

Chapter 12 C - Commercial Zones

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Section 10:12:1 Purpose:

A. C-1 Convenience Commercial Zone:

1. The C-1 convenience commercial zone has been established for the purpose of providing shopping facilities within the various neighborhoods of the town, primarily for the convenience of people living in the neighborhood. The types of goods and services which may be offered for sale have been limited to "convenience goods" such as groceries, drugs, personal services such as hair cutting and hair dressing, distinguished by the fact that the principal patronage of the establishments originates within the surrounding neighborhood. Consequently, automobiles, furniture, appliances and other stores, the principal patronage of which originates outside the surrounding neighborhood, have been excluded from the C-1 zone. 2. Inasmuch as this zone is usually surrounded by dwellings, it is intended that residential amenities be maintained as much as possible. Stores, shops or businesses shall be retail establishments only and shall be permitted only under the following conditions:

- a. Such businesses shall be conducted wholly within an enclosed building except for the parking of automobiles and service to persons in automobiles, unless otherwise permitted.
- b. No entertainment except music shall be permitted in any C-1 zone.
- c. All uses must be free from objections because of odor, dust, smoke, noise, vibration or other similar offensive nuisances to adjacent neighborhood areas.

B. C-2 Highway Commercial Zone:

1. The principal objective in establishing the C-2 highway commercial zone is to provide areas within the town where facilities that serve the traveling public can be most appropriately located.

2. Other purposes for establishing the C-2 highway commercial zone are to promote safety on the highways, to promote the convenience of the traveling public, to promote beauty in the appearance of intersections and interchanges in the town and to prohibit uses which will tend to be contrary to the use of the land for its primary purposes or which would be unsightly to the traveling public. In general, this zone is located close to freeway interchanges and at the intersections of important transportation routes.

C. C-3 General Commercial Zone:

1. The objective of the C-3 general commercial zone is to provide space within the town where nearly all types of commercial goods and services may be provided. Since the zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Owners should develop and maintain their property in recognition thereof.

2. The C-3 general commercial zones should be located principally in existing communities and not along major highways. To maximize traffic safety, property owners should provide access in a manner that will minimize the hazard of traffic leaving and entering roadways.

Section 10:12;2 PERMITTED USES:

In the following list of possible uses, those designated as being permitted in a zone will be identified with the letter "P". Uses designated with the letter "N" will not be allowed in that zone. The following list is not intended to be all inclusive, but rather, indicative of uses permitted in the zone. Any uses not specified as permitted shall be prohibited.

	C-1	C-2	C-3
Air conditioning, sales and service	N	N	P
Altering, pressing and repairing of wearing apparel	P	N	P
Amusement enterprises	N	P	P
Animal hospital for small animals only.	N	N	P
All services must be provided and conducted within a completely enclosed building			
Antique, import or souvenir shop	P	P	P
Arcade	P	P	P

Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	P	P	P
Athletic club	P	P	P
Auction establishment (retail goods only)	N	N	P
Automobile, new or used sales and service	N	P	P
Automobile parts sales (new)	N	P	P
Automobile rental	N	P	P
Automobile repair including paint, body, fender, brake, muffler, upholstery or transmission (completely enclosed building)	N	N	P
Bakery manufacture limited to foods retailed on premises	P	P	P
Bank or financial institution	P	P	P
Barber shop	P	P	P
Beauty shop	P	P	P
Bed and breakfast inn	P	P	N
Beer parlor, sale of draft beer, Billiard parlor	N	N	P
Bicycle sales and service	P	P	P
Boat sales and service	N	P	P
Bookbinding	N	P	P
Bookstore, retail	P	P	P
Bowling alley	N	P	P
Building materials sales	N	N	P
Bus terminal	N	P	P
Cabinet shop	N	P	P
Cafe or cafeteria	N	P	P
Camera store	P	P	P
Candy store, confectionery	P	P	P
Car wash, manual spray	P	P	P

Caretakers dwelling, incidental to a commercial use	N	N	P
Carpet and rug cleaning	N	N	P
Catering establishment	N	N	P
Child nursery	P	N	P
Clinics, medical or dental	P	P	P
Clothing and accessory store	P	P	P
Coal and fuel sales office	N	N	P
Convenience markets (including sale of gasoline)	P	P	P
Dairy product store	P	P	P
Dance hall	N	P	P
Delicatessen	P	P	P
Department store	N	P	P
Drapery and curtain store	N	P	P
Drugstore	P	P	P
Educational institutions	N	N	P
Egg and poultry store (retail sales only), provided no live bird slaughtering permitted	P	P	P
Electrical and heating appliances and Fixtures sales and services	N	N	P
Electronic equipment sales and service	N	P	P
Employment agency	P	P	P
Fabric and textile store	N	P	P
Farm implement sales	N	P	P
Fence, sales and service	N	N	P
Florist shop	P	P	P
Fruit store (enclosed)	P	P	P
Furniture sales and repair	N	N	P
Garden supplies and plant material sales	N	P	P
Gift store	P	P	P
Government buildings or uses, no industrial	N	P	P

Greenhouse and nursery, soil and lawn service	N	P	P
Grocery store	P	P	P
Gunsmith	N	N	P
Hardware stores	N	P	P
Health club	P	P	P
Health food store	P	P	P
Hobby and crafts store	P	P	P
Hospitals	N	N	P
Hotel	N	P	P
Household appliance sales and service	N	P	P
Ice cream parlor	P	P	P
Ice manufacture and storage	N	N	P
Ice store or vending station	P	P	P
Insurance agency	P	P	P
Interior decorating and designing establishment	P	P	P
Janitor service and supply	N	N	P
Jewelry store sales and service	P	P	P
Laboratory, dental or medical	N	N	P
Laundry or dry cleaners, Laundromat	P	P	P
Legal office	P	P	P
Library	N	P	P
Liquor store	N	P	P
Locksmith	P	P	P
Lodge or social hall	N	P	P
Lodging (Short-term)	N	P	P
Lounge	N	P	P
Lumber yard	N	N	P
Manufactured home sales lot and service	N	P	P
Medical office	P	P	P
Monument works and sales	N	N	P
Mortuary	N	N	P
Motel (lodging)	N	P	P

Museum	N	P	P
Music store	P	P	P
Needlework, embroidery or knitting store	P	P	P
Newsstand	P	P	P
Nursery school	P	N	P
Office supply, office machines sales and service	P	N	P
Optometrist, optician or oculist	P	P	P
Paint or wallpaper store	N	P	P
Park and playground	P	P	P
Pawnshop	N	P	P
Pet and pet supply store	P	P	P
Pharmacy	P	P	P
Photographic supplies	P	P	P
Physician or surgeon office clinic	N	P	P
Plumbing shop	N	P	P
Pool hall	N	P	P
Popcorn or nut shop	P	P	P
Post office	N	P	P
Printing, lithographing, publishing or reproduction sales and service	P	P	P
Professional office	P	P	P
Radio and television sales and service	N	P	P
Real estate agency	N	P	P
Reception center or wedding chapel	N	P	P
Recreation center	N	P	P
Recreational vehicle parks	N	P	N
Rental agency for home and garden equipment	N	P	P
Restaurant	P	P	P
Restaurant, drive-in	P	P	P
Roller skating rink	N	N	P
Secondhand store	N	P	P
Service station, handimart	P	P	P

Shoe repair and shoe shine shop	P	P	P
Shoe store	P	P	P
Sign painting	N	P	P
Sign sales	N	N	P
Storage rental units	N	P	P
Supermarket	N	P	P
Tavern	N	N	P
Theater, indoor	N	P	P
Theater, outdoor	N	P	P
Tire recapping or retreading	N	N	P
Tire sales and service	N	P	P
Toy store, retail	P	P	P
Trailer sales and service	N	P	P
Travel agency	N	P	P
Truck terminal	N	N	N
Used car lot	N	P	N
Variety store	N	N	P
Vegetable stand	N	P	P

Section 10:12:3 GENERAL REQUIREMENTS:

	C-1	C-2	C-3
A. Minimum lot area	None	None	None
B. Maximum zone area	None	None	None
C. Minimum yard setbacks			
from property line (in feet)			
1. Front	25	25	25
2. Side	10	10	10
3. Side facing a street on a corner lot	25	25	25
4. Rear	10	10	10
D. Building heights (in feet)			
1. Minimum	8	8	8

2. Maximum	35	35	35
3. Heights are maximum unless specifically approved to a greater height by the planning commission.			

E. Site Plan Approval:

1. A site plan shall be submitted, drawn to scale, and of sufficient size and detail to show building locations, yard setbacks, ingress and egress drives, parking areas, landscaped areas and such other improvements as may be required relating to the specific use proposed.
2. The site plan, or an additional plan drawn to the same scale, shall show utility locations, including water, power, telephone; cable TV, sewer or septic tank location, fire hydrants, street improvements and such other public improvements as may be required.
3. Planning commission review and approval shall precede the issuance of any building permit for site improvement, or construction permit for utility systems.

Section 10:12:4 SPECIAL PROVISIONS:

- A. Storage Of Materials And Merchandise: All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six feet (6') in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall.
- B. Trash and Combustible Materials; Junk and Debris: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, or junk cars or similar material shall be stored or allowed to remain on any lot in any commercial zone.
- C. Solid Waste Storage Facilities: All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
- D. Protection Of Adjoining Residential Property: Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or a ten foot (10') wide planting strip, or any combination of fencing and landscaping which, in the

opinion of the planning commission, adequately protects the adjoining residential property.

- E. Side Yards Combined: The required side yards may be combined into one single yard with the opposite yard being a three foot by zero foot (3' x 0') side yards.
- F. Reduction of Rear Yard: Upon site plan approval, the rear yard may be reduced to three feet (3') if not required for drainage, utilities, etc.
- G. Residential Dwellings: No residential dwelling of any kind, except for "recreational vehicles", as defined in section 10:7 of title 10, located in approved recreational vehicle parks, are permitted in any commercial zoning district.
- H. Development of Recreational Vehicle Park: Any request for development of a recreational vehicle park shall meet the design standards identified in section 10:7 of title 10, and shall meet all other requirements for building permits as specified elsewhere in this code.
- I. Lighting: all lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference chapter 24.