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)
- 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')
 - 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.