

ARTICLE IX

C-1 COMMUNITY COMMERCIAL DISTRICT

SECTION 900 PURPOSE

The purpose of the C-1, Community Commercial District is to provide opportunities for commercial development which meets the general needs of the population within the regional market area for shopping and services and which allows for shopping centers on larger sites which have access to the regional highway network.

SECTION 901 AUTHORIZED USES

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

A. PERMITTED USES

1. Principal Uses

- a. Bakery
- b. Business Services
- c. Business or Professional Offices
- d. Candy or Ice Cream Store
- e. Commercial School
- f. Contracting Business
- g. Convenience Store
- h. Day Care Center
- i. Delicatessen
- j. Financial Institutions
- k. Garden Nursery
- l. Health Club
- m. Indoor Amusement
- n. Laundry or Dry Cleaning Establishment
- o. Motel/Hotel
- p. Personal Services
- q. Pet Grooming
- r. Pharmacy
- s. Repair Shop
- t. Restaurant
- u. Retail Sales
- v. Tavern
- w. Vehicle Accessory Sales and Installation
- x. Essential Services

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. 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.
- d. Fences, subject to Section 1503
- e. Home Office or Home Occupation in a Dwelling which is a Nonconforming Use
- f. Drive-through Facilities, subject to Section 1506
- g. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507

B. CONDITIONAL USES

1. Principal Uses

- a. Commercial Recreation, subject to §1403.12
- b. Hospital, Clinic or Nursing Home, subject to §1403.19
- c. Private Club, subject to §1403.26
- d. Public Utility Building or Structure, subject to §1403.29
- e. Retirement Community, subject to §1403.30

C. USES BY SPECIAL EXCEPTIONS

1. Principal Uses

- a. Animal Hospital, subject to §1403.3
- b. Automobile Service Station, subject to §1403.4
- c. Car Wash, subject to §1403.7
- d. Funeral Home, subject to §1403.15
- e. Public Parking Garage, subject to §1403.27
- f. Shopping Center, subject to §1403.31
- g. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32
- h. Vehicle Rental, Sales and Service, subject to §1403.35
- i. Comparable Uses Not Specifically Listed, subject to §1403.13

2. Accessory Uses

None

SECTION 903	PARKING AND LOADING	See Article XVI
SECTION 904	SIGNS	See Article XVII
SECTION 905	SCREENING AND LANDSCAPING	See Section 1502
SECTION 906	STORAGE	See Section 1509