

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

## C-1, Neighborhood Commercial



The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

**Maximum Density Allowed:** N/A

**Maximum Height Allowed:** 40 feet

*Height Exception:* Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

**Lot and Area Standards:**

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-1	All	7,000	-	70'	-	50%	50%

**Minimum Setback Standards:**

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-1	50'	20'	7'	15'	20'	25'

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ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<b>Agriculture and Animals</b> Animal - domestic or household Botanical garden  <b>Residential</b> Residential facility - assisted living Residential facility - extended medical care Residential facility – rehabilitation  <b>Recreation, Education &amp; Assembly</b> Aquarium Community Center Cultural studio Library Museum Park – community Park – mini Park - neighborhood  <b>Services</b> Adult day care ATM machine Auction house Cemetery or mausoleum Child care – commercial Child care – residential (4 children) Financial institution Funeral home Governmental services facility Maintenance service Medical services – doctor office Office Personal services Postal services Repair services – household  <b>Retail</b> Artisan shop Bakery Bar, lounge or tavern Equipment rental – indoor Outdoor vending – private property Packaged sale of beer and/or light wine Retail	<b>Agriculture and Animals</b> Animal clinic Community garden  <b>Recreation, Education &amp; Public Assembly</b> Commercial recreation facility - indoor Commercial recreation facility – outdoor Educational facility Event center Golf course Religious facility  <b>Services</b> Car wash Copy facilities Lodging – Bed & Breakfast Public safety services  <b>Retail</b> Gas station Outdoor vendor park Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-through Restaurant, microbrewery  <b>Transportation/Utilities</b> Airport facilities Parking facility (as principle use) Utility facility Wireless communication facility (cell tower)  <b>Other</b> Temporary Uses	<b>Residential</b> Dwelling – accessory  <b>Transportation/Utilities</b> Solar energy system Wind energy system, small  <b>Other</b> Building – accessory nonresidential Donation box

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### Setback Illustration

