

§ 338-314. C-1 - Highway Commercial District.

- A. Purpose. The purpose of the C-1 Commercial District is to provide areas that allow for additional nonresidential and commercial uses that are more auto dependent and that typically do not fit into the CBD or other nonresidential districts because of the nature and impact of the businesses.
- B. Authorized principal uses. See § 338-315, Table of Authorized Uses (Table 8) for authorized principal uses and method of authorization in the C-1 District.
- C. Authorized accessory uses. See § 338-317, Table of Authorized Accessory Uses (Table 9) for authorized accessory uses and method of authorization in C-1 District.
- D. Area and bulk regulations. The area and bulk regulations within the C-1 zoning district shall be subject to the standards identified in Table 7, except as they may be modified by the express standards and criteria for the specific permitted uses, conditional uses, or uses by special exception.
- E. Off-street parking and loading. See Article VI for off-street parking and loading requirements.

**Table 7 - C-1 Highway Commercial Zoning District
Bulk and Areas Regulations
C-1 Zoning District**

Lot size (minimum)	7,000 sq. ft.
Lot width (minimum)	50 ft.
Height (maximum)	40 ft.
Front building line (minimum)	15 ft.
Side building line (minimum)	10 ft.
Rear building line (minimum)	15 ft.
Lot coverage	80%

§ 338-315. Table of Authorized Principal Uses. [Amended 11-13-2019 by Ord. No. 1024-2019]

Table 8 establishes the authorized principal uses and the zoning districts where the principal use is authorized and method of authorization.

- P - Permitted Use by Right
- S - Use by Special Exception
- CU - Conditional Use

Where blank, the use is not permitted in the corresponding district.

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Uses not listed			See § 338-306C and Article IV				
Residential							
Conversion dwellings						CU	
Duplex		P	CU			P	
Group home		P				P	
Manufactured housing, residential design		P				P	
Mobile home park							CU
Multifamily dwellings			P			P	
Quadruplex			P			P	
Single-family	P	P				P	
Residential above first-floor commercial		CU	P		P	P	
Townhouses	P		P			P	
Hotels, Motels, or Other Accommodation							
Bed and breakfast Inn		CU				CU	
Hotel, motel			P		P		P
Rooming and boardinghouse						P	
Short-term rental		CU				P	
Uses Commercial							
Adaptive reuse	CU	CU	CU	CU	CU	CU	CU

Table 8 - Table of Authorized Principal Uses

Authorized Use Table							
Use	C	SFR	RD	IND	CBD	MU	C-1
Adult business				CU			
After hours club					CU		
Amusement park			P				
Animal cemetery	P						
Animal day care	P			P			P
Animal groomer	P		P	P	P	P	P
Arts and craft studio			P	P	P	P	
Automotive detail						CU	P
Automobile repair and service				P			P
Bakery retail			P		P	P	P
Beverage distributor						P	P
Billboards							CU
Boat Sales			P	P			P
Car rental facility			CU				P
Car wash — automatic							P
Car wash - self service							P
Catering				P			P
Cemetery and mausoleums	P						

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Commercial recreation - indoor			P	P	CU	CU	P
Commercial recreation - outdoor			P	P	CU	CU	P
Communication antenna	P						
Conference center			P		P		P
Convenience store					P	P	P
Custom printing				P			P
Dormitories				P			P
Drive-through facilities			P			CU	CU
Drug store			P		CU	CU	P
Event venue			P		P		P
Financial institution			P		P	P	P
Flea market				P			
Funeral home						P	P
Garden center	P		P	P			P
Gas station				P			P
Golf course	P						
Kennel	P						P
Laundromat				P	P	P	P
Live work unit			P			P	
Lumberyard				P			P
Manufactured home sales				P			
Marina			P				

Table 8 - Table of Authorized Principal Uses
Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Massage establishment					CU	CU	CU
Microbrewery			P	P	P	P	P
Microdistillery			P	P	P	P	P
Night club			P		P		P
Offices - business and professional			P	P	P	P	P
Pawnshop				P			P
Personal services			P		P	P	P
Post office					P	P	P
Recording studio					CU	CU	P
Restaurant			P		P	P	P
Retail store			P		P	P	P
Shopping center			P			CU	P
Tattoo parlor			P		P	P	P
Tavern or bar			P	P	P	CU	P
Vehicle sales				P			P
Veterinarian services	P		P	P			P
Industrial							
Asphalt/concrete plant				P			
Automobile graveyard				P			
Brewery				P			
Commercial motor vehicle repair				P			P

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Construction-related businesses				P			P
Distillery				P			
Dry-cleaning plant			P	P			
Equipment sales				P			P
Large area distribution center				P			
Manufacturing facility, heavy				P			
Manufacturing facility, light			P	P			
Process plants (metals, chemicals, etc.)				P			
Recycling business				CU			
Refrigerated warehouse or cold storage				P			P
Research and development			CU	P	CU	CU	P
Self-storage facility				P			P
Specialized industrial facility				P			
Tank farms				P			

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Warehouse and storage services (including distribution) greater than 120,000 sq. ft. GFA				P			
Warehouse and storage services (including distribution) up to 120,000 sq. ft. GFA			P	P			P
Public Assembly							
Auditorium/theater/movie theater			P		P		P
Clubs and lodges (not including commercial recreation uses)					P	CU	P
Community center			P		P	P	P
Conference center			P		P	P	P
Place of worship					P	P	P
Institutional or Community Facility							
Animal hospitals	P		P	P			P
Aquarium/zoo			P	P			
Assisted living facility						P	P

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
College/ university			P	P	P		P
Day-care center			P		P	P	P
Educational institution			P		P	P	P
Emergency shelter		CU				P	
Exhibitions and art galleries		CU	P		P	P	P
Home-Based day care	CU	CU	P		P	P	P
Group care facility							P
Hospital building			P		P		P
Life care community			P				P
Medical offices		CU	P		P	P	P
Methadone treatment facility					CU		
Nursing home						P	P
Retirement housing facility			P		CU	P	P
School						P	P
Skilled nursing facility						P	P
Government Uses							
Ambulance station				P			P

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Correctional/ rehabilitation facility				P			
Emergency operation center					P		P
Fire station	P	P	P	P	P	P	P
Library	P	CU	P	P	P	P	P
Magistrate office and court					P		P
Municipal building	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P
Police station	P	P	P	P	P	P	P
Salt storage facility				P			P
Transportation-related Facilities							
Airport control tower				P			
Airport maintenance facility				P			
Airport terminal				P			
Bus or truck maintenance facility				P		CU	CU
Bus terminal			CU			CU	CU
Heliport facility				P			
Parking structure commercial			P		CU		CU

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Park-and-ride facility						P	P
Taxi and limousine service				P			P
Towing or other road services				P			P
Truck or freight transportation services				P			P
Utility, Telecommunications, Energy, Waste							
Co-location - communication tower	P			P			
Essential services	CU	CU	CU	CU	CU	CU	CU
Electric power generation facility				P			
Hazardous waste recycling facility				P			
Incinerator, or similar facility				P			
Water tank (elevated, at grade, underground)	P	CU					
Radio or television transmitter				P			

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Railroad facility			CU	P			
Sewage treatment plan				P			
Solar energy production facility, large	P			P			
Solid waste transfer station				P			
Solid waste combustor or incinerator				P			
Solid waste landfill facility				P			
Telecommunications Tower				CU			
Wind energy production facility, large	CU						
Agriculture, forestry, fishing, and hunting							
Animal production				P			
Farmers market			P		P		
Forestry/logging	P	P	P	P	P	P	P
Grain silos and other storage structure for grains and agricultural products				P			

Table 8 - Table of Authorized Principal Uses

Authorized Use Table

Use	C	SFR	RD	IND	CBD	MU	C-1
Greenhouses/ nurseries	P			P			
Hatcheries and poultry houses				P			
Livestock pens or hog houses				P			
Stable, private	CU						
Urban agriculture limited (no animals)	P	P	P	P	P	P	P
Mining and extraction establishments							
Coal mining/ portal				P			
Metallic Mining (iron, copper, etc)				P			
Natural gas compressor station	CU			P			
Natural gas processing plant				P			
Nonmetallic mining				P			
Oil or gas well	CU			CU			
Quarrying and stone cutting				P			

§ 338-316. Accessory uses and structures.

A. **Applicability.** This section applies to any subordinate use of a building or other structure, or use of land that is:

- (1) Conducted on the same lot as the principal use to which it is related; and
- (2) Clearly incidental to, and customarily found in connection with, the principal use or structure.

B. Establishment of accessory uses.

- (1) Accessory structures, buildings or uses shall not be constructed or established on a lot until construction of the principal structure is completed or the principal use is established.
- (2) In no instance shall an accessory building or use be established on a vacant lot.

§ 338-317. Table of Authorized Accessory Uses and Structures.

Accessory uses shall be permitted in accordance with Table 9:

P - Permitted Use by Right

SE - Use by Special Exception

CU - Conditional Use

Where blank, the use is not permitted in the corresponding district.

Table 9 - Table of Authorized Accessory Uses and Structures

	Authorized Accessory Uses and Structures						
Use	C	SFR	RD	IND	CBD	MU	C-1
Accessory dwelling unit		CU			CU	CU	
Boat storage as accessory to a marina			P				
Community food bank	CU	CU	CU	CU	CU	CU	CU
Day care center (accessory to place of worship or school only)	CU	CU	CU	CU	CU	CU	CU
Deck, patio, or porch	P	P	P	P	P	P	P
Fence	P	P	P	P	P	P	P

Table 9 - Table of Authorized Accessory Uses and Structures

Authorized Accessory Uses and Structures							
Use	C	SFR	RD	IND	CBD	MU	C-1
Fire escapes, fire towers, or handicap ramps where required by the building code	P	P	P	P	P	P	P
Flagpole	P	P	P	P	P	P	P
Garage, private and carports	P	P	P	P	P	P	P
Gazebo	P	P	P	P	P	P	P
Heating and cooling units (permitted in side or rear yards only)	P	P	P	P	P	P	P
Home occupation business (see also no-impact home-based business)	P	P	P	P	P	P	P
Hot tubs and outdoor spas	P	P	P	P	P	P	P
No-impact home-based business (see also home occupations)	P	P	P	P	P	P	P
Outdoor hydronic heater	P						
Outdoor dining (accessory to permitted use)			P		P	P	P

Table 9 - Table of Authorized Accessory Uses and Structures

Authorized Accessory Uses and Structures							
Use	C	SFR	RD	IND	CBD	MU	C-1
Satellite dishes (subject to Article V)	P	P	P	P	P	P	P
Signs (subject to Article VII)	P	P	P	P	P	P	P
Small solar energy system	CU	CU	CU	CU	CU	CU	CU
Small wind energy system	CU	CU	CU	CU	CU	CU	CU
Stables/ private	P						
Storage buildings or sheds	P	P	P	P	P	P	P
Swimming pools	P	P	P	P	P	P	P
Swing and play sets	P	P	P	P	P	P	P
Tennis courts	P	P	P	P	P	P	P
Stormwater detention or retention facilities	P	P	P	P	P	P	P
Urban agriculture, accessory use	CU	CU	CU	CU	CU	CU	CU

Table 9 - Table of Authorized Accessory Uses and Structures

	Authorized Accessory Uses and Structures						
Use	C	SFR	RD	IND	CBD	MU	C-1
Any other building or use that the Zoning Officer determines is customarily incidental to the permitted principal use or principal building	CU	CU	CU	CU	CU	CU	CU

§ 338-318. Dimensional standards for accessory uses and structures.

- A. Accessory uses and structures shall be permitted in accordance with the following standards:
- (1) Detached accessory buildings and structures shall not be located in the front yard.
 - (2) Detached accessory garages, where permissible, which front on a public alley are not required to comply with the minimum setback requirement from the property line abutting the public alley, however shall maintain a minimum three-foot setback from the property line abutting the alley.
 - (3) The location of permitted nonresidential accessory structures is governed by the same dimensional regulations as set forth for the principal use or principal structure or structures.
 - (4) Accessory structures shall be counted towards the maximum lot coverage on a lot and in no case shall exceed the maximum lot coverage for the district in which it is located when considering all structures on the lot.
 - (5) Accessory uses shall not include the conduct of trade or business unless permitted in conjunction with an authorized principal use that permits trade or business.
 - (6) All permanent accessory structures shall be set back a minimum of two feet from any property line.
 - (7) In addition to permanent setbacks for accessory structures, basketball hoops shall be set back a minimum of 10 feet from the street right-of-way line, whether permanently affixed or moveable structures.
 - (8) Not more than one accessory structure by type shall be permitted on an individual lot (e.g. shed, play structure, etc.).

- (9) Accessory structure height. Accessory structures shall not be taller than the existing principal structure on the lot to a maximum of 24 feet. Exceptions to accessory structure height requirements are as follows:
 - (a) Flag and light poles shall not exceed 20 feet in height.
 - (b) Signs subject to Article VII.
 - (c) Wind and solar energy systems subject to the requirements of Article IV.
 - (d) Telecommunications facilities, antennas or towers subject to the requirements of this chapter and Article IV however in no case shall exceed a maximum of 20 feet in height.
- (10) Accessory uses shall be conducted on the same lot or an adjacent lot in common ownership as the principal use to which it is related; and clearly incidental to, and customarily found in connection with, the principal use or structure.
- (11) Accessory buildings or uses shall not be constructed or established on a lot until the construction of the principal structure is completed or the principal use is established.