

Article VII. Neighborhood Commercial Zone (C-1)

§ 440-61. Purpose; uses permitted.

- A. In the Neighborhood Commercial Zone (C-1), no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one (1) or more of the following uses and complying with the requirements so indicated.
- B. Purpose. The purpose of the C-1 Zone is to accommodate the development of small-scale retail stores and service establishments within close proximity to residential communities, along with those appropriate related facilities necessary to such an area. This zone encourages development that is pedestrian-oriented and blends harmoniously with surrounding housing units.
- C. Permitted uses. The following uses are permitted in the C-1 Zone:
- (1) Retail sales.
 - (2) Retail food establishments.
 - (3) Business services.
 - (4) Personal services.
 - (5) Retail services.
 - (6) Social services.
 - (7) Residential dwellings on the second floor.
 - (8) Drive-through facilities are prohibited.
- D. Residential uses. Residences are permitted in the C-1 Zone.

§ 440-62. Development standards.

- A. Dimensional and density standards.
- (1) Dimensional and density standards. See § 440-141, Dimensional and Density Standards, Table 13.3.
 - (2) Mixed Use. Mixed use buildings may include first floor retail, personal service, or office uses, as described herein and residential apartments or condominiums or office uses on the upper floors. A minimum of twenty (20) percent of the first floor of the building located along the street frontage shall be office or retail uses.

(3) Floor space restrictions. The total floor space in any one retail or service store or establishment shall not exceed two thousand (2,000) square feet, unless approved by the Planning Commission.

- B. Accessory buildings and structures. See § 440-140, Accessory uses, buildings, and structures, Table 13.1 Dimensional Standards for Accessory Buildings and Structures for Residential Uses and C-1, C-2, C-3, and TND Zones.
- C. Projections into required yards. See § 440-144, Projections into required yards, Table 13.4 Permitted Projections into Required Yards.

§ 440-63. Additional regulations.

Additional regulations may apply including, but not limited to:

- A. Parking, see Article XV, Parking and Access;
- B. Signage, see Article XIV, Signs;
- C. Building standards, see Chapter 102, Building Standards;
- D. Impact fees, see Chapter 175, Impact Fees (community service); § 330-9, Sewer impact and connection fees; and § 425-10, Impact fees (water);
- E. Floodplain, see Chapter 212, Floodplain Regulations;
- F. Manufactured homes, see Chapter 250, Manufactured Homes, and Chapter 255, Manufactured Home Licenses;
- G. Building permits and certificates of occupancy, see Chapter 292, Permits and Approvals;
- H. Portable storage units, see Chapter 297, Portable Storage Units;
- I. Property maintenance, see Chapter 305, Property Maintenance;
- J. Sewers, see Chapter 330, Sewers;
- K. Source water, see Chapter 350, Source Water Protection;
- L. Standard specifications, see Chapter 357, Standard Specifications for Utility Construction Projects and Subdivision Pavement Design;
- M. Streets and sidewalks, see Chapter 365, Streets and Sidewalks;

N. Recreational vehicles, see Chapter 417, Recreational Vehicles;

O. Water, see Chapter 425, Water.

§ 440-64 to 440-70 Reserved

This page left blank intentionally.