

Sec. 27-28. - C-1 Zones, neighborhood commercial zones.

1. *Principal permitted uses.*
 - a. Greenhouse having a retail outlet on the premises.
 - b. Bakery with sale of bakery products on the premises only.
 - c. Barbershop, beauty shop, massage or similar personal service shops.
 - d. Catering shop.
 - e. Dressmaking, tailoring, shoe repairing, repairing of household appliances and bicycles and other uses of a similar character, provided that not more than five (5) persons shall be employed on the premises during a single shift.
 - f. Drugstores of less than six thousand (6,000) square feet of floor area.
 - g. Laundromats and shops for the delivery or picking up of laundry and dry cleaning.
 - h. Medical and dental offices and other professional and business offices.
 - i. Food trucks, [provided] food trucks shall not operate its business on public streets. Food trucks shall not operate its business within 250 feet from the entrance of a licensed restaurant in the City of Brockton unless the food truck operator obtains written permission from the restaurant owner.
 - j. Retail stores of less than eight thousand (8,000) square feet in floor area.
 - k. Offices, banks or lending institutions.
 - l. Membership associations, corporations or clubs.
 - m. Churches and religious institutions.
 - n. Public and parochial schools and educational facilities.
 - o. Eating and drinking establishments without drive through service.
2. *Permitted accessory uses.* Customary uses and structures which are clearly incidental to the principal use.
3. *Permitted special uses.* The following special uses are permitted, under the provisions of Article V, pursuant to Article VII.
 - a. Joint-occupancy uses.
 - b. Package liquor store.
 - c. Reserved.
 - d. Any business not operating as a principal tenant out of a permanent, fixed structure, except for any business requiring a common victualer's license.
 - e. Pay telephones.

(Code 1965, § 27-28; Ord. No. D55, 9-12-77; Ord. No. D132, 8-27-81; Ord. No. D182, 11-16-84; Ord. No. D254, 7-29-88; Ord. No. D375, 9-28-95; Ord. No. L05, 9-6-20; Ord. of 7-25-2022(2), (6))

Sec. 27-29. - C-2 Zones, general commercial zones.

1. *Principal permitted uses.*

- a. Any use permitted in the C-1 Zone, except that the limitations upon floor area and number of employees need not apply.
- b. Automobile, farm implement or trailer display, repair or servicing and sales room, new or used.
- c. Business, dancing or music schools.
- d. Frozen food lockers.
- e. Food trucks, [provided] food trucks shall not operate its business on public streets. Food trucks shall not operate its business within 250 feet from the entrance of a licensed restaurant in the City of Brockton unless the food truck operator obtains written permission from the restaurant owner.
- f. Radio and television broadcasting stations, studios and offices.
- g. Retail store or shop including wine and malt beverage store.
- h. Parking lot or garage.
- i. Wholesale establishment including storage and display.
- j. Carpentry, painting, plumbing or tinsmithing shop.
- k. Testing laboratory.
- l. Printing or engraving.
- m. Hardware or building material sales.
- n. Amusement and recreation service such as theatre, ballroom or bowling alley.
- o. Business service shop such as blueprinting, accounting, duplicating or employment agency.
- p. Repealed.
- q. Undertaking establishment or mortuary.
- r. When not employing more than nineteen (19) persons on the premises, in a single shift, not including persons whose principal duties are off the premises, and providing all materials are stored and all shop work is done within a building:
 1. Dyeing and cleaning establishment or laundry.
 2. Painting, plumbing, carpentry or tinsmithing shop.
 3. Radio or television repair shop.
 4. Dressmaking, millinery or tailoring establishments.

5. Upholstering shop, not involving furniture manufacturing.
6. Any other general service or repair establishment of similar character.

2. *Permitted accessory uses.*

- a. Any accessory use permitted in the C-1 Zone.
- b. Other customary uses and structures which are clearly incidental to the principal use.

3. *Permitted special uses.* The following special uses are permitted under the provisions of Article V, pursuant to Article VII.

- a. Any special use permitted in the C-1 Zone.
- b. Gasoline stations.
- c. Adult day care facilities.
- d. Open air or drive-in theatres.
- e. Pet shop, animal hospital or veterinarian.
- f. Car washing establishment.
- g. Eating and drinking establishments with drive-through service.
- h. Hotel, motel, motor court or lodging house.
- i. Reserved.
- j. Prior to use, the building department shall perform an inspection to ensure compliance with state regulations or any condition imposed by the Zoning Board of Appeals.

(Code 1965, § 27-29; Ord. No. D133, 8-27-81; Ord. No. D288, 7-27-90; Ord. No. D369, 7-28-95; Ord. No. D410, 6-26-97; Ord. No. H09, § I, 8-30-12; Ord. No. K19, 8-31-18; Ord. No. L05, 9-6-20; Ord. of 7-25-2022(2), (6))