



# C-1 Neighborhood Commercial

## General Requirements:

- Maximum Structure Height is 35'
- Max. Driveway Width is 40'. If two or more drives adjoin to access the same property a safety island of 10' is required. Not more than two such driveways are permitted for each 100' of continuous frontage.

## Accessory Structures:

- Total footprint of accessory structure(s) must not exceed the primary structure's footprint
- Total footprint of accessory structure(s) must not exceed 15% of lot area
- Sidewalls exceeding 10' require Zoning Board approval

## Visibility Considerations:

- Triangular Shaded Areas must not have obstacles placed nor constructed features built which obscure visibility.

## Off-Street Loading/Unloading:

- The requirements for each loading/unloading space are min. dimensions of 12' x 40' with a 14' height clearance
- Retail Business: 1 space per 5,000sf of floor area
- Wholesale/Industry: 1 space per 10,000sf of floor space

## Other Considerations:

- Projection of roof overhangs, sills, cornices, and ornamental features may extend up to 2' into any required yard

## REFERENCES:

- Sec. 706 (C-1)
- Sec. 801 Area, Yard, Height
- Sec. 1006 Proj. Open Space
- Sec. 1007 Corner Lots
- Sec. 1008 Corner Visibility
- Sec. 8-1 Fences
- Sec. 22-177 Non-Res Driveways
- Sec. 1012 Buffer Strip
- Sec. 1015 Off-Street Loading
- Part II. Sec. 5 (B & K) Sign Loc.