

## ARTICLE VI

### C-1 COMMERCIAL, LOCAL SERVICE DISTRICT

#### SECTION 6.10      PURPOSE:

This district is designed primarily for the convenience of persons residing in the adjacent and immediate surrounding rural non-farm residential neighborhoods, and for the accommodation of those retail and business service activities that serve the adjacent and surrounding neighborhoods. It is the purpose of these regulations to permit development of the enumerated functions and at the same time to protect the abutting and surrounding residential and agricultural properties. To these ends, certain uses are excluded which would function more effectively in other districts and could interfere with the operation of retail establishments selling only convenience goods or services.

#### SECTION 6.20      PERMITTED USES:

The following uses are permitted in all C-1 Districts:

- 6.20.1      Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.
- 6.20.2      Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, ice-o-mats and similar self-serve units.
- 6.20.3      Personal services, including barber shop and beauty salon; medical and dental clinics; office of a doctor, dentist, architect, lawyer; music studios; banks and saving and loan associations and other similar uses.
- 6.20.4      Retail services, including drug store, haberdashery, stationery and book store, news dealer and news stand, apparel shop, gift shop, and dry goods and notions store.
- 6.20.5      One dwelling or one dwelling unit on each site, which site is used for purposes permitted herein, for the sole and exclusive use of the owner, a caretaker or a watchman of the commercial establishment located thereon.
- 6.20.6      Any use customarily incidental and normally auxiliary to the permitted uses.
- 6.20.7      Signs as provided in Article IX of this Ordinance.

#### SECTION 6.30      CONDITIONAL USES:

The following conditional uses are permitted in this district subject to obtaining a conditional use permit as provided in Article X of this Ordinance, and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

- 6.30.1      Automobile service stations and automobile repair garages, subject to 10.70.9.
- 6.30.2      Drive-in restaurants and beverage depots, subject to 10.70.4.
- 6.30.3      Taverns, bars and night clubs and other establishments serving alcoholic beverages and/or providing entertainment, subject to 10.70.15.

- 6.30.4 Funeral establishments, mortuary.
- 6.30.5 Hotels, motels, tourist homes and boarding and rooming houses, subject to 10.70.3.
- 6.30.6 Private clubs and lodges, subject to Section 10.70.15.
- 6.30.7 Rental hall facilities, subject to Section 10.70.15.
- 6.30.8 Bed and breakfast facility.

SECTION 6.40      TRANSITION STRIPS:

- 6.40.1 Uses or structures on any lot in this district abutting a lot in any residential district shall provide a transition strip of at least thirty (30) feet, the inner ten (10) feet of which may be used for parking purposes; and there shall be erected along all lot boundary lines of any such lot abutting a residential district a solid fence or masonry wall four (4) feet high.
- 6.40.2 Uses or structures on any lot in this district fronting on a public road, street or way shall provide in addition to as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a concrete curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

SECTION 6.50      SITE PLAN REVIEW:

For all permitted and conditional uses a site plan shall be submitted in accordance Section 9.90.

SECTION 6.60      DIMENSIONAL REQUIREMENTS:

In accordance with Article VIII.