

C-1: Light Commercial

1. **Purpose.** To provide indoor retail, service and office Uses requiring direct or indirect arterial street access, and business and commercial development along arterials. The C-1 District should accommodate well-designed development on sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. This District implements the *commercial* future land use classification of the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the C-1 District.
3. **Intensity/Density.** Subject to the density provision of this Code, and other development standards in this Code, the following Intensity/Density provisions shall apply:
 - a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 1.0;
 - b. Minimum lot size shall be 0.5 acre, except where a continuous commercial center is subdivided, with pad sites or other shared facilities;
 - c. Maximum building size shall not exceed 80,000 square feet, without a conditional use permit;
 - d. Maximum gross density shall not exceed 24 dwellings per acre; and
 - e. Minimum net density shall not be less than twelve dwellings per acre if the only use is residential, except in a manufactured home park.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.**
 - a. **Service Entrances.** Building entrances to service yard and loading areas shall be located only in the rear and side yard.
 - b. **Outdoor Storage and Display.** Outdoor storage and permanent display areas shall only be allowed in the rear half of the lot, beside or behind the principal structure, except for automobile sales lots for which a CUP has been issued. Portable display of retail merchandise may be permitted subject to this Code.

C-1 Summary	
Primary Uses	Offices, Retail, Services
Max. Intensity	1.0 FAR/ 24 units/acre
Max. Bldg. Size	80,000 sq. ft.
Min. Density	12 units/acre

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks ⁽¹⁾ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front ⁽⁸⁾ (ft.)	Side (ft.)	Rear ⁽⁸⁾ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
Non-Residential Zoning Districts									
C-1	0.5 Acre	50	N/A	15/25	0/0 ⁽⁵⁾	10/10	N/A	1.00	40 ⁽⁶⁾

GENERAL NOTE: See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Some properties might also be subject to additional restrictions and/or overlay zones.

FOOTNOTES:

1. Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
2. Minimum street frontage on cul-de-sac is 30 feet.
3. RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
4. Maximum height is 40 feet if adjacent to any residential zoning district.
5. 10/5 foot setback if abutting a residential zone or use.
6. Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
7. Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
8. The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
9. Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.
10. A minimum side yard setback of six feet (6') will be required where perimeter side yard landscaping is required.