

ARTICLE VIII
C-1 HIGHWAY COMMERCIAL DISTRICTS

Section 8.01 USES PERMITTED.

- (a) automobile, truck, boat and trailer sales and service establishments including equipment sales, washing service, gasoline, service stations and commercial garages.
- (b) hotels, motels, private clubs and lodges, taverns and night clubs, restaurants and delicatessen
- (c) drive-in restaurants, drive-in banks and drive-in services or businesses not herein strictly prohibited
- (d) recreation services including theaters, bowling alleys, pool and billiard rooms, dance halls, roller and ice skating rinks.
- (e) open air display areas for the sale of manufactured products such as garden furniture, hardware items and nursery stock, or rental of manufactured products or equipment such as household equipment and small tools.
- (f) building and uses customarily necessary to any of the above permitted uses - Such use shall not be detrimental either by reason of odor, smoke, noise, dust or vibration to the surrounding neighborhood.

Section 8.02 USES REQUIRING SPECIAL EXCEPTION PERMITS

- (a) business services including banks, offices and postal stations
- (b) services including dry cleaning and laundry establishments, laundromats, dressmaking, millinery and tailor shops, shoe repair shops, barber and beauty shops, reducing salons, and photographic shops.
- (c) equipment services including radio and television shops, electrical appliance shops, show room of a plumber, decorator or similar trade.
- (d) food services including grocery stores, fruit, vegetable and meat markets, supermarket, candy shops and bakeries whose products are sold only at retail on the premises.
- (e) flower shops and commercial greenhouses
- (f) public transportation terminals, public utility buildings and transformer stations without storage yards.
- (g) buildings used for research and testing laboratories storage building or distributing stations.
- (h) medical and animal clinics

- (i) funeral homes
- (j) any commercial establishment or professional service or commercial service not specifically stated or implied elsewhere in this ordinance.
- (k) buildings and uses customarily incidental to any of the uses listed in this section and when located on the same property and which will not be detrimental either by reason of odor, smoke, noise, dust or vibration to the surrounding neighborhood
- (l) residence when included as an integral part of the principal building to be occupied by the owner or its employee

Section 8.03 COMMERCIAL RESTRICTIONS.

Allowed uses shall be subject to the following condition.

- (a) Such businesses and sales or display areas that are customarily and traditionally carried out within a building shall be confined within a building.

Section 8.04 BUILDING HEIGHT.

No building or structure hereafter erected, altered or placed on a lot shall exceed thirty-five (35) feet or two stories in height.

Section 8.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall apply in all C-1 Districts.

Lot Area Sq.Ft.	<u>Lot Frontage</u>	<u>Side Yard*</u>		Front <u>Yard</u>	Rear <u>Yard**</u>
		<u>Least</u> <u>Width</u>	<u>Sum</u>		
5,000	50'	10'	20'	45'	25'

* 30' shall be required on that side of the property abutting any Ag, R-1, or R-2 District.

** Where alleys exist, the measurement may include one-half (1/2) the width of the alley.

Section 8.06 GREENBELT. All development, in this district, when adjacent to a residential district and not separated therefrom by a street or alley, shall provide a greenbelt buffer strip along the adjoining property li