

Sec. 62-289. - General commercial district C-1.

- (a) *Intent.* This section applies to the C-1 district. This district is intended to apply to those areas where general commercial establishments are appropriate and are to be located so as to serve the entire community and its environs. It is not intended to provide for warehousing, production or similar facilities. It is designed to promote the orderly growth and development of the area and to permit adequate service by the street and highway system and the available community services and facilities.
- (b) *Permitted principal uses and structures.*
- (1) Retail outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards), heavy machinery and equipment, dairy supplies, monuments. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, pet shops, veterinarian, musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, home furnishings and appliances (including repairs incidental to sales), office equipment, hardware, and similar uses.
  - (2) Service establishments such as automobile filling stations; truck stops; repair and service garages; motor vehicle body shops; rental of automotive vehicles, trailers, and trucks; auto laundries; drive-in restaurants; auction houses or pawnshops; laundries or dry cleaning establishments; veterinarian or animal boarding kennels in soundproof buildings; pest control; plant nurseries or landscape contractors; carpenter or cabinet shops; home equipment rental; ice delivery stations; job printing or newspaper establishments; blueprint; funeral home; upholstery shop; boat sales; dry storage of pleasure craft; private clubs radio or television broadcasting transmitter and antenna facilities; barbershops or beauty shops; shoe repair shop; restaurant; interior decorator; photographic studio; dance or music studio; reducing salon or gymnasium; self-service laundry; or dry cleaner; tailor or dressmaker; dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises and similar activities.
  - (3) Medical and dental offices and clinics.
  - (4) Churches (except temporary revival establishments).
  - (5) Hotels and motels.
  - (6) Hospitals, sanitariums, rest homes, nursing homes, convalescent homes, and homes for orphans and the aged.
  - (7) Art gallery, museum, community center, little theatre, and libraries.

- (8) Research laboratories not involving odors, noise, smoke, or other obnoxious effects detectable to normal senses from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities.
  - (9) Professional and business office, union halls.
  - (10) Bank and financial institutions, travel agencies, employment offices, and similar establishments.
  - (11) Commercial recreation facilities such as carnivals or circuses, open air or indoor motion picture theatres, billiard parlor, swimming pool, bowling alley, golf driving or archery ranges, par three miniature golf courses, indoor shooting galleries housed in completely enclosed buildings, skating rinks, pony rides, and similar uses.
  - (12) Miscellaneous uses such as outdoor fruit, vegetable, poultry, or fish markets.
  - (13) Athletic complex, arena, auditorium, convention center.
  - (14) Wholesaling from sample stock only, providing no manufacturing or storage for distribution is permitted on the premises.
  - (15) Manufacturing as involved in production of eyeglasses, hearing aids, prosthetic appliances, and similar products.
  - (16) Vocational, trade, and business schools.
  - (17) Indoor and outdoor skating rink.
  - (18) Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and parking garages, motorbus or other transportation terminals.
  - (19) Sale of secondhand merchandise in a completely enclosed building.
- (c) *Permissible uses by exception.* The following uses may be permitted by exception after site plan review:
- (1) Wholesale, warehouse, or storage use, but not bulk storage of flammable liquids.
  - (2) Building trades contractor with storage yard for materials and equipment on premises.
  - (3) Boat building and repairs.
  - (4) Air conditioning and heating contractor or sheet metal fabrication.
  - (5) Recreational vehicle parks.
  - (6) One dwelling unit located in the same building as the main business for occupancy by the business owner and family.
- (d) *Minimum lot requirements.* Seventy-five feet of accepted town street or roadway frontage and minimum 7,500 square feet of lot area.
- (e) *Maximum lot coverage.* Maximum lot coverage for building and accessory structures shall not exceed 35 percent of lot area.

(f) *Minimum yard requirements.*

(1) *Front:* Ten feet, except where the lot width is less than 100 feet and buildings on adjacent lots have provided a lesser front yard, the front yard shall be the average of buildings on adjacent lots, or where the lot is adjacent to residentially zoned property, the front yard shall meet requirements for such adjacent property.

(2) *Side:* None, if an existing building on an adjacent lot is built on the property line, or if the adjacent lot is vacant. Except where no space is left between buildings on adjacent lots, a space of at least six feet shall be left between such buildings.

(3) *Rear:* Ten feet.

(g) *Maximum height of structures.* Thirty-five feet in height above established grade or as permitted by exception.

(h) *Site plan required.* A site plan shall be submitted by the applicant according to section 62-40

(Code 1997, § 62-289; Ord. No. 87-119, § 6-8, 12-29-1987; Ord. No. 97-93, § 7, 4-6-1998; Ord. No. 2007-19, § 3, 1-17-2008; Ord. No. 2017-18, § 2, 1-18-2018)