§ 470-20. C Commercial District.

- A. Intended purpose. This district is designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.
- B. Uses and structures.
 - (1) Permitted uses by right:
 - (a) Single-family dwellings.
 - (b) Two-family dwellings.
 - (c) Multifamily dwellings.
 - (d) Open space.
 - (e) Home occupations. (See § 470-63.)
 - (f) Bed-and-breakfast establishments. (See § 470-46.)
 - (g) Boardinghouses. (See § 470-47.)
 - (h) Business or professional office or studio. (See § 470-74.)
 - (i) Banks, savings and loan associations, finance companies and similar types of businesses. (See § 470-74.)
 - (j) Personal and household service establishments such as, but not limited to, barbershops, beauty shops, laundromats, laundry and dry-cleaning shops, restaurants (See § 470-77.), tailor and seamstress shops, taverns (See § 470-77.), hotels, motels, and other places of lodging.
 - (k) Offices of plumbers, masons, carpenters, heating contractors and similar trades. (See § 470-74.)
 - (1) Offices or laboratories for scientific, agricultural, or industrial research and development.
 - (m) Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco. (See § 470-74.)
 - (n) Shops for the repair of goods permitted to be sold by retail business establishments above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
 - (o) Retail establishments specifically related to the service of tourists, vacationers and visiting public. [See §§ 470-19B(1)(c) and 470-74.]

- (p) Nursery and garden retail. (See § 470-78.)
- (q) Wholesale produce and meat markets, mechanical equipment repair establishments, dry-cleaning and dyeing plants, carpet and rug cleaning establishments, laundries, sign painting, blueprinting and graphic reproduction shops, printing and publishing establishments, radio and television studios. [Amended 2-6-2023 by Ord. No. 2023-01]
- (r) Private clubs. (See § 470-73.)
- (s) Drive-through businesses (excluding vehicle washes). (See § 470-56.)
- (t) Automatic and self-serve vehicle washes. (See § 470-86.)
- (u) Vehicle and mobile home/modular dwelling sales agency. (See § 470-74.)
- (v) Wholesaling businesses. (See § 470-87.)
- (w) Vehicle service and repair facilities. (See § 470-85.)
- (x) Vehicle fueling stations. (See § 470-84.)
- (y) Essential services buildings and structures. (See § 470-57.)
- (z) Farm equipment sales (See § 470-74.) and service. (See § 470-85.)
- (aa) Entertainment and recreational uses, including theaters, night clubs (See § 470-77.), art galleries, cultural establishments, skating rinks, billiard parlors, social halls and swimming pools.
- (bb) Churches and related uses. (See § 470-50.)
- (cc) Cemeteries. (See § 470-49.)
- (dd) Antennas and communication equipment buildings. (See § 470-44.)
- (ee) Light manufacturing. (See § 470-69.)
- (ff) Mobile home parks. (See § 470-71.)
- (gg) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
- (hh) Forestry. (See § 470-58.)
- (ii) Transient dwelling accommodations including hotels, motels, and lodges.
- (jj) Keeping of equine animals. (See § 470-65.)
- (kk) Governmental and educational uses. (See § 470-60.)
- (ll) Nursery schools. (See §§ 470-60 and 470-54.)
- (mm) Riding clubs or riding stables. (See § 470-79.)
- (nn) Dormitories. (See § 470-55.)

- (oo) Hospitals. (See § 470-64.)
- (pp) Vehicle parking lot or garage.
- (qq) Helipads for emergency services. (See § 470-62.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
 - (a) Communications towers. (See § 470-52.)
 - (b) Life-care facilities. (See § 470-68.)
 - (c) Kennels. (See § 470-67.)
 - (d) Veterinary offices or animal hospitals. (See § 470-43.)
 - (e) Amusement arcades. (See § 470-42.)
 - (f) Gaming and off-track betting establishments. (See § 470-59.)
 - (g) Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses. (See § 470-75.)
 - (h) Keeping of wild or exotic animals. (See § 470-66.)
 - (i) Adult uses. (See § 470-40.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § 470-38.)
 - (a) Shopping centers. (See § 470-82.)
 - (b) Day-care facilities. (See § 470-60.)
 - (c) Self-service storage facilities. (See § 470-81.)
 - (d) Planned residential development. (See Article VI.)
 - (e) Regional impact developments. (See § 470-76.)
 - (f) Agricultural operations (farms). (See § 470-41.)
 - (g) Sign plazas. (See Article VII.)
 - (h) Billboards. (See Article VII.)
 - (i) (Reserved)¹
 - (j) Dispensary facility. [Added 7-16-2018 by Ord. No. 2018-07²]
 - (k) Medical marijuana delivery vehicle office. [Added 7-16-2018 by Ord. No.

^{1.} Editor's Note: Former Subsection B(3)(i), regarding truck and motor freight terminals, was repealed 2-6-2023 by Ord. No. 2023-01.

^{2.} Editor's Note: This ordinance also redesignated former Subsection B(3)(j) as Subsection B(3)(l).

2018-07]

- (l) Warehouses. [Amended 2-6-2023 by Ord. No. 2023-01]
- C. Lot, yard, and height requirements.
 - (1) Lot requirements.
 - (a) Minimum lot area: one acre.
 - (b) Minimum lot width: 100 feet.
 - (c) Maximum impervious coverage: 35% for residential uses; 80% for other uses.
 - (2) Yard requirements.
 - (a) Front yard depth: 75 feet.
 - (b) Side yard width: 20 feet.
 - (c) Rear yard depth: 25 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building: 25 feet.
 - (4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.