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 Nurserv
- I. 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 902 AREA AND BULK REGULATIONS

In the C-1, Community 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 XIV.

20,000 sq. ft. В. MINIMUM LOT WIDTH: 100 feet C. **MAXIMUM LOT COVERAGE:** 40% D. MAXIMUM DWELLING UNIT DENSITY: Retirement Community 12 units per acre E. MINIMUM FRONT YARD: 50 feet F. MINIMUM REAR YARD:

All Principal Structures:

MINIMUM LOT AREA:

Adjoining any "R" District: 50 feet All Others: 30 feet

Accessory Structures: 10 feet

G. MINIMUM SIDE YARD:

A.

All Principal Structures:

Adjoining any "R" District: 50 feet All Others: 20 feet Accessory Structures: 10 feet

Н. SPECIAL YARD REQUIREMENTS: See Section 1503

I. PERMITTED PROJECTIONS INTO REQUIRED YARDS:

All Accessory Structures:

See Section 1504

J. **MAXIMUM HEIGHT:**

> All Principal Structures: 3 stories and no

> > more than 45 feet 1 story and no more

than 15 feet

K. HEIGHT EXCEPTIONS See Section 1505

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