

Section 407. C COMMERCIAL DISTRICT

407.1 The intent of this section is to provide for a wide range of commercial uses which are based principally on automobile use and traffic and which serve area-wide demand, as well as to accommodate commercial facilities which provide goods and services to nearby residential neighborhoods

A. Permitted Uses

1. Crafts or artisan's studio.
2. Medical/dental office.
3. Personal services.
4. Catering business.
5. Veterinary office.
6. Animal hospital.
7. Financial institution.
8. Bed and breakfast, pursuant to Section 503.6.
9. Car wash, pursuant to Section 503.7.
10. Pet grooming.
11. Funeral home.
12. Membership club, pursuant to Section 503.20.
13. Motor vehicle or vehicular dwelling sales agency.
14. Municipal use.
15. Outdoor flea market, pursuant to Section 503.22.
16. Place of worship or similar religious use.
17. Recreation, nonpublic indoor, pursuant to Section 502.22.

18. Recreation, nonpublic outdoor, pursuant to Section 503.25.

B. Permitted Accessory Uses

1. Each permitted accessory use shall be located on the same lot as the permitted principal use.
5. Home occupation, subject to Section 503.16.
3. Home related business.
4. Each of the following permitted accessory uses shall comply with the minimum yard requirements of this Section, except as specifically provided in this Ordinance:
 - a. Cafeteria, child care center, or recreation facility for employees only.
 - b. Private garage and private parking area.
 - c. Private swimming pool, pursuant to Section 503.30.
 - d. Signs.
 - e. Warehousing and storage in an accessory structure.
5. Any other accessory use customarily carried on in conjunction with, and incidental to, any dwelling or other permitted principal use.

C. Conditional Uses

1. Major vehicle or boat repair facility.
2. Manufacturing, production, and processing activity.
3. Research, cleaning, and testing activity.
4. Towers and antennae, pursuant to Section 503.12.
5. Amusements.

D. Special Exception Uses

1. Accessory use not located on the same lot as the permitted principal use.
2. Any other use as determined by the Zoning Hearing Board to be of the same general character as the permitted uses.

407.2 AREA AND BULK REGULATIONS

A. Area, Yard, and Height Regulations with On-Lot Sewage Disposal and Water Supply:

Minimum net lot area.....	1 acre
Minimum lot width at the building line.....	125 feet
Minimum lot width at the street line.....	125 feet
Minimum front yard setback.....	40 feet
Minimum side yard (each).....	25 feet
Minimum rear yard.....	30 feet
Maximum lot coverage.....	65 %
Maximum building coverage.....	30 %
Maximum building height.....	40 feet or 2 ½ stories





B. Area, Yard, and Height Regulations with Public or Community Sewage Disposal and On-Lot or Public or Community Water Supply:

Minimum net lot area.....	20,000 square feet
Minimum lot width at the building line.....	100 feet
Minimum lot width at the street line.....	100 feet
Minimum front yard setback.....	30 feet
Minimum side yard (each).....	15 feet
Minimum rear yard.....	30 feet
Maximum lot coverage.....	85 %
Maximum building coverage.....	50 %
Maximum building height.....	40 feet or 2 ½ stories

Section 408. I INDUSTRIAL DISTRICT

408.1 The intent of this section is to provide an area where a wide variety of environmentally safe industrial uses may locate.

A. Permitted uses shall include the following in addition to those permitted uses in the C – Commercial District:

- 1. Warehouse and wholesale trade.    
- 2. Lumber and building materials supply establishment.

B. Permitted Accessory Uses shall include the following in addition to those permitted accessory uses in the C – Commercial District:

- 1. Each permitted accessory use shall be located on the same lot as the permitted principal use.
- 2. Signs
- 3. Any other accessory use customarily carried on in conjunction with, and incidental to, any permitted principal use.

C. Conditional Uses shall include the following in addition to those conditional uses provided for in the C – Commercial District:

- 1. Airport or airstrip, private use, pursuant to Section 503.4.
- 2. Heliport, private use, pursuant to Section 503.4.

D. Special Exception Uses shall include the following in addition to those special exception uses provided for in the C – Commercial District:

- 1. Commercial composting, pursuant to Section 503.11.
- 2. Junk yard, pursuant to Section 503.17.
- 3. Mineral extraction, pursuant to Section 503.21.
- 4. Outdoor storage, provided that such storage is not visible from the property lines on which it is located.
- 5. Adult uses, pursuant to Section 503.3.

6. Solid waste disposal area or facility, pursuant to Section 503.28.
7. Accessory use not located on the same lot as the permitted principal use.
8. Any other use as determined by the Zoning Hearing Board to be of the same general character as the permitted uses.

408.2 AREA AND BULK REGULATIONS

A. Area, Yard, and Height Regulations with On-Lot Sewage Disposal and Water Supply:

Minimum net lot area.....	1 acre
Minimum lot width at the building line.....	125 feet
Minimum lot width at the street line.....	125 feet
Minimum front yard setback.....	40 feet
Minimum side yard (each).....	25 feet
Minimum rear yard.....	30 feet
Maximum lot coverage.....	65 %
Maximum building coverage.....	30 %
Maximum building height.....	40 feet or 2 ½ stories

B. Area, Yard, and Height Regulations with Public or Community Sewage Disposal and On-Lot or Public or Community Water Supply:

Minimum net lot area.....	20,000 square feet
Minimum lot width at the building line.....	100 feet
Minimum lot width at the street line.....	100 feet
Minimum front yard setback.....	30 feet
Minimum side yard (each).....	15 feet
Minimum rear yard.....	30 feet
Maximum lot coverage.....	85 %
Maximum building coverage.....	50 %
Maximum building height.....	40 feet or 2 ½ stories