

# SECTION V

## C-1 – COMMERCIAL DISTRICT

A. USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. R-1 District uses and R-2 District uses
2. Bakery
3. Financial institutions
4. Barber shops or beauty parlors
5. Business or commercial school or dance or music academy
6. Drug store
7. Appliance repair shop
8. Filling Station
9. Florist shop
10. Freezer lockers
11. Grocery and/or meat shop
12. Hardware shop
13. Lodge halls
14. Messenger or telegraph station
15. Office
16. Painting and decorating shop
17. Parking lots.
18. Photographer or artist studio
19. Plumbing, heating, tinsmith, or woodworking shop
20. Restaurants
21. Theater (indoor)
22. Variety shop
23. Store or shop, or the construction of a retail business similar in use to the types listed herein as specifically exempting those uses provided for in less restricted areas.
24. Amusement places, including by not limited to Drive-In Theaters
25. Dyeing and cleaning shops
26. Laundry and/or laundrette
27. Public garage
28. Animal hospital and animal clinics
29. Tourist camp, trailer camp, cabin and motel
30. Hotel
31. Automobile sales room
32. Farm and heavy equipment sales
33. Used car lot sales
34. Lumber yards

B. HEIGHT REGULATIONS. No limitations.

C. AREA REGULATIONS.

1. **Front Yard.** Each building shall be set back **at least 45 feet from the front property line**, or if said building be on a corner lot, the same set back shall be required on both sides of the building fronting on said street or road.
2. **Side Yard.** A side yard is not required, except on the side of the lot abutting on a residential district, in which case there shall be a side yard of not less than 15 feet.

- 3. **Rear Yard.** A rear yard is not required except where a lot abuts on an R-1 or R-2 District, in which case there shall be a rear yard of not less than 15 feet in depth.
- 4. **Intensity of Use.** Each main building shall be erected on a lot having an area of not less than the following:

Served by a Sanitary System . . . . .6500 sq. ft.  
 Not Served by a Sanitary System. . . . .Area shall be approved by the  
 Trego County Health Officer.

All sanitary systems other than connections to sanitary sewers in this area, shall be first approved in writing by the Trego County Health Officer, which approval shall be filed with the Zoning Commission before a building permit shall be issued.

- 5. **Parking Regulations.** Whenever a structure is erected, converted, structurally altered and/or the use changed to any one of the following uses, there shall be provided garage space in the main building or accessible and available automobile parking space on the lot or adjacent thereto in accordance with the following:

<b>Use</b>	<b>Parking Spaces Required</b>
R-1 . . . . .	Uses same as R-1 Regulations.
R-2 . . . . .	Uses same as R-2 Regulations.
Uses permitted under C-1 except theater. . . . .	One space per 200 square feet of gross floor area.
Theater, Indoor . . . . .	One space per each 5 feet of maximum capacity.