

Section 400.190. "C-1" Retail Services District. [R.O. 1993 § 400.190; Ord. No. 85-1897, App. B § III, 11-11-1985 ; Ord. No. 2004-2600 § 1, 6-22-2004]

A. Purpose. This District is intended to provide retail and service establishments serving primarily the local neighborhood and to provide retail space for activities serving the general community.

B. Uses Permitted.

1. Any use permitted, in Districts "R-1," "R-2," "R-3," and "C-O," including those permitted on review, if approved.
2. Auto sales, excluding repair facilities.
3. Banks or other financial institutions.
4. Bakeries employing not more than five (5) persons each.
5. Cleaning, pressing and dyeing plants employing not more than five (5) persons each; provided that only non-explosive cleaning fluids shall be used.
6. Food service establishments, including drive-in service.
7. Beauty shops or barbershops.
8. Newspaper, magazine, or book publishing, including job printing.
9. Mortuaries or funeral homes.
10. General business offices.
11. Stores and shops for the sale of products at retail only.
12. Studios or broadcasting facilities (no towers).
13. Theaters or moving picture shows.
14. Shops for custom work or the manufacture of articles to be sold at retail on the premises; provided that in such manufacture total mechanical power shall not exceed five (5) horsepower for the operation of any shop and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty percent (50%) of the total floor area of the entire building or the equivalent of the ground floor area thereof and provided, further, that such manufacturing use is not noxious or offensive by reason of vibrations, noise, or emission of odor, dust, smoke, or gas.
15. Such accessory retail, professional, or service uses that are necessary for convenience of residential districts subject to the review by the Planning and Zoning Commission to ensure conformity to the intent of the ordinance.

C. Regulations.

1. Signs. A nameplate and sign relating only to the use of the store and premises or to products sold on the premises is permitted per Section 530.030. Lighted signs of

flashing or intermittent type shall be prohibited; provided, however, that this shall not prevent the use of animated or lighted signs located entirely within the building which can be seen only from the street side of the building.

2. Height. Same as District "R-3."
3. Rear Yard. The depth of the rear yard shall be not less than twenty percent (20%) of the depth of the lot; provided such depth need not be more than a total of twenty (20) feet.
4. Front Yard. The front yard need be of no greater depth than the least depth established by existing buildings in District "C-1" within the same block and fronts upon the same street which may be adjacent to Districts "R-1," "R-2," and "R-3"; and if no lot within said District "C-1" is occupied by a building with a front yard of less depth than that required in Districts "R-1," "R-2," and "R-3," adjoining them, the front yard requirements of such adjoining Districts "R-1," "R-2," and "R-3" shall likewise be applicable to such portion of District "C-1."
5. Side Yards. There shall be a side yard of not less than five (5) feet width on each side of a building used exclusively for multiresidential purposes. Otherwise no side yard is required except fifteen (15) feet when a business is adjacent to any residential district.
6. Lot Area And Garage Area Required. Every building or portion of a building hereafter erected, moved, or altered for residential purposes in District "C-1" shall provide a lot area and garage area of not less than is required in District "R-3" for multifamily use.
7. Materials. In District "C-1," no building used, designed, or intended to be used shall be hereafter erected, moved, altered or structurally changed unless the building shall meet the requirements set forth in the Building Code for Fire Zone II; except that this provision shall not apply to buildings used, designed, or intended for uses as enumerated herein for Districts "R-1," "R-2," and "R-3," which are constructed, erected, moved, or altered in District "C-1."
8. Off-Street Parking. See Section 400.340.