

Section 4.10 C-1 General Commercial District

4.10.01 **Intent:** The C-1 District is intended and designed to provide for the normal commercial uses required to serve the traveling public so as to be easily accessible within minimum distances of homes which can economically support such uses.

4.10.02 **Permitted Principal Uses:**

The following uses and those found in **Section 4.16** are permitted in the C-1 General Commercial District.

1. Automotive dealers, gasoline service stations and truck stops, automotive repair and miscellaneous repair services.
2. Wholesale trade, auction, and animal sales yard.
3. Building materials, hardware, and garden supply.
4. Farm supplies, feed, equipment, and machinery sales.
5. Furniture, home furnishings, home appliance and equipment sales.
6. Clothing and apparel services, including dressmaking, millinery, shoe repair, furrier, and tailors.
7. Business services including banks, attorneys, insurance agents, real estate offices, postal stations, printing, credit services, security brokers, title abstracting, finance services, and investment services.
8. Self-service cleaning establishments including Laundromats and laundries.
9. Personal services including barbershops, beauty salons, reducing salons, and photographic studios.
10. Retail stores including food markets, delicatessens, bakeries, department stores, drug stores, books and stationary stores, shoes and apparel shops, hobby shops, camera and sporting goods stores, hardware stores, gift, jewelry, variety and antique shops, retail mail order shops, retail dairy stores, clothing shops, radio, electronics and music stores, retail liquor store, paint, flower, wallpaper, floor-covering, and drapery stores, convenience marts.
11. Food service including restaurants, fast food and drive-in restaurants, ice cream parlors, and sandwich shops.
12. Health care and social services.
13. Museums, art galleries, and motion picture theaters.
14. Public, governmental, justice, financial, legislative, and administrative offices.
15. Public and private utilities, thoroughfares and facilities, fire and police protection facilities, libraries, schools, churches and associated residences, temples, and hospitals.
16. Railroads and public thoroughfares.
17. Motels and hotels.
18. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.

4.10.03 **Conditional Uses:**

The following uses and those in **Section 4.16** are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the C-1 District as required and approved by the Board of Adjustment.

1. Planned commercial developments, shopping centers.
2. Bars, taverns, and nightclubs (not including adult establishments).
3. Communications, cable and satellite receiving stations and appurtenances pursuant to **Section 8.01** of this Ordinance.
4. Child Care Center.

5. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and **Section 4.16** uses and in conformance with the intent of this district

4.10.04

Accessory Uses:

The following accessory buildings and uses are permitted in this District:

1. Buildings and uses customarily incidental to the permitted principal uses.
2. Temporary buildings and uses incidental to construction work, or those necessary in the event of any emergency as determined by the Board of Supervisors, either of which shall be removed upon the completion or abandonment of the construction work or emergency condition.
3. Private recreational facilities in conjunction with the permitted use.
4. Parking pursuant to **Article 6**.
5. Signs pursuant to **Article 7**.
6. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district

4.10.05

Height and Lot Requirements:

The height and minimum lot requirements shall be as found in **Section 4.15**.

4.10.06

Other Applicable Provisions:

1. A lot or parcel of land of record on or before the effective date of this Ordinance may be built on and used for a permitted principal use.
2. When the side or rear yard abuts a residential use or district, it shall be screened with approved landscape plant materials, walls, or fencing.
3. Dwelling units, accessory buildings or other structures shall not be constructed below detention/retention dams where a registered professional engineer determines they will be damaged by failure of the dam.
4. When two (2) lots are established immediately adjacent to one another, the two (2) lots may be served by a single driveway or one (1) access point onto any County, State and/or Federal Road, as approved by the County Engineer. Said access road shall be through a *common easement* of at least fifty (50) feet in width. Exception to this provision is when said lots are fronting upon a dedicated road/street as part of a subdivision.
5. Kennels shall not be constructed within 1,200 feet of any public use area.

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