

**15.1500      CHAPTER 15  
C-1 COMMERCIAL DISTRICT**

**15.1501      SECTION    15.01   STATEMENT OF PURPOSE**

This district is designed to provide retail sales and commercial service uses catering to the general public as distinguished from industrial business customers. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

**15.1502      SECTION    15.02   PERMITTED USES**

Except as provided in Section 15.03, below, in a C-1 District, no building or land shall be used and no building or structure shall be erected, except for the following uses:

1.     Retail businesses where no treatment or manufacturing is required.
2.     Banks, building and loan associations, and other lending institutions.
3.     Office buildings.
4.     Funeral parlors.
5.     Restaurants, but not including drive-in eating or fast food establishments.
6.     Indoor theaters.
7.     Hotels and motels.
8.     Personal service establishments which perform services on the premises such as, but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries and dry cleaners or pick-up stations.
9.     Any service establishment of an office, showroom, or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
10.    Churches.
11.    Pet shops.
12.    Accessory buildings, structures, and uses incidental to any of the foregoing uses when located on the same lot or parcel of land.
13.    Small Tower-Mounted Wind Energy Turbines and Small **STRUCTURE-** Mounted Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)

**15.1503      SECTION    15.03   SPECIAL LAND USES**

The following uses are permitted in the C-1 District when approved as special land uses pursuant to the procedures provided in Chapter 19 (Special Land Uses):

1.     Gasoline stations.
2.     Motor vehicle repair garages.
3.     Motor vehicle body and paint shops.
4.     Motor vehicle sales establishments.

5. Outdoor commercial recreation facilities.
6. Greenhouses and nurseries.
7. Veterinary hospitals.
8. Bus terminals.
9. Drive-through eating or fast food establishments.
10. Wholesale business.
11. Cemeteries and mausoleums.
12. Lumber yards.
13. Outdoor theaters.
14. Wireless telecommunication towers and antennas.
15. Sexually oriented businesses.
16. Kennels for domestic animals.
17. Public and private campgrounds (amend. by ord. 362 eff. September 22, 2002)
18. Child care or day care center (amend. by ord. 362 eff. September 22, 2002)
19. Vehicle Wash Establishments. (amend. by ord. no. 407 eff. June 3, 2005)
20. Medium Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)
21. Youth Center (amend. by ord. no. 503 eff. December 11, 2011)
22. Colleges (amend. by ord. no. 504 eff. December 11, 2011)

**15.1504 SECTION 15.04 DESIGN REQUIREMENTS**

1. Standards for height, bulk, density, and area

Minimum lot area	35,000 square feet
Minimum lot width	110 feet
Maximum height of structures	2½ stories, or 35 feet
Front yard setback	50 feet
Rear yard setback	20 feet
Side yard setback	Each side yard setback shall be at least nine (9) feet (ord. no. 309 eff. 2/22/99; amend. by ord. no. 376 eff. 6/21/03)
See also footnotes 4; and 8 in Chapter 21 (Schedule of District Regulations).	

2. Site Plan Review is required in accordance with Chapter 23 (Site Plan Review).
3. Off-street Parking is permitted in accordance with the requirements in Chapter 24 (Parking, Loading Spaces, and Signs).
4. Signs are permitted in accordance with the requirements of Chapter 24 (Parking, Loading Spaces, and Signs).