

**ARTICLE 12**  
**(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT**

**7 TCC 1-12 (a) Purpose.** The C-1 Neighborhood Commercial District is designed to provide commercial areas for the convenience of adjacent residential areas, and to permit only such uses as are necessary to satisfy the day to day shopping and service needs of persons residing in the district and adjacent areas.

**7 TCC 1-12 (b) Permitted Uses.** The following uses are permitted uses in the C-1 District, in accordance with applicable regulations set forth in this Ordinance:

- (1) Accessory structures and uses;
- (2) Automobile car wash;
- (3) Banks;
- (4) Bed and breakfasts;
- (5) Clinics; medical and dental;
- (6) Clinics; veterinarian;
  - i Lot size shall be two (2) or more acres if large animals (such as horses, cows, sheep, llamas, ostriches, and hogs) are to be treated or kept;
  - ii. No treatment rooms or pens for large animals and shall be located closer than two hundred (200) feet from any off-site residential building or one hundred (100) feet from any property line, unless maintained within a completely enclosed building; and
  - iii. No objectionable odors are noticeable at or beyond the lot line.
- (7) Commercial retail establishments, not exceeding a floor area of three thousand (3000) square feet;
- (8) Communication Facilities;
- (9) Convenience store;
- (10) Governmental; essential;
- (11) Home Occupations;
- (12) Household appliance; sales and repair;
- (13) Offices, business and professional;
- (14) Personal service establishment, not exceeding a floor area of 5000 square feet;
- (15) Restaurants, not exceeding 5000 square feet;
- (16) Signs, in accordance with the provisions as set forth in Article 20 (Signs);
- (17) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
  - i. There shall only be one wind energy system allowed on a zoning lot.
- (18) Theaters.

**7 TCC 1-12 (c) Special Uses.** The following uses may be established by a special use permit in the C-1 District in accordance with the standards set forth in Article 25 (Special Uses).

- (1) Automobile service station;
- (2) Automobile sales;
- (3) Automobile servicing and parts;
- (4) Bowling alley;
- (5) Churches;
- (6) Clubs or lodges, private;
- (7) Commercial retail establishments, exceeding 3000 square feet;
- (8) Communication facilities;
- (9) Community centers;
- (10) Day care centers;
- (11) Day care home;
- (12) Dwellings multi-family;
- (13) Funeral Home;
- (14) Golf driving range;
- (15) Governmental, non-essential;
- (16) Greenhouse, commercial;
- (17) Health Club and Fitness Center, not exceeding a floor area of 15,000 square feet;
- (18) Homes, specialized care facilities;
- (19) Hospitals;
- (20) Hotel, motel, lodges, resorts;
- (21) Kennel, commercial;
- (22) Lawn care, no chemicals;
- (23) Personal Service Establishment, with a floor area of more than 5000 square feet;
- (24) Planned development; nonresidential;
- (25) Restaurants; exceeding 5,000 square feet;
- (26) Retirement community;
- (27) Schools, private and public;
- (28) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
  - i. There shall only be one wind energy system allowed on a zoning lot.

- (29) Swimming pool; public;
- (30) Taverns, provided that such establishment is located no closer than five hundred (500) feet, measured from property line to property line, from any residential district, religious institution, or school.
- (31) Warehouse, mini-storage

**7 TCC 1-12 (d) Minimum Lot Sizes.** Except as provided by special use permit, all uses and structures in the C-1 District shall have the minimum lot size as set forth below:

- (1) Minimum lot size shall be one-half ( $\frac{1}{2}$ ) acre for lots served by public water and sewer.
- (2) Minimum lot size shall be one (1) acre for lots which are required to be served by a private septic system.

**7 TCC 1-12 (e) Minimum Lot Width.** Minimum lot width at the building setback line shall be 100 feet.

**7 TCC 1-12 (f) Minimum Setbacks.** The following setback standards shall apply in the C-1 District for principal and accessory structures:

- (1) Abutting the following Roads.
  - i. Arterial Street (Highway): 100 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
  - ii. Collector Street (Major): 60 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
  - iii. Minor Street (Minor): 50 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
  - iv. Private Street (Minor): 50 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
- (2) Side Yard.
  - i. Principal structures shall have a side setback of not less than 10 feet from the property line.
  - ii. Accessory structures shall have a side setback of not less than 5 feet from the property line.
- (3) Rear Yard.
  - i. Principal structures shall have a rear setback of not less than 20 feet from the property line.
  - ii. Accessory structures shall have a rear setback of not less than 5 feet from the property line.

**7 TCC 1-12 (g) Lot Coverage.** Not more than 30% of the area of the lot shall be occupied by structures.

**7 TCC 1-12 (h) Height.** Except as provided in TCC1-5(l), the following height regulations shall apply in the C-1 District:

- (1) Principal structures not to exceed 36 feet to the mean height of the roof.
- (2) Accessory structures not to exceed 15 feet to the mean height of the roof.