

## Chapter 17.40

### OLD TOWN COMMERCIAL (C-1) ZONE

#### Sections:

17.40.010	Purpose.
17.40.020	Permitted uses.
17.40.030	Conditional uses.
17.40.040	Limitations on uses.
17.40.050	Signs.
17.40.060	Lot size.
17.40.070	Yards.
17.40.080	Height of structures.
17.40.090	Lot coverage.
17.40.100	Outside sales area.

Ordinance History: 1645

#### 17.40.010 Purpose.

The purpose of the C-1 zone is to provide space and protection for businesses and to promote a mix of businesses that will serve residents and visitors to the area intended to exclude those uses which would detract from its appeal as an aesthetically pleasing commercial district for residents and visitors.

#### 17.40.020 Permitted uses.

In the C-1 zone, the following uses are permitted outright provided that the use promotes the purpose of the zone, and all other requirements of this title are met:

- A. Museums, tourist information centers;
- B. Public Public Park and recreation facility;
- C. Commercial Retail Sales and services;
- D. Publicly utilities;
- E. Community Service, including governmental, emergency service, or non-profit offices;
- F. Offices (unless defined differently elsewhere);
- G. Residential uses accessory to other non-residential conditional or permitted uses.

#### 17.40.030 Conditional uses.

In the C-1 zone, the following uses and their accessory uses may be allowed in accordance with Chapter 16.12 and the provisions of this title:

- A. Self-service laundry;
- B. Recreational facilities, including concert halls, theaters and convention centers;

- C. Hotel, motel;
- D. Bed and breakfast or bed and breakfast inn.

17.40.040 Limitations on uses.

In the C-1 zone, the following conditions and limitations shall apply:

- A. Development activity in the Old Town area is subject to the architectural review standards as provided in Section 17.84.010.
- B. The dedication of additional street width may be required when an officially adopted street plan or the nature of the proposed development indicates the need for additional width.
- C. The use shall not be objectionable because of odor, dust, fumes, smoke, noise, glare, or the effects of vehicular traffic.
- D. Drive-up uses are prohibited.

17.40.050 Signs.

See Chapter 17.90 Signs

17.40.060 Lot size.

In the C-1 zone, lot size shall be as necessary to comply with Section 17.40.090.

17.40.070 Yards.

Except as provided in Section 17.104.060, in the C-1 zone minimum yard size shall be as follows:

- A. In the event of a common property line, a side yard abutting a residential zone shall be at least fifteen (15) feet plus one foot for each two feet by which the building exceeds twenty-eight (28) feet.
- B. The rear yard shall meet the same requirements as a side yard.

17.40.080 Height of structures.

In the C-1 zone, the permitted height limit shall be twenty-eight (28) feet, except that heights above twenty-eight (28) feet, but not exceeding thirty-five (35) feet, shall require a conditional use permit.

17.40.090 Lot coverage.

In the C-1 zone, buildings shall not occupy more than seventy-five (75) percent of the developed lot or lots.

17.40.100 Outside sales area.

In the C-1 zone, any outside sales area shall be drained and surfaced with crushed rock or paved.

17.40.110    Parking

In the C-1 Zone, off – street parking shall not be required for any outright permitted use.