

623. **Rural Village Commercial District (RVC).** (Amended Ord 2008-38)

Intent. It is the intent of this district to sustain existing rural-community values and environments, and to facilitate future development which will strengthen the economies of these areas, making them less dependent on outside services and resources, while ensuring land use compatibility.

623.1 **Permitted Uses.** The following uses shall be permitted in any Rural Village Commercial District:

623.101 Single-family dwellings (including mobile homes)

623.102 Stores retailing antiques, art, books, newspaper, flowers, foods including bakeries where products are sold exclusively at retail on premises, gifts, hardware, hobby and craft supplies, jewelry, leather goods, notions and supplies, paint and wallpaper, pets, seeds and feeds;

623.10 Barber and beauty shops;

623.104 Branch banks;

623.105 Laundromats;

623.106 Restaurants that provide no outdoor entertainment, excluding drive-ins and drive-thru's

623.107 Day care centers;

623.108 Farms, nurseries or other establishments for the growing, care and handling of field crops, truck gardening products, fruit and/or nut trees, poultry and/or animals and livestock.

623.109 Tree farm and/or forest management areas;

623.110 Landscaping services;

623.111 Nature parks, boat landings and public parks

- 623.112 Business involving the rendering of personal or professional service or the repair and servicing of small equipment in an enclosed facility, specifically including:
- 623.11201 Appliance, radio and/or television repair shop;
 - 623.11202 Bicycle repair and sales shop;
 - 623.11203 Dressmaker, seamstress or tailor;
 - 623.11204 Self-service laundry facility, dry cleaning pick-up station and dry cleaning establishment that utilizes cleaning solvents that meet the class four rating by the National Fire Code, as amended;
 - 623.11205 Insurance and/or real estate agency;
 - 623.11206 Locksmith or gunsmith;
 - 623.11207 Medical or dental clinic and/or laboratory;
 - 623.11208 Office for governmental, business, professional or general purpose;
 - 623.11209 Photographic studio;
 - 623.11210 School offering instruction in art, music, dancing, drama, or similar cultural activity;
 - 623.11211 Secretarial and/or telephone answering service;
 - 623.11212 Shoe repair;
- 623.113 Public building, facility or land;
- 623.114 Accessory uses, including telephone booths;
- 623.115 Bus stops and bus shelters; and,
- 623.116 Commercial tree harvesting.

623.2 **Conditional Uses.** The following uses shall be allowed on a conditional basis in any Rural Village Commercial District, subject to the conditions set forth:

- 623.201 Combination of a residential structure with any use allowed herein provided that the dwelling unit has direct access to the street. The connection of two buildings by means of an open porch, breezeway, carport or other such open structure, with or without a roof, shall not be considered as one building.
- 623.202 Car wash provided that off-street paved parking areas capable of adequate storage for waiting vehicles is suitably located and maintained on the premises; and provided that no safety hazard or impediment to traffic movement is created by the operation of such an establishment.
- 623.203 Auto sales and boat sales provided that such uses are separated from adjoining residential properties by a suitable planting screen, fence or wall at least six (6) feet in height above finished grade.
- 623.204 Self-service storage facilities provided that:
- 623.2041 Such use is located on a tract not less than one acre in area;
- 623.2042 A site plan which shows landscaping, interior driveway, density, structure size, compatible architectural design and environmental considerations such as drainage shall be submitted for review and approval;
- 623.2043 Such a facility is used for dead storage only and the following activities are specifically prohibited: the storage of toxic or explosive substances; auctions, commercial, wholesale or retail sales or miscellaneous or garage sales; the servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment, the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment; the establishment of a transfer and storage business; and, any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations;
- 623.2044 All storage on the property shall be kept within an enclosed building with the exception boats in operable condition;

623.2045 Parking shall be provided by parking/driving lanes adjacent to the building and these lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.

623.3 **Other Requirements.**

623.301 All uses allowed in Rural Village Commercial Districts shall conform to the area, yard and height requirements as set forth in the Article VII.

623.302 Uses allowed in Rural Village Commercial Districts shall meet all standards set forth in Article X, pertaining to off-street parking, loading and other requirements.

622.303 Signs permitted in Rural Village Commercial Districts including the conditions under which they may be located, are set forth in Article IX.