

§ 27-78. C-1, Neighborhood Commercial. [Amended 12-18-1989 by Ord. No. 1657]

- A. The following uses are permitted by right provided said uses comply with all other applicable requirements of this chapter and any amendments thereto:
- (1) Agriculture: limited to crop farming and related agricultural processing and specifically excluding livestock and poultry farms.
 - (2) Bank/financial institutions.
 - (3) Barber/beauty shops.
 - (4) Bed-and-breakfast establishments.
 - (5) Cemeteries.
 - (6) Churches or related facilities.
 - (7) Conservation areas and uses.
 - (8) Day-care centers.
 - (9) Educational institutions.
 - (10) Fish and wildlife refuges.
 - (11) Forestry, subject to the provisions of § 27-97. **[Added 5-9-2005 by Ord. No. 2559]**
 - (12) Florist shops.
 - (13) Funeral homes.
 - (14) Greenhouses.
 - (15) Indoor recreation facilities.
 - (16) Laundries/laundromats.
 - (17) Municipal uses.
 - (18) Nature preserves.
 - (19) Offices.
 - (20) Repair shops (with floor area less than 5,000 square feet).
 - (21) Retail stores (with floor area less than 5,000 square feet).
 - (22) Schools.
 - (23) Service establishments (with floor area less than 5,000 square feet).
 - (24) Single-family detached residential dwelling.
 - (25) Support infrastructure: substations, pumping stations, bus stop shelters.

(26) Adaptive reuse for affordable housing. **[Added 12-13-2021 by Ord. No. 3251]**

B. The following accessory uses, if situate on the same lot, are permitted by right, provided said uses comply with all other applicable requirements of this chapter and any amendments thereto:

- (1) Any use customarily associated with, incidental to or provided with a permitted use.
- (2) Garages (private).
- (3) Greenhouses (noncommercial).
- (4) Home occupations.
- (5) Satellite earth station dishes.
- (6) Sheds.
- (7) Support infrastructure: substations, pumping stations, bus stop shelters.
- (8) Swimming pools (private).

C. The following special exception uses are permitted when authorized by the Zoning Hearing Board pursuant to § 27-43, provided said uses comply with all other applicable requirements of this chapter and any amendments thereto:

- (1) Drive-in service establishments.
- (2) Golf courses.
- (3) Restaurants, fast-food and standard. Said use must comply with all provisions of Article XI of this chapter. **[Amended 10-9-2000 by Ord. No. 2264]**
- (4) Taverns.
- (5) Minimarts. **[Amended 2-8-1999 by Ord. No. 2141]**

D. The following conditional uses are permitted when authorized by the Board of Commissioners pursuant to § 27-44, provided said uses comply with all other applicable requirements of this chapter and any amendments thereto:

- (1) Apartments.
- (2) Automotive service and repair stations.
- (3) Camps.¹
- (4) Grocery stores or meat markets having a total floor area of less than 5,000 square feet.
- (5) Heliports.
- (6) Hunting and fishing clubs.

1. Editor's Note: Original Subsection (4)(D), Forestry, which immediately followed this subsection, was deleted 5-9-2005 by Ord. No. 2559. See now permitted uses of this section.

- (7) New automotive sales establishments.
 - (8) One apartment in a commercial structure.
 - (9) Outdoor recreation facilities.
 - (10) Rooming or boarding homes.
 - (11) Single-family attached dwellings.
 - (12) Single-family semidetached dwellings.
 - (13) Wind turbines/windmill. [**Added 9-14-2009 by Ord. No. 2791**]
- E. The following dimensional requirements shall apply to each permitted or authorized use, unless otherwise specified:
- (1) Minimum lot size.
 - (a) Area: 10,000 square feet. Any lot not served by public water and sewer shall have a minimum lot size of one acre.
 - (b) Width: 50 feet.
 - (c) Frontage: 50 feet.
 - (2) Minimum yard requirements. There are no side yard requirements for single-family attached dwellings not situate on the end of a row. End units shall maintain the stated requirements on the nonattached side.
 - (a) Front: 10 feet.
 - (b) Rear: 25 feet.
 - (c) Side (one): five feet.
 - (d) Side (both): 10 feet.
 - (3) Maximum building coverage: 40%.
 - (4) Maximum building height: 35 feet above finished grade.
 - (5) Maximum impervious surface: 70%.
 - (6) For all residential uses, the R-5 dimensional regulations shall apply.
- F. Up to three attached principal uses may be conducted on a single conforming lot provided, however, that each use shall have a minimum building width of 30 feet, including leased parcels, and appropriate parking facilities are provided as required under Article XII, provided that offices shall be permitted to have an unlimited number of office uses conducted within a single building regardless of the nature of the tenants. For example, a single office building may contain offices for doctors, dentists, lawyers, accountants, corporate headquarters etc., and still be considered as a single principal use of the lot.