

165.09 C-1 COMMERCIAL DISTRICT. In C-1 Districts the following regulations shall apply, except as otherwise provided herein.

1. Permitted Uses. Uses permitted in a C-1 District are as follows:
 - A. Uses permitted in R-3 Districts. No temporary buildings, trailers or mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes.
 - B. Any local retail business or service establishment such as the following:
 - Animal hospital, veterinary clinic or kennel.
 - Antique shop.
 - Automobile body and fender shop.
 - Baby store.
 - Bakery whose products are sold only at retail and only on the premises.
 - Barbershop or beauty parlor.
 - Bowling alleys.
 - Candy shops whose products are sold only at retail and only on the premises.
 - Clothes cleaning and laundry pickup.
 - Collection office of public utility.
 - Dairy store - retail.
 - Dance and/or music studio.
 - Drive-in eating and drinking establishments.
 - Drug store.
 - Filling station.
 - Florist shop.
 - Fruit and vegetable market.
 - Furniture store.
 - Garages, public.
 - Golf driving range and miniature golf course.
 - Gift shop.
 - Grocery and delicatessen.
 - Hardware store.
 - Hobby shop.
 - Hotel, motel or motor lodge.
 - Household appliances - sales and repair.
 - Ice storage and distributing station of not more than five-ton capacity.
 - Jewelry shop.
 - Launderette and similar businesses.
 - Paint and wallpaper store.
 - Post office substation.
 - Radio and television - sales and repair.

Real estate office.
Restaurant, cafe and soda fountain.
Shoe repair shop.
Sporting goods.
Tailor shop.
Variety store.

C. Business or professional office and the like, supplying commodities or performing services.

D. See Section 165.23(2) of this chapter for special uses.

2. Accessory Uses. Accessory uses in a C-1 District shall include the following: accessory uses permitted in the R-3 District.

A. Sign – On-Site. Any exterior sign shall pertain only to a use conducted within the building or on the premises. No sign may encroach upon or overhang the street right-of-way. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle. No sign may obstruct the view of any street so as to render dangerous the use of the street. No sign may imitate or resemble an official traffic-control sign, signal or device. No sign may obscure or physically interfere with an official traffic-control sign, signal or device. Where the lot adjoins an R District, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the R District; however, this does not apply to the side of the building which is opposite that side adjoining the R District.

(1) Common Types of Signs.

a. On-premises signs. Signs advertising the principal product sold or the activity conducted on the property at the sign site. Signs concerning the sale or lease of the property upon which the sign is located.

b. Off-premises signs. Signs displaying messages of general advertising about products or service available at locations other than at the sign site.

c. Municipal recognition signs. Signs displaying a message of “welcome” or a similar community spirited message which are placed along the streets approaching the City.

- d. Church or service club sign. Small signs displaying a message relating to the facility location, services or meetings.
- (2) On-premises Sign Controls.
- a. The sign must be located on the same property as the advertised activity and within the limits of the regularly used buildings, structures, parking areas, storage and processing areas which are essential and customary to the conduct of business.
 - b. Such regularly used areas do not include narrow strips or land configurations that cannot be put to any reasonable use directly related to the advertised activity except for signing.
 - c. An on-premises sign message is limited to advertising only those products sold or activities conducted at the sign site.
 - d. All signs, except temporary special occasion signs, require a permit from the City, to be obtained upon application to the administrative official.
 - e. In no case shall any sign project more than four feet above the roof line or parapet wall and the total area of all signs pertaining to the business conducted in any building shall not exceed two square feet in an area for every foot occupied by the front of the building displaying such sign.
- (3) Perpendicular Signs. One perpendicularly attached sign pertaining to a permitted use within the building upon which it is attached. Said sign shall consist of no more than 25 square feet per side and shall be at least eight feet, six inches above the ground or sidewalk directly below. Said sign shall not extend beyond six feet horizontally from the building, nor shall the top of said perpendicular sign exceed 20 feet above the ground or sidewalk directly below. Said sign may be internally lighted or illuminated by one light per side affixed to the building, but said lighting may not be flickering. All other provisions of this section shall be applicable to a perpendicular sign, unless in conflict with the provisions of this subsection. Where a

C-1 lot adjoins or abuts a C-2 District lot, sign regulations pertaining to the C-2 District shall apply.

B. Sign – Off-site. Any exterior off-site sign shall conform to the following controls:

(1) Any off-premises sign must conform to the permit, zoning, size, lighting and spacing criteria of this Code of Ordinances.

(2) A permit must be obtained from the administrative official prior to the erection of the sign.

(3) The display area of a single face sign is limited to a maximum of 250 square feet.

(4) The double-faced sign must be on a common structure, as long as the two faces do not face the same direction. The maximum combined display area of the two faces is 500 square feet.

(5) Flashing, intermittent or moving lights are prohibited.

(6) Any new sign must be a minimum of 100 feet from any other off-premises sign facing in the same direction.

(7) Where the lot on which the off-site sign is located adjoins an R district, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the R district; however, this does not apply to the side of the building which is opposite that side adjoining the R district.

(8) The overall height of any sign shall not exceed 35 feet.

(9) No sign will be placed any closer than 35 feet from any private property line, except where the property borders on a State or Federal highway property line, the setback distance shall be governed only by the rules and regulations of the State Department of Transportation.

C. All signs (both on-site and off-site) shall meet the *National Electric Code* if they use electricity. All signs (both on-site and off-site) shall be anchored firmly, shall be subject to inspection and control by the administrative official for safety, must be maintained at all times in a good state of repair and shall not be allowed to become unsightly.

- D. One post sign on each street on which a business abuts. The bottom of such post sign or surface area thereof shall be not less than 7.5 feet above the sidewalk or walkway or alley. The term “post sign” as defined in this section shall not be deemed to include any sign advertising the trade name, merchandise or service of any person, firm or corporation who pays a consideration, for the privilege of placing, maintaining or using any portion of the sign to the owner or occupant of the premises upon which the sign is erected or placed. The post sign may be located in the front yard but shall not extend over street right-of-way lines or otherwise obstruct or impair the safety of pedestrians or motorists.
- E. Any one business location shall have no more than one portable sign.
- F. Any sign which becomes obsolete by reason of the business being no longer active shall be removed by the owner within six months after the termination of the business.
3. Building Height Limit. Building height limit in a C-1 District shall be two and one-half stories, but not exceeding 35 feet in height.
4. Lot Area. Minimum lot area in a C-1 District shall be as follows: For a dwelling and any building containing any dwelling units – same as R-3 District. No requirements for any other building.
5. Lot Width. Minimum lot width in a C-1 District shall be as follows: For a dwelling and any building containing any dwelling units – same as in R-3 District. No requirement for any other building.
6. Front Yard Depth. Minimum front yard depth in a C-1 District shall be 25 feet. When fronting on the right-of-way of a major thoroughfare shown on the official major thoroughfare plan, the front yard shall be measured from the proposed right-of-way line.
7. Side Yard Width. No minimum side yard width is required in a C-1 District except that side yards shall be required for a dwelling and any building containing any dwelling units as required in the R-3 Districts. A side yard shall also be required on that side of a lot which adjoins any R-1, R-2 or R-3 District, which shall be no less than five feet.
8. Rear Yard Depth. Minimum rear yard depth in a C-1 District shall be 35 feet. For each foot that the front yard is increased over 25 feet, the rear yard may be decreased proportionately, except that where the rear yard adjoins the side lot line of a lot in an R District, there shall be a minimum rear yard of five feet required adjacent to said lot line.

9. Exceptions. For exceptions in a C-1 District, see Section 165.23.
10. Off-Street Parking and Loading. For off-street parking and loading requirements in a C-1 District, see Section 165.13.