

**SEC. 12-3-302 “C1” GENERAL COMMERCIAL**

**Contents of Section:**

- A. Purpose.
- B. Permitted Uses.
- C. Special Uses.
- D. Conditional Uses.
- E. Design Standards.

**A. Purpose.** The General Commercial (C1) district is intended to accommodate commercial uses with a neighborhood or citywide trade area as well as a range of civic and institutional uses, located predominantly along the city’s arterial thoroughfares. In the General Commercial district, no building or premises shall be used, configured, erected, or altered except in conformity with the following use, area, and height regulations. This district is used in areas designated in the General Plan as Community Commercial (CC), Employment Mix (EM), Entertainment Center (EC), Professional Campus (PC), and Urban Living (UL).

**B. Permitted Uses.**

<b>Permitted Uses</b>		
<b>A-B</b>	<b>C-G</b>	<b>H-Z</b>
<p><b>Accessory Building/Structure</b></p> <p><b>Accessory Outside Display</b> – against or within 15 feet of building</p> <p><b>Amusement, Commercial - indoor</b></p> <p><b>Appliance Repair/</b> Small Engine, Saw Filing, Mower Sharpening (No outside storage)</p> <p><b>Artisan Manufacturing/Small-scale Production</b></p> <p><b>Bank, Savings and Loan, or Credit Union /ATM</b></p>	<p><b>Catering Service</b></p> <p><b>Church/Temple/Place of Worship/Rectory/Parsonage</b></p> <p><b>Civic/Community Center</b></p> <p><b>Civic Club, Halls, and Lodges</b></p> <p><b>Clinic, Medical, Counseling, and/or Dental Offices</b></p> <p><b>Containers (shipping) or Metal/Modular Pods</b> – for accessory storage for an allowed use, not occupying required parking or encroaching on required setbacks, and screened or not visible from any adjacent right-of-way</p> <p><b>Contractor's Office/Facilities</b> – no outside storage including vehicles</p> <p><b>Convenience Store/ Gasoline/Fueling Station</b></p> <p><b>Day Care</b></p>	<p><b>Hospital</b></p> <p><b>Liquor Store</b></p> <p><b>Office, Professional and General Business</b></p> <p><b>Other Accessory Outside Display</b> – not on right of way or in required parking, less than 36 sq. ft. in area</p> <p><b>School</b> – college or university</p> <p><b>School</b> – K-12</p> <p><b>Security Systems Installation Company</b></p> <p><b>State Vehicle Inspection</b></p> <p><b>Studio for Radio and/or Movie/Television</b> – no tower(s)</p>

Permitted Uses (continued)		
A-B	C-G	H-Z
	<b>Domestic Animal Services – indoor only</b> <b>Drinking Establishment</b> <b>Eating Establishment/ Restaurant – with dine-in or thru service</b> <b>Emergency/Urgent Care, Ambulance Services/EMS</b> <b>Exhibition Hall</b> <b>Food Truck</b> <b>General Retail</b> <b>Government Building or Use</b> <b>Gym/Health Club/Martial Arts</b>	

C. Special Uses.

Special Uses		
A-B	C-E	F-Z
<b>Auto Parts Store – primary</b> <b>Bed and Breakfast Inn</b>	<b>Concrete or Asphalt Mixing/Batching Plant – temporary</b>	<b>Food Truck Court – more than one (1)</b>

D. Conditional Uses.

Conditional Uses		
A-B	C-M	N-Z
<b>Airport/Heliport</b> <b>Alternative Financial Institution (ref Section E.3 Below)</b> <b>Assisted Living/Nursing Facility</b> <b>Auction House – no auto, livestock</b> <b>Auto Accessories – retail sales and indoor installation only</b> <b>Auto/Motor Vehicle Rental</b>	<b>Dance Hall/Dancing Facility</b> <b>Domestic Animal Services – indoor kennels, outdoor activity</b> <b>Feed and Grain Store/Farm Supply Store</b> <b>Food Establishment Kiosk (Walk-up or Drive thru)/ Other services kiosk</b> <b>Funeral Home, Mortuary, Crematory</b>	<b>Natural Gas Compressor Station</b> <b>Off-highway Vehicle (OHV) Sales/Service</b> <b>Outdoor Sales as a Primary Use</b> <b>Pawn Shop</b> <b>Plumbing Shop</b> <b>Portable Building Sales</b>

<b>Conditional Uses (continued)</b>		
<b>A-B</b>	<b>C-M</b>	<b>N-Z</b>
<b>Auto Repair/Body Repair/Painting/Glass Repair and Tint/ Auto Modifications</b>  <b>Auto Sales and Service</b>  <b>Automobile Wash</b> (ref. Section E.3 below)  <b>Bail Bonds</b>  <b>Boats and Personal Watercraft Sales and Repair</b>  <b>Building Material Sales/Lumber Yard</b>  <b>Caretaker's/Security Guard Residence</b>  <b>Cemetery and/or Mausoleum</b>	<b>Golf Course</b>  <b>Heating and Air-Conditioning Sales/Services</b>  <b>Home Improvement Center w/hardware, building materials, outside storage</b>  <b>Hotel/Motel</b> (ref. Section E.3 below)  <b>Institution for Alcoholic, Narcotic, or Psychiatric Patients</b>  <b>Market, Farmer's, Produce</b> – primarily retail  <b>Mini-Warehouse/Self Storage</b> – non-occupied except for storage (ref. Section E.3 below)  <b>Motorcycle Sales/Dealer/Repairs</b>	<b>Publishing and Printing Company</b>  <b>Quick Lube/Oil Change/Minor Inspection</b>  <b>Recreational Vehicle (RV) Storage</b>  <b>Rehabilitation Care Facility</b> – halfway house  <b>Shelter/Care Facility</b>  <b>Tattoo or Body Piercing Studio</b>  <b>Taxidermist</b>  <b>Tool and Machinery Rental</b> – with outdoor storage  <b>Tower</b> – radio, television, and communications  <b>Transit or Passenger Terminal</b>  <b>Utility Use</b>  <b>Wedding Chapel</b>

## **E. Design Standards**

### **1. Height Regulations.**

- a. No structure shall exceed 45 feet in height for the main building.

### **2. Area Regulations.**

#### **a. Front Yard.**

1. In all locations where building lines, setback lines, or front yard lines are shown on recorded plats, the minimum setback or front yard shall be as shown on the plat.
2. In all other locations, the minimum front yard setback shall be 25 feet.
3. No accessory structures shall be located in front yards.

#### **b. Side Yard.**

1. In all locations where building lines, or side lines on corner lots, are shown on recorded plats, the minimum side yard shall be as shown on the plat.

2. In all other locations, there shall be a side yard on each side of the structures of no less than 5 feet in width. Except when retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the building code.
3. Corner lots shall have a side yard on the street side of the structure of no less than 20 feet.

c. *Rear Yard.*

1. There shall be a rear yard with a depth of not less than 10 feet for the main building.

d. *Lot Area.*

1. Lot area—None specified.
2. Minimum lot width—None specified.
3. Minimum lot depth—None specified.

3. *Supplemental Conditional Use Standards*

- a. *Automobile Wash.* Shall not be authorized within a two (2) mile radius of a pre-existing automobile wash.
- b. *Mini-Warehouse/Self Storage*
  1. Shall not be authorized within a three (3) mile radius of a pre-existing Mini-Warehouse/Self storage facility
  2. Sixty (60) percent of the units must be temperature controlled with air-conditioning and heating
  3. Shall have a minimum lot size of two (2) acres.
- c. *Hotel/Motel*
  1. All rooms shall have internal entry only, no individual outside entry into rooms.
  2. Shall be a minimum of two (2) stories in height.
- d. *Alternative Financial Institution.* Due consideration should be given to prevent the over-proliferation of such uses.