
SEC. 30-53. C-1 LOW INTENSITY COMMERCIAL DISTRICT.

(Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-53-1. Purpose.

- (A) The purpose of the C-1 low intensity commercial district is to provide for the development of attractive and efficient office and commercial uses in the urban service area which serve both community and county-wide needs. The C-1 district allows for varying intensities of office and commercial development as part of either a planned office complex or, to a limited degree, small scale office and commercial uses. The C-1 districts are most appropriately found along or near major arterial streets where existing commercial development has occurred and/or where commercial zoning has been established, or near existing residential development where it would serve as a logical buffer strip between conflicting land use types. Land uses permitted in the C-1 district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development standards are intended to ensure compatibility with adjacent land uses.

(Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-53-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Multi-family Dwelling *

Two-family Dwelling *

2. *Civic Uses*

Administrative Services

Clubs

Cultural Services

Day Care Center *

Educational Facilities, College/University

Educational Facilities, Primary/Secondary *

Guidance Services

Halfway House *

Park and Ride Facility *

Post Office

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- Public Parks and Recreational Areas *
 - Safety Services *
 - Utility Services, Minor
 - 3. *Office Uses*
 - Financial Institutions *
 - General Office
 - Medical Office
 - 4. *Commercial Uses*
 - Agricultural Services *
 - Antique Shops
 - Bed and Breakfast *
 - Business Support Services
 - Business or Trade Schools *
 - Communications Services
 - Consumer Repair Services
 - Personal Improvement Services
 - Personal Services
 - Short-Term Rental *
 - Studio, Fine Arts
 - Veterinary Hospital/Clinic
 - 5. *Miscellaneous Uses*
 - Amateur Radio Tower *
 - Parking Facility *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

- 1. *Civic Uses*
 - Religious Assembly *
 - Utility Services, Major *
- 2. *Office Uses*
 - Laboratories
- 3. *Commercial Uses*
 - Automobile Rental/Leasing
 - Commercial Indoor Sports and Recreation
 - Restaurant, Drive-in or Fast Food *

Restaurant, General

Retail Sales

4. *Industrial Uses*

Landfill, Rubble *

Recycling Centers and Stations *

5. *Miscellaneous Uses*

Broadcasting Tower *

Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042203-13, § 1, 4-22-03; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 020921-8, § 1, 2-9-21; Ord. No. 011023-4, § 1, 1-10-23)

Sec. 30-53-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. Lots served by private well and sewage disposal system;
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water, or both:
 - a. Area: 15,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
 - a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind front building line.
2. Side yard: None.
3. Rear yard:
 - a. Principal structures: 15 feet.
 - b. Accessory structures: 3 feet.
4. Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.

(C) *Maximum height of structures.*

1. Height limitations:
 - a. Principal structures: When adjoining property zoned R-1 or R-2, forty-five (45) feet, including rooftop mechanical equipment. The maximum height may be increased, provided

each required side and rear yard adjoining the R-1 or R-2 district is increased two (2) feet for each foot in height over forty-five (45) feet. In all other locations the height is unlimited unless otherwise restricted by this ordinance.

b. Accessory structures: 15 feet.

(D) *Maximum coverage.*

1. Building coverage: 50 percent of the total lot area.
2. Lot coverage: 80 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 052411-9 , § 1, 5-24-11)