

Section 407. C COMMERCIAL DISTRICT

407.1 The intent of this section is to provide for a wide range of commercial uses which are based principally on automobile use and traffic and which serve area-wide demand, as well as to accommodate commercial facilities which provide goods and services to nearby residential neighborhoods.

A. Permitted Uses

1. Crafts or artisan's studio.
2. Office Building, Medical or Professional.
3. Personal/Small Business Services.
4. Catering business.
5. Veterinary office.
6. Animal hospital.
7. Financial institution.
8. Bed and breakfast, pursuant to Section 503.6.
9. Car wash, pursuant to Section 503.7.
10. Pet grooming.
11. Funeral home.
12. Membership club, pursuant to Section 503.20.
13. Motor vehicle or vehicular dwelling sales agency.
14. Municipal use.
15. Outdoor flea market, pursuant to Section 503.22.
16. Place of worship or similar religious use.
17. Recreation, nonpublic indoor, pursuant to Section 502.22.
18. Recreation, nonpublic outdoor, pursuant to Section 503.25.
19. Forestry.
20. Retail Store.
21. Day Care Center.
22. Restaurant, either Standard, Fast Food, Fast Food with Drive-In or Food Stand.
23. Shopping Center.
24. Massage Parlor.
25. Grocery Store.
26. Self-Storage Development, subject to Section 503.27.
27. Convenience Store Without Fuel Dispensing

B. Permitted Accessory Uses

1. Each permitted accessory use shall be located on the same lot as the permitted principal use.
2. Home occupation, subject to Section 503.16.
3. Home related business.

4. Each of the following permitted accessory uses shall comply with the minimum yard requirements of this Section, except as specifically provided in this Ordinance:
 - a. Cafeteria, child care center, or recreation facility for employees only.
 - b. Private garage and private parking area.
 - c. Private swimming pool, pursuant to Section 503.30.
 - d. Signs subject to Article VII.
5. Any other accessory use customarily carried on in conjunction with, and incidental to, any dwelling or other permitted principal use.
6. No-impact home-based business, subject to Section 503.31.

C. Conditional Uses

1. Vehicle Repair Facility.
2. Manufacturing, production and processing activity.
3. Research, cleaning and testing activity.
4. Towers and antennae, pursuant to Section 503.12.
5. Amusements.
6. Hotel/ Motel.
7. Temporary housing for immediate family, subject to Section 503.33.
8. Convenience Store with Fuel Dispensing.
9. Vehicle Service Facility.
10. Warehouse and Storage in an Accessory Structure.

407.2 Area and Bulk Regulations

A. Area, Yard and Height Regulations with On-Lot Sewage Disposal and Water Supply:

Minimum net lot area.....	1 acre
Minimum lot width at the building line	125 feet
Minimum lot width at the street line.....	125 feet
Minimum front yard setback.....	40 feet
Minimum side yard (each)	25 feet
Minimum rear yard	30 feet
Maximum lot coverage	65%
Maximum building coverage	30%
Maximum building height.....	40 feet or 2 ½ stories

B. Area, Yard and Height Regulations with Public or Community Sewage Disposal and On-Lot or Public or Community Water Supply:

Minimum net lot area	20,000 square feet
Minimum lot width at the building line	100 feet
Minimum lot width at the street line	100 feet
Minimum front yard setback	30 feet
Minimum side yard (each)	15 feet
Minimum rear yard	30 feet
Maximum lot coverage	85%
Maximum building coverage	50 %
Maximum building height	40 feet or 2 ½ stories