

706. Village Center District V-1.

706.01. Intent of the Village Center District. This district is designed to allow minimal concentrations of commercial activity and residential-type development within a large agricultural or residential area. As an adjunct to the Public Lands District P-1 and Agricultural District A-1, it is the intent to encourage cluster development of residential, commercial and public uses, thereby helping to discourage random scattering of these uses throughout agricultural and forested areas. To this end, retail activity is greatly limited to neighborhood convenience sales and services and tourists-oriented specialties, thereby protecting against encroachment of general commercial or other similar uses likely to generate noise, light, odors, smoke, or other obnoxious influences.

706.02. Permitted uses. Within the Village Center District V-1 the following uses are permitted:

1. Those allowed in R-1 Limited Residential;
2. Churches and adjacent cemeteries;
3. Signs **used for commercial and institutional uses** as provided in Section 907;
4. General convenience stores;
5. Utilities that are for the purpose of serving the community, not merely for transferring the utility through the community; including but not limited to sewer, water, gas, electricity, cable television, telephone;
6. Public streets;
7. Banks;
8. Emergency services;
9. Hair-cutting shops;
10. Laundromats;
- 11. Wearing apparel stores;**
- 12. U.S. Post Offices;**
- 14. Catering establishments.**
- 15. Retail stores such as: antique, gift & craft, agricultural products, hardware and building supplies, bookstores, consignment, hobby and collectibles provided that the use does not exceed 10,000 square feet.**

706.03. Special exceptions:

1. Signs **for uses not specified in the permitted use section and** as provided for in Section 907.
- ~~2. Retail stores to include: antique, gift & craft, hair cutting, agricultural products, hardware and building supplies.~~
3. Cemeteries;
4. Private clubs;
5. Civic organization meeting facilities;
6. Parks and recreational facilities where land is owned privately;
7. Professional offices;
8. Restaurants;
9. Manufactured homes;

10. Dual use structure limited to a single-family dwelling use and a business use;
11. Nursing Homes **& Assisted Living Facilities;**
12. Machine shops;
13. Short-term tourist rental of dwelling;
14. **Automobile service stations as provided in Section 902 herein;**
15. **Day care centers;**
16. **Farm machinery display, sales and services;**
17. **Taxidermy;**
18. **Retail nurseries and greenhouses;**
19. **Museum;**
20. **Bed & Breakfast.**

APPROVED