

DIVISION 4. COMMERCIAL DISTRICTS C-1

Section 3.40. Scope.

The following provisions in this division shall apply to all Commercial Districts C-1.

Section 3.41. Purpose.

The primary purpose of Commercial Districts C-1 is to provide accommodations for retail and wholesale business activities generally compatible with each other, and for services generally associated with commercial districts. As in other districts, provision is also made by Special Permit for the inclusion of enterprises and activities having special problems or conditions.

Section 3.42. Uses.

No land shall hereafter be used, and no building or structure or part thereof erected, used or occupied, in whole or in part, for other than one (1) or more of the following specified uses:

A. Primary uses.

- (1) Retail and wholesale establishments offering chiefly new merchandise.
- (2) Business and personal service, including barbershops, beauty parlors, shoe repair shops, dry cleaning agencies, self-service laundries, dressmaking, tailoring, florist shops, gift shops, photographic shops, print shops, radio and television sale and servicing, restaurants, bakeries.
- (3) Food service establishments, but not including drive-ins, taverns or nightclubs.
- (4) Offices, banks, public buildings, studios, theaters.
- (5) Motels and overnight cabins.
- (6) Automobile sales and salvage parts or services, including garages and gas stations.
- (7) Hospitals and clinics for human service.
- (8) Publicly owned buildings and public utility buildings.
- (9) Machine repair shops.
- (10) Recreation buildings but not including taverns, nightclubs and similar establishments.
- (11) Canoe liveries, including camping grounds and party stores.

B. Uses by Special Permit as provided by Section 4.08.

- (1) Assembly halls, including dancehalls.
- (2) Mortuaries.
- (3) Animal hospitals.
- (4) Dry cleaning.
- (5) Mobile home parks and recreational vehicle parks.
- (6) Used car lots having four (4) or more vehicles.
- (7) Parking lots.
- (8) Manufacturing establishments, but also subject to the provisions of Article III, Division 6,

Industrial Districts I.

(9) Drive-ins, taverns, nightclubs and similar establishments.

(10) Sanitary landfills.

C. *Accessory uses.* Accessory uses, buildings and structures customarily and clearly incidental to any primary use, or use by Special Permit, as the case may be.

Section 3.43. Setbacks and yards.

A. *Setbacks* . The front line of every building hereafter erected shall be set back not less than forty (40) feet from the front lot line or highway right-of-way line; provided that no building located at an intersection of any road with a state or county highway shall be located less than forty (40) feet from any lot line or highway right-of-way line abutting such road or highway.

B. *Side yards* . Every building hereafter erected on land adjacent to a Residential District R-1 or an Agricultural District A shall provide an unoccupied side yard not less than twenty-five (25) feet in width abutting such district, and a rear yard not less than twenty-five (25) feet in depth.