

ARTICLE 15

(C-1) Limited Commercial

SECTION 3.15.000 Purpose

The Limited Commercial classification provides for a desirable mixing of residential land uses with limited commercial land uses in close proximity to adjacent residential districts. The zone is also intended to serve local neighborhood needs rather than provide a full commercial area for an entire community. The limited commercial uses allowed in this district are selected for their compatibility with residential uses and ability to meet the frequently recurring needs of the neighborhood. Normally, the district is to be applied as a small compact area conveniently located in or near residential areas and along thoroughfares and may be utilized in areas designated as committed to nonresource use by the Comprehensive Plan.

SECTION 3.15.050 Permitted Uses

In the C-1 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance.

1. Business and professional offices.
2. Pharmacy.
3. Medical and dental clinic.
4. Grocery store, limited to 2,500 square feet in area.
5. Public and semipublic buildings and uses.
6. Parks, playgrounds, or community centers.
7. Single family residence in conjunction with a permitted use.

SECTION 3.15.100 Buildings and Uses Permitted Conditionally

In the C-1 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this chapter.

1. Mobile Home Parks, subject to the provisions of Article 51, except that no mobile home parks shall be allowed within urban growth boundaries.
2. Veterinary clinic.
3. Uses similar to permitted uses but not listed and shown to meet the intent and purpose of the zone.

4. Signs which do not conform to the requirements of §3.15.150.5.

SECTION 3.15.150 Property Development Standards

1. **Area:**
 - a. Lots or parcels shall have a minimum area of 7,500 square feet.
 - b. Lots or parcels shall have a minimum average width of 70 feet.
2. **Coverage:** Not over 60 percent of the property shall be covered by all buildings located thereon.
3. **Setbacks:**
 - a. Front Yard: No structure other than a fence or sign shall be located closer than 15 feet from the front property line.
 - b. Side Yard: No structure other than a fence or sign shall be located closer than 5 feet from side property lines for interior properties, 10 feet from exterior side property lines for corner building sites.
 - c. Vision Clearance: Vision clearance on corner properties shall be a minimum of 20 feet.
4. **Height:** Maximum height of all structures shall be 35 feet.
5. **Signs:**
 - a. Exterior signs shall be limited to two per business establishment.
 - b. Signs shall be limited to 32 square feet.
 - c. Signs may be illuminated, but shall not be of the flashing or blinking type.
 - d. No sign shall project above the height of the tallest structure on the lot.
6. **Parking:** Off-street parking shall be provided in accordance with Article 35.