

## C-1 Neighborhood and Quiet Business District

### A. General Description

This commercial district is intended to provide a place for those types of office and commercial activities that provide for the regular needs and/or for the convenience of the people residing in the adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, and recreational elements, more restrictive requirements for light, air, and open space are made than are provided in other commercial districts.

### B. Uses Permitted

1. Property and buildings in the C-1 District shall be used only for the following purposes:

Any use permitted in the R-4 District shall only be allowed above the first floor C-1 Neighborhood and Quiet Business use, and shall not extend or overhang the heated area of the first floor.

2. Sale of such convenience goods and personal services as groceries, drugs, hardware, variety items, small apparel and shoe stores, dry cleaners, bakeries, florist shops, and barber and beauty shops.

3. Office uses.

4. Retail and/or service establishments similar to those enumerated above.

185. 6. Accessory buildings and uses customarily incidental to the above uses, and signs related to the activity conducted on the premises but with sign area not to exceed 100 square feet.

No article or material stored or offered for sale in connection with uses permitted under (1) through (5) above shall be stored or displayed outside the confines of a building unless screened by permanent ornamental walls or fences that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven (7) feet in height shall be required.

### C. Area Regulations

#### 1. Front Yard

All buildings shall be set back from the street right-of-way line to provide a front yard having not less than thirty (30) feet in depth.

#### 2. Side Yard

There shall be a minimum side yard on each side of the main building of not less than ten (10) feet from each property line. On a corner lot, this shall be increased to fifteen (15) feet from the street right-of-way line.

#### 3. Rear Yard

No building shall be located closer than ten (10) feet to the rear lot line.

#### 4. Coverage

Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.

### D. Height Regulations

No building or structure shall be constructed with a height in excess of two (2) stories or thirty-five (35) feet.

### E. Parking Regulations

Off-street parking shall be provided in accordance with the provisions of Article IV.

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