

SECTION 10: COMMERCIAL -1 (C-1) DISTRICT

10.1 PURPOSE

This zone is intended for businesses that provide day-to-day convenience goods and services to nearby residents. Activities would be limited to those sites which are compatible in scale with the intensity of development in the surrounding area. It is the intention of the Commission to require traffic access management within this District.

10.2 PERMITTED USES

The following uses shall be permitted within this district:

- 10.2.1 Activities involving the sale of goods or services carried out for profit.
- 10.2.2 Customer service establishments
- 10.2.3 Business and professional offices
- 10.2.4 Restaurants, including drive-up or drive-thru facilities used for the delivery of food or beverages
- 10.2.5 Government offices, libraries, schools, public safety facilities and public utilities
- 10.2.6 Child day care center, twelve (12) or more children
- 10.2.7 Accessory buildings and uses
- 10.2.8 Apartments located in space is not occupied by the primary commercial use on the property provided they are not at ground level
- 10.2.9 Telecommunication tower in accordance with Section 4.11.6 of these Regulations
- 10.2.10 Workforce housing in accordance with Section 4.11.13 of these Regulations

10.3 SPECIAL PERMITS

- 10.3.1 Convenience/gasoline sales establishments in accordance with Section 4.11.10 of these Regulations.

10.4 MINIMUM LOT SIZE

The minimum lot size in this district is 10,000 square feet if the lot is served by public sewers. If the lot is not served by public sewers, minimum lot size is 40,000 square feet.