

## **C-1 - Commercial Zoning District**

The purpose of this district shall be to promote an area for retail and service-oriented establishments.

### **A. Permitted Uses**

1. Agricultural use;
2. Parking lots;
3. Personal and business service establishments, excluding motor vehicle and farm equipment sales and service, with no more than 3,500 square feet of floor space;
4. Professional offices with no more than 3,500 square feet of floor space;
5. Retail businesses, excluding motor vehicle and farm equipment sales and service, with no more than 3,500 square feet of floor space;
6. Telephone and electrical power distribution poles and lines, and necessary accessory equipment and structures.

### **B. Conditional Uses**

1. Retail businesses, professional offices and personal and business service establishments exceeding 3,500 square feet in floor space;
2. Contractors' storage yards;
3. Farm equipment sales and service;
4. Hospitals, clinics and nursing homes;
5. Motor vehicle sales and service;
6. Residential quarters for the owner, commercial tenant, employee or caretaker located in the same building as the business;
7. Mini storage facilities;
8. Uses conditionally allowed in the RD - Rural Development District;
9. Radio and television stations and/or towers;
10. Solar energy systems when the primary intent is for export and the sale of energy;
11. Wind energy systems when the primary intent is for export and the sale of energy;
12. Any similar use subject to the approval of the Town Board.

### **C. Area, Height and Yard Requirements**

Lot:	Width and area of all lots to be determined in accordance with Section 2.6		
Height:	35 Feet Maximum		
Yards:	Rear	-	Minimum 25 Feet
	Side	-	Minimum 10 Feet
	Street	-	See Section 5.0

### **D. Off-Street Parking Requirements**

Off-street parking shall be provided in accordance with Section 5.6 of this Ordinance.