

CHAPTER 5

C-1 NEIGHBORHOOD SHOPPING DISTRICT

SECTION:

- 10-5-1: Scope
- 10-5-2: Use Regulations
- 10-5-3: Parking and Loading Regulations
- 10-5-4: Height Regulations
- 10-5-5: Area Regulations

10-5-1: Scope: The regulations set forth in this Chapter, or set forth elsewhere in this Title when referred to in this Chapter are the regulations in the "C-1" Neighborhood Shopping District.

10-5-2: USE REGULATIONS: A building or premises shall be used only for the following purposes:

Any use permitted in the "R-1" and "R-2" Single-Family District.

Advertising sign and billboard except that no such sign or board shall be located within fifty feet (50') of any single-family district.

Amusement place or theater, except open-air drive-in theater; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet (300') thereof and within this district, a space for off-street parking which contains an area adequate to accommodate one automobile for every five (5) seats in the theater.

Bank.

Bakery, but where the products are sold only at retail on the premises.

Barber shop, beauty parlor, chiropody, massage or similar personal service shop.

Bicycle sales and repair shop.

Business or commercial school or dancing or music academy.

Catering and delicatessen business.

Custom dressmaking, millinery, tailoring or similar retail trade.

Garage, storage or public, except that no lot or portion thereof shall be used for the display of used cars.

Laundromat.

Locksmith shop.

Medical and dental clinic and professional office.

Messenger and telegraph service station.

Rooming and boarding houses and multiple dwellings.

Offices.

Parking space and lots for the parking of automobiles.

Photographer's studio.

Receiving and delivery store for wet, dry or steam cleaning, which cleaning shall be done elsewhere.

Restaurant, except drive-in restaurants primarily serving food outside the building.

Service station.

Shoe repairing shop.

Shop for the repair of electrical and radio equipment and other similar commodities employing not more than five (5) persons on the premises, and not involving the conduct of any manufacturing on the premises.

Store or shop for the conduct of a retail business.

Tourist homes.

Two (2) family dwelling.

Undertaking, establishment where there is provided on the same lot, a space for off-street parking which contains an area adequate to accommodate one car for every one hundred (100) square feet of floor space used for public assembly.

Nursery, prekindergarten, kindergarten, boarding, play and special schools.

Accessory buildings and uses customarily incident to the above listed uses.

10-5-3: PARKING AND LOADING REGULATIONS:

The parking regulations for dwellings, schools, institutions and similar uses are the same as those in the "R-1" Single-Family District.

The parking regulations for other purposes are:

- (A) One parking space for each one hundred (100) square feet of floor space in a building used for recreation or amusement or any restaurant or establishment whose primary use is to serve meals, lunches or drinks to patrons.
- (B) One parking space for each two hundred (200) square feet of floor space in a building which is used for any other commercial purpose permitted in this district.
- (C) Such parking space shall be located on the same lot as the main building unless otherwise permitted by the Board of Appeals.

A space for the loading and unloading of trucks, having a minimum dimension of ten feet by thirty five feet (10' x 35') and a vertical clearance of fourteen feet (14') shall be provided on the lot or in the main building for the first five thousand (5,000) square feet of floor space or fraction thereof, used for commercial purposes, and one additional loading and unloading space shall be provided for each additional ten thousand (10,000) square feet of commercial floor area.

10-5-4: HEIGHT REGULATIONS: No building shall exceed two (2) stories nor shall it exceed thirty five feet (35') in height.

10-5-5: AREA REGULATIONS

- (A) Front Yard: There shall be a front yard having a depth of not less than ten feet (10').
- (B) Side Yard: No side yard shall be required unless the proposed structure is adjacent to a residential district, then five feet (5') shall be left upon the side of the lot adjacent to the residential district.
- (C) Rear Yard: A rear yard is not required except where a lot abuts upon a dwelling district, in which case there shall be a rear yard of not less than twenty feet (20') in depth.
- (D) Lot Area Per Family: The lot areas shall be as follows:
 - 1. A lot occupied by a two (2) family dwelling shall contain a lot area of not less than four thousand two hundred (4,200) square feet per family.
 - 2. A lot occupied by a single-family dwelling shall contain a lot area of not less than eight thousand four hundred (8,400) square feet per family.
 - 3. Where a lot has less area than herein required and was of record on the effective date of this Title that lot may be used only for single-family dwelling purposes. (Ord. 220; 5-5-62)