
Section 3. Commercial districts.

The maximum building area permitted for single buildings or single site development with multiple buildings with the same use and owned and managed by the same entity in the commercial zoning districts provided for in this section shall be limited to sixty-five thousand (65,000) square feet. Any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than sixty-five thousand (65,000) square feet may apply for approval through the planned development project section of this ordinance. The following regulations shall apply to commercial districts as indicated:

A. Permitted uses:

(1) Permitted uses in the C-1 Commercial District shall be as follows:

- (a) Comparison goods stores
- (b) Convenience goods stores with a limit of 12 vehicle fueling stations
- (c) Personal service establishments
- (d) Domestic and business service establishments
- (e) Domestic and business repair establishments
- (f) Business, professional and nonprofit organization offices
- (g) Public offices
- (h) Business training schools
- (i) Restaurants with or without alcohol dispensation
- (j) Indoor commercial amusement establishments
- (k) Indoor motion picture theaters
- (l) Motels
- (m) Hotels
- (n) Automobile parking establishments
- (o) Gasoline service stations with a limit of 12 vehicle fueling stations
- (p) Light building material establishments
- (q) Mortuaries, funeral homes
- (r) Antique stores
- (s) Alcoholic beverage dispensation package and restaurants only
- (t) Retail food stores
- (u) Veterinary clinics with air conditioned, sound-attenuated runs
- (v) Light marine establishments
- (w) Fire stations and state, county and municipal police stations
- (x) Light domestic rental establishments
- (y) Auto parts establishments
- (z) Dry cleaning establishments

(aa) One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public

(bb) Day care centers and preschools

(cc) Automobile service establishments limited to four (4) service bays

(dd) Places of Public Assembly

(ee) Fraternal organizations

(ff) Secondhand stores

(gg) Retail plant nurseries with outside storage limited to plants and packaged products

(hh) Auto glass establishments

(ii) Aircraft parts establishments

(jj) Nursing care homes

(kk) Light construction service establishments

(ll) Call Centers

(2) Permitted uses in a C-2 Highway Commercial District shall be as follows:

(a) Any use permitted in a C-1 General Commercial District

(b) Drive-in restaurants

(c) Automotive dealer establishments, including the principal selling of used cars

(d) Tire and automotive accessory establishments

(e) Automotive specialty establishments

(f) Automotive and truck rental establishments

(g) Automobile dealer establishments for the principal selling of new cars with service establishments including body shops

(h) Automobile and truck repair establishments excluding body shops

(i) Veterinarian and animal clinics or hospital service establishment

(j) Alcoholic beverage dispensation

(k) Publishing and printing service establishments

(l) Domestic rental establishments

(m) Crematories

(n) Public transportation terminals for buses and taxis only

(o) Light construction service establishments

(p) Retail plant nurseries

(q) Mini-warehouses

(r) One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family

dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public

- (s) Boat sales and service with or without outside display
 - (t) Light farm equipment and supply establishments
 - (u) Light landscaping service establishments
 - (v) Automobile service establishments
- (3) Permitted uses in a C-3 Neighborhood Commercial District shall be as follows:
- (a) Convenience goods stores; provided that there are not more than two (2) checkout lanes and two (2) vehicle fueling stations.
 - (b) Personal service establishments.
 - (c) Business, professional and non-profit organization offices.
 - (d) Public offices and utility facilities.
 - (e) Alcoholic beverage dispensation (package and restaurants only).
 - (f) Delicatessens and restaurants with a forty (40) or less seating capacity.
 - (g) One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
 - (h) Day care centers.
 - (i) Nursing care homes.
- (4) Permitted uses in a C-4 Heavy Highway Commercial District shall be as follows:
- (a) Automobile and truck repair establishments.
 - (b) Welding shops.
 - (c) Cabinet shops.
 - (d) Domestic and business service establishments.
 - (e) Fire stations and state, county and municipal police stations.
 - (f) Light wholesale and storage establishments.
 - (g) Truck service centers.
 - (h) Laundry and dry cleaning plants.
 - (i) One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
 - (j) Outdoor advertising service establishments.
 - (k) Automobile service establishments.
 - (l) Light manufacturing with or without outside storage.
 - (m) Construction service establishments.