

C1 (NEIGHBORHOOD COMMERCIAL) ZONE

PURPOSE

C1 (Neighborhood Commercial) Zone permits neighborhood commercial activities and small-scale freestanding businesses.

DEVELOPMENT REQUIREMENTS

Minimum lot size: N/A

Minimum lot width: 40 feet

Minimum lot depth: 70 feet

Setbacks Principal Building:

1. Primary Frontage: 25 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 15 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 25 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 15feet (min)

Building Height:

1. Principal Building Height: 40 feet (max)
2. Accessory Building Height: 35 feet (max), but not higher than the height of the principal building.

C1 PERMITTED USES

The following uses are permitted by right in the C1 district.

Civic Space

1. Playground
2. Community Garden, Small
3. Community Garden, Medium
4. Community Garden, Large

Residential

1. Community Types

Lodging

1. Inn

Office

1. Laboratory, Scientific, Ag Research, Office and Service
2. Office, General
3. Office, Small

Retail and Service

1. Commercial Laundry
2. Commercial Use Not Elsewhere Classified
3. Convenience Store
4. Display Gallery
5. Gas Station
6. Kiosk
7. Retail Facility, Small, under 10,000 sq. ft.
8. Open Market Building
9. Personal Service
10. Bar, Pub, Tavern
11. Restaurant, Bakery, Catering Service
12. Food Truck/Push Cart

Institutional

1. Community Building, Public and Private
2. Entertainment Facility, Not Adult Entertainment
3. Institutional Use such as Library, Educational or Cultural
4. Museum
5. Off-Site Parking Area for Commercial and Industrial Use
6. Recreation and Sports Facility, Private
7. Recreation and Sports Facility, Public

8. Religious Institution
9. Theater and Like Place of Assembly
10. Sports Stadium

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Auction Yard
2. Farming and Ranching
3. Greenhouse and Nursery, Commercial
4. Wine Tasting Room or Winery

Automotive

1. Auto-Related Repair and Service, But Not Auto Painting or Body Work

Civic Support

1. Animal Hospital, Veterinary Clinic and Kennel, Agricultural Office and Medical Research
2. Health Service, Public or Private

Education

1. Child and Adult Care, Commercially Operated
2. Childcare, Home Occupation
3. College or University
4. Trade School

Industrial

1. Laboratory Facility
2. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public

C1 SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Residential

1. Mobile Home Park

Lodging

1. Recreational Vehicle Park

Industrial

1. Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable

2. Wireless Communication Facility