

Chapter 365. Zoning

§ 365-11. Commercial District (C1).

- A. Permitted uses. The C1 District is intended to recognize the present area for the business and commercial needs of the City. The following uses of land are permitted:
- (1) Passive outdoor recreational land uses such as arboretums, natural areas, wildlife areas, hiking trails, bicycle trails, cross-country ski trails, picnic areas, gardens, fishing areas, and similar land uses.
 - (2) Commercial or professional offices.
 - (3) Post offices.
- B. Construction requirements.
- (1) The maximum building height shall be 45 feet, unless the Common Council, after consideration of any Plan Commission recommendation, approves a greater height and finds that a greater height will promote the health, safety, morals, comfort, prosperity or general welfare of the City.
 - (2) No front yard, side yard or rear yard setback shall be required, except buildings used for dwelling purposes exclusively shall have a minimum clear space of 2,000 square feet.
 - (3) The minimum lot width for existing lots shall not be subdivided to provide lots of less than 30 feet.
 - (4) Section **365-12D** and **E** of the C2 District regulations shall apply to any new construction or redevelopment in the C1 District.
- C. Conditional uses. Those conditional uses as provided by § **365-21** shall require a conditional use permit as provided in § **365-21**.