

Worcester County Zoning and Subdivision Control Article

C-1 Neighborhood Commercial District

§ ZS 1-209

<https://ecode360.com/14019654>

Purpose and intent. This district is intended to provide for convenient commercial areas strategically based to serve the day-to-day shopping and service needs of the local neighborhood. Designed to serve populations of one thousand or more within an approximate five- to ten-minute travel time, this district shall be limited to small-scale commercial operations of far less intensity than those provided for in the C-2 General Commercial District and C-3 Highway Commercial District. The scale and design of these neighborhood commercial uses should complement the scale and design of the existing neighborhood in which they are located and blend visually into the surrounding community.

Permitted Principal Uses and Structures:

1. Neighborhood retail and service establishments (2 at 2,500 sq. ft. each). These include:
 - Retail businesses.
 - Personal service businesses.
 - Convenience food stores.
 - General and professional offices.
 - Doctors offices and clinics for human outpatient medical treatment.
 - Laundry establishments.
 - Automobile service stations for light repair and retail sales of motor vehicle fuels and automobile parts.
 - Self-service or full-service car washes.
 - Garden centers.
2. Neighborhood restaurants, bars and nightclubs but not including dry nightclubs (2,500 sq. ft.).
3. Schools, including boarding schools.
4. Single-family or multi-family dwelling units contained in, as a part of or attached to a principal commercial structure.
5. Assisted living facilities.
6. Day-care centers.
7. Firehouses, governmental offices and other public buildings, structures and uses of an administrative or public-service type which serve the needs of the local community only.
8. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
9. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
10. Small wind energy conversion systems up to a maximum of seventy-five feet in height.
11. Major and minor subdivisions for those uses listed as permitted principal uses and structures or as special exceptions in the C-1 District only.

Special Exceptions:

1. Neighborhood retail and service establishments as listed in the permitted use section above (4 at 5,000 sq. ft. each).
 - Doctors' offices and clinics for human outpatient medical treatment, including facilities for the incidental sale of medical supplies, equipment and prescription drugs (no limit on the number of establishments; 20,000 sq. ft. max.).
2. Neighborhood restaurants, bars and nightclubs but not including dry nightclubs (5,000 sq. ft.).
3. Warehousing complexes (self-storage/mini storage; units at 200 sq. ft.; total 5,000 sq. ft.).
4. Veterinary clinics and commercial kennels.
5. Bed-and-breakfast establishments.
6. Churches, temples and mosques.
7. Public, private and commercial cultural, social and recreational areas and centers, including community centers, fraternal lodges, country clubs, marinas and boat landings.
8. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
9. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
10. Spray irrigation fields and storage lagoons for Class II effluent.
11. Dredge spoil disposal sites.
12. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
13. Heliports for emergency and law enforcement aircraft only.
14. Large solar energy systems.
15. Marine yards, storage yards and buildings for the repair of watercraft and recreational vehicles, general marine maintenance activities and incidental retail sales of parts and accessories.
16. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the C-1 District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.