

## **Article XIV**

### **C-1 GENERAL BUSINESS DISTRICT**

#### **Section 14.01 INTENT**

This district is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire City and tributary area and to accommodate commercial establishments which cannot be practically provided in the City commercial area, but can be integrated into the City at a scale and intensity consistent with the small Midwest town character.

#### **Section 14.02 PERMITTED PRINCIPAL USES**

- A. Retail sale of foods, drugs, hardware notions, books and similar convenience goods.
- B. Personal service, include barber shops and beauty salons; medical and dental clinics; self-service laundromats; sale and repair shops for watches, shoes, radios, televisions and home electronics, bicycle repair, tailor shop and music studio.
- C. Business, professional and medical offices.
- D. Stores and shops for the conducting of a service or retail business.
- E. Restaurants
- F. Outdoor Service Areas, subject to the regulations in Section 3.29.
- G. Outdoor Display Area, Temporary, subject to the regulations in Section 3.28
- H. Any service establishment of an office-showroom workshop nature of an electrician, decorator, dressmaker, tailor, baker, printer, upholsterer or an establishment doing radio or home electronics or appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.

- I. Theaters and studios for professional work.
- J. Private clubs, fraternal organizations and lodge halls.
- K. Business schools and colleges, or private schools operated for profit.
- L. Financial Institutions.
- M. Off-street parking in accordance with the regulations of ARTICLE V.
- N. Signs in accordance with the regulations of ARTICLE VII.
- O. Uses or structures accessory to principal uses.

### **Section 14.03 SPECIAL USES**

The following uses may be permitted, upon review and approval by the City Council in accordance with the general standards for all Special Land Uses listed in Section 8.03, and the standards for the specific use listed in Section 8.11.

- A. Restaurants and other establishments with drive-in or drive-thru facilities.
- B. Open air business
- C. Indoor commercial recreation such as bowling alleys, billiard halls, archery ranges, tennis courts, skating rinks, and arcades.
- D. Funeral homes.
- E. Mechanical amusement device centers and arcades as a principal or accessory use if there are more than four (4) such devices.
- F. Automobile service (gasoline) stations when developed as part of a larger planned shopping center with shared access and similar architecture.
- G. Essential public service building and storage yards.
- H. Accessory commercial outdoor sales and storage.
- I. Bars serving alcohol.

- J. Automobile and vehicle dealership.
- K. Outdoor display areas.
- L. Cleaning establishments when in compliance with fire regulations and all other City ordinances relating thereto.
- M. Small animal clinic.
- N. Automobile service center.
- O. Adult regulated uses.
- P. Single family, two family and multiple family dwelling units above the ground floor.
- Q. A dwelling unit of a resident manager or owner is permitted on the ground floor.
- R. Motels & hotels.
- S. Automatic or self-service car wash.
- T. Mixed Use Developments.
- U. Government or Community Owned Buildings