

Art. 3—5

CENTRAL BUSINESS DISTRICT (C—1)

This district is located centrally to the surrounding area and is intended to provide space for retailing services of all kinds, professional offices, banks, hotels, and places of amusement, plus limited wholesaling, manufacturing, warehousing and storage of goods which do not unduly disturb the retail character of the area.

A. Permitted Uses

1. Retail establishments providing goods and services such as grocery, drug, hardware, variety stores and similar uses, and hotels motor hotels, and restaurants.
2. Office (public or private) and bank buildings and uses.
3. Processing and manufacturing that by reason of operation are not a nuisance in respect to noise, odor, dust, vibration, etc.
4. Wholesaling and warehousing.
5. Bulk storage of noncombustible materials.
6. Automotive sales, service, repair, and storage.
7. Theatres, places of public assembly, and any public recreational uses.
8. Parking lots.
9. Garages and gasoline service stations subject to the following provisions:
 - (a) No repair work is performed out of doors.
 - (b) Pumps, lubricating or other devices are located at least 20 feet from any street right—of—way.
 - (c) All fuel, oil, or similar substances are stored at least 35 feet distant from any street or lot line.
 - (d) All automobile parts, dismantled vehicles, and similar articles are stored within a building.
10. Studios.
11. Accessory structures and uses that are incidental to the permitted uses and that are not detrimental to the adjacent properties or the character of the district.

B. Uses Permitted on Review by the Planning Commission

1. Apartment hotels.
2. Newspaper offices and print shops

3. Medical clinics.
 4. Veterinarian clinics — offices only.
- C. Procedure for Review of Special Uses by the Planning Commission
Please refer to the separate information page for SUP Procedures.
- D. Lot Area
No requirement.
- E. Yard Requirements
1. Front yard: None required, except as may be required by a setback ordinance or as otherwise stated herein.
 2. Side yard: None required or as otherwise stated herein.
 3. Rear yard: Minimum 20 feet from property line or center of alley where one exists.
- F. Loading and Unloading
1. Loading and unloading facilities shall be provided so as not to block any public way. All maneuvering of vehicles in the process of loading or unloading shall be off any street right-of-way.
- G. Structure Coverage
1. No requirements except as may be necessary to provide off-street parking space.
- H. Screening Requirement
Where property zoned C—1 abuts a residential district, a planting screen or other visual barrier to be approved by the Planning Commission shall be constructed by the property owner or potential user of the property prior to the use of such property for other than residential purposes in a manner that it provides a continual visual buffer between the two districts a minimum of 6 feet in height; except that such buffer shall not be placed within 15 feet of the paved surface of a street or highway.
- I. Sign Requirements
1. Each business establishment may install no more than two attached signs on each visual side of its building to advertise product(s) and/or the name of the firm provided that:

- (a) Each sign shall not exceed either one-fifth the building's height and one-third the building's length or 50 square feet in area, whichever is greater,
 - (b) No sign shall extend higher than the front of the building.
- 2. Each business establishment may affix no more than two banners on each visual side of its building which are temporary in nature provided that:
 - (a) Each banner shall not exceed 40 square feet in area,
 - (b) No banner shall be displayed more than 30 days in any 60 day period.
- 3. Each business may advertise with one temporary sign provided that such sign is removed from view at the end of each business day.
- 4. Portable signs shall not be permitted.