

C-1, C-2, & C-3 Commercial Zoning Districts Guidelines

C-1, Central Business District

Section 14-606.1

District Description-This district is designed to provide for a wide range of retail, office, amusement, and service uses, and light industrial processes involving high performance standards. In addition, this district provides for governmental uses, and community facilities and utilities necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement. Relatively high density and intensity of use is permitted in this district. This district also allows for upper story residential dwellings.

C-2, Major Highway Service District

Section 14-606.2

District Description-This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Appropriate locations for this district are along major traffic arteries. Such districts should be situated near major transportation interchanges and patterns of striped commercial development extending in a continuous manner along such major traffic arteries.



C-1, C-2, & C-3 Commercial Zoning Districts Guidelines

C-3, General Commercial District

Section 14-606.3

District Description-This district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments ; transient sleeping accommodations; drive-in stores; eating and drinking places; financial institutions; and offices. The uses in this district service a wide market area and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses which generate large volumes of truck traffic. Appropriate open space between commercial and residential areas is required. This district also allows for upper story residential dwellings.

Minimum Lot Size

Zone	Minimum Lot Area	Lot Width at Building Setback
C-1	None	None
C-2	20,000 sq. ft.	100 ft.
C-3	10,000 sq. ft.	100 ft.



Minimum Yard Requirements:

C-1

Minimum Yard Requirements:

Front Yard Setback	None
Side Yard Setback	None
Rear Yard Setback	None

Maximum Lot Coverage

There are no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.

C-2

Minimum Yard Requirements:

Front Yard Setback	35 ft.
Side Yard Setback	10 ft.

*(except where the side yard abuts or is adjacent to a Residential District, in which case the minimum setback for that yard shall be forty (40) ft. *

Rear Yard Setback	20 ft.
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*(except where the rear yard abuts or is adjacent to a Residential District, in which case the minimum setback for that yard shall be forty (40) ft. *

Maximum Lot Coverage

On any area or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed seventy (70) percent of the total area of such lot or parcel.

C-3

Minimum Yard Requirements:

Front Yard Setback	35 ft.
Side Yard Setback	10 ft.

*(except where the side yard abuts or is adjacent to a Residential District, in which case the minimum setback for that yard shall be forty (40) ft. *

Rear Yard Setback	20 ft.
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*(except where the rear yard abuts or is adjacent to a Residential District, in which case the minimum setback for that yard shall be forty (40) ft. *

Maximum Lot Coverage

On any area or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed seventy (70) percent of the total area of such lot or parcel.

