Chapter 17.64 C-1 NEIGHBORHOOD CONVENIENCE

17.64.010 Purpose.

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17.64.030 Conditional uses.

17.64.040 Minimum standards.

17.64.010 Purpose.

The purpose of the C-1 district is to establish and preserve a neighborhood convenience district.

17.64.020 Permitted uses.

Except as otherwise provided, in a C-1 district, no new building, structure, or land use shall be permitted except for the following:

1. Animal clinics and treatment centers;
2. Assisted living;
3. Bed and breakfast;
4. Bed and breakfast homestay;
5. Bed and breakfast inn;
6. Conventional site-built and modular single-family, two-family or multifamily townhomes and condominiums, and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock or horizontal lap wood, steel or vinyl siding;
7. Day care, adult;
8. Child care center;
9. Family child care center - zoning review;
10. Family child care home;
11. Family child care home - zoning review;
12. Offices, general and professional;
13. Medical laboratories, clinics, health spas, rehabilitation centers, and public health facilities;
14. Neighborhood groceries;
15. Parks, playgrounds, historical sites, and other similar recreational facilities;
16. Personal service shops;
17. Pharmacies;
18. Restaurants, cafes, coffee shops;
19. Sundry shops and stores and specialty shops.

17.64.030 Conditional uses.

The following shall be conditional uses in a C-1 district:

A. Apartments located within a business structure;
B. Branch community facilities: postal, library, banks, etc.;
C. Churches;
D. Convenience establishments, low volume;
E. Lighted recreational facilities;
F. Parking lots;

G. Public utility and public service installations and facilities, excluding business offices and storage and maintenance facilities;
H. Schools;
I. Vocational centers, medical and professional institutions;
J. Other uses compatible with the intent of this district as defined by the commission, with the exception of gaming/gambling uses as defined in this title.

17.64.040 Minimum standards.

A. Lot Area. Four thousand square feet.

B. Lot Width. Forty feet.

C. Yard Requirements.

1. Front yard setback for commercial uses, fifteen feet with alley, or eighteen feet without alley. Front yard setback for residential use, fifteen feet with alley, or eighteen feet without alley;

2. Rear yard setback for commercial uses, none required except in the case of a commercial use lot adjoining a residentially zoned lot, then the setback shall be ten feet. Rear yard for residential use, ten feet;

3. Side yard setback for commercial uses, none, except in the case of a commercial use lot adjoining a residentially zoned lot, then the side yard shall be ten feet. Side yard setback for residential use shall be five feet;

4. For commercial uses, the two front yard setbacks of a corner lot shall not be less than fifteen feet with alley, or eighteen feet without alley. For residential uses, the two side yard setbacks of a corner lot shall not be less than fifteen feet with alley, or eighteen feet without alley.

D. Height Limitations.
Four stories or forty feet, whichever is less.

E. Buffering.
For commercial developments, which adjoin residential properties, one of the six buffering alternatives expressed in Appendix C of this title shall be developed to reduce noise and increase visual privacy.