

(d) Conditional Uses. In the C-1 District, all buildings or structures and any use of a residence for a home occupation will be regarded as conditional uses. All conditional use applications shall follow the procedure detailed in Section 4.11 of this Chapter.

1. General Farming. *(Rev. 11/12/2024)*
2. Single-family residence. Minimum lot area of twelve (12) acres. If wooded, a maximum of forty thousand (40,000) square feet may be cleared for the residence site. Refer to Section 4.06 (1)(d): R-1 District for primary building requirements. Accessory buildings are permitted. All buildings shall meet the setback distances provided in Section 4.10 of this Chapter. *(Rev. 11/12/2024)*

(e) Prohibited Uses. The following uses of land or buildings are prohibited in the C-1 District:

1. Activities which would substantially disturb or alter the natural flora and fauna or topography.
2. Damming of or relocation of any watercourse.
3. Dumping, filling, or draining.
4. Removal of top soil or peat.

(2) C-2 UPLAND CONSERVANCY DISTRICT

(a) Purpose. The purpose of the C-2 District is to preserve, protect, and improve woodlands, scenic areas, sub-marginal farmlands, wildlife habitat, and recreational areas.

(b) Lands Included. Lands included in the C-2 District consist of wooded and partially wooded areas, former mineral extraction areas, and other highlands, all of which generally do not fall within the Agricultural Districts.

(c) Permitted or Principal Uses. The following principal uses are permitted in the C-2 District:

1. Forestry and game management.
2. General farming when following Soil Conservation Service standards.
3. Parks and recreational areas not including those of off-road vehicles. *(Rev. 03/05)*
4. Single-family residence. Minimum lot area of twelve (12) acres. If wooded, a maximum of forty thousand (40,000) square feet may be cleared for the residence site. Refer to Section 4.06 (1)(d): R-1 Zone Specifications, for primary building and Accessory Building requirements. *(Rev. 11/01)*. All buildings shall meet the setback distances provided in Section 4.10. *(Rev. 10/01; 11/12/2024)*

5. Home occupations not involving the conduct of retail business on the property.

(d) Conditional Uses.

1. Home occupations involving the conduct of retail business on the property. All conditional use applications shall follow the procedure detailed in Section 4.11 of this Chapter. *(Rev. 11/12/2024)*

(e) Prohibited Uses. The following uses are prohibited in the C-2 District:

1. Activities which would substantially disturb or alter the natural flora or fauna.
2. Clear-cutting of a timber stand without the approval of the District Forester, and Town Board.

4.08 COMMERCIAL DISTRICTS

(1) B-1 NEIGHBORHOOD BUSINESS

(a) Purpose. The purpose of the B-1 District is to identify currently existing areas of neighborhood commercial uses and to provide for uses which have traditionally existed in these areas and are compatible with the surrounding and overall goals of this Chapter.

(b) Permitted Uses. The following are permitted uses in the B-1 District: *(Rev. 11/12/2024)*

1. Barber and beauty shops.
2. Business offices.
3. Clinics, medical or animal. *(Rev. 11/12/2024)*
4. Food stores.
5. General retail stores.
6. Greenhouse, nursery.
7. Professional offices.
8. Bed and breakfast operations.