

8.0 CROSSROADS COMMERCIAL DISTRICT

8.01 Purpose

Most commercial uses should be located in or near the incorporated area where a full range of needed services can be afforded to such uses, and where conflicts with agricultural, recreational residential uses are less likely. The Crossroads Commercial District is created to provide locations for establishments principally engaged in indoor retail sales of merchandise and/or services, as well as establishments and areas to serve the recreational needs of the community.

8.02 Approval

Commercial development proposed to be located in this district must be approved by the Planning and Zoning Commission using the Planned Area Development (PAD) process.

8.03 Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission and town board may deem similar and not more obnoxious or detrimental to the public health, safety and welfare. Allowable Commercial Uses include:

1. Retail Sales
2. Repair Services
3. Banks and financial institutions
4. Clinics or medical offices
5. Gym or health club
6. Professional Offices

8.04: The following uses may be permitted subject to a conditional use permit:

1. Public buildings.
2. Restaurants (except drive-ins).
3. Taverns.
4. Commercial daycare center

8.05: The following uses are expressly prohibited in the Crossroads Commercial District:

1. Residential uses;
2. Any combination of residential or nonresidential uses in any building or structure or on any lot;
3. Trailer parks;
4. Industrial uses;
5. Adult bookstore, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater and massage establishment:

- a. Located within 500 feet of any area zoned for residential use;
- b. Located within 500 feet of the property line of any of the following uses or facilities:

1. Church or other facility used primarily for worship or other religious purposes,

2. City, county, state, federal or other governmental public buildings, including, but not limited to: city halls, schools, libraries, police and fire stations and post offices,
3. Hospitals and convalescent facilities,
4. Parks and playgrounds,
5. Senior, youth or similar centers.

Amended December 7, 2017