

CHAPTER 1117
CN-1 Neighborhood Commercial District

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1117.01 PURPOSE.

The purpose of this district is to provide for the development of uses which meet the day-to-day needs of one or more fully developed residential neighborhoods, a residential area of approximately 5,000 to 15,000 persons. Stores, offices and other businesses in this district should be useful to the majority of the neighborhood residents and be economically supported by the residents and not by the community as a whole. A grocery store or grocery store/drugstore combination is favored as the principal tenant in this district. All uses should be relatively nuisance-free to surrounding residents and not detract from the residential purpose and character of the surrounding neighborhood. Access to this district should be directly from an arterial or collector street and not through a residential district.

1117.02 PRINCIPAL USES PERMITTED.

A lot or building may be occupied by the following principal uses:

- (a) Bakery, limited to the retail sale of goods produced on premises.
- (b) Financial institution.
- (c) Gift shop.
- (d) Grocery store, including specialty foods such as bakery and delicatessen goods.
- (e) Personal service establishment, except a tattoo parlor.
- (f) U.S. postal station.
- (g) Videotape rental store.

1117.03 PROVISIONAL USES PERMITTED.

None.

1117.04 CONDITIONAL USES PERMITTED.

A lot or building may be occupied by the following conditional uses:

- (a) Day-care center.
- (b) Drive-in facility for a financial institution.
- (c) Drugstore, including the sale of a variety of goods, provided the total floor area shall not exceed 20,000 square feet.
- (d) Filling station, provided no part of the operation, including drives and other ancillary spaces, shall be located within 100 feet of a R district boundary.
- (e) Game room.
- (f) Office, provided:
 - (1) No office use shall occupy more than 1,800 square feet of floor area;
 - (2) The floor area of all office uses within an area zoned CN-1 shall not exceed 15 percent of the total floor area within the district;
 - (3) The location of a building for an office use shall be located as not to diminish convenient access to retail and other businesses located on a lot or separate tract.
- (g) Public utility and public use, subject to the requirements of Chapter 1135.
- (h) Restaurant (including a drive-in restaurant).
- (i) School, specialized private instruction.
- (j) Service station with grocery sales with or without a drive-thru or pick-up window showing specific site plans for the proposed use. The determination by the Board to permit such use shall specify that the setback from adjacent R districts shall not be less than 100 feet unless the Board finds that a lesser setback requirement together with such fencing, landscape, and land use, as shall be required by such Board, will provide the necessary protection and screening to adjacent R districts. In no event, however, shall such setback be less than fifty (50) feet from any lot in an R district and it shall apply to the principal structure and any portion of the property used in conjunction with the principal use. In its findings, the Board shall require an appropriate agreement for maintenance of any landscaping and/or fencing required by the Board.

1117.05 ACCESSORY USES PERMITTED.

The accessory uses permitted in this district may include but are not limited to the following:

- (a) Storage space for a principal use, provided the space shall not exceed 40 percent of the total floor area for the principal use and all accessory uses, including the storage space.

1117.06 GENERAL PROVISIONS.

All principal and accessory uses and structures permitted within this district shall be subject to the requirements of Title Four and Title Five and to the supplemental

requirements of Title Six, where applicable.

1117.07 SPECIAL PROVISIONS.

(a) In no instance shall an area zoned CN-1 be less than two (2) acres nor more than 10 acres. (For purposes of this requirement, the total area shall include the area of all contiguous tracts of land and all tracts of land separated by streets. The area of all streets included within or separating tracts of land within the district shall be excluded).

(b) Development of a lot larger than two (2) acres shall be subject to the Special Provisions of Subsection 1108.07(b).