

## **SECTION 11: “C-1” NEIGHBORHOOD COMMERCIAL ZONE**

(Revised and reorganized by Ord. No. 2714, effective 7-17-86)

The following regulations shall apply in the “C-1” Neighborhood Commercial Zone unless otherwise provided in this Ordinance.

### **PURPOSE A.**

The Neighborhood Commercial Zone is intended for retail stores and personal service businesses which are appropriately located in close proximity to residential areas, while minimizing the undesirable impact of such uses in the neighborhoods which they serve. (Revised by Ord. No. 2714, effective 7-17-86.)

### **USE B.**

No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses (Re-designated from Subsection A to Subsection B by Ord. No. 2714, effective 7-17-86):

1. Any use permitted in the “R-3” Multiple Family Zone.
2. Neighborhood commercial establishments as follows:
  - **Apparel stores.**
  - **Bakery** [employing not more than five (5) persons on premises].
  - **Banks and financial institutions.** (Added by Ord. No. 2714, effective 7-17-86.)
  - **Barber shop or beauty parlor.**
  - **Book or stationary store.**
  - **Clothes cleaning and pressing establishment** which provides retail services only and uses only non-flammable and non-explosive cleaning fluids. (Amended by Ord. No. 2714, effective 7-17-86.)
  - **Confectionery store.**
  - **Christmas tree sales** lots as a temporary use. (Added by Ord. No. 2714, effective 7-17-86.)
  - **Dairy products store.** (Added by Ord. No. 2714, effective 7-17-86.)
  - **Dressmaking or millinery shop.**
  - **Drug store or pharmacy.** (Amended by Ord. No. 2714, effective 7-17-86.)
  - **Dry goods or notions store.**
  - **Florist shop.**
  - **Gasoline filling station** (excluding super-service station). (Amended by Ord. No. 2714, effective 7-17-86.)
  - **Grocery store, fruit store or supermarket.** (Amended by Ord. No. 2714, effective 7-17-86.)
  - **Hardware store.**
  - **Jewelry store,** including clock and watch repair. (Amended by Ord. No. 2714, effective 7-17-86.)
  - **Laundry, coin operated machines only.** (Amended by Ord. No. 2714, effective 7-17-86.)

- **Liquor store.** (Added by Ord. No. 2714, effective 7-17-86.)
  - **Meat market or delicatessen store.**
  - **Office, business or professional.**
  - **Photo processing pick-up and delivery outlets.** (Added by Ord. No. 2714, effective 7-17-86.)
  - **Post office.** (Added by Ord. No. 2714, effective 7-17-86.)
  - **Repairing and altering of wearing apparel.** (Amended by Ord. No. 2714, effective 7-17-86.)
  - **Restaurant, tea room or cafe** (excluding dancing or entertainment).
  - **Shoe repair shop.**
  - **Shoe store.**
  - **Small appliance sales and service.** (Added by Ord. No. 2714, effective 7-17-86.)
  - **Sporting goods store.** (Added by Ord. No. 2714, effective 7-17-86.)
  - **Video machine and tape sales/rental.** (Added by Ord. No. 2714, effective 7-17-86.)
3. Similar uses when determined in the manner prescribed in Section 15, Subsection A, USE, paragraph 1, subparagraph b, (added by Ord. No. 2714, effective 7-17-86):  
Antique store containing less than one thousand (1,000) square feet of floor area. (Planning Commission Resolution No. 6765, confirmed by Board of Supervisors, 9-11-90)
  4. **Accessory buildings and uses** customarily incidental to any of the above uses when located on the same lot. (Renumbered from paragraph A20 by Ord. No. 2714, effective 7-17-86.)
  5. On-site outdoor advertising display **signs** in conformance with this Section and Section 15. (Added by Ord. No. 2714, effective 7-17-86)
  6. **Public parking areas** for the exclusive use of the patrons of the stores, shops or businesses in the immediate commercial zone when located and developed as required in Section 15. (Renumbered from paragraph A22 by Ord. No. 2714, effective 7-17-86.)

#### **USES REQUIRING A SPECIAL USE PERMIT C.**

Refer to Section 16, Part II B. (Revised by Ord. No. 2714, effective 7-17-86.)

#### **DEVELOPMENT STANDARDS D.**

1. Use Conditions: The retail stores and businesses described in Subsection B shall sell new merchandise only and be subject to the following conditions (renumbered from Subsection A and amended by Ord. No. 2714, effective 7-17-86):
  - a. All business, services, and processes, except filling stations, outdoor dining areas, and Christmas tree lots, shall be conducted entirely within a building.
  - b. Products made incident to a permitted use shall be sold at retail on the premises.
  - c. All public entrances to such stores, shops or businesses shall be from the principal street upon which the property abuts or within fifty (50) feet thereof, except that a rear entrance from the building to a public parking area may be provided.
  - d. (Repealed by Ord. No. 2714, effective 7-17-86.)
  - e. (Repealed by Ord. No. 2714, effective 7-17-86.)
2. Height: No building hereafter erected or structurally altered shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet. (Renumbered from Subsection B by Ord. No.

- 2714, effective 7-17-86.)
3. Front Yard: There shall be a front yard of not less than ten (10) percent of the depth of the lot, provided such front yard need not exceed fifteen (15) feet. However, buildings erected or structurally altered and used exclusively for dwelling purposes shall comply with the front yard requirements of the “R-3” Zone. (Renumbered from Subsection C by Ord. No. 2714, effective 7-17-86.)
  4. Side Yard: Where a lot abuts upon the side of a lot in any “R” Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon a lot in any “R” Zone, the side yard on the street side of the reversed corner lot shall be not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all other cases, a side yard for commercial buildings shall not be required. However, buildings erected or structurally altered and used exclusively for dwelling purposes shall comply with the side yard requirements of the “R-3” Zone. (Renumbered from Subsection D by Ord. No. 2714, effective 7-17-86.)
  5. Rear Yard: There shall be a rear yard having a depth of not less than fifteen (15) feet. However, buildings erected or structurally altered and used exclusively for dwelling purposes shall comply with the rear yard requirements of the “R-3” Zone. (Renumbered from Subsection E by Ord. No. 2714, effective 7-17-86.)
  6. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however, that where a lot has less area than herein required and was of record at the time this paragraph became effective, said lot may be occupied by not more than one (1) main building subject to the provisions of this Section. (Added by Ord. No. 2714, effective 7-17-86.)
  7. Parking and Loading: Off-street parking and loading space shall be required in conformance with Section 15. (Renumbered from paragraphs A.21 and A.23 and amended by Ord. No. 2714, effective 7-17-86.)
  8. Outdoor Advertising Display Signs: Any outdoor advertising display signs shall be attached to and be parallel with the wall of the building fronting the principal street or, in the case of a corner building, on that portion of the side street wall within fifty (50) feet of the principal street and shall pertain only to the use conducted within the building. (Renumbered from paragraph A.d to paragraph D.8 and amended by Ord. No. 2714, effective 7-17-86.)
  9. Fences, Walls and Screening: Where the side or rear lot line of a site adjoins or is located across an alley from any “R” Zone (R-A, R-O, R-1, R-2 or R-3), there shall be a solid wall, fence or equivalent landscaping screening at least six (6) feet in height located along the common lot line, except in a required front or side yard. Fulfillment of the requirements of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable building and zoning regulations and which were existing in the C-1 Zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of the property is approved by the County. (Added by Ord. No. 2714, effective 7-17-86.)
  - E. (Rescinded by Ord. No. 2714, effective 7-17-86.)
  - F. (Rescinded by Ord. No. 2714, effective 7-17-86.)