

ARTICLE XVIII

GENERAL COMMERCIAL DISTRICT (C-1)

SECTION 1800 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide retail stores and personal services for the convenience of people in residential areas of Madison County. It is also the intent of this district that commercial uses permitted in C-1 districts be limited to those in which *services performed and merchandise offered for sale be conducted or displayed entirely within fully-enclosed buildings* as defined by this Ordinance.

Uses permitted **by special exception only** in C-1 districts are those which generally generate more vehicular traffic than those permitted outright, such convenience stores, service stations, and fast food restaurants. These "convenience" type commercial uses need to be evaluated **on a case-by-case basis**, since some may not appropriate for location in a C-1 district without some attachment of conditions, such as rear parking, screening, special traffic control measures, etc.

SECTION 1801 - LAND USES PERMITTED

The following uses are permitted outright in C-1 districts subject to the regulations prescribed herein; *uses first permitted in C-2 districts shall not be allowed in C-1 districts:*

- A. Commercial uses in which services performed and merchandise offered for sale are conducted or displayed within fully-enclosed buildings, **EXCEPT FOR THE DISPLAY OF SMALL ARTICLES** (i. e., those that can generally be hand-carried by one or two persons) **OUTSIDE THE COMMERCIAL USE.**
- B. Offices of all types.
- C. Full-service restaurants, **EXCLUDING fast food restaurants.**
- D. Public roads and highways (excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.)
- E. **Public** recreational or open space facilities.
- F. Railroads and railroad spur tracks.
- G. Veterinary clinics and pet shops, *excluding outside runs.*
- H. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted

SECTION 1802 - CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2605

- A. Public or quasi-public facilities and utilities in compliance with Section 401.5 of this Ordinance.
- B. Fast food restaurants, food product carry-out and delivery stores.
- C. Convenience stores.
- D. Service stations/ convenience car care establishments.
- E. Veterinary clinics and pet shops, including outside runs.
- F. Any retail business or service establishment which the Board determines to be of the same character and nature as those specifically allowed *but not to include those uses which are first permitted in C-2 Highway Commercial districts.*

SECTION 1803 - DIMENSIONAL REQUIREMENTS

1803.01 Maximum Building Height: 40 feet or 3 stories.

1803.02 Minimum Lot Area:

- (a) Shopping centers: Three (3) acres.
- (b) Independent commercial uses: 30,000 square feet.

1803.03 Minimum Lot Width: feet as determined at the building setback line.

- (a) Shopping centers: 200 feet.
- (b) Independent commercial uses: 100 feet. *For any lot having a width of less than 200 feet, there shall be no more than one access driveway per lot. For lots having a width of 200 feet or more, two access driveways may be provided for every 200 feet of street/ road frontage. Interior circulation streets shall be provided for all commercial subdivisions approved after the effective date of this Ordinance.*

1803.04 Minimum Yards: The minimum yard requirements for all uses permitted in a C-1 district shall be as follows:

1. Front yard: 35 feet. The front yard setback shall be a minimum of thirty-

five (35) feet from any existing or proposed right-of-way line of any street or road. *However, the first fifteen (15) feet of this setback shall be open landscaped area, with no parking permitted in this area.*

2. Side yards and rear yards where NOT abutting a residential district or residential use: No side yard or rear yard required.

3. Side yards and rear yards where abutting ANY residential district or residential use: fifty (50) feet, which shall remain open and be landscaped; OR 20 feet, which shall remain open and be landscaped AND a fence along side or rear yards abutting such residential district or residential use.

SECTION 1804 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

SECTION 1805 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XXIII for off-street parking, loading and access control requirements.