

**ARTICLE 18**

**SEC. 21-18 REGULATIONS FOR THE LOCAL COMMERCIAL OR “C1” DISTRICT.**

- 18.1 Purpose:** To establish centers for small, localized retail and service businesses which provide goods and services to surrounding residential development. The following regulations shall apply in all “C1” districts and all uses shall be subject to development review as set forth in Article 56.
- 18.2 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in Article 41.
- 18.3 Uses permitted:** The following local commercial uses are permitted: When conducted within a completely enclosed building; when open to the public between the hours of 6:00 a.m. and 10:00 p.m.; and when not exceeding a maximum of two thousand (2,000) square feet of gross floor area per use or four thousand (4,000) square feet of total gross floor area:
- (a) Retail sales of food, dry goods, pharmaceuticals, flowers, bait and tackle, art and craft supplies and studios, books and magazines.
  - (b) Personal services such as barber and beauty shops, laundromats and cleaners, health clubs, or dance studios.
  - (c) Minor repair services such as jewelry, shoe and small appliance repair shops.
  - (d) Food services such as cafes, coffee shops, and delicatessens, including outdoor dining areas.
  - (e) Professional services such as tax consultants, real estate sales and law offices.
  - (f) Medical services such as nurse practitioner, general practitioner and dentist offices.
  - (g) Other local commercial uses when of similar character to those uses listed above.
  - (h) Commercial and residential accessory uses and accessory structures.
  - (i) Those uses permitted in the “C1” district with a zoning permit in Table A, Article 27.
  - (j) Supportive Housing, as defined in Article 68, Section 68.4(m) of this Chapter. **(Ord. No. 3158, 2/3/2026)**

**18.4 Uses permitted subject to first obtaining a Minor Use Permit in each case:** The following local commercial uses are permitted: When conducted within a completely enclosed building; when outdoor storage, sales or display does not exceed five (5) percent of the gross floor area per use; and when not exceeding a maximum of four thousand (4,000) square feet of gross floor area per use or eight thousand (8,000) square feet of total gross floor area:

- (a) Uses permitted in Section 18.3 when operating other than between the hours of 6:00 a.m. to 10:00 p.m., or with outdoor storage, sales or display; or when exceeding a maximum of two thousand (2,000) square feet of gross floor area per use or four thousand (4,000) square feet of total gross floor area.
- (b) Uses permitted in Section 18.3 when not in compliance with the performance standards set forth in Article 41.
- (c) Game rooms or amusement arcades when accessory to any permitted use, and comprising six (6) or fewer games or amusement devices or two (2) or fewer pool tables, occupying less than twenty-five (25) percent of the net floor area.
- (d) Uses permitted in Section 18.3 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration or unusual traffic.
- (e) Uses which are minor additions or alterations to existing uses or structures permitted by Section 18.5, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).

(f) Those uses permitted in the “C1” district with a minor use permit in Table B, Article 27.

(f)(g) Retail sales of Cannabis.

**18.5 Uses permitted subject to first obtaining a Major Use Permit in each case:** The following local commercial uses are permitted: When conducted within a completely enclosed building; when outdoor storage, sales and display does not exceed five (5) percent of gross floor area per use (except nurseries); and when not exceeding a maximum of eight thousand (8,000) square feet of gross floor area per use or fifteen thousand (15,000) square feet of total gross floor area.

- (a) Uses permitted in Sections 18.3 and 18.4 when exceeding a maximum of four thousand (4,000) square feet of gross floor area per use or eight thousand (8,000) square feet of total gross floor area.
- (b) Uses permitted in Sections 18.3 and 18.4 when not in compliance with the performance standards set forth in Article 41.
- (c) Retail fuel sales.

- (d) Bars when not exceeding twenty-five hundred (2,500) square feet of gross floor area and when not including amplified voice or music.
- (e) Retail plant nurseries, including outdoor storage, sales, or display when exceeding five (5) percent of the gross floor area.
- (f) Game rooms/amusement arcades.
- (g) Those uses permitted in the “C1” district with a major use permit in Table B, Article 27.
- (h) ~~Reserved. Retail sales of Cannabis. (Ord. No. 3084, 05/21/2019)~~

**SEC. 21-18.10 DEVELOPMENT STANDARDS.**

**18.11 Minimum lot size:**

- (a) Public water and sewer: 8,000 square feet.
- (b) Well and public sewer or public water and septic system: 15,000 square feet.
- (c) Well and septic system: 40,000 square feet.

**18.12 Minimum average lot width:**

- (a) Interior lots: Eighty (80) feet.
- (b) Corner lots: One hundred (100) feet.

**18.13 Maximum length to width ratio:** Three (3) to one (1).

**18.14 Maximum lot coverage:**

- (a) One story buildings: Forty (40) percent.
- (b) Two story buildings: Thirty-five (35) percent.
- (c) In no case shall coverage exceed fifteen thousand (15,000) square feet.

**18.15 Minimum yards:**

- (a) Front yard: Twenty (20) feet from lot line; or forty-five (45) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: None; or ten (10) feet from lot line when contiguous to any residential district.

- (c) Side yard: None; or ten (10) feet from lot line when contiguous to any residential district.
- (d) Accessory structures: The above yards shall apply.

**18.16 Maximum height:**

- (a) Principal structures: Two (2) stories or thirty (30) feet maximum, whichever is less.
- (b) Accessory structures: Twenty (20) feet. **(Ord. No. 1749, 7/7/1988)**

**18.17 Parking:** The following minimum parking requirements shall apply except as provided for in Article 46.

- (a) Retail or service commercial use: One (1) space per two hundred fifty (250) square feet of gross floor area.
- (b) Other uses: As provided for in Article 46.

**18.18 Signs:** As provided in Article 45.

**18.19 DEVELOPMENT STANDARDS EXCEPTIONS:** FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE ARTICLE 42. **(Ord. No. 1749, 7/7/1988)**