

ARTICLE 8. - COMMERCIAL, DISTRICT C-1

Statement of Intent

Generally this district covers those areas of the county intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise or congestion of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, restaurants and taverns, and garages and service stations.

(Ord. of 9-24-09(1); Ord. of 3-30-17(1))

8-1. - Use regulations.

In business district C-1 structures to be erected or land to be used shall be for one or more of the following uses:

8-1-1. Retail food stores.

8-1-2. Bakeries.

8-1-3. General stores.

8-1-4. Dry cleaners.

8-1-5. Laundries.

8-1-6. Wearing apparel stores.

8-1-7. Drug and variety stores.

8-1-8. Barber and beauty shops.

8-1-9. Home appliance sales and service.

8-1-10. Theaters, assembly halls.

8-1-11. Hotels, motels, tourist homes.

8-1-12. Office buildings, business offices, and banks.

8-1-13. Churches.

8-1-14. Libraries.

8-1-15. Hospitals, general.

8-1-16. Funeral homes.

8-1-17. Printing offices.

8-1-18. Restaurants.

8-1-19. (Repealed 12-4-92.)

8-1-20. Service stations (with major repair under cover).

8-1-21. Clubs.

8-1-22. Auto sales and service.

8-1-23. Lumber and building supply, farm and home supplies.

8-1-24. Contractors' equipment storage yards.

8-1-25. Plumbing and electrical supply.

8-1-26. Retail, wholesale and processing activities not objectionable because of dust, noise or odors.

8-1-27. Machinery sales and service, welding and machine shops.

8-1-28. County-sanctioned public facility.

8-1-28A. Public utilities.

8-1-29. Off-street parking as required by this ordinance.

8-1-30. Public billiard parlors and pool rooms, bowling alleys, dancehalls, and similar forms of public amusement, with a special exception.

In approving any such application, the board of supervisors may establish special requirements and regulations for the protection of adjacent property, set the hours of operation, and make requirements as it may deem necessary in the public interest.

8-1-31. Post office.

8-1-32. Major recreational equipment in accordance with Article 19 of this ordinance.

8-1-33. Miniwarehouses.

8-1-34. Horticultural nurseries and greenhouses with garden supplies.

8-1-35. Child care or day care centers.

8-1-36. Veterinary hospital and/or kennel or pet store.

8-1-37. Accessory structures.

8-1-38. Disposal of dredge spoils, with a special exception.

(Ord. of 7-25-91; Ord. of 12-4-92; Ord. of 2-25-93; Ord. of 1-25-96(1); Ord. of 11-28-05(1); Ord. of 9-24-09(1); Ord. of 3-30-17(1))

8-2. - Requirements for permitted uses.

8-2-1. For permitted uses utilizing individual sewage disposal systems, the required area for such shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official and approved by the board of supervisors. Conditional septic disposal system permits which limit the use of the subject property to a specified portion of the year are hereby strictly prohibited.

(Ord. of 1-30-92; Ord. of 2-4-92; Ord. of 8-94; Ord. of 9-24-09(1); Ord. of 3-30-17(1))

8-3. - Setback regulations.

Buildings shall be located 40 feet or more from the centerline of any street or road right-of-way, but in no event less than 15 feet from the edge of the right-of-way. This shall be known as the "setback line."

(Ord. of 9-24-09(1); Ord. of 3-30-17(1))

8-4. - Yard regulations.

For permitted uses, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be ten feet, and off-street parking shall be in accordance with the provisions contained herein.

(Ord. of 9-24-09(1); Ord. of 3-30-17(1))

8-5. - Height regulations.

Buildings may be erected up to 35 feet in height from grade, except that:

8-5-1. The height limit for buildings may be increased up to 45 feet and up to three stories if approved by the board of supervisors.

8-5-2. A public or semipublic building such as a school, church, library, or general hospital may be erected to a height of 60 feet from grade, subject to such conditions deemed necessary by the board of supervisors.

8-5-3. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

8-5-4. No accessory structure which is within ten feet of any property lot line shall be more than one story high.

(Ord. of 9-24-09(1); Ord. of 3-30-17(1))

8-6. - Sign regulations.

Sign regulations shall conform to Article 11 of this ordinance.

(Ord. of 9-24-09(1); Ord. of 3-30-17(1))