

SECTION 10.17 RC (RURAL COMMERCIAL) ZONE**A. PERMITTED USES**

1. Auto repair shops
2. Bakeries
3. Banks
4. Barber and beauty shops
5. Contractors' offices and storage areas
6. Drug stores
7. farm equipment - sales and service
8. Food stores and supermarkets
9. Grain, feed and seed stores, including sale of fertilizers, garden supplies, etc.
10. Hardware stores
11. Lumber companies
12. Offices
13. Paint and wallpaper stores
14. Plumbers' offices and sale of fixtures
15. Police and fire stations
16. Post offices
17. Restaurants and taverns (excluding drive-ins)
18. Service stations
19. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
20. Tobacco warehouses
21. Veterinarian offices, including small and large animal clinics

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance

C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum lot area - Ten thousand (10,000) square feet
2. Minimum lot width at building setback line - Seventy (70) feet
3. Minimum front yard depth - Fifty (50) feet
4. Minimum side yard width - No restrictions except when adjacent to a street or other deeded right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet

5. Minimum rear yard depth - Fifteen (15) feet
6. Maximum building height - Forty (40) feet
7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any dedicated street, or into any adjacent property.
4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activity, including storage of materials, permitted in this zone shall be conducted either within a completely enclosed building or within an area screened from view in accordance with Section 9.17 and Article XV of this ordinance, with the exception of off-street parking and loading and/or unloading areas, and display of equipment for sale.
7. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.