# Part 13
# C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

## § 27-1301. Purpose. [Ord. 01-09-18-1, 9/18/2001, § 1300]

A building or structure may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yards, lot sizes, lot width, building area, height, impervious surface, easements, bufferyards, off-street parking, and other requirements as specified by this chapter.

## § 27-1302. Permitted Uses. [Ord. 01-09-18-1, 9/18/2001, § 1301; Ord. No. 2019-02, 3/12/2019; Ord. No. 2023-02, 2/14/2023; A.O.; Ord. No. 2024-02, 10/9/2024]

1. Uses Permitted by Right.

| | |
|---|---|
| A1 | General Farming |
| A2 | Agricultural Retail |
| A4 | Forestry or Timber Harvesting |
| C7 | Municipal Use or Municipal Building |
| D1 | Public Recreational Facility |
| D3 | Private Club |
| D8 | Temporary Community Event |
| F1 | Medical Office |
| F2 | Veterinary Office |
| F3 | Office |
| G2 | Day-Care Center |
| G3 | Retail Store |
| G5 | Village Oriented Shop |
| G6 | Service Business |
| G7 | Financial Establishment |
| G8 | Funeral Home |
| G9 | Eating Place |
| G11 | Tavern or Bar |
| G28 | Small Wireless Communications Facility, co-located |
| G28 | Small Wireless Communications Facility, requiring installation of new wireless support structure |
| I1 | Nonresidential Accessory Building |
| I5 | Vending Machines |

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2. Uses Permitted by Special Exception.

| | |
|---|---|
| E1 | Utilities |
| E2 | Emergency Services |

3. Uses Permitted by Conditional Use.

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|---|---|
| G16 | Amusement Halls and Arcade |
| G28 | Non-Tower-Based Wireless Communications Facility |
| I4 | Accessory Drive-Through Facility |

### § 27-1303. Area and Dimensional Requirements. [Ord. 01-09-18-1, 9/18/2001, § 1302]

All uses shall comply with the area and dimensional requirements listed in this section, unless a different area or dimensional requirement is stated in § 27-304, Use Regulations, for the specific use, in which case the requirements of § 27-304 shall apply.

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|---|---|---|
| Minimum lot area | | 20,000 square feet |
| Minimum lot width | | 100 feet |
| Maximum impervious surface coverage | | 60% |
| Minimum yards | | |
| | Front | 35 feet |
| | Side | 25 feet |
| | Rear | 30 feet |

### § 27-1304. Additional Requirements. [Ord. 01-09-18-1, 9/18/2001, § 1303]

1. Parking for all uses shall be designed so that a minimum of half of the required parking is located to the side or rear of the building and not in the front yard.
2. No drive-through or drive-up windows or window service are permitted except for Use G7, Financial Establishment.

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