

## **ARTICLE A. C-1 COMMERCIAL ZONE**

### **10-7A-1: OBJECTIVES AND CHARACTERISTICS OF ZONE:**

- A. The C-1 commercial zone has been established for the primary purpose of providing a location where retail, commercial and service facilities can be provided to residents and to the traveling public in the area. The zone is characterized by a mixture of dwellings and commercial uses; however, as assurance that the goods and services will be made available without undue detrimental effects upon the surrounding dwellings, certain requirements have been imposed upon the use of land and buildings within the zone.
- B. In order to accomplish the objectives and purposes of this title and to stabilize and protect essential characteristics of this zone, the following regulations shall apply to the C-1 commercial zone. (Ord. 2007-04, 4-10-2007)

### **10-7A-2: PERMITTED USES:**

The following buildings, structures and uses of land shall be permitted in the C-1 commercial zone upon compliance with requirements as set forth in this title:

Caretaker dwelling.

Establishments licensed to sell or permit consumption of alcoholic beverages in accordance with state statutes, zoning and city ordinances.

Retail establishments, all, in accordance with city ordinances.

Service and enterprises, all, in accordance with city ordinances.

Refer to special provisions further in this chapter. (Ord. 2007-04, 4-10-2007)

### **10-7A-3: AREA, WIDTH, LOCATION, HEIGHT AND SIZE REQUIREMENTS:**

- A. Commercial Buildings: For commercial buildings there shall be no setback requirements; provided that doors, overhanging signs or any other projecting or overhanging objects must be kept back from the property line.

- B. Dwellings: All dwellings not within or contiguous to a commercial building shall meet the area requirements of the applicable zone. (Ord. 2007-04, 4-10-2007)

#### **10-7A-4: SPECIAL PROVISIONS:**

- A. Surface Of Off Street Parking: All off street parking spaces shall be hard surfaced as defined in this title.
- B. Storage Of Flammable Liquids: All tanks for the storage of gasoline and other flammable liquids shall be installed in accordance with the regulations and requirements as contained in the fire prevention code adopted by the city.
- C. Recreational Vehicle Parks And Lodging Establishments: Recreational vehicle parks and lodging establishments will be subject to regulations as set forth under chapter 10, article A, "Large Scale Developments", of this title.
- D. Merchandise Storage: All merchandise, materials and equipment, except for seasonal items, shall be stored within a building or sight obscuring enclosure.
- E. Undrivable Vehicles: No undrivable vehicles will be stored or parked in an open area of a commercial zone for more than ninety (90) calendar days. (Ord. 2007-04, 4-10-2007)

#### **10-7A-5: CONDITIONAL USES:**

All other uses not described in section 10-7A-2, "Permitted Uses", of this article will be considered as conditional uses, and will be presented to the planning and zoning commission for approval and recommendation to the city council. (Ord. 2007-04, 4-10-2007)

#### **10-7A-6: SUPPLEMENTARY REGULATIONS:**

See also supplementary requirements and procedures applicable within zones, chapter 12 of this title. (Ord. 2007-04, 4-10-2007)

