

Chapter 17.58

COMMERCIAL DISTRICT--C-1

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17.58.010 Purpose.

The purpose of the commercial district is to preserve a commercial district intended for conducting general retail, service and office business frequented by the public.
(Ord. 94-4 § 12.05.12 (part), 1994)

17.58.020 Permitted uses.

Uses permitted in the C-1 district on a lot having the required area and width:

- A. Commercial permitted uses include: retail stores, convenience stores, nonautomotive service businesses, banks, laundries, restaurants, motels, gaming establishments, bars, pet stores, business offices and public buildings; also continuation of existing residential uses including replacement of existing residential uses, but not including construction of new residential uses except that commercial buildings may include ancillary residential apartments.
- B. Questions about specific permitted uses shall be presented to and determined by the planning commission at the next regular planning commission meeting following application to the building inspector.
- C. Manufactured housing may not be used to conduct commercial permitted uses.
- D. Manufactured buildings constructed to Uniform Building Code commercial standards and assembled on site may be used to house commercial activities (C-1). Commercial coaches may be used for commercial purposes.
- E. All storage of materials or merchandise shall be within a building.

F. Churches subject to the issuance of a special use permit.
(Ord. 99-8 § 1, 1999; Ord. 98-6 § 1, 1998; Ord. 94-4 § 12.05.12 (part), 1994)

17.58.030 Area and width requirements.

Required area and width for the C-1 district are as follows: five thousand square feet minimum area with fifty feet minimum width. If a permitted use utilizes an individual sewage disposal system, the required area for any such use shall be approved by the State Health Official.
(Ord. 12.05.12 (part), 1994)

17.58.040 Setback requirements.

Setback regulations for the C-1 district are as follows:

- A. Front. None.
- B. Side. None, except the minimum side yards adjoining or adjacent to a residential or agricultural district shall be ten feet.
- C. Rear. The minimum rear yard for each main structure shall be twenty feet unless bounded by a dedicated alley. In the case of a dedicated alley, there shall be no rear yard requirement.

(Ord. 94-4 § 12.05.12 (part), 1994)

17.58.050 Building height regulations.

Buildings may be erected up to twenty-six feet in height.

- A. The height limit for structures may be increased up to forty-five feet and up to three stories provided each side yard is ten feet, plus one foot of side yard for each additional foot of building height over twenty-six feet.
- B. A public or semi-public building such as a school, church, library or hospital may be erected to a height of sixty feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over twenty-six feet.
- C. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flag poles, television antennas and radio aerials greater than thirty feet in height require a special use permit. Parapet walls may be up to four feet above the height of the building on which the walls rest.

(Ord. 94-4 § 12.05.12 (part), 1994)