

SECTION 7. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

7.1 General Description

Mobile Homes shall be set on permanent concrete foundation blocks with appropriate tie-down hooks.

The purpose of this commercial district is to provide retail stores and personal services for the convenience of the people in adjacent areas.

7.2 Uses Permitted

The following uses of property, buildings or structures:

- (1) Bakery-employing not more than five people and limited to retail sales only.
- (2) Medical and dental clinics
- (3) Church (All newly organized or relocated churches must be on a minimum three (3) acre lot.
- (4) Barber shop, beauty parlor, chiropody, massage or similar personal shop.
- (5) Bicycle sales and repair.
- (6) Offices, including insurance, real estate, architects, engineers, accountants and lawyers.
- (7) Restaurants (not drive-in).
- (8) Custom dressmaking, millinery, tailoring, shoe repairing, repairing of household utility articles or similar trade.
- (9) Liquor store (Subject to State law).
- (10) Specialty shop for the conduct of a retail business as limited herein: such as furniture, fabric, apparel, jewelry, etc.
- (11) Photographer's studio.
- (12) Accessory buildings and uses customarily incident to the above uses, including signs or bulletin boards not exceeding twelve (12) square feet and lighted by floodlight only.
- (13) The above-specified stores, shops or businesses shall be retail establishments exclusively, selling merchandise and conducted wholly within an enclosed building. Each store, shop, or business shall not exceed eighteen hundred (1800) square feet of floor area. Neither drive-in nor curbside services shall be permitted.

7.3 Uses Permitted after Public Notice and Hearing and Approval by the Planning Commission.

Other uses similar to the above stated uses as may be determined by the Planning Commission.

7.4 Area and Setback Regulations **Yards**

Front: A minimum of thirty-five (35) feet.

Rear: No rear yard shall be required except in instances where a commercial use abuts a residential district, in which case a rear yard of not less than thirty-five (35) feet shall be provided. Such space shall be screened from the abutting residential district by walls or by fences or by other screening not less than six (6) feet in height, in a manner acceptable to the Planning Commission.

Side: No side yards are required except in instances where a commercial use abuts a residential district, in which case a minimum side yard of twenty-five (25) feet shall be provided, as measured from the side lot line to the nearest building or structure on the side adjacent to the residential district. Such space shall be screened from the abutting residential district by walls or by fences or by other screening not less than six (6) feet in height, in a manner acceptable to the Planning Commission.

Lot Width

A minimum of one hundred (100) feet at the building setback line.

Height Regulations.

No building or structure shall exceed thirty-five (35) feet in height, except on approval of the Planning Commission.

Lot Coverage

Main and accessory buildings or structures—thirty (30) percent of lot area.