

SECTION 10

C-1 GENERAL COMMERCIAL DISTRICT

- 10.1 General Description: The commercial district is designed for the conduct of personal and business services and the general retail trade of the community. It is designed to accommodate a wide variety of mixed business enterprises. It will not normally be applied in the case of new commercial areas.
- 10.2 Uses Permitted: Property and buildings in a general commercial district may be used for the following purposes:
- a) Any retail, personal service, business service, or professional use.
 - b) Any public buildings or uses.
 - c) Any office building.
 - d) Buildings, structures and accessory uses customarily incidental to any of the above uses. Provided that there shall be no manufacturing of products other than such as are customarily incidental to retail establishments.

No article or material stored or offered for sale in connection with uses permitted under (a) through (e) above shall be stored or displayed outside the confines of a building unless it is so screened by permanent materials at a height of seven (7) feet.

10.3 Area and Height Regulations:

Min. Lot Area	Min. Lot Frontage	Max. % Coverage	Max. Height	Front Yard Setback	Side Yard Setback	Rear Yard Setback
None	None	70%	35'	---	---	---

- 10.4 Off-Street Parking: In the C-1 General Commercial District, there shall be provided one (1) off-street parking space for each four hundred (400) square feet of gross retail floor area.
- 10.5 Bulk Limitations (Floor Area Ratio): In no instance shall the total floor space of the structures in this district exceed the relationship of one to four (1 to 4), i.e., there must be four (4) square feet of lot area to each one (1) square foot of floor space in the structure.