters.
100. Toy stores.
101. Travel bureaus.
102. Used car lots.
103. Upholstery shops of not more than 10,000 square feet of floor area.
104. Utility company offices.
105. Variety stores.
106. Wallpaper and paint stores.
107. Watch and watch repair shops.
108. Accessory uses customarily incidental to the above uses.

109. The following uses may be allowed by conditional use permit when submitted, reviewed, and approved by the Planning Commission and Governing Body, and under such conditions as they may impose:

- a. Motor vehicle repair service, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Zoning Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six (6) feet and a visual density of no less than 90%.
- b. Motor vehicle body shop, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Zoning Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six (6) feet and a visual density of no less than 90%.
- c. Carpenter, cabinet, plumbing, or sheet metal shops, provided that any outside storage is completely enclosed by a six (6) foot sight obscuring fence.
- d. Contractors office and equipment storage yard, provided that outside storage of equipment or materials is completely enclosed by a six (6) foot sight obscuring fence.
- e. Storage and warehousing except for products of a highly explosive, combustible or volatile nature.
- f. Wholesale establishments except those which handle products of a highly explosive, combustible or volatile nature.
- g. Retail lumber yards, providing all materials and equipment are stored in a completely enclosed building or are screened by a minimum six (6) foot high solid fence.
- h. Collection and distribution of recyclable items.
- i. Wireless communications towers subject to the requirements of ARTICLE XXVII.

SECTION 4. INTENSITY OF USE REGULATIONS: No requirements except those to meet fire regulations.

SECTION 5. HEIGHT REGULATIONS: No building shall exceed sixty (60) feet in height except as otherwise provided in the additional height, area, and use regulations of this Ordinance.

SECTION 6. YARD REGULATIONS:

1. Front Yard. No front yard is required for any building in the "C - 1" Central Business District.

2. Side Yard. No side yard is required for any building in the "C - 1" Central Business District, except where a lot sides on any residential district, in which case there shall be a fifteen (15) foot side yard.
3. Rear Yard. No rear yard is required for any building in the "C - 1" Central Business District, except where a lot abuts on a residential district, in which case there shall be a fifteen (15) foot rear yard.

SECTION 7. SIGN REGULATIONS: See ARTICLE XXII.

SECTION 8. PARKING AND LOADING REGULATIONS: None required.

SECTION 9. LANDSCAPING REGULATIONS: None required.

SECTION 10. TRAFFIC REGULATIONS: See ARTICLE XXV.