

SECTION 20. RETAIL COMMERCIAL OR "C-1" DISTRICT

A. **GENERAL DESCRIPTION:** The purpose of this Zoning District is to provide appropriate locations for the distribution and sale or rental, of goods or services of primarily a retail nature. Retail Commercial areas are generally found within larger communities on major roads or interspersed with residential areas. Activities located in this district are generally compatible with nearby residential uses.

B. **USE PERMITTED:** The following list is representative of retail commercial uses which are permitted on a parcel in a retail commercial zoning district:

- General office
- Retail sales and services conducted within a building
- Day care center for less than twelve (12) children
- Rest home
- Restaurant without drive-thru service
- Financial institution without drive-thru service
- Bed and Breakfast Inn
- Other uses found to be similar in nature as determined by the Planning Commission

Bb. **USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTORS USE PERMIT:** (ORDINANCE NO. 315-580) A single-family use provided said use is located on the second story or above or in the rear one-half of any commercial structure and accounts for no more than 25% of the gross square footage of said structure.

C. **USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT.**

- Church
- Laundromat
- Auto service station (See Special Regulations in Section 30)
- Car wash
- Mini storage
- Parking lot
- Equipment rental yard
- Bar
- Second hand sales store
- Private club
- Day care center for more than twelve (12) children.
- Private school
- Residential caretaker unit (See Special Regulations in Section 30(L) (Ordinance No. 315-580)
- Restaurants with a drive-thru (See Resolution No. PC-2004-08)

- D. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: The minimum lot area shall be no less than 10,000 square feet.
- E. MINIMUM LOT WIDTH: Each lot shall be not less than seventy- five (75) feet wide.
- F. BUILDING HEIGHT: The maximum building height shall be twenty-five (25) feet.
- G. FRONT YARD SETBACK: The front setback shall have a minimum depth of ten (10) feet.
- H. INTERIOR SIDE YARD SETBACK: The interior side yard setback shall be a minimum of ten (10) feet - unless the side yard setback abuts a commercial or industrial zoned parcel in which case there are no setback requirements.
- I. EXTERIOR SIDE YARD SETBACK: The exterior side yard setback shall be a minimum of ten (10) feet.
- J. REAR YARD SETBACK: The rear yard setback shall be a minimum of six (6) feet unless the rear yard abuts a commercial or industrial zoned parcel in which case there are no setback requirements.
- K. MAXIMUM LOT COVERAGE: The total lot area covered by structures shall not exceed forty (40) percent of the total area of the lot.
- L. DRAINAGE: A Drainage Plan shall be submitted to the Department of Department of Transportation for review and approval prior to issuance of building permit(s).
- M. ENCROACHMENT PERMIT: Encroachment permits shall be obtained from the Department of Transportation Department prior to the issuance of building permits when projects create a new entrance onto a public road.