

## **24.12.070 Commercial District (C)**

A. *Purpose.* The purpose of this district is to provide sufficient land area in appropriate locations for a variety of commercial activities providing a diversity of goods and services to meet both the needs of the local community as well as adjacent areas of the county. These areas should be concentrated primarily along certain existing thoroughfares where a general mixture of commercial and service activities already exist. The Commercial (C) Districts of the town are not to be characterized by extensive warehousing, frequent or heavy truck traffic, open storage of materials or other nuisances such as excessive noise, odor and dust normally associated with manufacturing and heavy industry. Land uses, businesses and buildings and structures constructed to support the permitted use in the Commercial (C) Districts should be developed to preserve, conserve and enhance the small town, pedestrian-oriented character of the town's center areas.

### B. *Permitted Uses And Regulations.*

1. In a Commercial (C) District, no building or premises shall be used and no building erected or altered which is to be arranged, intended or designed to be used except for one or more of the following uses:
  - a. Churches or other places of worship.
  - b. Public and private elementary, junior and senior high schools.
  - c. Park, playground, athletic field, recreation buildings and community centers operated on a noncommercial basis.
  - d. Child and daycare centers, nursing homes, convalescent homes and rest homes.
  - e. Medical or health clinic, medical office building, doctors' office and dentists' office.
  - f. Public and private lodges and organizations, public and governmental buildings or uses including town offices, fire stations and police stations.
  - g. Public utility structures and uses, such as electrical substations, relay stations, sewage treatment plants and pumping stations.
  - h. Undertaker and funeral parlors.
  - i. A single-family detached dwelling unit, when such unit is associated with a permitted office or business or commercial use and occupied by the proprietor or an employee of the said business.
  - j. A multifamily dwelling is permitted on any floor above the first floor in accordance with the regulations of this section pertaining to required area and bulk regulations and other requirements of a residential district, provided that the first floor is used in its entirety for a permitted office, business, or commercial use.
  - k. Offices for professional services and administrative functions.
    - l. Financial institutions, banks and loan companies.
  - m. Barbershops and beauty parlors.
  - n. Retail food stores such as bakeries, restaurants, coffee shops, candy, convenience grocery stores, meat market, and delicatessens, excluding the preparation of goods for sale off the premises.
  - o. Drive-in restaurants and fast food establishments.

- p. Retail stores, which shall be limited to the sale of gifts, antiques, flowers, jewelry, newspapers, hobbies, stationary, art supplies, consumer electronics, hardware, clothing, drug stores, beverage or liquor stores, and books, excluding adult bookstores and adult entertainment centers.
  - q. Repair and servicing, indoors or off-site, of any article for sale which is permitted in this district.
  - r. Hotels, motels, bed and breakfasts, and motor lodges and tourist homes.
  - s. Animal hospital, veterinary office, or enclosed kennel, provided that such facility is at least 300 feet from a residential district boundary.
  - t. Painting shop, upholstering shop (but not furniture manufacturing), furniture sales, tire sales and service.
  - u. Automobile, truck, motorcycle or bus sales, service storage and repairs (but not junk or salvage yards) and provided that major repair or storage of damaged vehicles shall be inside a completely enclosed building.
  - v. Wholesale establishments.
2. In a Commercial (C) District the following uses are permitted when accessory to a principal use permitted in TMC 24.12.060 paragraph B:
- a. Any accessory use permitted in a residential district.
  - b. Storage of merchandise, equipment or office supplies normally carried in stock in connection with a permitted business establishment.
3. Area and bulk regulations and requirements for buffer yards, offstreet parking, loading and signs are contained in [24 Appendix A](#) and other sections of this chapter.
4. *Buffer Yards.*
- a. Whenever a commercial building, land use or district adjoins a residential dwelling, land use or district a planted landscaped buffer shall be provided along all property lines which adjoin the residential dwelling, land use or district.
  - b. The depth of the buffer yard shall be no less than 25 feet.
  - c. The buffer yard shall contain a combination of native plant material and, at a minimum, contain the following:
    - (1) Deciduous canopy trees, not less than 3 1/2 inches in caliper at the time of planting, at a maximum spacing of 30 feet on center.
    - (2) Evergreen trees, not less than six feet in height at the time of planting, planted in a double staggered row of ten feet on center between plantings in the same row and five feet on center between plantings in adjacent staggered rows.
    - (3) Groupings of appropriate understory plantings in the form of deciduous and evergreen ornamental and flowering shrub plantings, not less than 36 inches in height and planted at a maximum spacing of three feet on center. Shrub plantings may be provided in the form of a hedge row or in informal groupings, however, in either case, the total number of plantings may not be less than the length of the buffer yard divided by the required spacing.

(UDC 2002, §§ 417, 418)

HISTORY

Amended by Ord. [12-01](#) on 2/1/2012