

Part 8

C-1 Neighborhood Commercial Districts

§800. Use Regulation. A building may be erected, altered, or used, and a lot may be used for any one of the following purposes, and for no other. Or a building may be erected, altered, or used, and a lot may be used for more than one of the following uses or purposes upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§1411 through 1413 of Part 14. [Ord. 2-2003]

1. Retail sale of dry goods, variety and general merchandise, clothing, food, flowers, drugs, household supplies or furnishings; sale or repair of jewelry, watches and clocks, optical goods, or musical, professional or scientific instruments.

2. Barber shops, hairdressers, cleaning and pressing, and other shops for personal service.

3. Restaurants. Inside seating must be provided for a minimum of twenty (20) persons.

4. Offices, banks and medical clinics.

5. Churches.

6. Funeral parlor or undertaker's establishment.

7. Blacksmith, tinsmith, plumbing or pipe fitting, welding, carpenter, cabinet making, furniture or upholstery shop, electrician or radio or television shop.

8. Bakery, confectioner or custom shop for production of articles to be sold at retail on the premises.

9. Public utility offices or operating facilities. In accordance with §1202(13). [Ord. 1-2000]

10. One (1) single-family dwelling may be incorporated in any single building housing a commercial site.

11. Contractor base facilities provided there is no exterior storage of materials or equipment. [Ord. 1-95]

12. Any of the following uses shall be permitted upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§1411 through 1413 of Part 14. [Ord. 3-99]

A. Automobile and farm equipment sales and service.

B. Drive-in, or fast food restaurant.

C. Automobile service station.

D. Carwash.

E. Single-family detached dwelling to conform in all respects to the requirements of the R-2 Residential District.

F. Commercial accessory uses.

G. Shopping center. See use regulation §1202(2). [Ord. 3-99]

H. Light (limited) industry. In accordance with §1202(12). However, in no event shall a commercial composting processing operation be permitted in the C1 Neighborhood Commercial District. [Ord. 1-2004]

I. Wholesale sales, storage and distribution, with a building size limited to a maximum of 15,000 square feet, and no outside open storage of products, materials or sales displays. [Ord. 2-2003]

13. No proposed use within the C-1 District shall be allowed which constitutes a nuisance or danger to property or endangers surrounding areas by reason of radiation, fire or explosion.

(Ord. 1-71, 3/2/1971, §800; as amended by Ord. 4/23/1986, 4/23/1986; by Ord. 1-95, 5/10/1995, §3; by Ord. 3-99, 5/12/1999, §D; by Ord. 1-2000, 6/14/2000; by Ord. 2-2003, 2/12/2003; and by Ord. 1-2004, 3/25/2004)

§801. Area and Bulk Regulations. The following area bulk regulations shall apply:

1. Lot Size with:

- A. On-site sewer and water 30,000 square feet minimum
- B. Off-site sewer 22,000 square feet minimum
- C. Off-site sewer and water 18,000 square feet minimum

2. Lot Width at Building Line 100 feet minimum

3. Lot Width at Street Line 100 feet minimum

4. Side Yards 20 feet minimum

5. Rear Yards 50 feet minimum

6. Building Setback Line 50 feet minimum

7. Building Height. 75 feet maximum provided that for every one (1) foot of height in excess of 35 feet there shall be two (2) feet added to each yard and setback requirement to the maximum of 75 feet. [Ord. 2-2002]

8. Lot Coverage 80% maximum [Ord. 1-2000]

9. On lots used for commercial purposes or used as light industrial purposes by special exception, accessory buildings may be erected in side and rear yards, provided that they meet the same setback requirements as the primary buildings.

10. Heights in excess of the 35 feet maximum may be granted upon the

application to the Board of Supervisors for a conditional use subject specifically to the standard that the height will not create a health or safety problem, that the additional height would not interfere with the nature of the surrounding construction and atmosphere in the area for which the greater height is sought, that the increased height of the building would not detract from the rural character of the neighborhood. [Ord. 2-2002]

(Ord. 1-71, 3/2/1971, §801; as amended by Ord. 6/24/1987, 6/24/1987; by Ord. 1-2000, 6/14/2000; Ord. 2-2002, 6/12/2002; and by Ord. 2-2003, 2/12/2003)

§802. Design Standards. All design standards established by Part 12 of this Chapter 27 shall apply to uses in the C-1 Commercial District except single-family residential use in which case only off-street parking regulations as established by §1110 of this Chapter 27 shall apply. Signs shall be in accordance with Chapter 19, Part 1. (Ord. 1-71, 3/2/1971, §802)

§803. General Standards. The following general standards shall apply:

1. Where feasible, install all utilities underground.
2. Recognize that subdivision and building permits shall be granted only after following procedures established in Chapter 22 of this Code.

(Ord. 1-71, 3/2/1971, 5803)

Part 9

C-2 Special Limited Business District

§900. Use Regulation. A building may be erected, altered, or used, and a lot may be used for any one of the following purposes, and for no other. Or a building may be erected, altered, or used, and a lot may be used for more than one of the following uses or purposes upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§1411 through 1413 of Part 14. [Ord. 2-2003]

1. Business and professional offices.
2. Restaurants with inside service and seating only.
3. Medical clinics and laboratory facilities.
4. Educational or religious uses.
5. Golf course and golf house, including driving range as a part of the same establishment, but excluding a miniature golf course.
6. Public utility operating facilities.
7. Municipal, county, state, or federal uses, excluding dumps, sanitary landfills, and correctional or penal institutions.
8. Automobile service station.
9. Wholesale sales, storage or distribution, which shall include mixed wholesale and retail sales; provided, that the retail sales is customary and subordinate to the wholesale sales, storage or distribution. [Ord. 1-98]
10. Club, fraternal institution, or non-profit swimming pool, provided that a particular activity shall not be one which is customarily carried on as a business and provided that all services shall be for members and their guests.
11. Farm supply outlet.
12. Agricultural use provided that it shall be regulated in accordance with the terms of §501(3) of this Chapter 27. [Ord. 1-2004]
13. Auto and farm equipment sales and service, including used car sales, when an accessory use to a new car agency.
14. Animal hospital.
15. Kennels.
16. Contractor base facilities. [Ord. 1-95]
17. [Reserved] [Ord. 2-2003]
18. Single-family dwelling provided the dwelling is within the

structure housing the business enterprise.

19. Convenience store. [See Use Regulation, §1202(4).]

20. Customary accessory uses.

21. Any one of the following uses shall be permitted upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§1411 through 1415 of Part 14.

A. Fast food restaurant, which must provide inside seating for a minimum of twenty-five (25) persons, with or without drive-in window.

B. Motel. See Use Regulation, §1202(3).

C. Shopping center. See Use Regulation, §1202(2).

D. Commercial Recreation Facility. In accordance with §1202(5). [Ord. 3-99]

E. Mini-warehouses. In accordance with §1202(6). [Ord. 3-99]

F. Amusement Arcades. In accordance with §1202(8). [Ord. 3-99]

G. Medical Residential Campus. In accordance with §1202(9). [Ord. 3-99]

H. Nursing, Rest or Retirement Homes. In accordance with §1202(10). [Ord. 3-99]

I. Active Adult Residential Development (AARD). In accordance with §1202(11). [Ord. 3-99]

J. Light (limited) Industry. In accordance with §1202(14). However, in no event shall a commercial composting processing operation be permitted in the C2 Special Limited Business District. [Ord. 1-2004]

K. Car Wash. In accordance with §1202(14). [Ord. 2-2003]

(Ord. 1-71, 3/2/1971, §900; as amended by Ord. 4/23/1986, 4/23/1986; by Ord. 6/24/1987, 6/24/1987; by Ord. 1-95, 5/10/1995, §4, by Ord. 1-98, 3/11/1998, §3; by Ord. 3-99, 5/12/1999, §E; by Ord. 1-2000, 6/14/2000; by Ord. 2-2003, 2/12/2003; and by Ord. 1-2004, 3/25/2004)

§901. Area and Bulk Regulations. The following area and bulk regulations shall apply to each of the permitted uses:

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|-------------------------------|---------------------------|
| 1. Lot Size | 2 acres minimum |
| 2. Lot Width at Building Line | 200 feet minimum |
| 3. Lot Width at Street Line | 100 feet minimum |
| 4. Lot Coverage | 80% maximum [Ord. 1-2000] |
| 5. Building Setback Line | 50 feet |

Setback line for gasoline pumps and service facilities gasoline and service facilities	30 feet minimum
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6. Side Yards and Rear Yard 50 feet minimum

7. [Reserved] [Ord. 2-2003]

8. Building Height. Seventy-five (75) feet maximum provided that for every one (1) foot of height in excess of thirty-five (35) feet there shall be two (2) feet added to each yard and setback requirement to the maximum of seventy-five (75) feet. [Ord. 2-2002]

9. On lots used for commercial purposes, commercial accessory buildings may be erected in side and rear yards, provided that they meet the same setback requirements as the primary building.

10. Heights in excess of the thirty-five (35) foot maximum may be granted upon the application to the Board of Supervisors for a conditional use subject specifically to the standard that the height will not create a health or safety problem, that the additional height would not interfere with the nature of the surrounding construction and atmosphere in the area for which the greater height is sought that the increased height of the building would not detract from the rural character of the neighborhood. [Ord. 2-2002]

(Ord. 1-71, 3/2/1971, §901; as amended by Ord. 6/24/1987, 6/24/1987; by Ord. 1-2000, 6/14/2000; by Ord. 2-2002, 6/12/2002; and by Ord. 2-2003, 2/12/2003)

§902. General Standards. The following limitations shall be applied to any use permitted in this district:

1. No goods shall be displayed in any open area.

2. No odors shall be emitted which are perceptible at the lot boundaries.

3. No glare shall be allowed which is perceptible at the lot boundaries.

4. No loading shall be permitted in the area between the building and any street line.

5. Noise emanating from a use shall not exceed the level of ordinary conversation at the lot boundaries. Short, intermittent noise peaks may be permitted, if they do not exceed normal traffic noise peaks at any point on the lot boundaries.

6. Signs shall be in accordance with Chapter 19, Part 1.

7. where feasible, install all utilities underground.

8. Recognize that subdivision and building permits shall be granted only after following procedures established in Chapter 22 of this Code.