

§302. C-1 GENERAL COMMERCIAL DISTRICT.

1. Specific Intent. In addition to the general goals listed in the preamble and statement of intent, it is the purpose of this Section to provide for the orderly commercial development commonly associated with the linear business districts of Castle Shannon by concentrating the more intensive nonresidential uses in areas which are oriented to vehicular traffic.

2. Use Regulations.

A. Uses by Right. In any C-1 district, land buildings and premises shall be used by right for only one or more of the following:

1. Amusement Establishment, Subject to §505.10
2. Animal Hospital
3. Automobile Laundry, Subject to §505.8
4. Business or Professional Offices
5. Club and Clubhouse, Subject to §505.16
6. Convenience Store
7. Financial Institution
8. Indoor Entertainment, Subject to §505.10
9. Indoor Self Storage Facility, Subject to §505.15
10. Medical Facility
11. Office building
12. Personal Service
13. Professional Office
14. Restaurant
15. Retail Store
16. Service Station, Automobile, Subject to §505.20
17. Tavern
18. Transit Station

B. Accessory Uses. Only the following accessory uses shall be permitted:

- (1) Those accessory uses customarily incidental to the principal *uses* and including customary services within the building provided such services are for the patrons of the principal use of the building and there is no external evidence of such services or signs advertising the same.
- (2) Any building used for any of the allowed enumerated uses may not have more than 20% of its floor area used for purposes incidental to the primary use.
- (3) Drive through Facility
- (4) No Impact Home based Business, Subject to §505.5

- (5) Home Occupation, Subject to §505.4
- (6) Fences, Subject to §502
- (7) Accessory Buildings, Subject to §502
- (8) Accessory Structures, Subject to §502

C. Conditional Uses.

- (1) Display but not storage or sale of merchandise, items or things outside the buildings located on the premises as an ancillary use related to a use permitted in the zoning district; subject to the standards and criteria set forth in §502.
- (2) Public and semiprivate uses and essential services.
- (3) Kennel
- (4) Child Day Care Center, Subject to §505.12
- (5) Comparable uses not specifically listed, Subject to §505.11
- (6) Vehicle Rental, Sales and Service, Subject to §505.22

3. Area and Bulk Regulations.

Lot size	4,800 sq. ft.
Lot width	48 ft. minimum
Total lot coverage	80% maximum
Building setback line	10 ft. required for buildings three floors or less in height, except for parking garages, 20 feet. For buildings four or more stories in height, 10 feet plus 15 feet for each floor over three floors.
Side yards	Minimum of 5 feet. Ten feet for third floor, plus 3 feet for each floor above three floors. When abutting any residential districts, 30 feet plus the height of the building over 30 feet.
Buffer zone	5 ft. wide minimum at front and sides of lot.
Building height	60 ft. or 5 stories maximum
Public and Semiprivate Uses	
Lot size	5,000 sq. ft. minimum
Side yards	10 ft minimum each
Building setback line	10 ft. minimum
Rear yard	25 ft minimum
Height of building	35 ft. or three stories

4. General Provisions.

- A. Balconies may project into the side and front yard above the first floor for a distance of 5 feet.
- B. Parking and accessory uses may be permitted in required yards below grade to within 5 feet of any property line, provided that there shall be no bunding projections above ground level in any required yard and provided planting and landscaping is placed above and around *such* areas.
- C. No merchandise shall be displayed, sold or otherwise made available between the street right-of-way lines.

ZONING

D. All permitted uses (except parking areas, used car sales and displays of merchandise permitted as a conditional use) shall be conducted wholly within endorsed buildings.

5. Off-Street Parking Standards and Requirements. As required by §503 of this Chapter.

6. Off-Street Loading Regulations. As required by §503 of this Chapter.

7. Design and Performance Standards. As required by §504 and 505 of this

Chapter. (Ord. 744, 6/11/1990, §301)