

## SECTION 2.15 C-C1 NEIGHBORHOOD COMMERCIAL

### A. Intent

This district provides convenience shopping for a limited neighborhood market which involves retail enterprises dispensing commodities and providing personal or professional services to the individual. The uses should be both at the same intensity level and in the architectural scale of the neighborhood which they serve. Such developments should be clustered to provide centers of commercial activity which will effectively serve adjacent neighborhoods.

### B. Space and Bulk Requirements

Minimum parcel area <i>per dwelling</i>	One thousand (1,000) square feet per dwelling	
Minimum lot area	None, except that minimum lot area for residential uses is 3,000 square feet.	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	Ten (10) feet
	rear	Twenty-five (25) feet

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height..... Thirty (30) feet

Maximum floor area standards ..... Two thousand five hundred (2,500) square feet per establishment, except as indicated below

### C. General Standards

See Supplementary Regulations - Chapter 3

### D. Permitted Uses

1. Retail trade and service, with a maximum floor area of three thousand five hundred (3,500) square feet and no outdoor storage or display
2. Personal services
3. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
4. Two-family dwelling
5. Community residential facility serving eight (8) or fewer persons
6. Day care home
7. Boarding house
8. Private lodge or fraternal organization
9. Agriculture, including any and all structures or buildings needed to pursue such activities
10. Open space land
11. Accessory buildings and uses

### E. Conditional Uses

1. Residential and commercial mini-warehouse
2. Professional, business, and governmental office
3. Repair services, except automotive repair

4. Eating establishments, except drive-in and drive-through restaurants establishments
5. Home occupation
6. Day care center
7. Community residential facility serving nine (9) or more persons
8. Long-term care facility
9. Multiple-family dwellings
10. Seasonal commercial and temporary uses

F. Special Exceptions

1. Service station
2. Retail trades and services, with outdoor display or storage
3. Public and quasi-public buildings and uses
4. Public utility