

Sec. 53-23. SITE PLAN APPROVAL.

For permitted uses, a site plan shall be submitted in accordance with this Code.

Sec. 53-24. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

- A. The minimum lot area for a mobile home park shall be twenty (20) acres.
- B. The minimum width of any part of the lot, which contains dwellings and buildings open to occupants of the mobile home park shall be two hundred (200) feet.
- C. A mobile home and its accessory buildings (i.e. sheds) shall not occupy more than thirty-five (35) percent of the area of the site on which it is located. Where a roofed area, such as a carport or outdoor recreation shelter is open for forty (40) percent or more of its perimeter, its lot coverage shall be computed as 1/2 the area covered by the roof. When the site is adjacent to an approved common open space, not less than ten feet in minimum width, other than vehicular access, an additional five (5) percent of the site may be occupied by the dwelling unit.
- D. The following minimum distances shall be provided and maintained from a mobile home unit and shall be measured from the face of the mobile home unit. If the mobile home unit has an attached or add-on structure, which is enclosed for more than fifty (50) percent of its perimeter, the applicable difference shall be measured from the face of the attached structure:
 1. Twenty (20) feet between mobile home units.
 2. Ten (10) feet from an on-site parking space on an adjacent site.
 3. Ten (10) feet from a detached accessory structure.
 4. Fifty (50) feet from any principal building which is not a mobile home.
 5. Twenty (20) feet from the right-of-way line of a street within the mobile home park.
 6. Seven and one-half (7 1/2) feet from any parking bay.
 7. Seven (7) feet from a common pedestrian walkway.

ARTICLE VIII. C-1, LOCAL COMMERCIAL DISTRICT.**Sec. 53-25. STATEMENT OF PURPOSE.**

The C-1, Local Commercial District, is intended to permit retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke,

glare, or heavy truck traffic. The intent of this District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and to promote the best use of land at certain strategic locations and to avoid the continuance of encouraging marginal strip, business development along major thoroughfares.¹³³

Sec. 53-26. PRINCIPAL PERMITTED USES.

In the C-1 District, no uses shall be permitted unless otherwise provided in this Ordinance, except the following:

- A. Grocery store, including beer, wine and liquor, fruit, vegetable, meat, dairy products, and baked goods.
- B. Drug stores.
- C. Confectioneries, delicatessens, and restaurants. Establishments with a character of a drive-in or open front store are prohibited.
- D. Dress, tailor, pressing, and dry cleaning shops employing not more than two (2) assistants; provided that the cleaning fluid used has a base which is of nonexplosive and nonflammable materials.
- E. Hand laundry.
- F. Wearing apparel shop.
- G. Hardware, paint, and wallpaper, furniture, and household appliance stores.
- H. Financial institutions, not including drive-in facilities.
- I. Variety and dry goods stores.
- J. Laundromat.
- K. Offices for plumbing, roofing, heating contractors, taxidermists, decorators, upholsterers, and similar establishments.
- L. Flower shop.
- M. Gift shop.
- N. Shoe repair shop.
- O. Watch, television, and radio repair shops.
- P. Barber and beauty shops.

¹³³ Ord. 188, eff. Feb. 25, 1981.

- Q. Professional offices.
- R. Mixed uses, i.e., commercial and residential uses combined in one building.
- S. Accessory buildings and uses customarily incidental to the above Permitted Principal Uses.
- T. Off-street parking in accordance with the requirements of this Code.

Sec. 53-27. PERMITTED USES AFTER SPECIAL APPROVAL.

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the City Planning Commission.

- A. Public utility buildings and uses but not including storage yards, when operating requirements necessitate locating within the District to serve the immediate vicinity.
- B. Day Care Facilities provided that:
 1. Lot area of not less than 100 square feet shall be provided for every child enrolled.
 2. For each child care enrolled, there shall be provided, equipped and maintained, on the premises a minimum of 2,000 square feet or a minimum of 200 square feet per child whichever is greater.
 3. The outdoor play area shall be fenced or screened by a landscaped buffer from any abutting residentially zoned area.¹³⁴

Sec. 53-28. REQUIRED CONDITIONS.

The following conditions are required for all uses in the C-1 District:

- A. All business, servicing or processing shall be conducted wholly within a completely enclosed building, provided further than all lighting in connection with permitted uses shall be so arranged as to reflect the light away from all adjacent residential buildings or residentially zoned property. Outdoor play areas associated with day care facilities shall be exempt from this requirement.
- B. All business or service establishments shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premises shall be sold at retail on the premises where produced and/or processed.¹³⁵

¹³⁴ Amended by: Ord. 267 eff. July 13, 1991.

¹³⁵ Amended by: Ord. 307, adopted Mar. 13, 2000.

Sec. 53-29. SITE PLAN REVIEW.

For all uses permitted in the C-1 District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after recommendation from the City Planning Commission in accordance with this Code.

Sec. 53-30. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.

Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in "Schedule of Regulations".

ARTICLE VII-A. SB, SERVICE BUSINESS DISTRICT.**Sec. 53-31. STATEMENT OF PURPOSE.**

The Service Business District is designed to accommodate various types of office uses performing administrative, professional and personal services. These are typically small office or limited commercial facilities which have the appearance of residential structures and which can serve as transitional uses between more intensive uses of land such as that along M-89 and less intensive uses of land such as single family residential development. The district is intended to promote alternatives to residential development along major thoroughfares while protecting the integrity of the abutting residential development. This district is specifically intended to prohibit commercial establishments which have extended hours, high rates of customer turnover, and require short term parking.¹³⁶

Sec. 53-32. PRINCIPAL PERMITTED USES.

In the SB Service Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

- A. Executive, administrative, insurance, real estate, dental, and professional offices, but excluding medical offices and clinics.
- B. Banks and similar financial institutions but excluding drive-in or drive through facilities.
- C. Libraries, government office buildings (excluding offices which generate significant traffic) and public utility offices, but excluding outdoor storage yards.
- D. Child care center with less than twelve (12) children.
- E. Photographic studios and interior decorating studios.
- F. Establishments which perform personal services on the premises such as beauty parlors and barber shops, but excluding sun tan salons and physical culture facilities.

¹³⁶ Ord. 283 eff. May 1, 1994.