

ARTICLE 13 C-1 NEIGHBORHOOD COMMERCIAL

1300 PURPOSE

The purpose of C-1 Neighborhood Commercial District is to provide areas for uses that provide goods and services, which shall not exceed 10,000 square feet in floor area and do not require outdoor sales to the local neighborhood.

1301 PERMITTED USES

The following uses are permitted in C-1 Neighborhood Commercial District:

Accessory use	Financial Institution	Professional Office
Animal care facility	Funeral Home	Public use
Banquet Hall	Gas/Auto service station	Residential Care Facility
Barber Shop/Beauty Salon	Landscape business	Restaurant without drive-thru
Clinic	Laundromat	Retail sales
Day Care Facility	Personal service	Self serve storage facility
		Telecommunications tower

1302 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Bed and Breakfast	Place of Worship	Special residence
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1303 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the C-1 Neighborhood Commercial district must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

Front:	30 feet
Rear:	20 feet
Side:	10 feet
Width:	60 feet
Lot area:	5,000 square feet
Maximum dwelling height:	45 feet
Maximum accessory height:	45 feet

Corner lots shall have the required front setback on both street frontages.

1304 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

1305 ABUTTING RESIDENTIAL

A. SETBACKS

For main buildings, accessory buildings, parking, or access drives that abut a residential use the following minimum setbacks shall be provided:

Side:	30 feet
Rear:	30 feet

B. SCREENING

Both solid privacy fencing and landscape shall be installed along the abutting residential use to effectively shield the higher intense use.

1. Landscape shall be installed on both sides of the privacy fence. See Article 3002-Landscape.
2. Privacy fence shall be eight (8) feet in height or six (6) feet in height when incorporated with a minimum two (2) foot high earthen mound.

