

ARTICLE 8
C-1 COMMERCIAL DISTRICT

8.01 DESCRIPTION OF DISTRICT

This district is designed solely for the convenient shopping of the persons residing in the Village. The regulations are designed to permit development of the activities and land uses identified within this article as limited to protect the abutting and surrounding residential property.

8.02 PRINCIPAL USES ALLOWED BY RIGHT

1. Antique shops.
2. Automotive parts and supply stores.
3. Bars and taverns.
4. Commercial amusement and recreation enterprises (indoors), such as arcades, laser tag, bowling alleys, pool halls, etc.
5. Drug stores.
6. Essential Services.
7. Executive, professional, administrative, or medical offices.
8. Financial institutions.
9. Fraternal lodges, organizations, and quasi-public agencies and organizations such as historical societies, libraries and museums.
10. Grocery and convenience stores, including packaged beer & wine, and delicatessens.
11. Hardware Stores.
12. Offices of real estate, tax preparation, and insurance professionals.
13. Packaged liquor sales.
14. Photographic supply shops and photo workrooms and studios.
15. Printers, printing supplies, copy shops, and publishers.

16. Publicly owned and operated buildings such as municipal offices, police and fire stations, museums or libraries.
17. Personal services establishments such as barber and beauty shops, and tanning salons.
18. Restaurant, delicatessen, and other dispensaries of food products at retail.
19. Retail sporting goods, including bicycle sale and repair, outdoor and hunting supplies.
20. Second floor dwellings.
21. Video rental and sales.

8.03 ACCESSORY STRUCTURES AND USES-- These are uses customarily incidental to the preceding list of uses allowed by right and are allowed without a special land use permit.

Accessory uses and structures are limited to the following:

1. Trash and rubbish enclosures.
2. Parking.
3. Outdoor Eating Areas.

8.04 SPECIAL LAND USES--the following uses may be permitted upon approval by the Planning/Zoning Commission.

1. Churches, schools, and related educational and recreational facilities.
2. Institutional Care Facilities.
3. Public utility buildings and structures necessary for the service of the community for utilities not located within public streets or public rights-of-way, such as lift stations, well and pump enclosures, telephone exchanges, transformer stations and substations, but not including garages, outdoor storage facilities, maintenance buildings, or activities of an industrial character such as repair and maintenance yards, or activities that generate electronic interference.

8.05 PROHIBITED USES

1. Any use not permitted or allowed within this chapter is prohibited.
2. The storage of all materials, objects, equipment, machinery, and unlicensed, unused or inoperable motor vehicles shall be wholly within a completely enclosed building or screened from public view.

8.06 COMMERCIAL LOT REQUIREMENTS

The size of every commercial lot or parcel of land shall be adequate to meet County Health Department requirements for on-site septic systems.

8.07 SETBACK REQUIREMENTS

1. Front Setback:
 - a. Buildings may be constructed to the front line of any lot.
2. Rear Setback:
 - a. Every lot or premises shall have a rear yard of not less than 15 feet.
3. Side Setback:
 - a. Buildings may be constructed to the side lot lines of any lot if all walls facing said lines are of fireproof construction and wholly without windows or other openings, and provided, further, that unobstructed access to the rear of said buildings is maintained for access for firefighting vehicles and equipment. In the event that the side line of a lot or parcel of land upon which a commercial building is to be erected abuts a lot zoned for residential purposes or upon which a dwelling exists, then the side setback shall be not less than 10 feet.

8.08 HEIGHT OF COMMERCIAL BUILDINGS

No commercial building shall hereafter be erected, altered, or moved upon any lot or premises in this district to a height exceeding 35 feet.

8.09 SITE PLAN REVIEW

All uses in the C-1 Commercial zoning district require site plan review in accordance with this ordinance.

