166.09 C-1 LOCAL COMMERCIAL DISTRICT. The C-1 District is intended to accommodate the daily or frequent shopping needs of the neighborhood consumer, including retailing of goods purchased often for use in the home, furnishing of personal services and providing services used by individuals in their domestic lives. Development standards shall be designed to encourage compatibility with residential areas.

1. Principal Permitted Uses. The following are principal permitted uses in the C-1 District:

A. Any use permitted in the R-2 District, except that uses permitted in the R-1 and R-2 are not allowed on the first floor of any structure currently being used as a business. All structures constructed after the passage of Ordinance No. 442 shall not allow R-1 and R-2 uses on the first floor of said structures. R-1 and R-2 uses are permitted on any floor above the first floor. Nonconforming residential uses existing prior to passage of Ordinance No. 442 are allowed to continue until such structures are replaced or usage is altered, at which time they must comply with the restrictions of this section.

B. Automobile parking lot, storage, parking garage, and automobile sales with a gross vehicle weight (GVW) of less than 10,000 pounds.

C. Bank or financial institution.

D. Gasoline filling stations.

E. Offices and office buildings.

F. Retail store, in connection with which there shall be no slaughtering of animals or poultry or commercial fish cleaning and processing on the premises.

G. Private school.

H. Theatre, not including drive-in theatres.

I. Laundry and cleaning establishment, self-service.

J. Florist shop.

K. The following uses, and other uses of a similar character, are permitted, provided that none of the following uses shall employ more than five persons in a single shift on the premises, not including employees whose principal duties are off the premises, or temporary seasonal employees.

(1) Dressmaking.

(2) Tailoring.

(3) Shoe repair.

(4) Household appliance repair.

(5) Bicycle repair.

(6) Dry cleaning and pressing.

(7) Catering.

(8) Bakery with sale of bakery products on the premises.

L. The following personal service uses, and other uses of a similar character, are permitted.

(1) Barber shop.

(2) Beauty parlor.

(3) Photographic or art studio.

(4) Messenger.

(5) Taxicab.

(6) Newspaper or telegraphic branch service station.

(7) Dry cleaning receiving station.

(8) Restaurant.

(9) Bowling alley.

2. Accessory Uses. All uses that are customarily incidental to uses permitted in this district may exist, provided that the principal use exists and the requirements of Section 167.12 are met. Other accessory uses permitted include the following:

A. Any accessory use permitted in the R-2 District.

3. Special Use Permit. The Zoning Board of Adjustment may, by special use permit, authorize the following exception uses and structures in the C-1 District, when authorized in accordance with the requirements of Section 168.12(2).

A. Bed and breakfast home, as established in Chapter 137F of the *Code of Iowa* and as defined in Section 165.05 of this Zoning Ordinance.

B. Historic preservation site or museum.

C. Any public or government building.

D. Privately operated community building or recreation field.

E. Hospital or institution; provided, any hospital or institution permitted in any R District shall be located on a site of not less than four acres, shall not occupy more than 10 percent of the total lot area and shall be set back from all yard lines at least two feet for each foot of building height.

F. Cemetery.

G. Funeral home or mortuary.

H. Radio or television broadcasting tower or station.

I. Commercial, recreational or amusement development for temporary or seasonal periods.

J. Circus or carnival grounds, but not within 300 feet of any Residential District.

K. Riding stable.

L. Tourist camp or mobile home court; provided such tourist or trailer camp shall comply with the provisions of applicable ordinances of the City and the laws of the State of Iowa.

M. Airport, landing field, or landing strip for all forms of aircraft, auto racetrack and drag strip.

N. Parking lots on land within 300 feet from any commercial, business, or industrial district, provided the following standards are met:

(1) Ingress and egress to such lot shall be from a major street or from a street directly serving the commercial or business district.

(2) No business involving the repair or service of vehicles, or sale, or display thereof shall be conducted from or upon such parking areas.

(3) No structures shall be erected or remain on any portion of the lot except as provided for under subparagraph 7 hereof.

(4) No signs shall be erected on the parking area except as approved by the City Planning and Zoning Commission.

(5) Parking areas shall be used for parking patrons' private passenger vehicles only and no charge shall be made for parking within such premises.

(6) The parking area shall be set back in conformity with the established or required yards for residential uses and where a parking area adjoins a dwelling use it shall have a minimum side yard of 10 feet.

(7) The parking area shall be suitably screened or fenced, paved and drained, lighted and maintained free of debris.

O. Temporary buildings used only in conjunction with construction work may be permitted in any district during the period that the construction work is in progress, but such temporary buildings shall be removed upon completion of the construction work.

4. Height and Area Regulations. The height and area regulations set forth in this section and Sections 167.02 and 167.03 shall be observed.

A. Building height (maximum).....2½ stories or 35 feet.

B. Front yard (minimum setback).....25 feet.

C. Side yard (minimum setback):

Nonresidential buildings.....None.
Nonresidential buildings abutting residential district .....10 feet.

D. Rear yard (minimum setback).....25 feet.

E. Lot area (minimum per family):

Single-family .....6,000 square feet.
Two-family .....3,000 square feet.
Multi-family (plus minimum lot size)..1,000 square feet.

F. Lot frontage (minimum).....None

G. Lot size (minimum):

Single-family..... 6,000 square feet.
Two-family ..... 6,000 square feet.
Multi-family..... 7,000 square feet.

5. Permitted Signs. The following signs shall be permitted in the C-1 District as accessory uses, subject to the following regulations, provided the principal use exists.

A. Signs shall contain only the name of the business establishment or the principal business conducted on the premises, or both.

B. Signs painted on a vertical surface of the building or attached flat thereto.

C. Signs shall not project above the principal roof of a building, except that a sign may be attached flat against or painted on a parapet wall not exceeding three feet above such roofline.

D. The aggregate gross area, in square feet, of all signs on a lot shall not exceed the number of lineal feet of frontage of such lot, and in no case shall it exceed a total of 100 square feet on any one street; this area need not be less than 40 square feet.

E. When any such sign is illuminated, the light or lights shall be shaded or concealed so that they will not interfere with the vision of motor vehicle operators or shine directly on residential district, illumination of such signs shall not be flashed and no sign simulating movement shall be permitted.

F. Gasoline filling stations may have one double-faced free standing sign not over 12 inches in thickness on which shall be advertised only the trade name of the product offered for sale; the area of a double-faced sign shall be the area of one face of the sign and shall be included as a part of the permitted area.

6. Parking and Loading Regulations. Off-street parking and loading spaces shall be provided for in accordance with the requirements for specific uses set forth in Section 167.14.

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