

§ 27-406. C-1 Convenience Commercial District. [Ord. 96-267, 5/2/1996; as amended by Ord. 2001-311, 3/1/2001, § 5; by Ord. 2001-317, 9/6/2001, § 7; by Ord. 2004-351, 6/3/2004, § 6; by Ord. 2005-358, 7/7/2005, §§ 1, 2; by Ord. 2005-361, 9/1/2005, § 2; and by Ord. 2005-362, 12/15/2005]

1. Purpose. The purpose for the establishment of the C-1 Convenience Commercial District is to provide development potential for commercial sites to serve the immediate daily needs of the surrounding neighborhood area. Commercial sites are to be buffered from the adjacent neighborhoods while incorporating design features compatible with the surrounding residential developments. Commercial sites shall provide a gradual transition between adjacent residential districts. These areas shall be limited in size and activity and not be permitted to expand into area-wide commercial centers.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Convenience Commercial District.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Convenience Commercial District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Convenience Commercial District.
5. Area and Site Requirements. The following area requirements shall apply in the C-1 Convenience Commercial District:
 - A. No structure shall be permitted closer than 25 feet to any public right-of-way. **[Amended by Ord. 2012-431, 8/2/2012, § 12]**
 - B. Side and rear yards shall be not less than 15 feet. The side yard may be reduced to zero feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
 - C. Off-street parking shall be provided in conformance with § 27-312, Off-Street Parking Requirements.
 - D. Minimum net lot area shall be one acre.
 - E. Maximum structure height: 45 feet.
 - F. Building Facades.
 - (1) Multiple surface treatments are required to create visual interest such as cornices, brackets, window and door moldings, recesses, projections, fabric awnings, porches, steps, decorative finish materials and other architectural articulation shall be required along all building facades fronting a street. At least four such surface treatments shall be provided.

- G. Impervious Surface. No combination of structures and impervious surfaces including asphalt or concrete paved areas for parking, access driveways, and pedestrian access walkways, shall exceed 70% of the lot area or site area of the lot or parcel upon which said improvements are installed.
- H. Building Materials/Color. The use of natural building materials such as wood, brick or stone are strongly encouraged.
- (1) Exterior wall materials not permitted include:
- (a) Large split face blocks (e.g. eight inches by 16 inches or greater).
 - (b) Tilt-up concrete panels.
 - (c) Prefabricated steel panels.
 - (d) Standard concrete masonry units (CMU)
- (2) Comparable materials recommended in-lieu of those listed in § 27-406.5.H(1) include:
- (a) Four-inch by sixteen-inch solid split face masonry.
 - (b) Prefabricated architecturally design concrete masonry panel.
 - (c) Stucco as an accent material (where accent material is not more than 20% of the facade).
- (3) Exterior facade colors shall be low reflectance, subtle, neutral or earth tone. The use of high intensity colors, metallic colors, black and fluorescent colors is discouraged.
- I. Building Roof Features. Roofs must have a least one of the following features. Reference Figure 27.505.5.C for examples of rooflines.
- (1) Parapets concealing flat roofs and rooftop equipment/mechanicals.
 - (2) Overhanging eaves.
 - (3) Sloped roofs.
- J. ¹Curbing. Six-inch vertical concrete curbs shall be required for all streets, proposed within the C-1 District. **[Amended by Ord. 2010-403, 10/7/2010]**
- K. ²Vehicle access shall be designed in accordance with § 27-416.9. **[Amended by Ord. 2006-369, 4/5/2006, § 4]**
- L. Minimum lot width shall be 80 feet at the front lot line.

1. Editor's Note: Former Subsection 5J, Building Mechanicals/Architectural Lighting, was repealed by Ord. 2006-369, 4/5/2006, § 4. Said ordinance also redesignated former Subsection 5L as Subsection 5J.

2. Editor's Note: Former Subsection 5K, Signage, was repealed by Ord. 2006-369, 4/5/2006, § 4. Said ordinance also redesignated former Subsection 5M as Subsection 5K, repealed former Subsection 5N, on loading and service areas, and redesignated former Subsections 5O and P as Subsections 5L and M, respectively.

M. Off-Street Parking Area Lighting.

- (1) Nonresidential Off-Street Parking Areas. Street lights shall be required for all off-street parking areas. Such lighting shall not exceed 25 feet in height and be provided in accordance with approved photometric plan and Township specifications.³

6. Express Standards and Criteria for Uses Authorized by Conditional Use. See General Regulations in Part 3 and § 27-705.

3. Editor's Note: See Drawing Z-5, Off Street Parking Lighting, at the end of this chapter.