

## *DIVISION 5. C-1 PLANNED COMMERCIAL DISTRICT*

### **Sec. 64-171. Purpose and intent.**

The purpose of this district is to delineate those areas, as identified by the town's comprehensive plan, suitable for large-scale commercial project, including shopping centers and individual commercial development along major roads.

(LDC 1982, ch. 2, § 2-8.1)

### **Sec. 64-172. Permitted uses.**

The following uses shall be permitted by right in the C-1 Planned Commercial District:

- (1) Retail store.
- (2) Personal service store.
- (3) Business and professional office.
- (4) Business and financial service facilities.
- (5) Restaurant.
- (6) Liquor lounge, package store, or night club.
- (7) General government facilities.
- (8) Essential services.

(LDC 1982, ch. 2, § 2-8.2; Ord. No. 93-08, § 1, 1-4-1994; Ord. No. 96-02, § 1, 5-7-1996)

### **Sec. 64-173. Accessory uses.**

The following uses are permitted accessory uses incidental to the primary use within the C-1 Planned Commercial District:

- (1) Off-street parking and loading.
- (2) Other accessory uses customarily incidental to a permitted use.

(LDC 1982, ch. 2, § 2-8.3)

### **Sec. 64-174. Special exception uses.**

Upon application and after a favorable determination by the planning board and town council that all conditions and provisions of a special exception uses have been satisfied and that the proposed use is consistent with sound zoning practices, the following uses may be permitted:

- (1) Shopping centers, provided the minimum lot area is one acre.

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- (2) Automobile gas or service station.
  - (3) Pool hall or game room, when located in a shopping center.

(LDC 1982, ch. 2, § 2-8.4; Ord. No. 93-08, § II, 1-4-1994; Ord. No. 96-02, § 2, 5-7-1996; Ord. No. 2003-6, § 4, 7-15-2003)

**Sec. 64-175. Property development requirements.**

Property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, and maximum height are presented in tabular form in section 64-418.

(LDC 1982, ch. 2, § 2-8.5)

**Sec. 64-176. Other applicable regulations.**

Other applicable lot and use regulations related to the C-1 Planned Commercial District are set forth in chapter 60, pertaining to supplementary zoning district regulations.

(LDC 1982, ch. 2, § 2-8.6)

**Sec. 64-177. Prohibited uses.**

In no event, except for a catastrophic loss of existing housing occurring as a result of an act of God, such as hurricanes, tornadoes, fire, wind loss, etc., as so considered, will shortterm residential lodging be permitted within the C-1 Planned Commercial District.

(LDC 1982, ch. 2, § 2-8.7; Ord. No. 99-01, § 2, 1-19-1999)

**Secs. 64-178—64-207. Reserved.**