**DIVISION 7. – LIMITED COMMERCIAL ZONING DISTRICT (C-1)**

**Sec. 70-451. – Intent.**

The limited commercial district provides for small businesses that will serve nearby residential districts. The character of development should be compatible with residential surroundings. Traffic and parking congestion should be held to a minimum to protect the public safety while preserving neighborhood character and property values in the surrounding residential districts. This district may serve as a buffer between more intensive commercial development and residential or agricultural uses.

(Ord. of 5-2-1996, § 701)

**Sec. 70-452. – Permitted uses.**

In the limited commercial district, land may be used for the following uses and any customarily incidental accessory use, provided that no merchandise, materials, tractor-trailers, or equipment are stored outdoors:

1) Office not exceeding 4,000 square feet of gross floor area.

2) Place of worship.

3) Public use such as school, park, library, or fire/rescue station.

4) Retail store not exceeding 4,000 square feet of gross floor area.

5) Signs in accordance with sections 70-456 and 70-696 et seq.

6) Up to four dwelling units attached to an office or a retail store.

7) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:

a. Temporary or seasonal sales.

b. Special events.

8) Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.

9) Cultural use.

10) Commercial indoor recreational use.

11) Institutional use.

12) Microbrewery / Microdistillery, provided that outdoor live music/entertainment is

not permitted.

(Ord. of 5-2-1996, § 702; Ord. of 3-9-2010; Ord. of 06-10-14(8); Ord. of 04/14/2015; [*08/11/15*](http://orangecode.us/docs/previous/150811OrdinanceConcerningPublicUtilitiesandAccessoryApartments.pdf), Ord. 03-13-2018)

**Sec. 70-453. – Uses permitted by special use permit.**

In the limited commercial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

1) Any commercial use compatible with residential surroundings that is not permitted in any other district.

2) Bed and breakfast inn with/without a restaurant open to non-guests.

3) Commercial outdoor recreational use.

4) Public utility facility

(Ord. of 5-2-1996, § 703; Ord. of 04/14/2015; [*08/11/15*](http://orangecode.us/docs/previous/150811OrdinanceConcerningPublicUtilitiesandAccessoryApartments.pdf))

**Sec. 70-454. – Setback and yards.**

(a) In the limited commercial district, the regulations in this section shall apply to all buildings, all structures that require building permits, and all temporary or portable buildings greater than 150 square feet in floor area or greater than eight feet, six inches in height.

(b) For setbacks from primary highways, see section 70-646 et seq.

(c) The setback from any secondary road or subdivision street shall be 35 feet from the right-of-way.

(d) The minimum side yard width shall be 20 feet.

(e) The minimum rear yard width shall be 35 feet.

(f) For corner lots, the minimum yard width adjacent to the side street shall be 35 feet. For double-frontage lots, the minimum rear yard width shall be 35 feet.

(g) No more than two-thirds of any lot shall be covered with impervious surfaces such as buildings and parking lots.

(Ord. of 5-2-1996, § 704)

**Sec. 70-455. – Height regulations.**

In the limited commercial district, structures other than public utility facilities shall be 40 feet or less in height. The board of zoning appeals may grant a special exception to allow a structure taller than 40 feet.

(Ord. of 5-2-1996, § 705)

**Sec. 70-456. – Signs.**

(a) In the limited commercial district, signs are permitted as set forth in this section. In granting a special use permit, the board of supervisors may allow signs that exceed these guidelines.

(b) The total area of permanent signs on any improved lot shall not exceed two square feet of sign for each linear foot of building frontage. The total shall be distributed among building, pylon and monument signs such that pylon signs make up no more than half the total.

(c) The total area of permanent signs on any unimproved lot shall not exceed 32 square feet.

(d) The height of on-site pylon signs shall not exceed 18 feet. Building signs shall not project above the top of the building more than one-third of the total height of the building.

(e) The total area of off-site advertising signs on any lot shall not exceed 32 square feet. The height of off-site advertising signs shall not exceed eight feet.

(f) Signs may be lighted so that they are illuminated from within or have one or more lights shining on them so that each face of the sign is illuminated. Lights used to internally and externally illuminate each face of a sign shall be directed so as to minimize glare to passing motorists or pedestrians.

(g) Digital signs are permitted as set forth in section 70-701

(Ord. of 5-2-1996, § 706; Ord. of 7-26-2011)