

## SECTION 18A. "C-1-R" RESTRICTED LOCAL COMMERCIAL DISTRICTS

The purpose of this classification is to recognize existing pockets of commercial development in isolated locations throughout the County and to allow for continuation of these commercial areas primarily in personal service uses with limited opportunity for retail uses. The "C-1-R" District is intended for limited application throughout the County and generally should be restricted to areas which are currently developed in commercial uses but which, due to their isolated locations in predominantly residential areas, should be limited with respect to expansion of both permitted commercial uses and established district boundaries in order to minimize the impacts on surrounding residential development.  
(Ord. No. 86-30, 6-1-87)

The following regulations shall apply in all "C-1-R" Districts:

### A. Uses Permitted.

1. All uses as permitted and regulated in "R-6" Districts.
2. Bakery.
3. Bank branch office.
4. Barbershop or beauty parlor.
5. Clothes cleaning, including dry cleaners, laundry and laundromat, provided that the equipment employed shall use synthetic, nonflammable solvent and have an aggregate maximum rated capacity of not more than forty (40) pounds and that not more than one (1) truck or vehicle is employed for pickup and delivery. No cleaning establishment shall serve any other retail branches.
6. Convenience grocery, fruit or vegetable store limited to a gross floor area of two thousand six hundred (2,600) square feet.
7. Delicatessen.
8. Drugstore. Delivery of drugstore items to off-site locations is permitted when it involves less than twenty (20) percent of the amount of the sales from these stores.
9. Ice cream or confectionery store.
10. Meat or fish market.
11. Medical offices.
12. Newsstand.
13. Restaurant, excluding the following types: restaurants with drive-through windows, restaurants for which less than fifty (50) percent of the food is served to conventional restaurant tables at which customers sit to order and eat. Delivery of food and beverages to off-site locations is permitted when it involves less than twenty (20) percent of the amount of the sales from these restaurants.
14. Shoe repair.
15. Tailor or dressmaker.
16. Uses and buildings customarily accessory to the above uses.
17. Conditional Uses: The following uses may also be permitted subject to securing a use permit as provided in Section 36.G., "Use Permits."
  - a. Uses permitted and conducted in kiosks in accordance with the requirements of Section 31.A.18. (Ord. No. 08-05, 07-21-2008)
  - b. Open-air markets, which shall be subject to conditions placed on the use permit by the County Board at the time of approval including but not limited to conditions governing customer and vendor parking, landscaping, maintenance, impact on neighboring residential areas, management of trash, management of noise, times and days of the week of operation, including the number of vendors that would be permitted under the use permit. In addition, any open-air market shall meet the following requirements:
    - (1) No open-air market shall be located within one thousand (1,000) feet of another open-air market. However, the County Board may modify this requirement as part of the use permit review process, if it finds that the location of the open-air market in proximity to other market(s) will not have a substantial adverse impact on surrounding neighborhoods;

- (2) No open-air market shall be located within one hundred (100) feet of the boundary of any "R" zoning district. However, the County Board may modify this requirement as part of the use permit review process, if it finds that the location of the open-air market in proximity to an "R" zoning district will not have a substantial adverse impact on surrounding neighborhoods; and
- (3) An application for a use permit for an open-air market shall include a parking plan that is drawn to scale, showing the number and location of customer and vendor parking spaces. Customer and vendor parking identified as available for market use shall be sufficient to not have a substantial adverse impact on the surrounding neighborhoods. (Ord. No. 11-10, 06-11-2011)

(Ord. No. 86-30, 6-1-87; Ord. No. 87-26, 10-17-87; Ord. No. 88-19, 11-22-88)

#### **B. Use Limitations.**

All of the foregoing uses are permitted only under the following conditions:

1. No industry or manufacturing shall be permitted except the making of articles which are to be sold at retail on the premises; no killing of poultry or livestock; no wholesaling or jobbing shall be carried on; and no merchandise shall be stored other than that which is to be sold at retail at these establishments;
2. All business shall be conducted wholly within an enclosed building, except as follows:
  - a. Uses permitted and conducted in kiosks in accordance with the requirements of Section 31.A.18, may have outdoor displays of merchandise that extend no more than two (2) feet from the exterior wall of the kiosk and cover no more than twenty (20) square feet. (Ord. No. 08-05, 07-21-2008)
3. All primary or incidental products and services shall be sold, at retail on the premises, except those permitted uses listed in subsections A.8 and A.13; and
4. Such uses, operations or products shall not adversely affect any contiguous district through the dissemination of odor, dust, smoke, fumes, noise, vibrations, creation of trash, garbage or litter of other similar causes.

(Ord. No. 86-30, 6-1-87; Ord. No. 87-26, 10-17-87; Ord. No. 88-19, 11-22-88)

#### **C. Bulk Regulations.**

1. *Height Limit:* No building, nor the enlargement of any building, shall be hereafter erected to exceed thirty-five (35) feet.
2. *Floor Area Requirements:* The ratio of the gross floor area of all structures erected on a "C-1-R" District site to the total area of the site shall not exceed 0.6 to 1.

(Ord. No. 86-30, 6-1-87)

#### **D. Landscaping.**

Ten (10) percent of total site area is required to be landscaped open space in accordance with the requirements of Section 32A, Landscaping.

(Ord. No. 86-30, 6-1-87)

#### **E. Additional Regulations.**

1. Coverage and placement requirements as required in Section 32 for "C-1" Districts.
2. Automobile parking space is to be provided as required in Section 33.
3. Loading space to be provided as required in Section 33.
4. Signs as permitted and regulated in Section 3 "C-1" Districts.

(Ord. No. 86-30, 6-1-87)