

## **E. SCHEDULE I: HIGHWAY-ORIENTED COMMERCIAL DISTRICT (C-1):**

(1) **GENERAL INTENT:** Applies where highway-oriented commerce prevails or is most appropriate. More than one such district may be provided for, but none shall be smaller than four (04) acres.

(2) **REGULATORY THRUST:** To shape/reshape highway strip shopping areas to maximize safety while building a shopping environment fully-oriented to the needs of motorists, to encourage clustered development and joint-parking arrangements, and to promote efficient use of land and public resources.

(3) **PERMITTED USES AND STRUCTURES:** General retail businesses, department stores, hardware and home improvement stores, restaurants and the like, bakeries, groceries, indoor food markets, specialty foods and the like; personal-professional stores/offices such as beauty/barber shops, pharmacies or doctors/lawyers/insurance offices, antique and souvenir shops; dance and personal entertainment/recreation places including aerobics, dance, martial arts studios; and buildings of public assembly.

(4) **PERMITTED "ACCESSORY" USES AND STRUCTURES:** Dwellings with private entrances over, behind or adjacent to businesses; signs that meet the limitations established in following sections of this regulation; garages or small storage buildings that meet lot, yard, and distance-separation criteria applicable; wholesaling that is subordinate to and not detractive from retailing.

(5) **CONDITIONAL USES AND STRUCTURES:** All shopping centers/malls, commercial complexes, recreational theme parks, flea markets, warehouses, structures with no side or front yards, and all usages with more than 250 square feet of outdoor storage.

(6) **MINIMUM YARD REQUIREMENTS:** All structures shall have at least one front yard and one partial side-yard. The front yard shall begin at the line of setback, thirty feet from the public right-of-way. It shall then extend to the front of the building, a distance of at least ten (10) feet, and shall span the entire front of the building. The yard shall be covered for the most part in durable outdoor tile with occasional openings exposing soil wherein shrubs or small trees may be planted. The partial side yard shall extend from the side of the building a width of at least ten (10) feet, and shall run from the setback line to the rear of the building. The side yard shall be landscaped. Each structure shall also have a back yard of at least 300 square feet that is tiled or composed of greenery, and among other purposes this site shall serve as the primary storage site for refuse.

(7) **LOT SIZE:** 10,000 Square feet, minimum.

(8) **FLOOR AREA REQUIREMENTS:** None.

(9) **MAXIMUM HEIGHT:** Fifty (50) feet.

(10) **SIGNS:** Signs may be freestanding or affixed to buildings. If the sign is freestanding, the base shall be set back at least 20 feet from any public right-of-way. Otherwise, the provisions of Paragraph N(2)t entitled "SIGN STANDARDS AND ENFORCEMENT" shall apply.

(11) **PARKING:** One (01) off-street parking space per every 165 square feet of floor area is required for all new facilities, on-site, in addition to yard and other dimensional criteria.

(12) **ACCESS:** An access way onto a commercial lot *from any public road* shall not be authorized unless, at its point of intersection with said road, there is at least 400 feet of unobstructed sight-distance in both directions along said road so that persons entering and leaving can reasonably see approaching vehicles. If said road or a directional portion thereof is less than 400 feet in length, unobstructed sight-distance shall be required only for the length of the road up to its point of termination – *for example:* an access way located 250 feet from the terminus of a public road would only be required to have 250 feet of unobstructed sight-distance in the direction approaching the terminus, but if in the opposite direction the road's terminus was located 500 feet from the subject access way the 400 foot requirement would still be in effect.