

## SECTION 19. "C-1" LOCAL COMMERCIAL DISTRICTS

The purpose of the "C-1" District classification is to provide locations for low intensity development where retail and personal service uses predominate and where there is also limited opportunity for office uses and business service uses. "C-1" Districts should be located and developed as unified shopping centers consisting primarily of small individual shops of a linear or cluster design. Furthermore, development of "C-1" Districts should result in commercial centers which are compatible with the surrounding development in terms of scale and character. (Ord. No. 86-30, 6-1-87)

The following regulations shall apply in all "C-1" Districts:

### A. Uses Permitted.

The following uses are permitted, provided that they are not Large Format Sales Establishments, as defined in Section 1.

1. All uses permitted in "C-1-R" Districts.
2. Antique shop.
3. Art store, including art work, art supplies and framing materials.
4. Automobile accessories and supplies, excluding installation.
5. Bank or other financial institution.
6. Book, stationery or card store.
7. Clothing or wearing apparel shop.
8. Department store restricted to sites that are a minimum of five (5) acres.
9. Dry goods or notion store.
10. Film processing kiosk (photo service).
11. Florist or gift shop. Delivery of flowers to off-site locations is permitted when it involves less than thirty [30] percent of the amount of the sales from these stores.
12. Grocery, fruit or vegetable store. Delivery of groceries to off-site locations is permitted when it involves less than thirty [30] percent of the amount of the sales from these stores.
13. Hardware, paint or appliance store.
14. Hobby or handcraft store.
15. Home furnishings store.
16. Jewelry store.
17. Locksmith.
18. Medical office or clinic.
19. Office as regulated in subsection C.1., below.
20. Optical store.
21. Pet shop.
22. Photography studio.
23. Photo copy service.
24. Private postal service limited to a gross floor area of twelve hundred (1,200) square feet.
25. Repair shop (small appliance, television, radio).
26. Restaurant, including outdoor cafes associated with such uses (excluding restaurants with drive-through windows and dancing or entertainment, except as provided for in subsection B.6). Delivery of food and beverages to off-site locations is permitted when it involves less than thirty [30] percent of the amount of the sales from these restaurants.
27. Secondhand or consignment shop.
28. Shoe store.
29. Sporting goods store.
30. Variety store.
31. Video tape or record store.
32. Uses and buildings customarily accessory to the above uses.
33. Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with Section 20. "CP-FBC" Form Based Code Districts. After such development all

uses permitted in Section 20 shall be permitted on the property, subject to all regulations in Section 20.

(6-25-77; Ord. No. 82-37, 9-11-82; Ord. No. 82-41, 11-6-82; Ord. No. 86-30, 6-1-87; Ord. No. 88-19, 11-22-88; 2-25-03; Ord. No. 11-02, 10-15-2011)

### **B. Special Exceptions.**

The following uses may be established subject to obtaining a use permit under the procedures established in Section 36.G. Use Permits:

1. Amusement game arcade.
2. Food delivery services.
3. Health club.
4. Indoor and outdoor tennis, racquet or handball courts.
5. Public parking area whether with or without improvements deferred, as regulated in Section 33.B.1.b.
6. Restaurant providing live entertainment and/or dancing.
7. Schools (private, elementary and high), kindergartens, day nurseries and day care facilities.
8. Vehicle service establishment, provided that any portion of the use except the sale of gasoline shall be conducted wholly within a building.
9. Any use otherwise permitted in this district with a drive-through window.
10. Uses permitted and conducted in kiosks in accordance with the requirements of Section 31.A.18.
11. Uses in projects that are within the Clarendon Revitalization District and are part of a Unified Commercial/Mixed Use Development as set forth in section 31.A.17.
12. Large Format Sales Establishments.

(1-24-74; 2-7-76; 6-25-77; 8-6-77; Ord. No. 82-37, 9-11-82; Ord. No. 83-5, 2-5-83; Ord. No. 86-30, 6-1-87; Ord. No. 86-32, 12-6-86; Ord. No. 88-19, 11-22-88; Ord. No. 90-31, 10-6-90; Ord. No. 92-35, 8-8-92; Ord. No. 98-24, 7-15-98; Ord. No. 08-05, 07-21-2008; Ord. No. 09-04, 4-25-2009; Ord. No. 10-01, 04-27-2010; Ord. No. 11-02, 10-15-2011)

### **C. Use Limitations.**

All of the foregoing uses are permitted only under the following conditions:

1. No industry or manufacturing shall be permitted except the making of articles to be sold at retail on the premises, no killing of poultry or livestock and no wholesaling or jobbing shall be carried on, and no merchandise shall be stored other than that which is sold at retail at these establishments.
2. All business shall be conducted wholly within an enclosed building, except as provided in the following:
  - a. Outdoor cafes.
  - b. Vegetable and fruit stands.
  - c. Outdoor display and sale of fireworks shall be permitted for a period not to exceed fourteen (14) consecutive days and not more than one (1) such period each year.
  - d. Outdoor display and sale of Christmas trees shall be permitted for a period not to exceed thirty (30) consecutive days each year.
  - e. Outdoor display and sale of flowers shall be permitted for a period not to exceed seven (7) consecutive days and not more than two (2) such periods each year.
  - f. Outdoor activities sponsored by the County, nonprofit organizations and community groups shall be permitted for a period not to exceed three (3) consecutive days and not more than four (4) such periods each year.
  - g. Outdoor display and sale of general merchandise in connection with an established retail business on the same lot shall be permitted and the parking requirement waived for a period not to exceed three (3) consecutive days and not more than four (4) such periods each year upon the approval of the Zoning Administrator whenever he finds that the waiver will encourage and promote sound retail activity without disruption to the community.

- h. Outdoor display and storage of goods that are customarily used outside such as fertilizers, mulch, peat moss and garden tools shall be permitted by the holder of the occupancy permit in designated areas as approved by the Zoning Administrator, provided that the location does not impede pedestrian or vehicular movement on the property.
  - i. Uses permitted and conducted in kiosks in accordance with the requirements of Section 31.A.18, may have outdoor displays of merchandise that extend no more than two (2) feet from the exterior wall of the kiosk and cover no more than twenty (20) square feet.
- 3. All primary or incidental products shall be sold at retail on the premises, except those permitted uses listed in subsection B.10, A.11., or A.26.
  - 4. Such uses, operations or products shall not adversely affect any contiguous district through the dissemination of odor, dust, smoke, fumes, noise, vibration, creation of trash, garbage or litter or other similar causes.

(12-2-78; Ord. No. 86-30, 6-1-87; Ord. No. 88-19, 11-22-88; Ord. No. \_\_\_\_\_, 07-21-2008)

#### **D. Bulk Regulations.**

- 1. *Height Limit.* No building, nor the enlargement of any building, shall be hereafter erected to exceed thirty-five (35) feet.
- 2. *Floor Area Requirements.* The ratio of the gross floor area of all structures erected on a "C-1" District site to the total area of the site shall not exceed 1.0 to 1.

(6-25-77; Ord. No. 86-30, 6-1-87)

#### **E. Landscaping.**

Ten (10) percent of total site area is required to be landscaped open space in accordance with the requirements of Section 32A, "Landscaping."

(6-25-77)

#### **F. Additional Regulations.**

- 1. Coverage and placement requirements as required in Section 32.
- 2. Automobile parking space is to be provided as required in Section 33.
- 3. Loading space to be provided as required in Section 33.

(6-25-77; Ord. No. 86-30, 6-1-87; Ord. No. 90-39, 2-15-91)