

ARTICLE XVI

RESTRICTED COMMERCIAL DISTRICT (C-1)

SECTION 1600-PURPOSE OF THIS DISTRICT

The purpose of this district is to provide relatively quiet, attractive, and spacious areas for the development of restricted commercial uses that do not generate substantial volumes of vehicular traffic (i.e., generally, not more than approximately 426 average daily trips per gross acre of land according to the National Cooperative Highway Research Program Report #187 or the latest edition of the Institute of Transportation Engineers manual entitled Trip Generation.) This district is intended to encourage high quality office park development and to serve as a transition zone between low density residential uses (single-family detached dwellings) and higher intensity uses (such as those first permitted under the C-2 General Commercial zone). These districts are appropriate for the fringes of retail zones.

SECTION 1601-PERMITTED USES

The following uses are allowed in the C-1 district:

- A. Business and professional offices of all types.
- B. Office showroom facilities in which at least 50% of the tenant area is outfitted as office and in which all loading facilities are at the rear of buildings and completely screened from view of public streets and any adjacent residential property.
- C. Personal service establishments such as hair styling shops and photographic portrait studios.
- D. Instructional services such as studios for the teaching of fine arts, photography, music, drama and dance; business and stenographic schools; barber and beauty schools; and similar facilities.

- E. Business-related retail and service establishments not to exceed 25% of the leased area of any office building. Permitted uses include, but are not limited to office supply stores, office equipment dealers, telecommunication equipment sales and service companies, computer stores and services, copy services, drafting supply and equipment dealers, private employment agencies, travel agencies, quick print shops not over 3,000 square feet in size, emergency clinics, and postal and shipping services.
- F. Residential facilities (i.e., care-taker residences) and ancillary uses commonly associated with any permitted use.
- G. Restaurants, cafeterias, delicatessens, coffee shops and carry out food establishments if located within an office building.
- H. Educational and technical training facilities of all types except for those which require outdoor space and/or industrial type structures or those that involve trucking or similarly sized equipment; included are conference center facilities.
- I. Privately-owned and operated libraries, museums, galleries and similar facilities. (Note: Public or quasi-public facilities of this nature are permitted in ANY district as special exceptions.)
- J. Public roads and highways (excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.)
- K. Railroads or railroad facilities existing at the effective date of this Ordinance.

SECTION 1602 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2805

- A. Public/quasi-public facilities and utilities subject to the provisions of Section 402.
- B. Commercial sports and recreational facilities such as swimming pools, tennis courts, and fully-enclosed facilities such as gymnasiums.
- C. Hotels and motels and related restaurants and convention facilities.
- D. Child care facilities.
- E. Wireless communications facilities.

- F. Proposed new railroads or railroad facilities NOT existing at the effective date of this Ordinance

SECTION 1603-DIMENSIONAL REQUIREMENTS

- 1603.01 Building Heights 70 feet, unless greater height is approved by the Board of Supervisors.
- 1603.02 Required Lot Area and Lot Width: No minimum lot area or lot width is required.
- 1603.03 Maximum Buildable Area: - The aggregate square footage of the ground floor of all buildings shall not exceed fifty (50) percent of the gross lot area.
- 1603.04 Minimum Yards:
1. Front yards: The front yard building setback line shall be a minimum of thirty-five (35) feet from any existing or proposed (on the adopted Land Use and Thoroughfares Plan) right-of-way of any road or highway. However, the first ten (10) feet of this setback shall be open landscaped area, with no parking permitted in this area.
 2. Side and rear yards: When a proposed use on a C-1 lot would adjoin another lot zoned for any commercial or industrial usage, side and rear yards of 15 feet shall be required. Parking or a drive will be permitted.
 3. When a proposed use on a C-1 lot would adjoin a residential district or an existing residential use, side and rear yards of 15 feet shall be required. Parking or a drive will be permitted in the rear with the appropriate buffering. The proposed buffering will be reviewed as part of the site plan by the Planning Commission and Board of Supervisors. There will be no parking allowed on the side. Drives will be permitted with the appropriate buffering.
- 1603.05 Minimum Space Between Buildings on the Same Lot: No principal building or accessory building shall be constructed nearer than twenty (20) feet to any other principal building or accessory building.