

Sec. 54-463. - Purpose and intent.

The C-1 Neighborhood Business District is intended to provide areas for limited small-scale commercial uses of a convenience nature serving nearby residential neighborhoods as opposed to a regional market. The district is not intended to accommodate automotive or other types of more intensive commercial activities that are of such magnitude or type that would result in the generation of excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts which would detract from the desirability of adjacent properties for residential use. In general, the neighborhood business district includes offices and retail and service establishments but excludes those highway-oriented, high traffic generating uses and those which involve use of chemicals and outside sales, storage or display. Institutionalized residential facilities are considered compatible uses in this district.

(Ord. No. 220, art. XIV, § 1401, 4-11-1994)

Sec. 54-464. - Permitted uses.

The following uses are permitted in the C-1 Neighborhood Business District:

- (1) Accessory uses and structures normally incidental to principal permitted uses and structures.
- (2) Art galleries and museums.
- (3) Churches, temples, synagogues and places of worship, and their customary accessory uses and structures, including cemeteries.
- (4) Clubs, lodges, fraternal institutions and other places of public assembly for membership groups, nonprofit or for profit, not to exceed 10,000 square feet of gross floor area.
- (5) Continuing care retirement communities.
- (6) Convalescent homes.
- (7) Day care centers.
- (8) Finance, insurance and real estate establishments.
- (9) Nursing homes.
- (10) Offices.
- (11) Personal care homes, family, group and congregate.
- (12) Public and semipublic buildings and uses.

- (13) Single-family residences operated as principal use or in conjunction with one or more permitted uses. Home occupations are permitted as accessory uses, without being subject to the limitations of section 54-81.
- (14) Restaurants, but not including drive-in or drive-through facilities.
- (15) Retail trade establishments (enclosed) except and excluding retail establishments selling liquor by the package.
- (16) Schools, public elementary, middle and secondary, and public and private colleges and universities.
- (17) Schools, parochial, private vocational, technical, business and others, nonprofit or operated for profit.
- (18) Services, business.
- (19) Services, health.
- (20) Services, personal.
- (21) Shopping centers.

(Ord. No. 220, art. XIV, § 1402, 4-11-1994; Amd. No. 220, § 1, 11-9-2009)

Sec. 54-465. - Conditional uses.

The conditional uses in the C-1 Neighborhood Business District are planned unit developments, with a minimum lot size of ten acres.

(Ord. No. 220, art. XIV, § 1403, 4-11-1994)

Sec. 54-466. - Area, height, density and placement requirements.

The area, height, density and placement requirements in the C-1 Neighborhood Business District are as specified in sections 54-88 and 54-631.

(Ord. No. 220, art. XIV, § 1404, 4-11-1994)