

3.4-12. "C-1A" neighborhood business district.

Purpose. This district is established to provide office, business and professional services, and light retail and commercial uses to serve adjacent neighborhoods. The uses found in the neighborhood business district are generally clustered at major intersections of collector streets near the perimeters of residential neighborhoods. No major shopping or office centers are included in this district. No use that is noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas shall be included in this district. The following regulations shall apply in all "C-1A" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in [section 144-4.2](#). The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Assisted living facility/retirement home.

Bed and breakfast inn (see [section 144-5.6](#)).

Community home (see definition).

Hospice.

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Amusement devices/arcade (four or more devices).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Auto leasing.

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Bakery (retail).

Bank, savings and loan, or credit union.

Bars and taverns (no outdoor music).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Bingo facility.

Book binding.

Book store.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Child day care/children's nursery (business).

Church/place of religious assembly.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Coffee shop.

Communication equipment—Installation and/or repair.

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's temporary on-site construction office (only with permit from building official; see [section 144-5.10](#)).

Convenience store without fuel sales.

Credit agency.

Curio shops.

Custom work shops.

Department store.

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Farms, general (crops) (see [chapter 6](#) and [section 144-5.9](#)).

Farms, general (livestock/ranch) (see [chapter 6](#) and [section 144-5.9](#)).

Florist.

Food or grocery store without fuel sales (50,000 square feet or less).

Frozen food storage for individual or family use.

Garden shops and greenhouses.

Golf course (public or private).

Governmental building or use.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Hospital, rehabilitation.

Kiosk (providing a retail service).

Laundromat and laundry pickup stations.

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Locksmith.

Martial arts school.

Museum.

Needlework shop.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private or public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal services.

Pet shop/supplies (10,000 square feet or less).

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery (retail sales/outdoor storage).

Public recreation/services building for public park/playground areas.

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (private or public).

Recycling kiosk.

Refreshment/beverage stand.

Restaurant.

Restaurant/prepared food sales with drive-throughs.

Retail store and shopping center with drive-through service (50,000 square foot building or less).

Retirement home/home for the aged.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Shoe repair shops.

Shopping center.

Specialty shops in support of project guests and tourists.

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Telemarketing agency.

Telephone exchange buildings (office only).

Theater (non-motion picture; live drama).

Tool rental.

Travel agency.

University or college (public or private).

Vacuum cleaner sales and repair.

Veterinary hospital (no outside animal runs or kennels).

Video rental/sales.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein.

- (2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements.*

- (1) *Height.* 35 feet.
- (2) *Front building setback.* 25 feet.
- (3) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in any residential zone, a side building setback of not less than six feet shall be provided.
- (4) *Residential/non-residential garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (5) *Rear building setback.* 20 feet.
- (6) *Residential setback.* Effective November 8, 2006, where any building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.

- (7) *Width of lot.* 60 feet.
- (8) *Corner lots.* Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots. Where a minimum 25-foot setback is required, a canopy at least eight feet in height, attached to the main building, may be built within 15 feet of the property line so long as such construction will not obstruct the vision of vehicular or pedestrian traffic.
- (9) *Lot depth.* 100 feet.
- (10) *Size.* Any building on a lot shall be 50,000 square feet or less in size.