

Section 501 C - Commercial District

Section 501.1 General Requirements

(a) Purpose

This district is established to provide commercial uses for local and area residents as well as permitting totally designed commercial centers or parks with strictly limited access to roads and street design standards.

Section 501.2 Use Regulations

Within the C - Commercial District a building may be erected, altered, or used, and any lot or premises may be used when in conformance with the conditions of this Ordinance and the specific use, area and design regulations of this district for any of the following uses, and no other, provided the Use Regulations, Article VII of this Ordinance, have also been met, and provided the Overlay District regulations have been met.

(a) Uses Permitted by Right

Any one (1) of the following uses shall be permitted provided the Use Regulations, Article VII of this Ordinance, have also been met.

- (1) Crop Farming/Nursery, Use A1
- (2) Greenhouse, Use A2
- (3) Commercial School, Use C3
- (4) Library or Museum, Use C4
- (5) Private Club, Use C8
- (6) Medical Office, Use D1
- (7) Office, Use D2
- (8) Service Business, Use E2
- (9) Financial Establishment, Use E3
- (10) Eating Place, Use E4
- (11) Eating Place, Drive-In, Use E5
- (12) Repair Shop, Use E6
- (13) Funeral Home, Use E7
- (14) Motel or Hotel, Use E8
- (15) Entertainment, Use E9
- (16) Outdoor Entertainment, Use E10
- (17) Tavern, Use E11
- (18) Lumber Yard, Use E12
- (19) Veterinary, Use E13
- (20) Service Station, Use E14
- (21) Automobile Sales, Use E15
- (22) Automobile Repair, Use E16
- (23) Truck Sales, Use E17
- (24) Automobile Accessories, Use E18
- (25) Parking Lot or Garage, Use E19
- (26) Shopping Center, Use E20
- (27) Outdoor Motion Picture Establishment, Use E21
- (28) Emergency Services, Use F2
- (29) Plumbing, Retail & Wholesale, Use G7

- (30) Home Occupation, Use H1
- (31) Accessory Office, Use H2
- (32) Residential Accessory Building, Use H3
- (33) Outside Storage or Display, Use H5
- (34) Temporary Structure or Use, Use H6
- (35) Signs, Use H7
- (36) Commercial Garage, Use H9

(b) Uses Permitted by Conditional Use Approval

- 1. Retail Shops, Use E1, with a gross floor area of 3,500 square feet or greater
- 2. Conversion, Use B2
- 3. Utilities, Use F1

Section 501.3 Area Regulations

The following minimum dimensional requirements shall apply:

Minimum lot area	Minimum lot width at setback	Maximum impervious %	Maximum building coverage %	Maximum height (ft.)	Minimum Yards (ft.)		
					front	side	rear
1 acre	200	25 %	15 %	35	75	20	35

Section 502 LC - Limited Commercial District

Section 502.1 General Requirements

(a) Purpose

It is the purpose of this district to provide for retail commercial uses such as retail stores, service businesses, and financial establishments, and to provide standards which will insure that such development will be of a character compatible with adjacent residential land uses.

Section 502.2 Use Regulations

Within the LC - Limited Commercial District, a building may be erected, altered, or used, and any lot or premises may be used when in conformance with the conditions of this Ordinance and the specific use, area and design regulations of this district, provided the Use Regulations, Article VII of this Ordinance, have also been met, and provided the Overlay District regulations have been met.

(a) Uses Permitted by Right

- (1) Retail Stores, Use E1, with a gross floor area of less than 3,500 square feet.
- (2) Service Businesses, Use E2
- (3) Financial Establishment, Use E3

(b) Signs shall be permitted in accordance with Article X of this Ordinance.