

15.240

**ARTICLE 9  
C-1 DISTRICTS**

15.241

**Sec. 109.1 USES.**

In a C-1 District no building or premises shall be used and no building shall be erected, enlarged or altered except for one or more of the following specified purposes.

2. One and one-half (1-1/2) story dwellings, and those having greater heights, shall have a minimum ground floor area of six hundred seventy two (672) square feet.

**D. FRONT YARDS.** There shall be a front yard on every lot. The minimum depth of any front yard shall be twenty-five (25) feet except for the following provisions:

1. Any dwelling hereafter erected along a block-front shall be provided with a front yard at least equal to the average of the front yards of the existing dwellings.

2. No new dwelling shall project into the required front yard area more than one-third (1/3) of the distance separating the nearest dwelling on an abutting lot.

3. In no case shall the above provisions be construed to require a front yard depth greater than thirty-five (35) feet.

**E. SIDE YARDS.**

1. There shall be for every building a side yard along each lot line of a minimum width of five (5) feet and the total width of both side yards shall be at least ten (10) feet.

2. The width of a side yard abutting upon a street shall be not less than the minimum front yard required in this district.

3. Where lots with less than fifty-five (55) foot width are involved in new construction the Board of Appeals will determine in each case the required minimum side yard abutting upon a street to conform as near as possible to existing dwellings. The Board of Appeals determination will, in some cases, include the combining of two or more lots to provide conformity to existing dwellings.

**F. REAR YARDS.** There will be a rear yard on every lot, the minimum depth of which shall be thirty (30) feet; provided however, a private garage may be constructed within five (5) feet of said rear lot line, except where a rear yard abuts on an alley a private garage shall be constructed at least ten (10) feet from the alley.

**A. PRINCIPAL USES AND BUILDINGS.**

1. All uses permitted in R-3 Districts.
2. All uses permitted by Special Authorization in R-3 Districts.
3. The following businesses are permitted:

- (a) Retail Sales
- Automobile Sales
- Bake Shops Camera Shops Candy Shops Clothing Stores
- Dairy Stores Department Stores
- Drug Stores Fish Sales
- Gasoline Filling Stations
- Farm Equipment Sales
- Florists
- Furniture Stores
- Grocery Stores
- Hardware Stores
- Home Appliance Shops

Jewelry Stores  
Liquor Stores, Package  
Meat Markets  
Newsstands  
Paint and Wallpaper Stores  
Plant Material Sales Lots  
Poultry Sales  
Produce Markets  
Restaurants  
Saloons  
Secondhand Stores  
Shoe Stores  
Sport Stores  
Taverns  
Truck Sales  
Variety Stores

**(b) Service Enterprises**

Automobile Courts  
Banks  
Barber Shops  
Beauty Shops  
Broadcasting Studios  
Caterers  
Cleaning and Dyeing Pickup Stations  
Freezer Locker Plants  
Funeral Homes  
Garages, Public  
Hotels  
Interior Decorators  
Laundries, Self-Serve  
Libraries, Rental  
Motels  
Parking Lots  
Photographers  
Printing and Publishing  
Professional or Business Offices  
Public Utility Substations  
Radio Stations  
Shoe Repair Shops  
Television Stations  
Watch Repair Shops

**(c) Commercial Recreation Facilities**

Auditoriums  
Bowling Alleys  
Golf Courses, Miniature  
Golf Driving Ranges  
Membership Clubs  
Museums  
Skating Rinks  
Theatres

**(d) Commercial Schools**

Art Schools  
Business Schools  
Dance Schools  
Music Schools

Professional Schools  
Trade Schools

**(e) Wholesale Business or Distributors Handling the Following:**

Baked Goods  
Barber Supplies  
Beauty Shop Supplies  
Drugs  
Groceries  
Jewelry  
Meats  
Novelties  
Office Supplies  
Paper Products  
Radio Supplies  
Television Supplies  
Textile Products  
Tobacco Products

(1) Any other building use or service similar to the uses herein listed in type of service or goods sold or similar in the effect upon adjacent area in more restricted use districts.

**B. ACCESSORY USES AND BUILDINGS.**

1. All accessory uses permitted in R-3 Districts.
2. The incidental manufacture, processing or storage of goods for sale, except the killing or dressing of animals or fowl.  
(chap. XII of code eff. Oct. 3, 1963)

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Sec. 109.2 **HEIGHTS AND AREAS.**

**A. HEIGHTS.** No building or structure shall exceed three (3) stories in height.

**B. AREAS.**

**1. Minimum lot area.** No minimum lot area required.

2. All dwellings built in C-1 Districts shall have a minimum ground floor area as required in R-3 Districts.
3. All buildings other than dwellings shall have no minimum ground floor requirements.

**C. FRONT YARDS.** The minimum depth of any front yard shall be thirty (30) feet.

**D. SIDE YARDS.**

1. The width of side yards for a dwelling shall be as required in R-3 Districts.
2. Side yards for buildings other than dwellings shall not be required.

**E. REAR YARDS.**

1. The depth of a rear yard for a dwelling shall be as required in R-3 Districts.
2. Rear yards for buildings other than dwellings shall not be required.

**F. OFF-STREET PARKING AND LOADING REQUIREMENTS.** In addition to the minimum yard areas herein mentioned for this district, there shall also be required an off- street parking area for the loading and unloading and the parking of vehicles off of all public streets and highways in accordance with the following minimum schedule.

**1.** All uses permitted in R-3 Districts that are allowed in this district. Same number of parking spaces as required in R-3 Districts.

**2. Bowling alleys, restaurants, taverns, etc.** 200% of the floor area.

**3. Retail stores, supermarkets, etc.** 150% of the floor area.

**4. Theaters, Auditoriums (other than school auditoriums), skating rinks, etc.** 1 parking space for every six seats or six patrons.

**5. All other business or uses.** 50% of the floor area.

(chap. XII of code eff. Oct. 3, 1963)