

Section 3.060 C-1 COMMERCIAL NEIGHBORHOOD

Section 3.061 Purpose. To provide for the location of small businesses and services adjoining residential areas of the city. Businesses are intended to fit into the residential character of the neighborhood and not create either architectural or traffic conflict.

Section 3.062 Outright Uses Permitted. In a C-1 Zone, the following uses and their accessory uses are permitted outright.

1. Existing residential uses without any increase in density. Expansion of existing residential uses shall conform to the standards of Section 3.045.
2. Retail businesses such as grocery, drug, variety stores, restaurants, barber and beauty shops, laundry and dry cleaning; and rental of non-motorized bikes, trikes, and boats.
3. Family Day Care Provider in an existing residential use as described in "1" above.
4. Residential Homes in an existing residential use as described in "1" above.
5. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

Section 3.063 Conditional Uses Permitted. In a C-1 Zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6:

1. Residential uses in connection with a permitted use and when located within the same structure.
2. Conversion of an existing dwelling unit to permitted use.
3. Automobile service stations, except no service station shall be allowed west of the Necanicum River.
4. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
5. Similar Use subject to Section 6.250

Section 3.064 Prohibited Uses and Structures. In a C-1 Zone, the following uses and structures are prohibited:

1. Residential structures other than provided by Section 3.063 (1).
2. Drive-in type restaurants.

Section 3.065 Standards. In a C-1 Zone, the following standards shall apply:

1. Lot Size: No minimum requirement.
2. Density: No requirements.
3. Front Yard: A front yard shall be at least 15 feet.
4. Side Yard: None, except when abutting an "R" Zone and then the rear yard shall be at least 15 feet.

5. Rear Yard: None, except when abutting an "R" Zone and then the rear yard shall be at least 15 feet.
6. Height Restriction: Maximum height of a structure shall not exceed 35 feet.
7. Lot Coverage: No requirement.
8. Off-Street Parking: As specified in Section 4.100.
9. All uses shall comply with other applicable supplementary provisions in Article 4.