

TITLE 20 – ZONING ORDINANCE OF GENOLA

CHAPTER 14 LIGHT COMMERCIAL ZONE – C-1

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20.14.01 PURPOSE AND CHARACTERISTICS

The Light Commercial Zone is established to provide areas within the Town where general retail and service uses can be established. This will be done by creating a shopping and business area with well maintained stores and business offices.

20.14.02 PRE-EXISTING or NON-CONFORMING USES

Pre-existing or non-conforming uses may request a zone change to the C-1 zone from the A-1 zone.

20.14.03 PERMITTED, CONDITIONAL, AND ACCESSORY USES

The permitted, conditional and accessory uses for the Commercial Zone (C-1) are indicated on Appendix A to Title 20. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in this zone.

(Amended by Ordinance 2019-05)

20.14.04 RESERVED

(Amended by Ordinance 2019-05)

20.14.05 LOT AREA:

The minimum lot area shall be one half (1/2) acre. The minimum size for a C-1 development shall be five (5) acres. Special conditions may be reviewed by the Planning Commission.

20.14.06 LOT FRONTAGE:

The minimum frontage for any lot shall be one hundred (100) feet of continuous lot frontage along the street line.

(Amended by Ordinance 2016-04)

20.14.07

YARD REQUIREMENTS:

The following minimum yard requirements shall apply:

1. Front Yard

The minimum depth of the front yard shall be the greater of sixty (60) feet, as measured from the center of the public right-of-way, or thirty-five (35) feet, as measured from the property boundary. On a corner lot, the front of the main dwelling shall maintain the required minimum front yard setback. Using side yard setbacks in front yard areas will not be allowed.

2. Side Yard

The minimum side yard for any dwelling shall be twenty (20) feet from the property boundary.

3. Side Yard – Corner Lot

On corner lots, the minimum depth of the side yard contiguous to the street shall be the greater of sixty (60) feet, as measured from the center of the public right of way, or thirty-five (35) feet, as measured from the property boundary.

4. Rear Yard

The minimum depth of the rear yard shall be thirty-five (35) feet from the property boundary.

5. Parking

All uses within the C-1 Zone shall meet the parking requirements set forth in Chapter 2006.

6. Drainage

The developer shall present a drainage plan for the entire development. The plan may be for the development as a whole or on a lot by lot basis. The drainage plan shall be approved by the town engineer.

7. Landscaping

Developer shall present a landscaping plan for review. Landscaping shall cover the lesser of two and one-half (2 ½) percent of the total area of each lot or five thousand (5000) square feet.

8. Garbage Storage

Garbage shall be stored in appropriate containers to the rear of the building or in an enclosure.

9. Walls and Fences

There shall be a minimum of six (6) foot privacy fence separating the C1 zone and adjoining residential zones. The planning commission shall also review section 20-05-18 concerning grade changes between property lines.

(Amended by Ordinance 2015-07)

20.14.08 **HEIGHT REGULATIONS:**

No building shall be erected to a height greater than thirty-five (35) feet, and no building structure shall be erected to a height less than one (1) story. Additional height may be granted by the Planning Commission after conditional use permit review. However, in no event shall a building structure exceed two and one-half stories in height. Flagpoles, church steeple and similar structures not used for human occupancy are excluded in determining height.

20.14.09 **SIGNAGE**

Signs shall be limited to no more than two (2) per lot. Signs on buildings may be any size as long as they do not exceed the dimensions of the wall to which they are attached. Free standing signs must be set back at least ten (10) feet from any public road and may not interfere with traffic flow or vision. The maximum height shall be no more than fifteen (15) feet. All signs may be lighted, but no flashing or neon signs will be permitted.

20.14.10 **WEED AND JUNK-FREE GROUNDS:**

The yards around buildings shall be kept free of junk, debris, weeds, and other flammable material.

ⁱ Previous Versions Amended by Ordinances:

- 2019-05
- 2016-04
- 2015-07
- 2000-05