

ADOPTED BY THE BOARD OF COMMISSIONERS MARCH 3, 1990  
WITH SUBSEQUENT AMENDMENTS AS NOTED

**ARTICLE IX**

**SECTION 9.1**

**C-1 COMMUNITY BUSINESS DISTRICT**

- 9.1.1. **C-1 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the C-1 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permits or Use Permits. The C-1 District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which complement a transition into a more intense activity area. Complementary non-commercial uses are also permitted.
- 9.1.2. **USE REGULATIONS.** Within the C-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.
- A. **Permitted Uses.** Structures and land may be used for only the following purposes: (Amended 11/01/95, 07/07/99)
1. Amusements, Indoor
  2. Apartments, Above or Behind Commercial and Office uses in the Same Building
  3. Art Galleries
  4. Assembly Halls
  5. Automotive Parking Lots
  6. Automotive Specialty Shops (Amended 04/07/93)
  7. Catering, Carry-out and Delivery
  8. Church, Temple or Other Place of Worship
  9. Clinics
  10. Convalescent Center/Nursing/Hospice
  11. Day Care Facilities
  12. Delicatessens
  13. Financial Establishments
  14. Funeral Homes
  15. Garage, Automobile Repair except painting, body repair and overhaul of major components

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16. Group Residences
17. Gymnasiums
18. Hotels
19. Health Club/Spa (Added 02/07/01)
20. Laundromats
21. Landscaping Business, Garden Center (Added 04/03/02)
22. Laundry and Dry Cleaning Shops
23. Lawn Service Businesses
24. Libraries
25. Communication Services
26. Millinery or Similar Trade whenever products are sold retail, exclusively on the site where produced.
27. Motels
28. Museums
29. Offices
30. Parking Garages\Decks
31. Parking Lots
32. Personal Care Homes
33. Personal Services including barber, beauty
34. Pet Grooming (No overnight stay) (Added 02/07/01)
35. Photography Studios
36. Plant Nurseries
37. Printing Shops, Convenience
38. Repair Shops not involving any manufacturing on the site
39. Research Laboratories
40. Restaurants
41. Retail Stores or Shops
42. School of Business, Dance, Music or similar schools
43. Service Stations except that repair and service offerings shall not include painting, body repair nor overhaul of major components, and no portion of the site shall be used for the display of cars for sale
44. Stadiums
45. Theaters
46. Recycling Centers, Collecting (Added 3/4/92)

- B. **Accessory Uses.** Structures and land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation. Automobile and/or moving truck rental may be used in accessory to a permitted use. Not more than 45 percent of the floor area of a building or land may be devoted to storage incidental to primary uses. (Amended 02/07/01)

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9.1.3.

**DEVELOPMENT STANDARDS.**

- A. **Height Regulations.** No structure shall exceed the higher of 4 stories or sixty 60 feet in height except as approved pursuant to Article XIX.
- B. **Minimum Front Yard** - 40 feet
- C. **Minimum Side Yard**
- 25 feet for dwellings adjacent to interior lot lines
  - None for all other buildings. See 4.23 for buffer and landscape requirements
  - 40 feet for all buildings adjacent to streets
- D. **Minimum Rear Yard**
- 25 feet for dwellings adjacent to interior lot lines
  - None for all other buildings. See Section 4.23 for buffer and landscape requirements
- E. **Minimum Lot Area**
- Multi-family Dwellings including a unit above or behind a commercial use
    - 2,500 square feet
  - Single family - 18,000 square feet.
  - Two family - 18,000 square feet
  - All other buildings – no minimum
- F. **Minimum Heated Floor Area Per Unit**
- Single Family - 1,100 square feet
  - Two family - 800 square feet
  - Multi family - 700 square feet
  - Efficiency - 450 square feet

G. **Minimum Lot Frontage** - 35 feet adjoining a street (Amended 11/03/93)

H. **Minimum Accessory Structure Requirements**

Single Family and Two Family Uses - Accessory structures may be located in the rear yard only but shall not be located within a minimum yard.

Other Use - Accessory structures shall not be located in the minimum front yard.

9.1.4. **OTHER REGULATIONS.** The headings below contain provisions applicable to the C-1 District:

Development Regulations. Article XXXIV

Exceptions. Section 4.3

Floodplain Management. Section 4.24

Off Street Parking and Loading. Article XVIII

Outside Storage. Section 4.2

Landscape Area and Buffer Regulations. Section 4.23

River Protection. Metropolitan River Protection Act

Signs. Article XXXIII

Noise Study Report, Article 28.4.7 (Added 04/03/02)

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**ARTICLE IX**

**SECTION 9.2**

**C-2 COMMUNITY BUSINESS DISTRICT**

- 9.2.1. **C-2 DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the C-2 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permits or Use Permits. The C-2 District is intended to provide locations in which community and regionally-oriented retail and service activities conclude a transition, or locations which complement a transition into a more intense activity area. Complementary non-commercial uses are also permitted.
- 9.2.2. **USE REGULATIONS.** Within the C-2 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as permitted shall be prohibited.
- A. **Permitted Uses.** Structures and land may be used for only the following purposes: (Amended 7/7/99)
1. Any Use Permitted in the C-1 District
  2. Automotive Garage (Amended 04/07/93)
  3. Automotive Repair Garage (Amended 04/07/93)
  4. Automobile & Light Truck Sales\Leasing (Added 02/07/01)
  5. Batting Cage, Outdoor (Added 02/07/01)
  6. Bowling Alley
  7. Car Wash
  8. Check Cashing Establishment (Added 10/02/02)
  9. Drive-in Theater
  10. Garage, Automobile Repair
  11. Landscaping Business
  12. Lawn Service Business
  13. Laundry and/or Dry Cleaning Plant Distribution Center. Not including processing, fabrication or manufacturing
  14. Pawn Shop (Added 10/02/02)
  15. Plant Nursery

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- 16. Plumbing Shop associated with retail sales
- 17. Radio and Television Stations
- 18. Service Establishments
- 19. Skating Rink
- 20. Tinsmithing Shop associated with retail sales

B. **Accessory Uses.** Structures and land may be used for uses customarily incidental to any permitted use and dwellings may be used for a home occupation.

9.2.3. **DEVELOPMENT STANDARDS.**

A. **Height Regulations.** No structure shall exceed the higher of 4 stories or sixty 60 feet in height except as approved pursuant to Article XIX.

B. **Minimum Front Yard** - 40 feet

C. **Minimum Side Yard**

- 25 feet for dwellings adjacent to interior lot lines

- None for all other buildings. See 4.23 for buffer and landscape requirements

- 40 feet for all buildings adjacent to streets

D. **Minimum Rear Yard**

- 25 feet for dwellings adjacent to interior lot lines

- None for all other buildings. See 4.23 for buffer and landscape requirements

E. **Minimum Lot Area**

- Multiple Dwellings including a unit above or behind a commercial use - 2,500 square feet

Single family - 18,000 square feet

Two family - 18,000 square feet

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All other buildings – no minimum

F. **Minimum Heated Floor Area**

Single Family - 1,100 square feet

Two family - 800 square feet

Multi family - 700 square feet

Efficiency - 450 square feet

G. **Minimum Lot Frontage** - 35 feet adjoining a street (Amended 11/03/93)

H. **Minimum Accessory Structure Requirements**

Single Family and Two Family Uses - Accessory structures may be located in the rear yard only but shall not be located within a minimum yard.

Other Use - Accessory structures shall not be located in the minimum front yard.

9.2.4. **OTHER REGULATIONS.** The headings below contain provisions applicable to the C-2 District.

Development Regulations. Article XXXIV

Exceptions. Section 4.3

Floodplain Management. Section 4.24

Off Street Parking and Loading. Article XVIII

Outside Storage. Section 4.2

Landscape Area and Buffer Regulations. Section 4.23

River Protection. Metropolitan River Protection Act

Signs. Article XXXIII

Noise Study Report, Article 28.4.7 (Added 04/03/02)