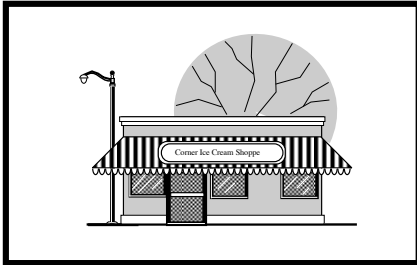


CHAPTER 21

C-1 Zone (Neighborhood Commercial)



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25-21.1 Purpose

The purpose of the Neighborhood Commercial district is to provide for the development of small scale, low intensity commercial uses that serve the daily needs of residential neighborhoods that are in close proximity to the shopping center. The design of neighborhood commercial centers shall be of a scale and design that is compatible with the surrounding residential neighborhoods. In addition, the design of the center should provide for pedestrian access from surrounding neighborhoods.

The types of permitted and conditional uses that would be allowed in a neighborhood commercial center would be limited to uses that local residents would require on a daily basis including small scale grocery stores, barber and beauty shops, clothes cleaning establishments, banks, restaurants and similar compatible uses.

25-21.2 Permitted Uses

The following uses are permitted in the C-1 district.

- a. Accessory uses incidental to a permitted or conditionally permitted use existing on the site.
- b. Automated teller machine (stand alone or associated with a bank)
- c. Banks and financial institutions
- d. Check cashing services
- e. Clubs, lodges and meeting rooms
- f. Day care, small and large family
- g. Drainage basins
- h. Health/athletic clubs
- i. Mixed Use Developments, subject to the requirements detailed in Chapter 25-41 Special Uses.
- j. Multiple family dwellings, provided that the use shall be developed in accordance with property development standards of the “R-3” District, Chapter 25-19.
- k. Offices (administrative, business, medical, general, governmental and professional)
- l. Personal Services Businesses. Commercial establishments that provide services of a personal nature, including:
 - Barber and beauty shops
 - Cleaners
 - Locksmiths
 - Mail/delivery stores
 - Massage and physical therapy businesses practiced by individuals certified by the State
 - Laundry (self-serve)
 - Music, dance, gymnastics and martial arts studios
 - Tattoo shops

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- m. Retail stores and service establishments that supply commodities or services that meet the needs of residents in the community. Permitted uses include:
- Bakeries, retail
 - Clothing, shoes, jewelry and accessory stores
 - Confectionary (candy) stores
 - Convenience grocery stores (except that stores selling alcoholic beverages require a Conditional Use Permit)
 - Florists
 - Food stores
 - Gift shops
 - Hardware and home improvement stores
 - Health Food stores
 - Hobby shops
 - Ice cream shops
 - Jewelry stores
 - Office supply stores
 - Pet shops
 - Pharmacy/drug stores (except those with a drive thru are not permitted in the C-2 zone)
 - Photo studios and photographic supplies, art galleries
 - Sporting goods stores
 - Supermarkets
 - Tobacco stores
 - Toy stores
 - Variety stores
- n. Restaurants and cafes, including drive-thru and drive-in restaurants.
- o. Veterinarian offices
- p. Video arcades
- q. Other uses similar in nature and intensity to those permitted, as determined by the city planner

25-21.3 Conditional Uses

The following conditional uses may be permitted in accordance with the provisions of Chapter 25-51 Conditional Use Permits.

- a. Churches.
- b. Communications buildings and structures

- c. Electrical transmission and distribution substations
- d. Liquor stores and convenience markets that sell alcoholic beverages
- e. Parking lots
- f. Service stations
- g. Temporary assembly/entertainment uses, including tent revivals, carnivals, circuses
- h. Water pump stations
- i. Other uses similar in nature and intensity as determined by the city planner subject to granting of a conditional use permit.

25-21.4 Site Plan Review

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 25-53 Site Plan and Design Review, (or a Conditional Use Permit for uses listed as such).

25-21.5 Development Standards (see also Exhibit 21-1 for a summary of development standards)

- a. Site Area, Lot Frontage and Depth

No requirement.

- b. Building Height

The maximum height of commercial structures shall be 35 feet/two stories; the maximum height of accessory structures shall be 15 feet.

- c. Yards

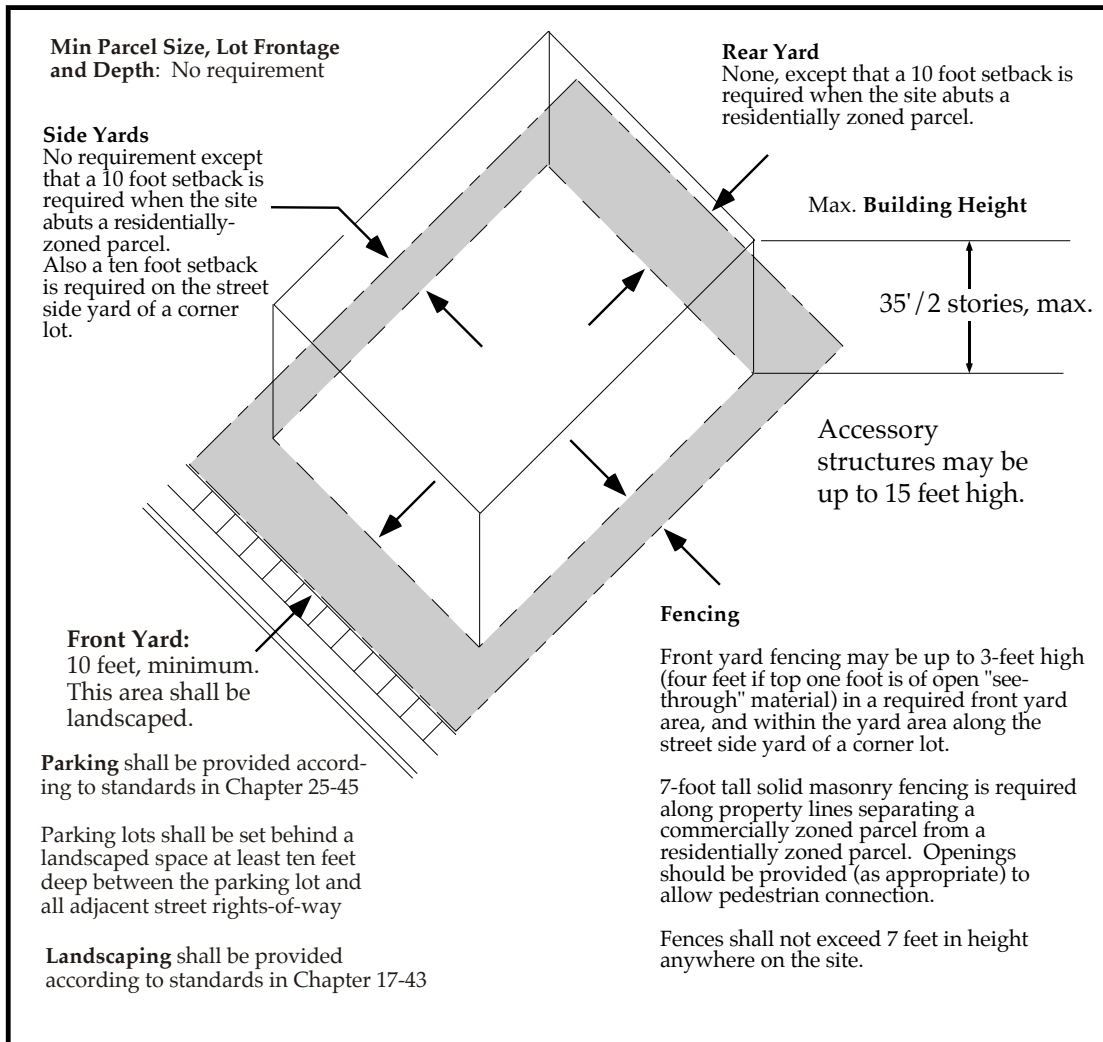
- 1. Front: 10 feet, minimum. Further, parking lots shall be separated by a landscaped setback of at least ten feet from a front property line, and also the side property line for the street side yard on corner lots.
- 2. Side: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet, or where the site

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is a corner lot, in which a 10 foot setback is required on the street side yard..

3. Rear: No requirement unless the subject property abuts a residential district, wherein the minimum side yard shall be 10 feet.

Exhibit 21-1: Zoning Standards



25-21.6 Fences, Walls and Hedges

- a. Front Yards: Fences, walls and hedges shall not exceed three feet in height. A fence or wall may be four feet in height if more than 50 percent of the structure is see-through.

- b. Rear and Side Yards: Fences, walls, and hedges shall not exceed seven feet in height along any side or rear property line.
- c. Where a property zoned C-1 abuts a residential district, a 7-foot solid block masonry wall shall be constructed between the two uses. Where appropriate, openings should be provided to allow pedestrians to travel between the two uses.

25-21.7 Off-Street Parking and Loading Facilities

- a. Uses in the C-1 District shall provide off-street parking consistent with Chapter 17.45 Parking and Loading.
- b. Parking lots constructed in C-1 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.
- c. Parking lots shall be separated from buildings by raised sidewalks or curbing.
- d. Parking lots shall be designed to accommodate solid waste pick-up.

25-21.8 Signs

Signs shall be consistent with the requirements detailed in Chapter 25-47 Signs.

25-21.9 Landscaping

- a. A landscaping and irrigation plan shall be submitted on all neighborhood commercial developments to the City Planner for review and approval consistent with the standards in Chapter 25-43 (Landscaping). All setback areas along streets shall be landscaped.
- b. The landscaping and irrigation plan shall show a tree-planting scheme in the parking lot that will result in 50 percent of the parking lot being shaded within five years.
- c. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.
- d. Parking lots should be screened from adjacent public roadways by low walls and/or hedges.

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- e. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance on the buildings.
- f. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped. The gate to the enclosure shall be constructed of metal.

25-21.10 Design Guidelines

New development in the C-1 zone shall be designed consistent with the guidelines shown in Chapter 25-27 (Commercial Design Guidelines)