

[NOTE: The previous section has been amended as per Ordinance No. 03-035]

- D. Bulk regulations. See Schedule B-1.

**§ 404.04 C-1 – Planned Commercial Development**

- A. Purpose. The purpose of the C-1 Zone District is to serve the regional need for retail, professional office and research facilities by encouraging planned commercial development.

- B. Permitted uses.

1. Planned Commercial Development [editorial note: see §404.04.F]
2. Furniture stores
3. Floor covering stores
4. Home furnishings stores
5. Household appliance stores
6. Radio, television & other electronics stores
7. Computer & software stores
8. Musical instrument Stores
9. Music stores (CDs, cassettes, videos, records)
10. Home centers
11. Hardware stores
12. Grocery (except convenience) stores
13. Convenience stores
14. General stores
15. Retail bakeries
16. Delicatessens
17. Butcher shops
18. Fish & seafood markets
19. Fruit & vegetable markets
20. Beer, wine & liquor stores
21. Pharmacies & drug stores

22. Cosmetics, beauty supplies & perfume store
23. Food (health) supplement stores
24. Health & personal care stores
25. Family clothing & apparel stores
26. Lingerie and corset stores
27. Swimwear stores
28. Jewelry stores
29. Shoe stores
30. Hobby, toy & game stores
31. Bicycle stores
32. Sporting goods stores (excluding firearms)
33. Arts & craft shops
34. Family book stores
35. Magazine/newspaper stands
36. Department stores
37. General merchandise stores
38. Florists / flower shops
39. Gift shops
40. Greeting card stores
41. Seasonal holiday stores
42. Christmas tree sales (outdoor)
43. Office equipment, supplies & stationery stores
44. Pet food & pet supplies stores
45. Pet stores
46. Membership warehouse club (retail)
47. Tobacco shops
48. Art dealers
49. Antique shops

- 50. Commercial banking
- 51. Savings institutions
- 52. Bank
- 53. Credit unions
- 54. Consumer lending
- 55. Real estate credit
- 56. All other nondepository credit intermediation
- 57. Financial clearinghouse & reserve activities
- 58. Investment banking & securities dealing
- 59. Securities brokerage
- 60. Direct life Insurance carriers
- 61. Direct health & medical insurance carriers
- 62. Insurance agencies & brokerages
- 63. Claims adjusting
- 64. All other insurance related activities
- 65. Offices of real estate agents
- 66. Offices of real estate appraisers
- 67. Other activities related to real estate
- 68. Consumer electronics & appliances rental
- 69. Videotape & disc rental
- 70. Home health equipment rental
- 71. Consumer goods rental
- 72. Musical instrument rental
- 73. General rental centers
- 74. Computer training facility
- 75. Apprenticeship training
- 76. Other technical & trade schools
- 77. Sports & recreation instruction

78. Art, music, dance & martial arts instruction
79. All other miscellaneous schools & instruction
80. Offices of physicians (excluding mental health)
81. Offices of physicians, mental health
82. Offices of dentists
83. Offices of chiropractors
84. Offices of optometrists
85. Offices of physical, occupational and speech therapists, and audiologists
86. Offices of podiatrists
87. All other outpatient care centers
88. Diagnostic Imaging centers
89. Home health care services
90. Ambulance and first aid services
91. Nonresidential services for elderly & disabled persons, including adult day care
92. Child Care Center
93. Amusement arcades
94. Bowling centers
95. Golf course, miniature
96. Public Parks and recreational facilities
97. Theater, Motion Picture (indoor)
98. Grantmaking foundations
99. Civic & social organizations
100. Professional organizations
101. Labor unions & similar labor organizations
102. Hotels (excluding casino hotels)
103. Hotels, Extended Stay Lodging Facilities
104. Food service contractors / catering
105. Banquet facilities

106. Full-service restaurants
107. Restaurant
108. Restaurant, take-out
109. Snack & nonalcoholic beverage bars
110. Barber & beauty shops, beauty salons & parlors, hairdressers
111. Cosmetic salons & cosmetology services
112. Hotel beauty parlors and beauty shops
113. Manicure salon or nail services
114. Wig grooming service
115. Diet & weight reducing centers
116. Depilatory salons (hair removal)
117. Ear piercing services
118. Electrologist's studio
119. Electrolysis studio
120. Scalp treatment
121. Hair replacement
122. Tanning salons
123. Funeral homes
124. Consumer electronics repair & maintenance
125. Household item repair and maintenance
126. Computer & office machine repair & maintenance
127. Communication equipment repair & maintenance
128. Commercial equipment (excluding auto & electrical) repair & maintenance
129. Appliance repair & maintenance
130. Furniture cleaning, refinishing and repair shops
131. Musical instrument repair shop
132. Leather goods repair services
133. Shoe repair and shoeshine parlors

- 134. Bicycle repair shops
- 135. Locksmiths
- 136. Swimming pool cleaning and maintenance services
- 137. Coin-operated laundries & drycleaners
- 138. Dry-cleaning & laundry services (excluding coin-op)
- 139. Linen supply
- 140. Tailor and mending of garments
- 141. Film developing services, retail
- 142. Pet grooming services
- 143. Offices of lawyers
- 144. Offices of certified public accountants
- 145. Other accounting services
- 146. Architectural services
- 147. Landscape architectural services
- 148. Professional planning services
- 149. Engineering services
- 150. Building inspection services
- 151. Testing laboratories
- 152. Custom computer programming services
- 153. Computer systems design services
- 154. Computer facilities management services
- 155. Other computer related services
- 156. Administration & general management consulting services
- 157. Other scientific & technical consulting services
- 158. Advertising agencies
- 159. Other services related to advertising
- 160. Veterinary services / animal hospital
- 161. Photography studios & videography services

- 162. Corporate, subsidiary & regional managing office
- 163. Office administrative services
- 164. Facilities support services
- 165. Employment placement agencies
- 166. Private mail centers
- 167. Quick printing
- 168. All other business support services
- 169. Travel agencies
- 170. Investigation and security services
- 171. Security systems services (except locksmiths)
- 172. Janitorial services
- 173. Landscaping maintenance services
- 174. Carpet & upholstery cleaning services
- 175. Other services to buildings & dwellings
- 176. Municipal facilities
- 177. Fire department facilities
- 178. Public safety facilities
- 179. First aid facilities
- 180. Board of Education facilities
- 181. Medicinal & botanical manufacturing
- 182. Research Laboratory
- 183. Pharmaceutical preparation manufacturing
- 184. Dental laboratories
- 185. Taxi service
- 186. Couriers
- 187. Local messengers & local delivery
- 188. Newspaper publishers
- 189. Book publishers

- 190. Software publishers
- 191. Film & sound recording studios
- 192. Data Center

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C. Conditional uses.

- 1. Restaurant, drive-through
- 2. Centralized telephone utility installations
- 3. Centralized coaxial cable utility installations
- 4. Wireless telecommunications facility
- 5. Electricity regulating substations

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D. Accessory uses.

- 1. Uses customarily incidental and accessory to a principal permitted use
- 2. Educational support services
- 3. Health and Fitness Club
- 4. Recreational clubhouse, concession stand
- 5. Helistops
- 6. Parking for principal use
- 7. Telephone communication distribution
- 8. Coaxial cable communication distribution
- 9. Emergency services radio communication facilities
- 10. Natural gas distribution
- 11. Electric power transmission & distribution
- 12. Public water supply purveyance & distribution
- 13. Sanitary sewer lines

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E. Bulk regulations. See Schedule B-1.



- F. Planned commercial development. Planned Commercial Development in the C-1 Zone shall conform to the requirements set forth at Section 414 and the design standards set forth in §414.D.

**§ 404.05 C-2 – Corridor Commercial**

- A. Purpose. The C-2 Zone District provides for roadway oriented, non-retail business uses.

- B. Permitted uses.

1. Garden Centers / Nurseries
2. Sports & recreation instruction
3. Art, music, dance & martial-arts instruction
4. All other miscellaneous schools & instruction
5. Offices of physicians (exc mental health)
6. Offices of physicians, mental health
7. Offices of dentists
8. Offices of chiropractors
9. Offices of optometrists
10. Offices of physical, occupational and speech therapists, and audiologists
11. Offices of podiatrists
12. All other outpatient care centers
13. Diagnostic Imaging centers
14. Home health care services
15. Ambulance and first aid services
16. Nonresidential services for elderly & disabled persons, including adult day care
17. Child Care Center
18. Nightclub
19. Bowling centers
20. Golf course, miniature
21. Health and Fitness Club
22. Public Parks and recreational facilities
23. Places of Worship