

**§ 97-119.9. C-1 Village Commercial District.**

Within the C-1 Village Commercial District the following standards shall apply:

A. Permitted uses.

1. Retail trade stores.
  - a. General merchandise, food, apparel, and accessories.
  - b. Furniture, home furnishings and appliances.
  - c. Liquor.
  - d. Hardware and paint.
  - e. Variety stores, drugstores, florists and other retail trade stores but not including fuel oil.
2. Service uses.
  - a. Business services.
  - b. Repair services other than automotive.
  - c. Professional services.
  - d. Printing and news services.
3. Business and professional offices.
4. Personal services:
  - a. Barber.
  - b. Hairdresser.
  - c. Tailors and dressmakers.
  - d. Nail salon.
  - e. Licensed massage therapy.
  - f. Tanning salon.
5. Laundry and dry cleaning, including self-service but not commercial laundries.
6. Assembly halls, theaters, bowling alleys, tennis courts, racquet ball courts, health/fitness centers, gymnasiums, and similar recreational uses, provided that their activities occur entirely within an enclosed building. **[Amended 3-23-93 by Ord. No. 3-93]**
7. Governmental buildings and uses other than storage yards for the maintenance and service of equipment.

8. Public transit stations and terminals.
  9. Shopping centers.
  10. Parking lots or structures for private passenger vehicles.
  11. Schools for art, music and dance.
  12. Nonprofit clubs, lodges, social and fraternal organizations.
  13. Child day care centers
  14. Brewery/winery/distillery. **[Added 9-24-2019 by Ord. No. 2019-21]**
- B. Permitted accessory uses, buildings and structures.
1. Fences and walls (see § 97-123.3).
  2. Off-street parking (see § 97-123.7).
  3. Signs (see § 97-123.9).
  4. Other customary accessory uses, buildings, and structures which are clearly incidental to the principal use and building
- C. Area and bulk requirements: as specified in § 97-117.2 and contained in the zoning schedule located at the end of this chapter.
- D. Conditional uses. The following are subject to the conditions contained in § 97-124 of this ordinance:
1. Automotive service stations.
  2. Churches and places of worship and religious instruction.
  3. Restaurants and taverns.
  4. Private preschools and public and private schools.
  5. Public utilities.
  6. Funeral parlors. **[Added 7-14-87 by Ord. No. 10-87]**
  7. Mixed-use developments.
  8. Animal Hospitals. **[Added 05-27-14 by Ord. No. 12-14]**
- E. Additional requirements. **[Amended 5-9-06 by Ord. No. 13-06]**
1. Buffer strip. Where the property line of a non-residential lot abuts a residential zone or a residential land use, a strip of land at least ten (10) feet in width adjacent to the abutting zone line or property line shall be kept free of any building, structure, use, development or improvement, except sidewalks and landscaped improvements are permitted. Landscaped improvements shall be

densely planted as a buffer strip as defined in this ordinance. Additional screening shall be provided in conjunction with § 97-123.7C(11).