

3-8 CONVENIENCE COMMERCIAL ZONE (C-1)

A. INTENT

This Zone is intended to provide for selected retail shopping, personal service uses and office space to serve the needs of the nearby residential areas. This zoning is intended for locations at strategic sites in relation to population centers and transportation networks.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size – 1.0 acre;
2. Minimum Lot Frontage – 100’;
3. Minimum Width to Length Ratio – 1:3 until 300’ of road frontage;
4. Minimum Front Yard Setback – 40’;
5. Minimum Side Yard Setback –10’; 40’ adjoining residential and industrial zones, 100’ adjoining agricultural zones;
6. Minimum Rear Yard Setback –15’; 40’ adjoining residential and industrial zones, 100’ adjoining agricultural zones;
7. Maximum Lot Coverage – 0.85
8. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

ADDITIONAL STANDARDS THAT MAY APPLY

Development Requirements, Pg. 73

Parking Standards, Pg. 89

Signage Standards, Pg. 97

Landscaping Standards, Pg. 103

Lighting Standards, Pg. 105

Building and Electric Permits, Pg. 117

Special Provisions, Pg. 143

- OUTDOOR STORAGE AND DISPLAY, Pg. 147
- REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148