

CHAPTER 21
C-1, CENTRAL COMMERCIAL DISTRICT

SECTION

- 21.01: Purpose
- 21.02: Permitted Uses
- 21.03: Conditional Uses
- 21.04: Interim Uses
- 21.05: Accessory Uses
- 21.06: Height, Setback and Lot Coverage Requirements
- 21.07: Building Guidelines

21.01: PURPOSE: The C-1 District is intended to provide a district accommodating those retail, service and office functions which are characteristic to a traditional “downtown” area and to allow the present downtown area to expand, develop and redevelop, with emphasis on specialty shops and office uses.

21.02: PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in a C-1 District:

A. General Retail Sales and Services not exceeding 7,500 square feet per establishment that include the retail sale of new products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include the following uses:

- a. Antiques and collectibles
- b. Automobile parts and accessories
- c. Bakery / catering service
- d. Barber shop / beauty salon
- e. Bookstore
- f. Bicycle sales and repair
- g. Clothing and accessories
- h. Department and discount stores
- i. Drug store
- j. Dry-cleaning establishment
- k. Electronics sales and repair
- l. Film developing / photographic supplies
- m. Florist
- n. Hardware store
- o. Household furnishings and appliances
- p. Locksmith
- q. Musical instruments
- r. Office and school supplies
- s. Pet Store
- t. Picture framing
- u. Shoe repair / tailor
- v. Sporting goods / bait and tackle
- w. Videos Store

B. Repair and maintenance services for small consumer electronics, household goods,

bicycles and apparel.

- C. Professional offices and professional services, including but not limited to: financial institutions, accounting and attorney firms, real estate firms and chiropractic clinics
- D. Medical, optical and dental services
- E. Beauty shops/salons and barber shops
- F. Coffee shops, cafes and delicatessens
- G. Eating and drinking establishments
- H. Recreational services contained within an enclosed structure including theaters and bowling lanes.
- I. Community/governmental buildings and public parks
- J. Sports and Health Facility

21.03: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in a C-1 District and regulated by Chapter 7 of this Ordinance:

- A. Drive-in facilities for banks or savings and loan associations provided that:
 - 1. The driveway access shall not be on a residential street.
 - 2. The stacking lane and its access must be designed to control traffic in a manner to protect the pedestrian ways, buildings and green area on the site.
 - 4. The service windows and driveway shall be screened from view if adjacent to a residentially used property.
- B. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this section, provided that:
 - 1. Such use is allowed as a permitted use in a C-1 District.
 - 2. Such use does not constitute more than thirty (30) percent of the lot area and not more than fifty (50) percent of the gross floor area of the principal use.
 - 3. Adequate off-street parking and off-street loading in compliance with the requirements of this Ordinance.
 - 4. All signing and informational or visual communication devices shall be in compliance with the Chapter 30 of this Ordinance.
- C. Owner Occupied, Single-family detached dwellings existing at the time of Ordinance adoption, provided that:
 - 1. Residential uses shall be limited and may be permitted only where they do not create conflicts present or future, between the non-residential and residential use and activities, both on and off the subject property.
 - 2. Residential use shall be governed by all applicable standards of the R-1 Zoning

District, Building and Fire Codes.

D. Tattoo and Massage Parlors

21.04: ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the C-1 District:

- A. Accessory uses incidental and customary to uses allowed as permitted, conditional and interim uses within this Section.
- B. Signs as provided under Chapter 31 of this Ordinance.
- C. Parking as provided under Chapter 31 of this Ordinance.
- D. Fences as provided under Chapter 31 of this Ordinance.
- E. Personal or accessory antenna as provided under Chapter 31 of this Ordinance.

21.05: INTERIM USES: The following uses require an Interim Use Permit within the C-1 District when occurring for more than seven consecutive days and/or when reoccurring more than five times per year and are further governed by Chapter 8 of this Ordinance.

- 1. Temporary uses such as holiday tree lots, newsstands, sidewalk display sales, etc.
- 2. Temporary buildings for construction purposes, for a period not to exceed construction.
- 3. Outdoor storage.
- 4. Outdoor dining.

21.06: HEIGHT, SETBACK AND LOT COVERAGE REQUIREMENTS: The following minimum requirements shall be observed in the C-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Minimum Lot Area. None.
- B. Minimum Lot Width. None.
- C. Minimum Lot Depth. None.
- D. Minimum Front Setback. None.
- E. Minimum Side Setback. None, unless abutting a residential zoning district (not separated by a right-of-way), then a minimum side yard of twenty (20) feet shall be required. The required setback shall be landscaped as required by the Zoning Administrator so as to buffer the commercial use from the adjacent residential use.
- F. Minimum Rear Setback. None, unless abutting a residential zoning district (not separated by a right-of-way), then a minimum side yard of twenty (20) feet shall be required. The required setback shall be landscaped as required by the Zoning Administrator so as to buffer the commercial use from the adjacent residential use.

- G. Maximum Impervious Surface Coverage: No maximum impervious surface coverage exists in this district.
- H. Building height. The maximum building height shall be 45 feet.
- I. Street frontage - there shall be a minimum street frontage of 15 feet, exclusive of frontage on any alley.

21.07: BUILDING GUIDELINES:

1. Rehabilitation and Renovation of Existing Structures and/or infill development within the C-1 Central District.
 - a. The historic character of each property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.
 - b. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.
 - c. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.
 - d. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials.
 - e. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, should be undertaken using the gentlest means possible.
 - f. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be compatible with the massing, size, scale, and architectural features of the existing structure so as to protect the historic integrity of the property and its environment.
 - g. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - h. Clapboards should be repaired or replaced with wood siding with the same profile (smooth surface /horizontal placement) and style. Alternate clapboard siding material may be considered, provided the original profile and style match the original. Painting should match the original. Clapboard or other wood siding should be used with horizontal placement. Decorative wood detail should be maintained and repaired, and if needed replaced; such repairs/replacement should copy the original in material, style, size and configuration.

- i. Paint colors should be from an “historic color” selection and should complement the age and style of the structure. Property owners should consider color patterns/palettes employed along Main Street and surrounding buildings for ideas and consider the impact of color choices on the streetscape. Property owners should use a limited number of colors on a single structure. Loud or highly contrasting colors are discouraged, colors with low reflectance that are subtle, neutral or earth tone are preferred.
- j. If masonry (brick) has deteriorated and/or re-pointing or replacement required all work and replacement should match the existing as closely as possible in style, color, type, bond pattern and size. When re-pointing a mortar appropriate for the brick type should be used. When cleaning the gentlest method possible should be used since sandblasting or chemical cleaning may damage exterior brick and lead to penetration of dirt and moisture. Masonry should not be painted or covered with false facades.
- k. Sign design, layout, placement, material and color should be historic suitability. Most historic commercial structures have a natural location for signage (horizontal lintel over store entrance is one example), so this space should be utilized if possible. Color and style should complement the structure, design, and function of the building. Lighting the sign should be done with exterior lights or spotlights.
- l. Awnings should be historically appropriate. Design, material, logo, style, configuration, location, and color should be consistent with those originally exhibited on historic structures. Material should consist of fabric, canvas, or alternative compatible with the original structure. Hard or shed roof awnings with solid roofing material such as shingles or metal are discouraged.
- m. When possible repairing and maintaining existing roof material is encouraged. Property owners should consider using professional architects and contractors with roofing experience to determine the extent of the repair. When replacement is required, the material should complement the structure’s age, style, and protection requirements. The material and color of roofs should be in harmony with the rest of the structure.
- n. Property owners should avoid the following:
 - i. Pursuing changes to structures which create a false sense of historical development, such as adding features or architectural elements from other buildings.
 - ii. Creating a false historical appearance.
 - iii. Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.
 - iv. Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

- v. Locating any new construction on the building site where important landscape features will be damaged or destroyed, for example, removing a lawn and walkway and installing a parking lot.
- vi. Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.
- vii. Introducing new construction onto the building site that is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.
- viii. Removing or radically changing features of the setting that are important in defining the historic character. The setting is the area or environment in which a historic property is found. Elements of setting include the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways and street trees.