



## Article 12. Neighborhood Convenience Commercial District (C-1)

### Sec. 8-5.1201. Purpose.

Intended to provide small commercial areas that cater to the daily convenience shopping and service needs of the surrounding residential neighborhood. The scale and design of buildings within this district must be compatible with the neighboring residential uses. This district is consistent with the Neighborhood Commercial General Plan designation.

### Sec. 8-5.1202. Uses.

Uses	Permitted <sup>(1)</sup>	Use Permit <sup>(2)</sup>	Specific Standards
Bar/pub		X	
Barber shop and beauty parlor	X		
Caretaker or night watchman's residence <sup>(4)</sup>	X		
Churches		X	
Commercial coach (temporary)		X	Sec. 8-5.5101
Day care center	X		
Gasoline sales <sup>(3)</sup>		X	
Indoor sale of new products, unless otherwise prohibited by this chapter	X		
Insurance sales office	X		
Laundry and laundromat	X		
Offices (administrative, business, government, medical and professional)	X		
One-family residence or multiple-family residence <sup>(5)</sup>		X	
Outdoor sales (temporary)	X		Sec. 8-5.5103
Outdoor storage and sales areas	X		Sec. 8-5.5905
Permitted uses that exceed 10,000 square feet of floor area		X	
Public and quasi-public		X	
(continues)			

Uses (cont.)	Permitted <sup>(1)</sup>	Use Permit <sup>(2)</sup>	Specific Standards
Public utilities		X	Sec. 8-5.5107
Real estate office	X		
Repair shop (i.e., shoes, radios, and domestic appliances)	X		
Restaurant (excluding drive-thru) and cafes, including those serving alcoholic beverages	X		
Restaurant (excluding drive-thru) and cafes, including those serving alcoholic beverages that have a gfa. greater than 3,000 sq. ft.		X	
Schools		X	
Service and social clubs		X	
Studios (music, dancing, photography, art and broadcasting)	X		
Video rental	X		

- (1) The level of review is determined as provided in Sec. 8-5. 7001. Provided the use does not exceed 10,000 square feet of floor area (3,000 sq. ft. of floor area a for restaurant).
- (2) See Sec. 8-5.7003 for review process explanation.
- (3) Gasoline sales only when in conjunction with a bona fide retail business. No on-site auto repair allowed.
- (4) Provided it is part of a bona fide commercial use and not a separate rental unit.
- (5) Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story then the square footage of the residence shall not exceed the square footage of the building designated as part of the business.

**Sec. 8-5.1203. Development Standards.**

<b>Maximum District Size</b>	3 acres.
<b>Minimum Lot Size</b>	5,000 sq. ft. Special criteria and exceptions are provided in Article 55.
<b>Maximum Building Height</b>	2 stories not to exceed 30 feet, except as provided in Article 56.
<b>Minimum Yards</b>	<b>Front</b> - 10 feet. <b>Street Side</b> - 10 feet. <b>Interior Side</b> - None, except when abutting a residential district then 15 feet.
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<b>Development Standards</b> (cont.)	
<b>Minimum Yards</b>	<b>Rear</b> - None, except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.
<b>Exterior Lighting</b>	As provided in Article 58.
<b>Fences, Walls, Hedges and Intersection Visibility</b>	As provided in Article 59.
<b>Landscaping</b>	As provided in Article 60.
<b>Off-street Parking and Loading</b>	As provided in Article 61.
<b>Public Improvements</b>	As provided in Article 62.
<b>Signs</b>	As provided in Article 63.
<b>Trash Enclosures</b>	As provided in Article 64.