

ARTICLE XIII

LOCAL COMMERCIAL DISTRICT: C-1

SECTION 13.00 INTENT

The local commercial district is intended to permit retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy traffic. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby to promote the best of land at certain strategic locations and to avoid encouraging marginal strip, business development along heavily traveled roads.

SECTION 13.01 PERMITTED PRINCIPAL USES

The following uses are permitted in the local commercial district. All uses not expressly permitted are prohibited:

1. Medical and dental clinics, including medical or dental laboratories.
2. Funeral homes.
3. Office buildings used to house any following occupations: executive, administrative, professional, legal, accounting, insurance, real estate, and uses of similar nature.
4. Private service clubs, fraternal organizations and lodge halls.
5. Personal service establishments performing services on the premises, such as barber shops and beauty salons, dry cleaners and self-service laundromats, and sale and repair shops for locks, watches, shoes, radios and televisions.
6. Business services, including banks and loan offices.
7. Retail sale of foods, drugs, hardware, notions, books, and similar convenience goods.
8. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of a drive-in or open front store are prohibited.
9. Government or community owned buildings, but not including schools or storage yards, or buildings of an industrial character and use.
10. Accessory buildings and uses customarily incidental to any of the permitted principal uses.

SECTION 13.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission:

1. Churches and other buildings for religious worship subject to the requirements set forth in Section 4.17.
2. Planned shopping center based upon the following criteria:
 - A. A planned shopping center when used in this context means a commercial development which has been designed, developed and operated as a unit and can satisfy the following criteria. A site of three to six acres; a supporting population of at least seven hundred fifty (750) families in a trading area of one-half to one mile in radius; at least five stores and a floor area of ten thousand (10,000) to fifty thousand (50,000) square feet in size.
 - B. A planting strip of at least ten (10) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall or barrier of suitable material not less than six (6) feet in height shall be constructed along those property lines which abut a residential district.
 - C. No main or accessory building shall be situated less than fifty (50) feet from any perimeter property line.
 - D. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
 - E. All signs shall be affixed to the face of the building and shall be a uniform design throughout except for one ground pole sign advertising the name of the shopping center.
 - F. Because of the nature of the parking and ingress and egress to shopping centers, carry-out restaurants shall be permitted.
 - G. All off-street parking shall be within its own area, as specified in Article VI, and an internal system of roads and walks which will effectively separate pedestrian and vehicular traffic.

SECTION 13.03 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements unless otherwise specified, are as provided in Article XX.

SECTION 13.04 SITE PLAN REVIEW

For all uses permitted in a local commercial district, a site plan shall be submitted to the Planning Commission for review and approval in accordance with Section 4.16.

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