

Sec. 7.5. - C-1 Central Business District.

Within a C-1 Central Business District, the following uses shall be permitted:

- 7.5.1 Retail trade such as general merchandise, food, building materials, hardware, apparel, furniture, drugs and the like. In general, any retail business establishment including the making of articles sold at retail on the premises, provided such manufacturing is incidental to the retail business;
- 7.5.2 Retail services such as banks, insurance, real estate, beauty and barber services, apparel repair, dry cleaners and laundries, professional and entertainment services;
- 7.5.3 Hotels, motels and restaurants;
- 7.5.4 Newspaper and printing plants;
- 7.5.5 Public and semi-public uses (but not to include sanitary landfills and city dumps);
- 7.5.6 Off-street parking lots and parking garages;
- 7.5.7 Radio, television and telephone exchange stations, utility substations and transmission towers;
- 7.5.8 Outdoor advertising signs, provided the setback lines of the district are followed;
- 7.5.9 Business and incidental signs;
- 7.5.10 Bus terminals.

ARTICLE VIII. - AREA, YARD, AND HEIGHT REQUIREMENTS

Sec. 8.1. - Minimum lot and yard requirements.

District	Minimum Lot Size <sup>1</sup>				Minimum Yard Requirements <sup>3</sup>				Maximum Height (feet)
	Area (square feet)	Lot Area Per Dwelling (square feet)	Lot Width (feet)	Minimum Floor Area (square feet)	Front Setback From ROW		Side	Rear	
					Primary Street	All Other Streets			
R-1	15,000	15,000	100	1,750	35	30	10	20	35
R-2	10,000	10,000	80	1,200	30	25	10	20	35
R-3									
Single-family	8,000	8,000	80	1,000	30	25	10	20	35
Two-family	8,000	4,000	80	900	30	25	10	20	35
Multifamily	12,000	4,000	100	1,350	30	25	10	20	35
P-I <sup>2</sup>	-	-	-	None	25	20	-	-	35
C-1	-	-	-	None	-	-	None	None	35
C-2	-	-	-	None	25	20	None	None	35
M	-	-	-	None	40	35	20	20	35

<sup>1</sup> All lots not served by public sewer shall have a minimum area of 15,000 square feet per dwelling unit and a minimum width of 100 feet.

<sup>2</sup> Requirements for residential lots shall be the same as for the R-3 residential district.

<sup>3</sup> Minimum yard requirements (front setback from street) shall be measured from street right-of-way.

(Ord. No. 554, 2-21-2002)