



C – Commercial District

Purpose Statement

The purpose of the Commercial District is to provide or promote uses principally to accommodate the sale of retail goods, personal services, and administrative establishments, thereby encouraging local or regional shopping areas. It is intended that the design of this district will encourage grouping of business establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method for handling vehicular and pedestrian traffic.

Permitted Uses

Agricultural Uses: Agricultural equipment dealerships and services; ponds; wineries.

Residential Uses: None.

Community, Civic, and Institutional Uses: Day cares; hospitals, medical clinics, and human care institutions; municipal, cultural, or public uses; places of worship; public recreation.

Commercial, Office, and Service Uses: Banks or financial institutions; bars, taverns, or micro-breweries; business service establishments; drive-through facilities (accessory to a principle use); office, research, or professional

services; personal service establishments; places of assembly; private indoor recreation; restaurants; vehicle sales, service, or rental; mechanical equipment sales and service; veterinary hospitals, clinics, or offices.

Industrial and Extraction Uses: Metallic mining exploration.

Accessory, Temporary, and Other Uses: Accessory buildings, structures, and uses; outdoor dining (accessory to a permitted restaurant use); solar energy systems for private use, small wind energy systems, and wireless telecommunication facilities.

Conditional Uses

Agricultural Uses: None.

Residential Uses: Single-family dwellings.

Community, Civic, and Institutional Uses: Charitable or philanthropic uses; community living arrangements; essential services and utilities; institutions for higher education, parochial schools, technical schools, colleges, and universities; facilities for a private club, fraternal organization, or community group.

requires Board of Adjustment approval

Commercial, Office, and Service Uses: Adult entertainment; car washes; gas stations; motels or hotels; private outdoor recreation; outdoor retail sales.

Industrial and Extraction Uses: None

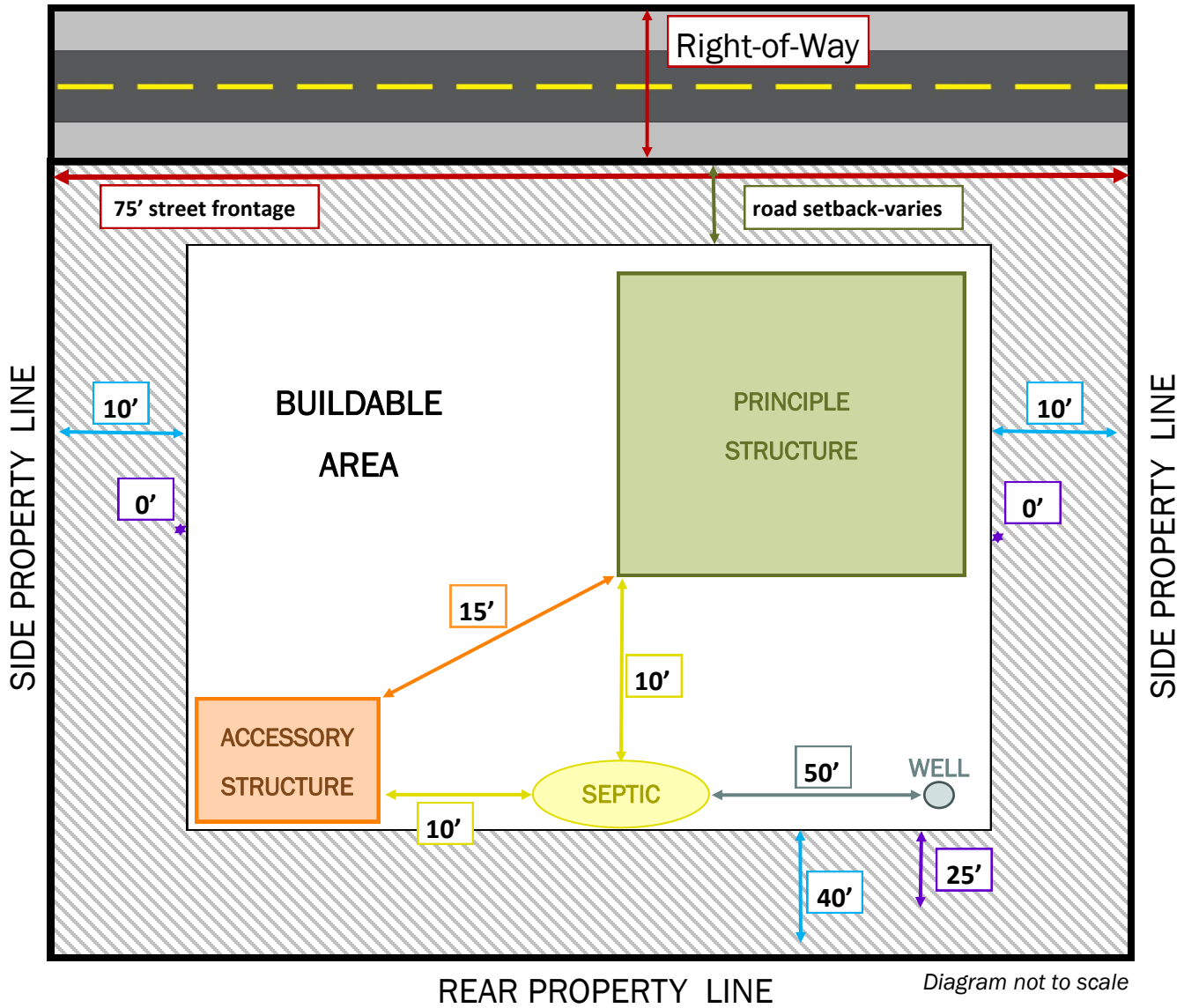
Accessory, Temporary, and Other Uses: Permanent use of storage/shipping containers as an accessory structure; Limited outdoor sales, display or storage (accessory to a principal use); off-street public parking lots or garages.

Accessory Structures

- May be located in the rear, side, or front yard.
- Principal structure must exist prior to an accessory structure.
- No maximum size.
- 40 feet maximum height.

Livestock Requirements

- Keeping livestock not permitted in the Commercial district.



Minimum Lot Requirements

- 0.367 acres lot area (16,000 square feet)
- 75 feet street frontage
- 66 feet of access to a public road

Minimum Principle Structure Setbacks

- Road setbacks (from centerline or right-of-way line, whichever distance is greater)
- state & federal highways: 110 feet or 50 feet
- county highways: 83 feet or 42 feet
- town roads: 63 feet or 30 feet

Adjacent to Non-Residential District

- 0 feet from side property line
- 25 feet from rear property line
- 40 feet maximum height

Adjacent to Residential District

- 10 feet from side property line
- 40 feet from rear property line
- 40 feet maximum height