

**Chapter 16.35**  
**COMMUNITY COMMERCIAL DISTRICT C-1**

**16.35.000 Purpose**

The purpose of the **C-1 District** is to provide areas in the central business district to:

- A. Allow a mixture of complimentary land uses including retail, offices, commercial services, civic and residential uses, to create economic and social vitality and to encourage the linking of trips;
- B. Develop commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
- C. Provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace;
- D. Reinforce streets as public places that encourage pedestrian and bicycle travel;
- E. Provide roadway and pedestrian connections to residential areas;
- F. Provide transitions between high traffic streets and neighborhoods;
- G. Encourage efficient land use by facilitating compact, high-density development and minimizing the amount of land that is needed for surface parking; and
- H. Provide appropriate locations and design standards for automobile- and truck-dependent uses.

**16.35.005 Permitted Uses**

Permitted uses are subject to the requirements of Design Review section of this chapter, if applicable. Refer to Zoning Code Use Table.

- A. Accessory Uses related to Commercial, Office, & Retail, Subject to the Accessory Uses, Structures & Dwellings section of this chapter
- B. Alcoholic beverage establishment

- C. Amusement Enterprise, Indoor
- D. Art Studio/Gallery
- E. Bed & Breakfast
- F. Catering Establishment
- G. Child Care, Certified Home, if part of a single family residential use
- H. Child Care, Registered Home, if part of a single family residential use
- I. Civic/Governmental Use
- J. Clinic, Medical & Dental
- K. Dry Cleaners & Laundry
- L. Home occupations, Subject to Chapter 16.85, Home Occupations
- M. Hotels & Motels
- N. Live/Work townhomes; shall not occupy more than 25% of front building elevation on the ground floor
- O. Mixed Use developments; shall not occupy more than 25% of front building elevation on the ground floor
- P. Offices, Business
- Q. Parking as Primary Use
- R. Planned Unit Development, Subject to the Planned Unit Development section of this chapter
- S. Restaurants
- T. Retail Sales & Service

**16.035.10 Conditional Uses**

Conditional uses are subject to the requirements of Design Review section of this chapter when applicable. Refer to Chapter 16.15, Zoning Code Use Table.

The following uses and their accessory structures may be permitted in the C1 District when authorized by the Planning Commission pursuant to Conditional Use Permit section of this chapter.

- A. Amusement Enterprise, Outdoor
- B. Animal Care Facility
- C. Child Care, Certified Center

- D. Conference/Convention Center
- E. Drive-in/thru window
- F. Educational Facility
- G. Extended Care Facility / Convalescent / Nursing Home
- H. Farm/logging/lumber supply/equipment sales & service
- I. Fraternal Lodge
- J. Funeral Homes, Mortuaries, & Taxidermist
- K. Places of Worship
- L. Radio/TV Station/Studios
- M. Retail Sales & Service-Single Tenant over 30,000 square feet
- N. Utility Facilities
- O. Wholesales/services
- P. Wireless Telecommunication Facilities

**16.35.020 Limitations on Use**

The following conditions and limitations shall apply to development in the C1 District.

- A. The Commission may impose the following conditions before a building permit will be issued for the proposed development:
  - 1. Limit or prohibit access to streets not designated as major streets on an officially adopted plan where the principal uses along the street in the block are residential.
  - 2. Require sight or sound barriers.
- B. The use shall not be objectionable in relationship to surrounding residential zones because of odor, dust, smoke, cinders, fumes, noise, glare, heat, or vibration.
- C. Operational Standards
  - 1. All business, service, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:

- a. Off-street parking or loading.
  - b. Drive-in windows.
  - c. Display of merchandise along the wall of the building not extended more than three feet from the wall and not in a public right-of-way.
2. The use shall not be objectionable in relationship to surrounding residential zones because of odor, dust, smoke, cinders, fumes, noise, glare, heat, or vibration.

**16.35.025 Dimensional Standards**

The following dimensional standards shall be the minimum requirements for all development in the C1 District except for modifications permitted under Lot, Building, & Yard Exceptions or Planned Unit Development sections of this chapter.

A. Lot Size

- 1. The minimum lot area shall be 2,500 square feet.
- 2. The minimum lot width shall be 25 feet.

B. Setback Requirements

1. Front Yard

Adjacent to a Residentially Zoned lot	10 feet
Adjacent to any other zone	No minimum required Maximum setback 10 feet

The maximum front setback standard shall be met when a minimum of 50 percent of the front building elevation is placed no more than 10 feet back from the front property line. On lots with more than one building, this standard applies to the largest building. The setback standard may be increased when a usable public space with pedestrian amenities (e.g., extra-wide sidewalk, plaza, pocket park, outdoor dining area or town square with seating) is provided between the building and front property line. An exception to this standard may also be approved through site design review for sites with multiple, detached buildings, when those buildings are oriented to an internal “shopping street”.

2. Side Yard

Adjacent to a Residentially Zoned lot	<u>10 feet</u>
Adjacent to any other zone	<u>None required</u>

- |                                       |                      |
|---------------------------------------|----------------------|
| 3. Rear Yard                          | <u>10 feet</u>       |
| Adjacent to a Residentially Zoned lot |                      |
| Adjacent to any other zone            | <u>None required</u> |

**C. Building Orientation**

New development shall be oriented to a street. The building orientation standard is met when all of the following criteria are met:

- A. The minimum and maximum setback standards are met;
- B. Buildings have their primary entrance(s) oriented to (facing) the street. Building entrances may include entrances to individual units, lobby entrances, entrances oriented to pedestrian plazas, or breeze-way/courtyard entrances (i.e., to a cluster of units or commercial spaces). Alternatively, a building may have its entrance facing a side yard when a direct pedestrian walkway not exceeding 20 feet in length is provided between the building entrance and the street right-of-way.
- C. Off-street parking, driveways or other vehicular circulation shall not be placed between a building and the street which is used to comply with subsection B (1), above.

**D. Height of Buildings**

Buildings in the C1 District shall not exceed a height of 45 feet.

**E. Lot Coverage**

In the C-1 District, there is no maximum lot coverage requirement.

**16.35.030 Parking Requirements**

Parking requirements for commercial uses are specified in Off Street Parking and Loading of this Ordinance.

**16.35.035 Lighting Requirements**

All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting (e.g., wall mounted, sidewalk lamps, bollards, landscape up lighting, etc.).