

Article 6 C - Commercial District

Section 6.01 Purpose

The purpose of the Commercial District is to provide an area for a variety of commercial land uses. This District is located and concentrated in and around existing commercial uses and areas that will not have any adverse effects on adjacent residential areas.

Section 6.02 Uses Permitted by Right

Each of the following principal uses and their accessory uses are permitted by right in the Commercial District, provided that the use, type, dimensional, and all other applicable requirements of this Ordinance have been satisfied. After the effective date of this Article, no dwelling shall be developed, placed or built that would result in more than one dwelling unit on a lot, except for approved residential conversions. In addition, only one principal use is permitted on any lot.

- 6.02.1. Commercial communications antennas mounted on an existing Public Utility Transmission Tower, building or other structure and communications equipment buildings.
- 6.02.2. Eating and drinking places.
- 6.02.3. Financial institutions.
- 6.02.4. Fire stations.
- 6.02.5. Forestry and timbering.
- 6.02.6. Funeral homes.
- 6.02.7. Governmental uses.
- 6.02.8. Laboratory and research facilities.
- 6.02.9. Mining.
- 6.02.10. Offices.
- 6.02.11. Personal service establishments, but not massage establishments.
- 6.02.12. Printing and publishing facilities.
- 6.02.13. Public utilities.
- 6.02.14. Recreation uses, including parks (except amusement parks), playgrounds, picnic grounds, miniature golf courses, and swimming pools.
- 6.02.15. Residential conversions.

- 6.02.16. Retail sales establishments, but not adult oriented uses.
- 6.02.17. Retail service establishments, but not adult oriented uses or tattoo parlors.
- 6.02.18. Single-family detached dwellings.
- 6.02.19. Studios.
- 6.02.20. Surface parking areas.

Section 6.03 Accessory Uses Permitted by Right

Each of the following accessory uses is permitted by right in the Commercial District, provided that the use, type, dimensional, and all other applicable requirements of this Ordinance are satisfied. These accessory uses shall be located on the same lot with the permitted principal uses.

- 6.03.1. Carriage house.
- 6.03.2. Home occupations.
- 6.03.3. No-impact home-based businesses.
- 6.03.4. Private garages or private parking areas.
- 6.03.5. Signs.
- 6.03.6. Other customary uses and structures accessory to the uses permitted by right, provided they are located on the same lot as the principal use and are clearly incidental to the principal use.

Section 6.04 Uses Permitted by Special Exception

Each of the following uses is permitted when Special Exceptions are granted by the Zoning Hearing Board, in accordance with the applicable provisions of this Ordinance.

- 6.04.1. Adult business uses.
- 6.04.2. Bed and breakfast inns.
- 6.04.3. Building materials sales yards.
- 6.04.4. Clinics.
- 6.04.5. Clubs, lodges, and social buildings.
- 6.04.6. Commercial communications towers.
- 6.04.7. Cultural facilities.

- 6.04.8. Day care centers.
- 6.04.9. Day care homes.
- 6.04.10. Family care facilities.
- 6.04.11. Flea markets.
- 6.04.12. General service or contractor's shops.
- 6.04.13. Group care facilities.
- 6.04.14. Hotel/motels.
- 6.04.15. Intermediate or long term care facilities.
- 6.04.16. Junkyards.
- 6.04.17. Medical/dental offices.
- 6.04.18. Motor vehicle repair facilities.
- 6.04.19. Motor vehicle sales establishments.
- 6.04.20. Motor vehicle service stations.
- 6.04.21. Motor vehicle wash facilities.
- 6.04.22. Places of worship.
- 6.04.23. Public, parochial, and private schools that do not provide corrective, rehabilitative, or remedial care or instruction.
- 6.04.24. Self-storage facilities.
- 6.04.25. Veterinary office.
- 6.04.26. Vocational schools.
- 6.04.27. Accessory buildings, structures, and uses to the above permitted uses when on the same lot as the permitted uses and clearly incidental to the principal use.

Section 6.05 Area, Yard and Height Regulations for All Uses

Each of the following minimum and maximum dimensional requirements shall apply to each use in this District, except as specifically provided for in this Ordinance:

6.05.1. Minimum Regulations

Net Lot Area:	2 Acre
Lot Width:	
At Street Line:	120 Feet
At Min. Building Setback Line:	150 Feet
Building Setback:	50 Feet
Rear Yard:	30 Feet
Side Yard, Each:	20 Feet
Total Side Yards:	40 Feet

6.05.2. Maximum Regulations

Building Height:	35 Feet
Building Coverage:	30 Percent
Impervious Coverage:	50 Percent
Woodland Extraction:	50 Percent

Section 6.06 Supplementary Regulations

The uses in this District are also subject to the applicable regulations contained in this Ordinance.