

ARTICLE XVI C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

A. Statement of Intent:

1. This district is intended to provide for individual or small groups of retail and customer service establishments benefitting local residential neighborhoods.
2. It is intended that C-1 Districts be connected to public water and sewer services, and
3. be located along collectors or higher classification streets.
4. Uses should be limited to those which do not generate substantially increased traffic in the neighborhood.

Section I: Principal Permitted Uses

- A. Day care centers
- B. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pickup, shoe repair, self-service laundromats, and other services deemed by the County Commission to be of the same nature as outlined by the Statement of Intent.
- C. Restaurants, cafes, and soda fountains excluding dancing or those with drive-in, pick-up, or drive-thru facilities.
- D. Business and professional offices
 1. provided that they retain the character of the neighborhood in which they locate, and
 2. that the total impervious surface area does not exceed fifty (50) percent of the total lot area.
- E. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.

Section 2: Accessory Uses

- A. Exterior, directional and other incidental signs,
 1. provided that such signs shall comply with existing sign regulations at the time any building or occupancy permits are received.
- B. A single-family residential unit, with the following conditions:
 1. The residence is occupied by the owner and operator or a full-time employee of the principal permitted use;
 2. The structures, if separate, must remain on the same property and may **not** be subdivided independent of each other.
- C. Any other accessory use or structure, not otherwise prohibited, customarily accessory and incidental to a principal permitted use.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. The following uses will be allowed with the authorization of a conditional use permit by the Board of Zoning Adjustment.
1. Banks and financial institutions,
 - a. except those including automatic teller machines and drive-thru facilities.
 2. Convenience stores with gas pumps.
 3. Retail establishments located within a completely enclosed building.
 4. Outdoor dining areas associated with restaurants, cafes and soda fountains.
 5. Law enforcement and fire stations, and other emergency vehicle services.
 6. Requirements and limitations regarding conditional use permits shall be based on the following considerations:
 - a. Size of the structure, amount of traffic generated and number of employees associated with the use.
 - b. Impact of the use on the character of the surrounding neighborhood.
 - c. Impact of the use on the surrounding natural environment.
 - d. Operating hours of proposed use.
 - e. Any other conditions deemed necessary by the Board (of Zoning Adjustment).

Section 4. Use Limitations

- A. All activities and permitted uses except off-street parking and loading facilities, and those permitted with conditional use permits shall be conducted entirely within a completely enclosed building.
- B. No permitted use shall have a floor area open to the public, including display, service and sales, greater than four-thousand (4,000) square feet.
- C. No accessory use shall have a floor area (excluding garage) exceeding four-thousand (4,000) square feet.
- D. No use shall be allowed unless connected to public water and sewer.
- E. No construction of any type of dwelling unit shall be allowed as a principal permitted use.
1. However, any dwelling unit legally existing in the C-1 District at the time of adoption of the Regulations, or any amendment thereto, shall not be classified as a nonconforming use.

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Section 5. Bulk and Intensity of Use Restrictions

- A. Maximum structure height:
 - 1. Principal building: Thirty (30) feet.
 - 2. Accessory structure: Twenty-five (25) feet.

- B. Minimum yard requirements:
 - 1. Lot frontage: Seventy (70) feet.
 - 2. Front yard: Thirty (30) feet.
 - 3. Side yard: Six (6) feet.
 - 4. Rear yard: Twenty-five (25) feet.
 - 5. Lots without public water and sewer must have 100 feet of road frontage.
 - 6. Maximum structural coverage of lot (including accessory buildings): thirty-five (35) percent.

	Minimum Frontage	Front yard setback	Side Yard	Both side yards	Rear Yard	Maximum lot coverage (all structures)
Principal structure on public sewer and water	70 ft.	30 ft	6 ft.	12 ft.	25 ft.	35 percent
Principal structure without public sewer and water	100 ft.	30 ft	6 ft.	12 ft.	25 ft.	35 percent

C. In no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below.

<u>Street Classification</u>	<u>Required setback from Right-of-way Center line</u>
Freeway	150 feet plus required yard setback
Expressway	65 feet plus required yard setback
Primary Arterial	55 feet plus required yard setback
Secondary Arterial	35 feet plus required yard setback
Major Collector	35 feet plus required yard setback
Residential Collector	25 feet plus required yard setback
Commercial/Industrial Local	30 feet plus required yard setback
Residential Local	25 feet plus required yard setback
Highway Access Road	20 feet plus required yard setback

Section 6. Open Space Requirements

A. Minimum open space:

1. Not less than forty (40) percent of the total lot area shall be devoted to open space including required yards and buffer yards.
2. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.

B. Maximum impervious surface:

1. The combined area occupied by all permitted and accessory structures, paved parking areas and any other surfaces which reduce and prevent absorption shall not exceed sixty (60) percent of the total area.

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Section 7. Design Requirements

- A. A site plan, showing the overall concept of the proposed use must be submitted and approved by the planning department. At a minimum, the site plan should include the following:
 - 1. A legal description or a survey done by a Registered Land Surveyor.
 - 2. All dimensions of proposed building, accessory uses, drives, and parking areas.
 - 3. The surrounding land use and zoning classification.
- B. A landscaping plan, meeting all requirements in effect in the Zoning Regulations at the time of application for permits.
- C. All structures in the C-1 Zoning District shall be constructed in a complementary nature of the most restrictive residential zoning district abutting the property.
 - 1. All materials, surface textures and colors should be compatible with the residential district it is intended to complement.
 - 2. If no residential development abuts the property, materials and colors shall be similar to the closest residential development to the proposed site.
 - 3. The following criteria will be considered in determining compatibility:
 - a. Roof lines;
 - b. Scale;
 - c. Orientation; and
 - d. Proportion of surrounding development.
 - 4. Design review shall be performed as part of site plan review.
- D. Refuse disposal areas shall be landscaped and screened in accordance to landscape plans.
- E. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property.
 - 1. All such equipment shall be screened from public view.
- F. Lighting shall be designed to reflect away from adjacent residential areas.