

## **Chapter 17**

### **C-1 - NEIGHBORHOOD COMMERCIAL OFFICE & RETAIL**

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#### **17.00 Statement of Intent**

The zoning of property as C-1, Neighborhood Commercial Office and Retail District, is intended to provide for development of small scale retail business uses within the City. This district permits limited retail activities which are conducted wholly indoors. The Neighborhood Commercial Office & Retail District, is intended specifically for development of limited commercial centers in areas which are sensitive because of adjoining land uses, or natural features.

#### **17.01 Permitted Uses**

Single building with single or multiply tenants with office and light commercial uses. No advertising banners, flags, lights and similar attention devices shall be permitted without a Temporary Advertising Permit (TAP) from the City. See Chapter 27 – Signs.

#### **17.02 Height and Area Regulations for C-1 Developments**

The maximum height of buildings and structures, the minimum district size, the maximum district size, setbacks for buildings and parking/paving, maximum floor area ratio and minimum landscape open space ratio shall be as follows:

##### **A. District size:**

1. Minimum district size -- one (1) net acre.
  
2. Maximum district size -- three (3) net acres

##### **B. Maximum height -- two (2) stories, not exceeding thirty (30) feet from finished grade**

##### **C. Minimum setbacks:**

1. Buildings:
  - a. Forty (40) feet from street right-of-way

b. Twenty (20) feet from property lines adjoining land zoned AG through R-6, inclusive. Buildings over twenty (20) feet in height shall set back an additional one (1) foot for every two (2) feet in height.

c. Ten (10) feet from property lines, unless attached to adjacent structure approved by City. Non-attached side shall be twenty (20) feet

2. Parking/paving:

a. Fifteen (15) feet from street right-of-way

b. Twenty (20) feet from property lines

3. The City may allow a ten (10) foot setback for buildings less than thirty (30) feet in height or parking when the proposed development is part of a multi-structure complex.

D. Minimum landscaped open space ratio -- twenty (20) percent of net site area.

**17.03 Development and Performance Standards for C-1 Developments**

A. Parking and Loading -- see Chapter 23

B. Signage -- see Chapter 27

C. Landscaping and Screening -- see Chapter 24. Additional landscaping or other buffering treatments shall be provided where adjacent to property zoned AG through R-6, inclusive.

D. No merchandise shall be stored or displayed outside a building, and no equipment or vehicles other than passenger vehicles shall be stored outside a building. A business may have no more than two (2) delivery vehicles, provided that the delivery vehicles shall be customary passenger automobiles or small pickup trucks or vans.

E. Noise levels in accordance with Chapter 6 – Zoning Districts

F. Delivery services shall not be permitted.

G. Unless a waiver is approved by the City for a solar design or improved site design, buildings should be oriented so that fronts of buildings face the street frontage of the property.

H. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit.

**Related Information: Design Guidelines; Commercial Design Guidelines**

#### **17.04 Other Uses and Regulations**

Other uses and regulations regarding this district please refer to Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Landscaping & Screening – Chapter 24, and Nonconforming Situation – Chapter 25.