

Section 10-1225. C-1 Neighborhood Commercial District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-1 district is intended to be located in areas designated Mixed Use-A, B, or C or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to a major collector roadways located within convenient traveling distance to one or more neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-1 district is intended to provide shopping for residential areas without requiring access to arterial roadways, thereby providing more convenient shopping for area residents and preserving the capacity of the arterial roadway network. The provisions of this district are intended to encourage commercial development that is compatible in scale and design with surrounding residential uses. The C-1 district is not intended to accommodate large scale commercial or service activities or automotive or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-1 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-1 district will have a maximum frontage of 100 feet per acre on a collector roadway and each C-1 district will not exceed 15 acres in size.</p>	<p>(1) Antique shops. (2) Banks and other financial institutions. (3) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (4) Day care centers. (5) Laundromats, laundry and dry cleaning pick-up stations. (6) Mailing services. (7) Medical and dental offices and services, laboratories, and clinics. (8) Motor vehicle fuel sales. (9) Non-medical offices and services, including business and government offices and services. (10) Passive and active recreational facilities. (11) Personal services (barber shops, fitness clubs, etc.) (12) Rental and sales of video tapes and games. (13) Repair services, non-automotive.</p>	<p>(14) Residential (any type), provided that it is located on the second floor or above of a building containing commercial or office uses on the first floor. (15) Restaurants, with or without drive-in facilities. (16) Retail bakeries. (17) Retail drug store. (18) Retail florists. (19) Retail food and grocery. (20) Retail home/garden supply, hardware and nurseries, without outdoor storage or display. (21) Retail newsstand, books, greeting cards. (22) Retail pet stores. (23) Social, fraternal, and recreational clubs and lodges, including assembly halls. (24) Studios for photography, music, art, drama, and voice. (25) Tailoring. (26) Veterinary services, including veterinary hospitals. (27) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>
<p>FOR DEVELOPMENT STANDARDS IN THE C-1 DISTRICT, REFER TO PAGE 2 OF 2</p>		

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Service Area, non-residential development is limited to a maximum of 2,500 square feet of building area. Inside the Urban Service Area, community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

DEVELOPMENT STANDARDS (continued from page 1 of 2)									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	<p>Except for properties with in the Woodville Rural Community, 10,000 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel.</p> <p>Within the Woodville Rural Community, 10,000 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel. (SEE SECTION 8 BELOW)</p>	3 stories
<p>7. Additional Criteria for Non-Residential Uses: Lighting shall be directed away from the perimeter of the site.</p> <p>8. Incentive Criteria for Non-Residential Buildings: A maximum of 12,500 square feet of non-residential gross building floor area per acre is allowed if the following criteria are satisfied: a. Non-residential buildings shall have a pitched roof; b. Non-residential buildings shall be in character with surrounding area. c. All exterior walls of non-residential buildings shall be finished with the same material.</p> <p>9. Street Vehicular Access Restrictions: Properties in the C-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.</p>									

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