

ARTICLE VIII

C-1 LIMITED COMMERCIAL DISTRICT

SECTION 800 PURPOSE

The purpose of this District is to provide retail shopping and service facilities to serve immediate household needs of residents of the surrounding area and to limit the type and size of the businesses to suit smaller properties and minimize traffic and other impacts on adjacent established neighborhoods.

SECTION 801 AUTHORIZED USES

In the C-1, Limited Commercial District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Antiques, Interior Decorating
- b. Apparel and Accessories Store
- c. Art, Book, Stationery Store
- d. Art, Music or Photography Studios
- e. Automobile Service Station
- f. Bakery Shop, including processing primarily for on-site sale
- g. Bar or Tavern
- h. Beer Distributor
- i. Business or Professional Offices
- j. Business Services
- k. Candy or Ice Cream Store, including processing primarily for on-site sale
- l. Card and Gift Shop
- m. Catering Service, excluding rental hall
- n. Church
- o. Communications Antenna Mounted on an Approved Communications Tower or on an Existing Building or an Existing Public Utility Storage or Transmission Structure, subject to Section 1412
- p. Convenience Store
- q. Day Care Center
- r. Day Spa
- s. Drugstore
- t. Dry Cleaning Pick-up Store
- u. Essential Services
- v. Financial Institution
- w. Florist Shop
- x. Food Store
- y. Forestry, subject to Section 1410
- z. Funeral Home, excluding crematory
- aa. Hobby Shop
- bb. Impoundment used exclusively for Oil and Gas Operations, subject to Section 1415

PERMITTED USES (continued)

- cc.** Indoor Entertainment
- dd.** Laundromat
- ee.** Medical Offices
- ff.** Newsstand
- gg.** Oil and Gas Operations, subject to Section 1415
- hh.** Packaging and Delivery Services
- ii.** Passive Recreation
- jj.** Personal Services
- kk.** Pet Grooming
- ll.** Printing Establishment
- mm.** Private Club
- nn.** Public Building
- oo.** Public Utility Building or Structure
- pp.** Repair Shop
- qq.** Restaurant, Carry-out
- rr.** Restaurant, Sit-Down
- ss.** Vehicle Accessories Sales and Installation
- tt.** Vehicle Repair Garage
- uu.** Veterinary Clinic
- vv.** Video Store, excluding Adult Video Store

2. Accessory Uses

- a.** Domiciliary Care in a Dwelling that is a Nonconforming Use
- b.** Family Day Care Home, Home Occupation or No Impact Home Based Business in a Dwelling that is a Nonconforming Use
- c.** Fences, subject to Section 1403
- d.** Keeping of Domestic Pets in a Dwelling that is a Nonconforming Use
- e.** Off-street Parking and Loading, subject to Article XV
- f.** Private Garages and Storage Buildings, subject to Section 1403
- g.** Private Swimming Pool or Sports Court Accessory to a Dwelling that is a Nonconforming Use, subject to Section 1403
- h.** Satellite Dish Antenna, subject to Section 1403
- i.** Signs, subject to Article XVI
- j.** Temporary Construction Trailer or Sales Office, subject to Section 1407
- k.** Other Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District

B. CONDITIONAL USES

1. Principal Uses

- a.** Active Recreation, subject to §1303.1
- b.** Group Care Facility, subject to §1303.16
- c.** Natural Gas Compressor Station, subject to §1303.24
- d.** Nursing Home, subject to §1303.26
- e.** Personal Care Boarding Home, subject to §1303.16

CONDITIONAL USES (continued)

- f. Places of Assembly, subject to §1303.27
- g. Transitional Dwelling, subject to §1303.16

2. Accessory Uses

None

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Communications Tower, subject to §1303.10
- b. Comparable Uses Not Specifically Listed, subject to §1303.11
- c. Temporary Use or Structure, other than a Construction Trailer or Sales Office, subject to §1303.36

2. Accessory Uses

- a. Communications Equipment Building or Communications Equipment Cabinet, subject to §1303.10
- b. Small Wind Energy System, subject to §1303.33

SECTION 802 AREA AND BULK REGULATIONS

In the C-1, Limited Commercial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIII.

- A. MINIMUM LOT AREA:** 10,000 sq. ft.
 - B. MINIMUM LOT WIDTH:** 100 feet
 - C. MAXIMUM LOT COVERAGE:** 50%
 - D. MAXIMUM FLOOR AREA PER BUSINESS ESTABLISHMENT:** 5,000 sq. ft.
 - E. MINIMUM FRONT YARD:** 30 feet
 - F. MINIMUM REAR YARD:**
- All Principal and Accessory Structures:
- Adjoining any "R" District: 50 feet
 - Adjoining All Other Districts: 30 feet

G.	MINIMUM SIDE YARD:	
	All Principal and Accessory Structures:	
	Adjoining any "R" District:	50 feet
	Adjoining All Other Districts:	25 feet
H.	MINIMUM DISTANCE BETWEEN BUILDINGS:	25 feet
	(Where two [2] or more buildings are on the same lot)	
I.	SPECIAL YARD REQUIREMENTS:	See Section1403
J.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section1404
K.	MAXIMUM HEIGHT:	
	All Principal Structures:	3 stories, but no more than 45 feet
	All Accessory Structures:	1 story, but no more than 15 feet
L.	HEIGHT EXCEPTIONS:	See Section1405
SECTION 803	PARKING AND LOADING	See Article XV
SECTION 804	SIGNS	See Article XVI
SECTION 805	BUFFER AREAS AND LANDSCAPING	See Section1402
SECTION 806	STORAGE	See Section1409
SECTION 807	STEEP SLOPES	See Section1413
SECTION 808	FLOOD PRONE AREAS	See Section1414