

§301.18. **"C-1A" Neighborhood Commercial District.** The "C-1A" District is designed to provide space for the general retail and service commercial uses outside the central business district. The uses permitted are intended to accommodate primarily the local and trade area retail consumer.

- A. **Principal Permitted Uses.** Only the use of structures or land listed in this section shall be permitted in the "C-1A" District.
1. Hospitals, clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 2. Business and professional offices including the following: law, engineering, real estate, insurance, and similar uses.
 3. Personal service businesses such as beauty and barber shops, shoe repair and similar uses.
 4. Retail business or service establishments such as the following:
 - a. Antique shops.
 - b. Apparel shops.
 - c. Art shops.
 - d. Baby and children stores.
 - e. Bakeries or bakery outlets - retail sales only.
 - f. Bicycle shops, sales and repairs.
 - g. Book stores.
 - h. Camera stores.
 - i. Clothes cleaning and laundry pickup stations.
 - j. Confectionery stores, including ice cream or snack bars.
 - k. Convenience store.
 - l. Dairy stores - retail only.
 - m. Delicatessens.

- n. Dance studios.
- o. Drug stores.
- p. Dry goods stores.
- q. Florist shops.
- r. Furniture stores.
- s. Gift shops.
- t. Hardware stores.
- u. Hobby shops.
- v. Jewelry stores and watch repair shops.
- w. Key shops.
- x. Launderettes, coin-operated dry-cleaning establishments, and dry-cleaning or pressing establishments.
- y. Meat market for retail sales only.
- z. Leather goods store.
- aa. Music stores.
- bb. Music studios other than recording studios.
- cc. Paint and wallpaper stores.
- dd. Photographic studios.
- ee. Postal substations.
- ff. Professional offices.
- gg. Retail printing/copy shops.
- hh. Radio and television sales and repair shops.
- ii. Real estate, insurance and financial institutions.

- jj. Restaurants, cafes.
 - kk. Shoe and hat repair shops.
 - ll. Sporting goods stores.
 - mm. Tailor and dressmaking shops.
 - nn. Toy stores.
 - oo. Variety stores.
 - pp. Child care centers and nursery schools.
5. Service, business or recreational uses such as the following:
- a. Automobile accessory stores.
 - b. Drive-in banks.
 - c. Food, meat and fruit stores and food catering services, retail only.
 - d. Laundry pickup stations.
 - e. Travel and tourist information centers.

B. Permitted Accessory Uses.

- 1. Accessory uses and structures customarily incidental to any principal permitted use.
- 2. Storage of merchandise incidental to the principal use.

C. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 301.25.

- 1. Lot Area: No minimum.
- 2. Lot Width: No minimum.
- 3. Front Yard: 30 feet; when fronting on the right-of-way of a major thoroughfare shown on the Official Major Street Plan, the front yard shall be measured from the proposed right-of-way line.

- 4. Side Yard: No minimum shall apply, except where the side is adjacent to an "R" District, in which case the side yard shall be at least 15 feet.
- 5. Rear Yard: 30 feet.
- 6. Maximum Height: 40 feet except that radio communication towers constructed in compliance with §221.1 of the Waukeemunicipal Code may not exceed 45 feet in height.
- 7. Maximum Number of Stories: 2 stories
- 8. Building Area No single building within this district shall exceed 50,000 square feet. (No configuration of buildings shall be allowed that are intended or planned to circumvent this requirement.)
August 1, 2005 – Ordinance 2528

D. **Off-Street Parking and Loading.** Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 301.27.

E. **Site Plan Requirements.** See Chapter 304 of the Municipal Code.

F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme.

October 20, 2003 – Ordinance 2439

§301.18A **"C-1B" Large Scale Commercial District.** The "C-1B" District is designed to provide space for the large retail and professional office uses, and efficient development of major retail shopping areas with single structures of over 50,000 square feet. The uses permitted are also intended to accommodate both the general retail consumer and the needs and services of the automobile traveling consumer.

- A. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "C-1B" District.
 - 1. Uses permitted in the "C-1A" and "C-1" District.
- B. **Permitted Accessory Uses.**
 - 1. Accessory uses and structures customarily incidental to any principal permitted use.
 - 2. Storage of merchandise incidental to the principal use.
- C. **Bulk Regulations.** The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.
 - 1. Lot Area: No minimum.
 - 2. Lot Width: No minimum.
 - 3. Front Yard 50 feet; when fronting on the right-of-way of a major thoroughfare shown on the Official Major Street Plan, the front yard shall be measured from the proposed right-of-way line.
 - 4. Side Yards: 20 feet; except where the side yard is adjacent to an "R" District, in which case the side yard shall be at least 40 feet.
 - 5. Rear Yard: 50 feet.
 - 6. Maximum Height: 50 feet; except that radio communication towers, constructed in compliance with §221.1 of the Waukeee Municipal Code, may not exceed 45 feet in height.
 - 7. Maximum Number of Stories: 3 Stories

- D. **Off-Street Parking and Loading.** Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 301.27.
- E. **Site Plan Requirements.** See Chapter 304 of the Municipal Code.
- F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme.

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August 1, 2005 – Ordinance 2526