

**ARTICLE IX
COMMERCIAL GENERAL DISTRICT (C-1)**

Section 9.1 Intent - To accommodate retail business, recreational and service activities which serve the particular needs of the area resident as well as tourism. The protective standards for site development applied to this district are intended to minimize the undesirable effects of commercial strip developments along highways and to avoid undue congestion.

Section 9.2 Permitted Uses

Hotel, Motels and Resorts (With less than ten (10) units)
Restaurants without drive up facilities
Administrative, Professional and Business Offices
Barber Shops, Beauty Shops and other Personal Service Establishments
Retail Sales

Accessory buildings, structures or uses customarily incidental to the permitted principal uses.

Section 9.3 Permitted Uses with Site Plan Approval

Restaurants with drive up facilities, all other drive up uses.
Amusement Arcades (See Section 3.6)
Auto and Boat Dealers (See Section 3.8)
Automotive Service Facilities (See Section 3.9)
Contractors and Building Material Dealers
Institutional Structures (See Section 3.29)
Educational and Social Institutions
Public Buildings
Religious Institutions
Human Care Institutions
Bed and Breakfast (See Section 3.27)
Boarding Houses (See Section 3.10)
Foster Care Facilities (See Section 3.21)
Short Term Rentals (See Section 3.27)
Hotels, Motels and Resorts (With ten (10) or more units). (See Section 3.28)
Planned Residential Development (See Section 3.43)
Warehousing and Commercial Storage (See Section 3.56)

Section 9.4 Permitted Uses with Special Use Permit

Campgrounds and Travel Trailer Parks (See Section 3.12)
 Multi-Family Dwellings
 Gun and Skeet Clubs, Rifle Ranges
 Golf Courses (See Section 3.24)
 Gasoline Service Stations and Facilities (See Section 3.22)
 Commercial Wind Energy Conversion Systems (WECS) (See Section 3.57)
 Sexually Oriented Business (See Article XII, Section 12.8)
 Wireless Communication Towers

Section 9.5 Land and Building Requirements - All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred (100) feet at the building line and contain an area of not less than twenty thousand (20,000) square feet unbroken by a public road or right-of-way. However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a legal lot of record prior to the adoption of this Ordinance.

Any structure or part thereof shall have a minimum front yard setback of twenty-five (25) feet from the front property line or fifty-eight (58) feet from the centerline of the traveled surface of the roadway, whichever is less, or twenty-five (25) feet from the edge of the traveled portion of a private road or access; except regarding Deadstream Road or any State Highway where the front yard setback shall be a minimum of forty (40) feet from the front property line and seventy-three (73) feet from the centerline of the traveled surface of the roadway.

Minimum rear yard setback shall be fifteen (15) feet from the rear property line or twenty-five (25) feet when the property abuts a lake or stream. Minimum side yard setback shall be ten (10) feet.

No building or structure in this district shall be erected or altered or used so as to occupy more than fifty (50) percent of the lot area, and maximum building height is twenty-eight (28) feet.

No building or structure or group of rental units permitted in this District shall be built on a lot having less than five thousand (5,000) square feet of area for each such rental unit and manager living accommodations, providing however, that access driveways and parking areas for cars and/or boats shall be included in this area and not be required in addition to this area.