

ARTICLE XVII

RESTRICTED COMMERCIAL DISTRICT (C-1A)

SECTION 1700-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 1701-PERMITTED USES

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

- A. Business and professional offices of all types.
- B. Office showroom facilities in which at least 50% of the tenantable 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 leasable 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, blueprint and 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, postal and shipping services, day care facilities, and totally enclosed health club facilities.

- F. Residential facilities (i.e., car-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. Residential facilities (i.e., car-taker residences) and ancillary uses commonly associated with any pennitted use.
- K. Public roads and highways (excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts)
- L. *Public* recreational or open space facilities.

SECTION 1702 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

- 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. Patio homes as defined by this Ordinance, provided that these residential uses shall be setback at least 500 feet from any Federal-Aid Interstate highway and 100 feet from the right-of-way line of any principal arterial or minor arterial street as functionally classified by the adopted **Thoroughfares Plan** for Madison County; or provided that noise mitigation measures such as berms shall be installed by the developers of patio homes as recommended by applicable Federal Highway Administration standards. *When permitted as special exceptions in C- 1 A districts, patio homes shall be constructed in accordance with ALL R-5 (Patio Home District) regulations of this Ordinance.*

SECTION 1703-DIMENSIONAL REQUIREMENTS

- 1703.01 Building Heights No structure shall exceed forty (40) feet or three stories in height.
- 1703.02 Required Lot Area and Lot Width No minimum lot area or lot width is required.
- 1703.03 Maximum Buildable Area The aggregate square footage of all buildings shall not exceed fifty (50) percent of the gross lot area.
- 1703.04 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 fifteen (15) 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-1A lot would adjoin another lot zoned for any commercial or industrial usage, side and rear yards of 20 feet shall be required.
 3. When a proposed use on a C-1A lot would adjoin a residential district or an existing residential use, side and rear yards of 50 feet shall be required. Such space shall not be occupied by any building or accessory structure and shall be maintained as a landscaped open area.
- 1703.05 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.

SECTION 1704 - OFF-STREET PARKING REQUIREMENTS

See Article XXIII pertaining to off street parking.

SECTION 1705 - SIGNS AND OUTDOOR ADVERTISING

See Section XXV pertaining to signs and outdoor advertising.