

ARTICLE 9

"CP-1" PLANNED NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS

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9-101 Application: The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "CP-1" Planned Neighborhood Commercial District. The purpose of this District is to provide for retail shopping and personal service uses to be developed either as a unit or in individual parcels within the incorporated cities to serve the needs of nearby residential neighborhoods.

9-102 Use Regulations: In District "CP-1," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Any use permitted in the "CP-0" Planned Commercial Office District.
2. Automotive service stations, provided bulk storage of flammable liquids is underground; and further provided that no repair services are conducted on the premises.
3. Convenience food stores, provided it shall not exceed 5,000 square feet in area.
4. Retail stores and shops which supply the regular and customary needs of the residents of the neighborhood and which are primarily for their convenience, including but not limited to, the following:

Artist materials, supply, studio
Barber and/or beauty shop
Book and stationery store
Camera shop
Cleaning, pressing, laundry collection agency
Delicatessen and/or carry-out food (maximum seating capacity of 12)
Florist shop
Newspaper or magazine sales
Optical sales and service
Package liquor store
Pharmacy
Self-service laundry or dry cleaning
Shoe store or repair shop
Tailor shop

9-103 Plan Approval Guidelines: The Plan Approval Guidelines, including site plan submission and content requirements, are contained in Article 15 of these Regulations.

9-104 Performance Standards: The Performance Standards for permitted uses are contained in Article 16 of these Regulations.

9-105 Parking Regulations: The Parking Regulations for permitted uses are contained in Article 17 of these Regulations.

9-106 Off-Street Loading Regulations: The Off-Street Loading Regulations for permitted uses are contained in Article 18 of these Regulations.

9-107 Sign Regulations: The Sign Regulations are contained in Article 19 of these Regulations.

9-108 Height, Area and Bulk Regulations: In the "CP-1" Planned Neighborhood Commercial District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area on any lot shall be as follows:

1. Height: Buildings or structures shall not exceed 30 feet and/or 2 stories in height.
2. Front Yard: The depth of the front yard shall be at least 30 feet.
3. Side Yard: There shall be a side yard on each side of a building. No side yard shall be less than 10 feet.
4. Rear Yard: The depth of the rear yard shall be at least 20 feet.
5. Lot Dimensions: The minimum width of a lot shall be at least 65 feet. The minimum depth of a lot shall be at least 100 feet.
6. Lot Area: Every building hereafter erected, constructed, reconstructed, moved or altered shall provide a minimum lot area of 7,000 square feet.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 20. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

9-109 Supplementary Height, Area and Bulk Regulations: The Supplementary Height, Area and Bulk Regulations are contained in Article 21 of these Regulations.

9-110 Supplementary Use Regulations: The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 22 of these Regulations.