Sec. 3.7. "C1" University Corridor/Mixed-Use District.

A. *Purpose.* To provide for small-scale retail, service, and residential uses in a mixed-use setting designed at a pedestrian scale to encourage walking and bicycling, which will serve the needs of the neighborhood residents as well the University population.

B. *Permitted Uses.* Only the following principal uses and structures are permitted in the "C1" district:

(1) All principal and accessory residential uses permitted in the R3 district under the same restrictions as would apply in that district.

(2) Group homes consistent with Section 8.5.

(3) Bed and breakfasts meeting the provisions of Section 8.4.

(4) Cemeteries.

(5) Churches and places of worship, which may include up to two (2) accessory dwelling units on the lot, provided that any new church or place of worship shall be located on a minimum lot area of twenty thousand (20,000) square feet.

(6) Community centers.

(7) Libraries.

(8) Primary or secondary schools.

(9) Programmed open space.

(10) Restaurants and cafes. Drive-through service is prohibited.

(11) Retail stores that do not sell alcohol or would otherwise require a liquor license.

(12) Supermarkets, farmers markets, and grocery stores.

(13) Animal groomers.

(14) Banks and other financial institutions. Drive-through service is prohibited.

(15) Beauty shops, barber shops, nail salons, tanning spas.

(16) Cleaners and laundromats.

(17) Medical or dental offices.

(18) Personal service businesses such as shoe repair, beauty parlors, barbers, and self-service laundries and dry cleaning stores which are pick up stations only.

(19) Offices for professional, governmental or business purposes, including, but not limited to, law, real estate, insurance, and manufacturer's representatives offices.

(20) Short-term vacation rentals.

(21) Body art studios.

C. *Special Exceptions.* The following uses are permitted as special exceptions after approval by the Board of Zoning Appeals:

(1) Adult day care centers.

(2) Childcare centers.

(3) Colleges, trade or hobby schools.

(4) Bowling alleys, billiard parlors, arcades and similar places of indoor amusement.

(5) Restaurants and cafes requiring a liquor license for on-site consumption only.

(6) Theatres.

(7) Automobile parking lots and decks as a principal use.

(8) Fitness centers.

(9) Wind energy systems complying with regulations found in Section 8.8B.

(10) A use or structure that the applicant proves to the satisfaction of the Board of Zoning Appeals to be of the same general character as the above permitted uses and special exception uses, in accordance with the provisions of Section 1.18C(3), but not including uses that are specifically prohibited in this district.

(11) Artisan/small-scale manufacturing.

D. *Accessory Uses and Structures.* The following accessory uses and structures shall be permitted in the "C1" district:

(1) All accessory uses and structures permitted in the R3 district under the same restrictions as would apply in that district.

(2) Temporary buildings and structures in accordance with Section 6.6.

(3) Signs in accordance with Part 7 of this Ordinance.

(4) Accessory uses and structures that are clearly customarily accessory and directly incidental to the permitted principal uses and structures.

E. *Specifically Prohibited Uses.* The following uses are specifically prohibited within the "C1" district:

(1) Bars, lounges, and taverns.

(2) Liquor stores.

(3) Commercial sales of motor vehicles.

(4) Adult uses.

(5) Gambling.

F. *Lot, Yard, and Height Requirements:* The following requirements shall apply to all uses and structures in the "C1" district, except as superseded by more restrictive provisions of this Ordinance:

	Commercial Use
Minimum Lot Area	6,000 sq. ft.
Minimum Front Yard	20 ft., 10 ft. of which can be an unenclosed front porch
Minimum Rear Yard	30 ft., 15 ft. of which may include an unenclosed wood deck
Minimum Side Yard	Adjoining a C district: None, or if side yard provided a minimum of 3 ft.; Adjoining a R district: 5 feet minimum
Minimum Lot Width	street line: 50 ft.; front building line: 50 ft.
Maximum Lot Coverage	80%
Maximum Height	4 stories/50 feet, except institutional use buildings may be 6 stories/75 feet if approved by the Board of Zoning Appeals

(Ord. No. 2018-02, § 9, 5-17-2018; Ord. No. 2019-04, § 2, 5-16-2019; Ord. No. 2022-02, § 4, 2-17-2022; Ord. No. 2024-02, § 4, 10-15-2024)