

Section 10-255. 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 Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to suburban areas with direct access to collector or arterial 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 and therefore, the district limits the maximum size of individual buildings. 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, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-1 district are encouraged, but are not required. In order to maintain compact and nonlinear characteristics, C-1 districts shall not be located closer than ¼ mile to other C-1 or C-2 districts or to parcels containing commercial developments including more than 20,000 gross square feet of floor area and shall 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 10-413 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) Pet day care centers (13) Rental and sales of dvds, videotapes and games. (14) Repair services, non-automotive.</p>				<p>(15) 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. (16) Restaurants, with or without drive-in facilities. (17) Retail bakeries. (18) Retail drug store. (19) Retail florists. (20) Retail food and grocery. (21) Retail home/garden supply, hardware and nurseries, without outdoor storage or display. (22) Retail newsstand, books, greeting cards. (23) Retail pet stores. (24) Social, fraternal, and recreational clubs and lodges, including assembly halls. (25) Studios for photography, music, art, drama, and voice. (26) Tailoring. (27) Veterinary services, including veterinary hospitals. (28) Other uses, which in the opinion of the Land Use Administrator, 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 Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>	
DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	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	12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area per parcel.	3 stories

								Individual buildings may not exceed 50,000 gross square feet.	
7. Additional Criteria for Non-Residential Uses: Lighting shall be directed away from the perimeter of the site.									
8. Additional Criteria for the Construction of New Non-Residential Buildings: a. New non-residential buildings shall have a pitched roof; b. New non-residential buildings shall be in character with surrounding area. c. All exterior walls of new non-residential buildings shall be finished with the same material. These criteria shall not apply to conversions of existing buildings (from one land use to another land use) or additions to existing buildings, provided the addition is less than or equal to 2,500 gross building square feet.									
9. Street Vehicular Access Restrictions: Properties in the C-1 zoning district shall be located on a collector street, but may have additional 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: RA, R-1, R-2, R-3, R-4, R-5, MH, , RP-1, RP-2, RP-MH, RP-UF, and RP-R.									
10. Additional Criteria and Restrictions for Pet Day Centers: Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 A.M. to 9:00 P.M.) as measured on the property line abutting the center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M.									

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building 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 Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.