

CHAPTER 1250  
C-1 Commercial District

- 1250.01 Permitted uses.
- 1250.02 Dwelling units as nonconforming uses.
- 1250.03 Lot area; floor area.
- 1250.04 Yards; building height; off-street parking.

CROSS REFERENCES

Division of municipal corporations into zones – see Ohio R.C. 713.06  
Restriction in location of buildings and structures – see Ohio R.C. 713.07  
Restrictions on height of buildings and structures – see Ohio R.C. 713.08  
Restrictions on bulk and location of buildings and structures, percentage of lot occupancy and set-back building lines – see Ohio R.C. 713.08  
Basis of districting or zoning; classification of buildings and structures – see Ohio R.C. 713.10  
Administrative board; powers and duties – see Ohio R.C. 713.11  
Notice and hearing on zoning regulations – see Ohio R.C. 713.12  
Violations may be enjoined – see Ohio R.C. 713.13  
Provisions relating to all districts – see P. & Z. Ch. 1260  
Fences – see P. & Z. Ch. 1262  
Off-street parking – see P. & Z. 1264  
Swimming pools – see P. & Z. 1266  
Nonconforming uses – see P. & Z. 1268

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1250.01 PERMITTED USES/;

In the C-1 Commercial District, no premises shall be used and no building shall be erected or used except for the following purposes:

- (1) Any use permitted in the R-1 Residence District;
- (2) Banks and savings and loan associations;
- (3) Bakeries selling products at retail on the premises;
- (4) Barber and beauty shops and similar personal service shops;
- (5) State liquor stores, carry outs and catering and delicatessen establishments;
- (6) Dressmaking, millinery, tailoring and similar businesses employing not more than five persons;
- (7) Drug Stores;
- (8) Filling stations;
- (9) Public garages, provided that there is no outdoor display of used cars for sale or storage of damaged vehicles;
- (10) Storage garages, provided that all cars are kept inside buildings;
- (11) Hospitals and medical and dental clinic;

- (12) Laundromats and depts. For delivery and pick-up of laundry or dry cleaning. A small accessory dry cleaning unit may be included.
- (13) Messenger and telegraph service stations;
- (14) Offices for professional practice or for the administration of a trade or business;
- (15) Parking lots for the temporary storage of automobiles;
- (16) Photographic studios;
- (17) Private clubs and lodges;
- (18) Restaurants and coffee shops providing indoor service only;
- (19) Rest or convalescent homes;
- (20) Shops for the repair of light machinery and appliances, electronic equipment and shoes and uses of a similar nature, provided that not more than five persons are employed and no manufacturing is done;
- (21) Stores for retailing commodities;
- (22) Shopping centers of integrated design for the retail sale of merchandise or for offering services to the public. Parking areas and other facilities ordinarily accepted as comprising a shopping center shall be laid out and developed as a unit or series of units in suitable locations to serve residential communities, on a tract of land of five acres or more in area. In each case, plans shall have the approval of the Planning Commission and Council.
- (23) Telephone exchanges or service buildings, provided that there is not outside storage of equipment or materials;
- (24) Undertaking establishments;
- (25) Veterinary hospitals, provided that there are no open kennels or open runways and no animals are boarded;
- (26) Accessory buildings and uses customarily incident to such permitted uses, including signs or bulletin boards, not exceeding fifty square feet in area, relating only to services, articles and products offered within the building to which the sign is attached. A store located on a corner lot may have such a sign, not exceeding forty square feet in area, on each street side of the structure.
- (27) Bus depots and cab stands.

#### 1250.02 DWELLING UNITS AS NONCONFORMING USES.

Existing dwelling units located in the same building with a business use in the C-1 Commercial District are classified as nonconforming and shall not be enlarged or structurally altered except for necessary maintenance of living standards.

#### 1250.03 LOT AREA; FLOOR AREA.

Minimum lot area per family and minimum floor area per family, as set forth in Chapter 1260, shall apply to the erection, reconstruction or relocation of any single-family residence or two-family residence in the C-1 Commercial District.

1250.04 YARDS; BUILDING HEIGHT; OFF-STREET PARKING.

Minimum yard requirements and maximum height limitations shall be as specified in Chapter 1260, and off-street parking requirements shall be as specified in Chapter 1264.