

ROBINS MUNICIPAL CODE

C-1 CENTRAL BUSINESS DISTRICT

165.26 C-1 – CENTRAL COMMERCIAL BUSINESS DISTRICT. This district is intended to provide convenience shopping for persons residing in adjacent residential areas. This district is designed to provide uses of a retail and personal service nature that are especially suited and attractive to nearby residential areas, while minimizing the undesirable impact on the neighborhood that they serve. This district should be well served by adequate public utilities and services and abutting collector streets or intersections.

1. Permitted Principal Uses and Structures.
 - A. Dwelling units above a store or shop on the second floor.
 - B. Drive-up uses.
 - C. Business, professional offices, studios.
 - D. Personal service shops.
 - E. Financial institutions.
 - F. Retail business.
 - G. Restaurants.
 - H. Wholesale display and sales rooms and offices.
 - I. Medical and dental clinics and drugstores.
 - J. Antique shops.
 - K. Art and school supply stores.
 - L. Bookstores.
 - M. Ice cream and candy stores.
 - N. Food and grocery stores and meat markets.
 - O. Florists and gift shops
 - P. Printing, publishing and engraving.
 - Q. Bakery and catering service.
 - R. Laundries and dry cleaning establishments.
 - S. Hardware stores.
 - T. Temples, Churches, and Public Buildings.

- U. Post office.
 - V. Shoe, clothing and hat repair stores.
 - W. Indoor theaters.
 - X. Variety stores.
 - Y. Libraries.
 - Z. Fruit, vegetable, and produce stands.
2. Permitted Accessory Uses and Structures.
- A. Accessory uses and buildings incidental to and on the same lot as the principal use.
 - B. Open storage - all operations, including the storage of anything, except merchandise displayed for sale or lease, or equipment and vehicles, shall be conducted in a fully enclosed building or entirely behind solid walls or fences which conceal them from visibility from off the lot.
 - C. One single-family dwelling, subject to site and structure requirements for R-4 district.
 - D. Agricultural, non-farm building.
3. Special Uses. The following special uses are permitted in the C-1 District, subject to provisions of Section 165.07 of this chapter:
- A. Automobile service stations, but not including body repair, painting and engine rebuilding.
 - B. Package liquor stores.
 - C. Parks, public utilities and service uses.
 - D. Parking lots, open and other than accessory, for the storage of private passenger vehicles.
 - E. Taverns and cocktail lounges.
 - F. Single-family residence.
 - G. Veterinary clinics and animal hospitals.
 - H. Convenience Store.
 - I. Motor Vehicle Sales, Automobile Service and/or Repair, and Car Washes.
 - J. Private clubs or lodges.
 - K. Garages, storage.
 - L. Other commercial uses determined by the Board of Adjustment to be of the same general character as the uses permitted in subsection 1 of this

section and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter or glare or heat.

4. Minimum Lot Areas and Width. In the C-1 district, there shall be provided not less than 3,000 square feet of lot area for each dwelling unit on a lot.
5. Minimum Yard Requirements. In the C-1 district, each structure shall be set back not less than fifteen (15) feet from the front and any corner lot line.
6. Transitional Yard Requirements.
 - A. Where a side lot coincides with a side or rear lot line in an adjacent residence district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent residential lot.
 - B. Where a rear lot line coincides with a side lot line in an adjacent residence district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent residential lot.
 - C. Where the extension of a front or side lot line coincides with a front lot line of an adjacent residence district, a yard equal in depth to the minimum front yard required by this chapter on such adjacent residential lot shall be provided along such front or side lot lines.
7. Maximum Height and Bulk Limitations. No building or structure shall exceed 2 ½ stories or 35 feet. Floor area ratio shall not exceed 2.0. (Ordinance No. 0904, 10/5/09)
8. Minimum Off-Street Parking and Loading Space. Off-street parking and loading facilities shall be provided in accordance with Section 165.33 of this chapter.
9. Sign Regulations. All signage must meet the Sign Regulations described in Section 165.31 of this chapter. However, signs in excess of twenty (20) feet in height from curb level shall require a special use permit.
10. Fence, Wall and Hedge Regulations. Non-agricultural fences, wall and hedges shall meet the regulations specified in Section 165.32 of this chapter.
11. Outdoor Lighting Regulations. All outdoor lighting shall conform to the regulations specified in Chapter 152 of this Code of Ordinances.