

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT

§ 157.185 PURPOSE.

The C-1 Neighborhood Commercial District is designed to provide commercial areas for the convenience of adjacent residential areas, and to permit only such uses as are necessary to satisfy the day to day shopping and service needs of persons residing in the district and adjacent areas.

(Prior Code, 7 TCC 1-12(a))

§ 157.186 PERMITTED USES.

The following uses are permitted uses in the C-1 District, in accordance with applicable regulations set forth in this chapter:

- (A) Accessory structures and uses;
- (B) Automobile car wash;
- (C) Banks;
- (D) Bed and breakfasts;
- (E) Clinics, medical and dental;
- (F) Clinics, veterinarian:
 - (1) Lot size shall be two or more acres if large animals (such as horses, cows, sheep, llamas, ostriches, and hogs) are to be treated or kept;
 - (2) No treatment rooms or pens for large animals, and shall be located closer than 200 feet from any off-site residential building or 100 feet from any property line, unless maintained within a completely enclosed building; and
 - (3) No objectionable odors are noticeable at or beyond the lot line.
- (G) Commercial retail establishments, not exceeding a floor area of 3,000 square feet;
- (H) Communication facilities;
- (I) Convenience store;
- (J) Governmental, essential;
- (K) Home occupations;
- (L) Household appliance; sales and repair;
- (M) Offices, business and professional;
- (N) Personal service establishment, not exceeding a floor area of 5,000 square feet;
- (O) Restaurants, not exceeding 5,000 square feet;
- (P) Shipping/Cargo Containers subject to the regulations found in §157.046
- (Q) Signs, in accordance with the provisions as set forth in §§ 157.330 through 157.342;
- (R) Small wind energy systems subject to all regulations as found §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot; and
- (S) Theaters.

(Prior Code, 7 TCC 1-12(b))

§ 157.187 SPECIAL USES.

The following uses may be established by a special use permit in the C-1 District, in accordance with the standards set forth in §§ 157.435 through 157.447:

- (A) Automobile service station;
- (B) Automobile sales;
- (C) Automobile servicing and parts;
- (D) Bowling alley;
- (E) Churches;
- (F) Clubs or lodges, private;
- (G) Commercial retail establishments, exceeding 3,000 square feet;
- (H) Communication facilities;
- (I) Community centers;
- (J) Day care centers;
- (K) Day care home;
- (L) Dwellings multi-family;
- (M) Funeral home;
- (N) Golf driving range;
- (O) Governmental, non-essential;
- (P) Greenhouse, commercial;
- (Q) Health club and fitness center, not exceeding a floor area of 15,000 square feet;
- (R) Homes, specialized care facilities;
- (S) Hospitals;
- (T) Hotels, motels, lodges, and resorts;
- (U) Kennel, commercial;
- (V) Lawn care, no chemicals;
- (W) Personal service establishment, with a floor area of more than 5,000 square feet;
- (X) Planned development, non-residential;
- (Y) Restaurants, exceeding 5,000 square feet;
- (Z) Retirement community;
- (AA) Schools, private and public;

- (BB) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot;
- (CC) Swimming pool, public;
- (DD) Taverns, provided that such establishment is located no closer than 500 feet, measured from property line to property line, from any residential district, religious institution, or school;
- (EE) Video gaming parlor, subject to the requirements of the State of Illinois Video Gaming Act, 230 ILCS 40. Such establishment shall not be located within 100 feet of a school or a place of worship under the Religious Corporation Act.
- (FF) Warehouse, mini-storage; and

(Prior Code, 7 TCC 1-12(c)) (Ord. LU-18-11, passed 8-29-2018)

§ 157.188 MINIMUM LOT SIZES.

Except as provided by special use permit, all uses and structures in the C-1 District shall have the minimum lot size as set forth below:

- (A) Minimum lot size shall be one-half acre for lots served by public water and sewer; and
- (B) Minimum lot size shall be one acre for lots which are required to be served by a private septic system.

(Prior Code, 7 TCC 1-12(d))

§ 157.189 MINIMUM LOT WIDTH.

Minimum lot width at the building setback line shall be 100 feet.

(Prior Code, 7 TCC 1-12(e))

§ 157.190 MINIMUM SETBACKS.

The following setback standards shall apply in the C-1 District for principal and accessory structures.

- (A) *Abutting the following roads.*
 - (1) Arterial street (highway): 100 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (2) Collector street (major): 60 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (3) Minor street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (4) Private street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (B) *Side yard.*
 - (1) Principal structures shall have a side setback of not less than ten feet from the property line.
 - (2) Accessory structures shall have a side setback of not less than five feet from the property line.
- (C) *Rear yard.*
 - (1) Principal structures shall have a rear setback of not less than 20 feet from the property line.
 - (2) Accessory structures shall have a rear setback of not less than five feet from the property line.

(Prior Code, 7 TCC 1-12(f))

§ 157.191 LOT COVERAGE.

Not more than 30% of the area of the lot shall be occupied by structures.

(Prior Code, 7 TCC 1-12(g))

§ 157.192 HEIGHT.

The following height regulations shall apply in the C-1 District:

- (A) Principal structures not to exceed 36 feet to the mean height of the roof; and
- (B) Accessory structures not to exceed 36 feet to the mean height of the roof.

(Prior Code, 7 TCC 1-12(h))