

§ 150.055 COMMERCIAL (C).

The purpose of this zone is to provide an area for commercial activity.

(A) *Principal permitted uses.*

- (1) Any use allowed in the AG, RR, or UR zone, excluding residential subdivisions;
- (2) Automobile sales and service;
- (3) Banking and financial services;
- (4) Boat sales and service;
- (5) Commercial storage;
- (6) Eating establishments;
- (7) Funeral home;
- (8) Hotels and bed and breakfast inns;
- (9) Mobile and manufactured home sales;
- (10) Personal services;
- (11) Places of assembly;
- (13) Recreational vehicle communities;
- (14) Retail establishments;
- (15) Theater;
- (16) Trade, business, or art schools;
- (17) Multi-family dwellings with a maximum density of 2,000 square feet per unit; and
- (18) Other similar uses as approved by the Planning Commission following a public hearing.

(B) *Minimum yard requirements.*

(1) *Nonresidential uses.*

- (a) Front yard: 50 feet;
- (b) Side yard: eight feet; and
- (c) Rear yard: 25 feet.

(2) *Residential uses.*

- (a) Front yard: 30 feet;
- (b) Side yard: eight feet; four feet (accessory buildings); and
- (c) Rear yard: 25 feet; eight feet (accessory buildings).

(C) *Minimum area requirements and lot widths.*

- (1) Nonresidential uses: Minimum lot area: 7,500 square feet;
- (2) Two-family and multi-family dwellings: Minimum lot area: 2,000 square feet per unit.;
- (3) All lots shall have a minimum lot width of 75 feet at the front building set back line.

(D) Where a Commercial Zone abuts an UR or RR zones or residential property perimeter screening, as approved by the Zoning Administrator, shall be required.

(Ord. 2017-07, passed 11-27-2017; Ord. 2019-08, passed 8-16-2019; Ord. 2022-11, passed 1-9-2023)