

"C-1" NEIGHBORHOOD COMMERCIAL DISTRICT

The following regulations shall apply in the "C-1" District:

1. Uses Permitted: The following uses are permitted. A Zoning Certificate may be required as provided for in Section 10, B of this Resolution. (5/21/93)
 - a. Agriculture.
 - b. Churches or other places of worship.
 - c. Public schools, elementary and high, and private schools having a curriculum similar to a public school.
 - d. Public facilities owned or operated by public agencies. (6/91)
 - e. Accessory buildings and uses.
 - f. Automobile parking spaces shall be provided as required in Section 5.
 - g. Neighborhood business as defined in Section 3.
 - h. Professional activities including doctors, dentists, attorneys, real estate, insurance, architects, and engineers. (7/96)
 - i. Public uses including public parks, schools, public administrative offices, cultural and service buildings, not including public land or buildings devoted solely to the storage and maintenance of equipment or materials.
 - j. Public service facilities including all utilities and railroads whether public or private and encompassing electric, natural gas, water, and sewer facilities.
 - k. Parking areas and garages when located as required in Section 5.
 - l. Child day care center. (7/97)
2. Conditional Uses: Subject to approval as provided for in Section 6 of this Resolution.
 - a. Business offices and banks.
 - b. Taverns and restaurants.
 - c. Semipublic uses, including churches, Sunday Schools, hospitals, and colleges, other institutions of an educational, religious, charitable or philanthropic nature.
 - d. Snack bar.
 - e. Automobile and trailer service stations, garages, vehicle sales and rentals provided that activities other than the pumping of gasoline and displays are in an enclosed building. (8/20/92)
 - f. Cemeteries or mausoleums.
 - g. Multiple-family dwellings/condominium developments (7/97)
 - h. Privately operated community buildings, recreational fields, swimming pools, or mooring basin owned and operated by neighborhood organizations.
 - i. Parks and playgrounds available to all members of the general public without fee charged for said use.(6/91)
 - j. One-family dwellings, permanent use. (5/21/93)

(8/06)

- k. Home occupations, as defined in Section 3. (5/21/93)
 - l. Bed and breakfast. (7/97)
 - m. Hotels & motels.
3. Lot Area: 10,000 square feet minimum; buildings used exclusively or partly for dwelling purposes shall comply with the following "R-4" District requirements:
- Lot Area, Lot Width, Lot Depth, **Dwelling size**, Front Yard, Side Yard, Rear Yard, Building Separation, Open Space, Off-Street Parking, Accessory Buildings and Parking Exception. (03/03) **(5/13)**
4. Front Yard: 60 feet minimum; for lots adjacent to major streets, the requirements of Section 7, A, shall apply. (7/97)
5. Side Yard: There shall be a side yard of not less than twenty (20) feet.
6. Rear Yard: 20 feet minimum; for through lots with frontage on two streets, the front yard requirement shall apply for both.
7. Lot Width: 60 feet minimum width and 100 feet minimum depth.
8. Off-Street Parking: Shall be provided as required in Section 5 and as listed herein.
- a. One-family dwellings: Two (2) parking spaces per dwelling unit.
 - b. Churches and schools: One (1) space for every four (4) seats in the main auditorium.
 - c. Commercial buildings: One (1) parking space for each two hundred (200) square feet of floor space.
9. Parking Exception: If the off-street parking for the commercial use adjoins a "A" or "R" District, it shall not be located within the required front yard for a distance of not less than fifty (50) feet from the boundary of the "A" or "R" District, nor shall the off-street parking be located within seven (7) feet of the boundary of the District.
10. Building Height: The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves.
11. Accessory Buildings: Accessory buildings not exceeding twenty (20) feet in height shall occupy in total area not more than thirty (30) percent of the actual lot area or 2,000 square feet, whichever is smaller, but no accessory building shall be closer than sixty (60) feet to the front lot line, closer than five (5) feet to the main building, nor closer than five (5) feet to any lot line. No accessory building shall be closer than twenty (20) feet to any lot line of an adjoining residential district. (8/06)

Non-commercial boat docks shall be considered structures accessory to the principal use of the premises on which they are built. Their area shall be included in the total area permitted for accessory buildings. (7/97)

12. Signs: Shall be **permitted** as stated in Section 7, C. and as stated herein. (5/13)
 - a. Free-standing, portable, and projecting identification or projecting advertising signs located at the place of business may be erected, provided they do not exceed in total area one (1) square foot for each lineal foot of frontage of the land on the main street, nor exceed in total area two hundred (200) square feet. No single sign shall exceed two hundred (200) square feet in area. Both sides of any sign may carry a message.
 - b. Projecting signs shall not project more than sixty (60) inches from the building and the bottom of such sign shall not be less than nine (9) feet above the finished grade.
 - c. Wall signs shall be permitted, but their total area on any wall shall not exceed twenty (20) percent of the area of that wall or three hundred (300) square feet in area, whichever is smaller. This sign area is in addition to the area permitted in "a" above or in exempt signs.
 - a. On lots abutting any "A" or "R" District, signs may not be located closer than twenty (20) feet to the side lot line.
 - b. Commercial outdoor advertising signs and their structures shall be setback from the established right-of-way line of any street or highway at least as far as the specific front yard requirement of the District in which it is located except for modifications f, g, and h below.
 - f. For every square foot by which the commercial outdoor advertising sign and its structure exceeds fifty (50) square feet, the setback shall be increased one (1) foot, but need not exceed one hundred (100) feet.
 - g. At the intersection of any state or federal highway with an arterial or collector street, the setback of any commercial outdoor advertising sign and its structure shall not be less than fifty (50) feet from the established right-of-way of each street or highway.
 - h. Each such sign will subtract forty-eight (48) square feet from the square footage allowed for the District in which the sign is erected.
13. Swimming Pool Requirements - Private: No private swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet shall be allowed except as an accessory use and unless it complies with the following conditions:

- a. The pool is intended and is to be used solely for the enjoyment of the occupants of the property on which it is located;
- b. It may not be located closer than the required setback line for the District in which it is located; and
- c. The swimming pool, or the entire property on which it is located shall have a fence, wall or barrier to prevent uncontrolled access from the street or adjacent properties. Such fence or wall shall be maintained in good condition with a gate and lock.

Temporary inflatable pools intended for the private use of the property owner shall not be required to meet these requirements. (8/06)

- 14. Land Under Water: All submerged lands below low water datum are a part of that District to which their abutting above water lands are assigned, and shall be bounded by extension of the boundary lines of each abutting natural above-water property. Two or more adjacent Districts which extend onto submerged lands shall be separated by extension of their above water common boundary.
- 15. Fences: The following condition shall apply to fences:
 - a. On property located at street and/or highway intersections, no fence, wall, hedge, shrubbery, or other structure or planting which obstructs the view of motorists and thereby creates a traffic hazard shall be erected, placed, planted, or maintained within the triangular area formed by connecting with a straight line, two (2) points located on the respective right-of-way, twenty-five (25) feet distance from their point of intersection.
 - b. The requirements of Section 7, M. shall be met. (7/12) (5/13)