

C-1 Commercial District

Zoning district for commercial uses – CH. 10-Zoning 10.13

Permitted Uses 10.13(1)

- All uses permitted in the LC-1 Limited Commercial District
- Retail and service uses including grocery stores, drugstores, hardware stores, appliance and furniture stores, barbershops and beauty shops without limitation as to size
- Self service laundries and dry cleaning establishments
- Warehousing and storage incidental to a permitted use
- Medical, dental and veterinary clinics
- Banks, offices, office buildings and condominium office buildings not more than (2) floors to office space.
- Utility services
- Rooming and boarding houses
- Bakeries
- Laundries
- Dry cleaning plants
- Printing plants
- Distribution centers
- Wholesale businesses
- Woodworking shops
- Machine shops
- Manufacturing and assembly plants
- Bicycle sales and service
- Rental businesses – except for motor vehicles and construction machinery and equipment.
- Experimental laboratories (less than 5,000 sq. feet)
- Sales and repair of lawn and garden equipment
- Outdoor games (not lighted)
- Marinas
- Off-site parking of motor vehicles
- Crematoriums

Conditional Uses: 10.13(2)

- Single family residences, duplexes, multifamily residences
- Banks, offices, office buildings and condominium office buildings devoting more than (2) floors to office space.
- Motels and hotels
- Taverns
- Funeral homes
- Drive-in establishments
- Hospitals and veterinary hospitals
- Nursing homes
- Convalescent centers
- Extended care facilities
- Mobile home parks (see ordinance)
- Outdoor amusement parks or other entertainment activity open to the public (permanent/temporary)
- Indoor or outdoor movie theater
- Automobile laundries and car wash facilities
- Dog and cat boarding kennels, grooming and training facilities
- Communication towers
- Storage of motor vehicles awaiting disposition
- Governmental uses
- Agricultural uses
- Outdoor lighted games

Setbacks and Height Requirements 10.13(3).(5-7)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height:

Business buildings: 4 stories maximum

Residential dwelling: 2 stories or 35 feet maximum

Side yard:

Buildings with 2 or less stories: 10 feet minimum (each side)

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft plus 5 ft per story over second story minimum

Rear yard:

Exclusive business use: 10 Feet minimum

Residential or combined use: 25 feet minimum

Minimum Lot Width & Area: 10.11(5)

Business lots: None

Multifamily lots: 60 feet

Private sewer: 5,000 sq. feet per apartment

Public sewer: 2,000 to 2,250 sq. feet per apartment

Lot Coverage 10.11(5)

60% maximum