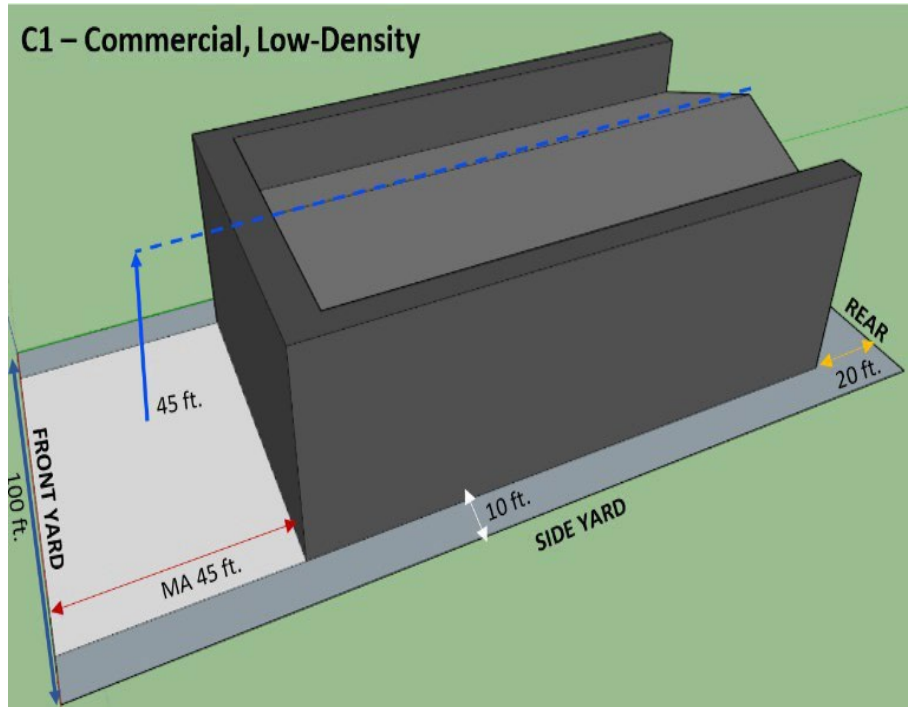


C-1

		C1 Commercial Low-Density
Minimum Lot Size		1 ac.
Minimum Lot Width		100 ft.
Minimum Lot Frontage		50 ft.
Maximum Building Height ⁹	Principal	45 ft.
	Accessory	26 ft.
Front Setback ^{1,10,15}		30 ft.
Side Setback ²	Principal	10 ft.
	Accessory	10 ft.
Rear Setback ²	Principal	20 ft.
	Accessory	15 ft.
Minimum Distance from Structures on Same Lot		10 ft.
Minimum Ground Floor Area (Per Unit)	1 story	N/A
	2+ story	N/A
Total Minimum Living Area (Per Unit)		750 sf. Avg.
Minimum Living Area Façade Width		N/A
Maximum Lot Coverage (structures and buildings)		50%
Maximum Lot Coverage (all impervious surfaces)		75%



The plan shown does not reflect all requirements contained in this ordinance.



- ¹ See accessory structure location restrictions *Section 8.02 – Accessory Uses and Structure Standards*
- ² Check buffer yard standards *Section 7.05 – Landscaping Standards* and/or apply any applicable easement widths
- ⁹ See height exemptions per *Section 7.10 – Height Standards*
- ¹⁰ The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
- ¹⁵ The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.

District Intent

The purpose of the Commercial, Low-Density (C1) District is to encourage well-planned commercial uses (retail, service, office, personal and professional services) on visually prominent and high use corridors to meet the needs of a community market area. These developments should provide unified design, safe ingress and egress, adequate and properly located parking and service facilities and convenient and safe pedestrian

C-1

Special Exception Required

- 1) Residential
 - a) daycare home: large (7 or more enrollees)
- 2) Communications / Utilities
 - a) essential services, major
- 3) Institutional
 - a) funeral home/mortuary/crematory
 - b) places of worship
- 4) Commercial
 - a) motor vehicle repair and service, major
 - b) storage, rv and boat
 - c) entertainment complex
 - d) storage, contractor
 - e) kennel, inside runs
- 5) Light and Heavy Industrial
 - a) bottle gas storage & distribution
 - b) tool & die shop
- 6) Parks & Recreation
 - a) driving range (as a primary use)

Permitted Uses

- 1) Agricultural
 - a) winery
- 2) Communications / Utilities
 - a) essential services, minor
 - b) essential services, major
- 3) Institutional
 - a) cemeteries
 - b) clinic
 - c) community center
 - d) healthcare facilities, medical and emergency
 - e) lodge or private club
 - f) publicly owned buildings or facilities
- 4) Parks & Recreation
 - a) golf course
 - b) nature preserve

Permitted Uses (Cont.)

- 5) Commercial
 - a) car wash
 - b) filing station
 - c) motor vehicle parts sales (without on-site repair)
 - d) motor vehicle repair and service, minor
 - e) motor vehicle sales, small
 - f) banquet or assembly hall
 - g) retreat center
 - h) commercial services
 - i) daycare center (child/ adult)
 - j) fitness center
 - k) food bank/food pantry
 - l) drug stores and pharmacies
 - m) hotels/motels
 - n) Pet groomers
 - o) lawncare/landscape business
 - p) storage, self-service
 - q) administrative/professional office (1st and/or upper floor)
 - r) bank/financial/investment institution
 - s) data processing/call center
 - t) medical/dental laboratories
 - u) veterinarian clinic and animal hospitals
 - v) bar/tavern
 - w) coffee shop
 - x) microbrewery/brew-pub
 - y) wine and craft beer boutiques
 - z) restaurants
 - aa) restaurants, with drive-thru
 - bb) retail, small scale (less than 15,000 sf.)
 - cc) retail, medium-scale (greater than 15,000 sf, less than 35,000 sf)