

SECTION 30 C-1 - COMMERCIAL DISTRICT - 1

30.1 GENERAL PURPOSE AND DESCRIPTION:

The C-1, Commercial District -1 is intended predominately for heavy retail, and light intensity wholesale and commercial uses of a service nature which typically have operating characteristics of traffic service requirements generally compatible with typical office, retail, shopping, and some residential environments.

30.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Such uses as may be permitted under provisions of Specific Use Permits, Section 35

30.3 HEIGHT REGULATIONS:

- A. **Maximum Height:** Four (4) stories

30.4 AREA REGULATIONS:

A. **Size of Lot:**

1. **Minimum Lot Area** - Ten thousand (10,000) square feet
2. **Minimum Lot Width** - Sixty feet (60')
3. **Minimum Lot Depth** - One hundred feet (100')

B. **Size of Yards:**

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Twenty feet (20')
3. **Minimum Rear Yard** - Twenty feet (20'); twenty-five feet (25') adjacent to residential.

C. **Maximum Lot Coverage:** Forty percent (40%)

- D. **Parking Regulations:** As established by Section 38, Off-Street Parking and Loading Requirements.

30.5 SPECIAL REQUIREMENTS:

- A. No permanent use of temporary buildings.
- B. All mechanical, heating and air conditioning equipment shall be screened from public view and adjacent residential uses or zoning districts.
- C. For site plan requirements, see Section 42.
- D. **Other Regulations:** As established in the Development Standards, Sections 37 through 45.