

**CHAPTER 8  
C GENERAL COMMERCIAL DISTRICT**

**Section 8.1 Description and Purpose.** The C General Commercial District is intended for general shopping areas, including retail business or service establishments which supply goods or perform services to meet the needs of the community, the surrounding area and the travelling public.

**Section 8.2 Permitted Uses.** Land, buildings and structures in the C District shall be used only for the purposes stated in Table 8.2, as follows:

<b>Table 8.2 Permitted Uses.</b>	
<b>Permitted Land Use</b>	<b>Regulation or Exception</b>
Any use permitted and as regulated in the C-1 Neighborhood Business District	
Automobile and other motor vehicle repair shop or garage	
Automobile and other motor vehicle sales (including new and used motor vehicles)	
Automobile storage garage	
Dance studio	
Department store and discount store.	
Farm machinery and implement sales and service	
Feed store	
Funeral home	
Health club	
Liquor store	
Mobile home sales	
Offices	
Pet shop, including boarding of animals	
Pool or billiard hall	
Printing and publishing shop	
Rental service businesses	
Restaurants	
Taverns and bars	
Mini-warehouses and self-storage facilities	A portion of the site may be used for outdoor storage of materials, equipment and vehicles, if such items are substantially screened from view from nearby lands and streets.
Retail gun dealer; gun repair and fitting service as a gunsmith	Including the selling of guns at retail and repairing and fitting guns. All such activities must be licensed, if required.
Other similar retail businesses or service establishments supplying goods or products or performing services primarily for residents of the community to meet the daily needs of the area	

**Section 8.3 Special Land Uses.** The special land uses stated in Table 8.3 may be permitted if approved by the Planning Commission under Chapter 12.

<b>Table 8.3 Special Land Uses.</b>	
<b>Special Land Use</b>	<b>Regulation or Exception</b>
1. Church or other place of worship	
2. Hotel and motel	
3. Out-patient medical facility	
4. Essential services building	For public utilities only
5. Motor vehicle wash establishment	
6. Welding and machine shop	
7. Child care center	
8. Sexually oriented business	
9. Wireless communication facilities	Only those with antenna-towers exceeding 50 feet in height

**Section 8.4 Other Land Uses.** Other land uses as stated in the respective section or chapter noted in Table 8.4, may be permitted as follows:

<b>Table 8.4 Other Land Uses.</b>	
<b>Land Use</b>	<b>Regulatory Section of Ordinance</b>
Accessory buildings and uses	Sections 4.6 and 4.7
Outdoor lighting	Section 4.19
Landscaping	Section 4.30
Signs	Chapter 14
Private roads	Section 4.20
Off-street parking and loading	Chapter 15
Essential services	Section 4.13
Nonconforming structures and uses	Chapter 16
Wireless communication facilities	Section 4.26 (towers not exceeding 50 feet)
Temporary building	Section 4.32

**Section 8.5 Height, Yard and Area Requirements.**

<b>Table 8.5.1 Minimum Lot Area, Lot Width; Minimum Building Setbacks</b>		
Minimum lot area		1 acre
Minimum lot width		200 feet measured at the front lot line
Minimum required building setbacks		
	Front yard	50 feet
	Side yards	Two side yards of at least 10 feet each, but a side yard next to land zoned in the R-R or MDR Districts shall be at least 20 feet wide
	Rear yard	50 feet

<b>Table 8.5.2 Building Height Requirement; Minimum Building Floor Area</b>	
Maximum building height	35 feet
Minimum building floor area	None required

**Section 8.6 Other Regulations.** Other regulations as to certain land uses may apply, as stated in the respective section or chapter noted in Table 8.6, as follows:

<b>Table 8.6 Other Regulations</b>		
Land Use	Regulatory Provision in Ordinance	
1. Existing parcels of land	Section 4.3	
2. Height exceptions	Section 4.9	
3. Inoperable motor vehicles	Section 4.21	
4. Trash and junk	Section 4.22	
5. Corner lots	Section 4.10	
6. Fences and walls	Section 4.25	
7. Lot depth to width ratio	Section 4.15	

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