

8.9 Commercial District (C-1)

8.9.1 Purpose

To provide areas in appropriate locations where buying outlets may be established. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents.

8.9.2 Permitted Uses

- a. Grocery store
- b. Drug store
- c. Restaurant
- d. Motel
- e. Barber or Beauty shop
- f. Service station
- g. Variety store
- h. Medical & dental offices
- i. Professional offices
- j. One off-street RV pad or Tiny House with complete hookups. Rental of the RV or Tiny House is Prohibited.

Except; where a commercial lodging development is applied for, recommended and approved by the Planning and Zoning Commission and Town Council, an RV or Tiny House may be used as a long term dwelling or short term rental with the following conditions:

1. Plans showing the location of each unit on property, engineered plans showing required permanent electrical, sewer, water, support block and tie down connections and skirting, along with certificates of short-term rental insurance if used as such, shall be presented to the Planning and Zoning Administrator for each unit at the regularly scheduled meeting.
2. Upon recommendation from the Zoning Administrator, a permit for the development will be obtained from the Town of Orderville. Final inspection from the local Building Inspector shall be obtained before each individual unit may be occupied.
3. Developments shall comply with the following conditions:
 - Each unit shall have adequate off roadway parking for advertised number of occupants.
 - Minimum setbacks to rear and side yard of property to be 10'.
 - Minimum spacing between units to be 12'
 - Minimum road width within development to be 20'
 - Minimum road turning radius within development to be 25'
 - Adequate overflow parking required.
 - Each dwelling unit to be numbered.
 - Each unit to be on a minimum of 900 sq. ft. of land.

4. Compliance with the above conditions shall be a permitted use in this zone Residence, (in definitions see Residential Building Lot in a Commercial Zone)

8.9.3 Conditional Uses

- a. Public utilities.
- b. Repair shop
- c. Accessory buildings and uses
- d. Caretakers residence
- e. Home Occupation

- f. Other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.
- g. Living in an RV or Tiny House within city limits for more than two weeks.

8.9.4 Height Regulations

No building shall be erected to a height of greater than two and one-half (2 ½) stories or thirty-five (35) feet without a conditional use permit.

8.9.5 Area, Width, and Yard Regulations

District	Area	Width	Front	Side	Rear
C-1	No minimum	No minimum	10' 25' on a corner lot	None, except 10' when adjacent to a residence or residential zone, 20' where adjacent to a street	None, except 10' when adjacent to a residence or residential zone.