

Article 21 – Commercial (C-1) Zone

ARTICLE 21 – COMMERCIAL (C-1) ZONE

Section 21.10 - Uses Permitted

In a C-1 Zone, the following uses and their accessory uses are permitted outright:

- A. A single family, a duplex, or a multifamily dwelling.
- B. Retail trade establishment.
- C. Commercial and professional service establishments unless otherwise listed.
- D. All uses listed as Conditional Uses in the R-1 Zone.
- E. Signs identifying a conditional use located on the same lot or parcel as the use and not exceeding 32 square feet in area.
- F. A manufactured home or recreational vehicle required for security personnel in conjunction with a permitted commercial use, or as a temporary use while constructing a dwelling for a period not exceeding two years. Applicable provisions in Article 16 shall apply.
- G. Communication facilities and towers, subject to Article 74.
- H. Short-term rentals, subject to Article 53.
- I. Marijuana retailing, subject to Article 53.

Section 21.20 - Conditional Uses Permitted

In the C-1 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements of Article 60:

- A. Animal hospital.
- B. Recreational vehicle park. Manufactured dwelling parks shall comply with applicable provisions in Article 16.
- C. Temporary hardship dwelling, subject to the following:
 - 1. One manufactured dwelling, recreational vehicle, or the temporary residential use of an existing building may be allowed in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or relative, subject to the following:

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- a. The temporary hardship dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. If the hardship dwelling will use a public sanitary sewer system, such condition will not be required;
 - b. The applicant shall renew the permit authorizing the use every two-years for it to remain valid. Upon review, the applicant shall provide a statement confirming that the residence remains necessary for the relative named in the permit and pay the required renewal fee;
 - c. Within three-months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed non-residential use; and
 - d. The applicant shall submit written confirmation from a medical doctor that care is necessary for an aged or infirm person.
2. Temporary hardship dwellings for a dependent relative are subject to the following additional standards:
 - a. Justification that the relative with the hardship is no employed full-time off the site and is dependent upon medical care by either a relative; or a person medically certified to care for such a person on a full-time basis.
 - b. The relative with the hardship, relative providing care, or medically certified person shall be the primary full-time resident.
 3. A temporary residence approved under this section is not eligible for replacement. Department of Environmental Quality review and removal requirements also apply.
 4. As used in this section “hardship” means a medical hardship or hardship for the care of an aged or infirm person or persons.

D. Communication facilities and towers, subject to Article 74.

Section 21.30 - Limitations on Use

In a C-1 Zone, the following conditions shall apply:

- A. All business, service, repair, processing, storage and merchandise display on property abutting or facing a residential or farm zone shall be conducted wholly within an enclosed building unless screened from the residential or farm zone by a site-obscuring fence or planting permanently maintained at least six feet in height or a character in keeping with residential development. Screening shall allow for vision clearance at driveways. Screening shall be located outside of public right-of-way.

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- B. Openings to structure on sides adjacent to or across a street from a residential or farm zone shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential or farm properties.
- C. Light from a sign shall be directed away from a lot in a farm or residential zone.
- D. Dwellings shall comply with the lot size, setbacks, height and lot coverage requirements of an R-1 zone.
- E. Article 50: Buffer requirements shall apply to all proposed dwellings, except temporary hardship dwellings, that abut property zoned EFU, F-1 or F-2. The more restrictive provisions in Article 50 or this section shall apply.

Section 21.40 - Lot Coverage Requirements

In the C-1 Zone buildings, except covered parking and loading areas, shall not cover more than 50 percent of the lot area.

Section 21.50 - Setback Requirements

In the C-1 Zone, setbacks shall be as follows:

- A. No building shall be closer to a lot in a residential or farm zone than a distance equal to the height of the building, or 20-feet, whichever is greater.
- B. No building shall be constructed closer than 60-feet from the centerline of any arterial street, or 50-feet from the centerline of any local or collector street, or 20-feet from the right-of-way, whichever is greater.
- C. Vision clearance: Minimum 35-feet.

Section 21.60 - Site Design Standards

Locational Criteria are listed in the County Policy Document under Goal 9 (Economy of the State) and apply at the time of a Comprehensive Plan or zone change to C-1. At the time of new development, or change of use, the applicant shall demonstrate:

- A. Site access will not cause dangerous intersections or traffic congestion. They will have adequate visibility for motorists and pedestrians and will be kept at the minimum needed for safe ingress and egress. Roadway capacity, speed limits and number of turning movements shall all be considered.
- B. The storm drainage or natural drainage system will handle the increased runoff created by the new development.

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C. No new building site shall be located within the 100-year floodplain without a floodplain permit.

Section 21.65 – Street Design Standards

A. The following street design standards for Urban Commercial/Industrial Roads only apply outside of the Urban Growth Areas and shall apply to new streets built within the C-1, M-1 and M-2 zones for new developments with a proposed or potential average lot size of one-half acre or less:

ROW	Roadway	Travel lanes	Center lane	Bike Lanes	Parking	Planting strip	Sidewalk	Utility easement*
60'-70'	30'- 42' ¹	Two 11'	12' min., if needed.	None	8' one or both sides	See note 2	Two 6'-8'	One or two 5'-10'

1. 42' with center turn lane
 2. 4'- 6' wide planting strip, or tree wells with 8 foot sidewalk
- * = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

B. The following street design standards for Rural Commercial/Industrial Roads shall apply to new streets built within the C-1, M-1, and M-2 zones for new developments outside the Urban Growth Areas with a proposed or potential average lot size of more than one-half acre:

ROW	Roadway	Travel lanes	Center lane	Shoulder	Parking	Planting strip	Sidewalk	Utility easement*	Other/ Comments
60'-68'	32'- 40'	Two 12'	None	None	8' one or both sides	None	None	One or two 5'-10'	2' gravel shoulder both sides; 12' ditch one or both sides

* = Optional

Standards are illustrated in diagrams in the County TSP and Road Design Standards document.

Section 21.70 – Access Management

Access management guidelines are addressed in Article 19 (Access Management Standards) of this Ordinance.