
2.4.3 C-1 Commercial District

The following provisions shall apply in the C-1 Commercial District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

Adult Care Centers

Agricultural uses

Antique shops

Art galleries

Athletic facilities

Audio/video recording studios, providing the building is soundproof

Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel

Automobile parking areas, public and private

Automobile service stations with service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)

Bakeries, retail (all products produced to be sold on the premises only)

Barber shops

Beauty shops

Bed and Breakfasts

Bicycle sales and service

Bookstores

Bowling alleys, provided the building is soundproof

Car washes having prior approval by the agency responsible for transportation planning

Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere

Child Care Centers

Charitable gaming facilities with 5,000 square feet or less of indoor gaming floor area

Chartered Financial Institutions (Banks, Credit Unions, and similar)

Clothing, dry goods and notions stores

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning

Community Service Facility

- Computer sales (hardware and software) and programming services
- Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale
- Convenience groceries
- Convents and monasteries
- Country clubs
- Dance Instruction (excludes adult entertainment uses as defined within LMCO Chapter 11)
- Department stores
- Dressmaking or millinery shops
- Drug stores
- Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
- Dwelling, Multiple family
- Dwelling, Single-family
- Dwelling, Two-family
- Electric appliance stores
- Extended stay lodging
- Family care home (mini-home)
- Florist shops
- Funeral homes
- Furniture stores
- Grocery stores, including fruit, meat, fish, and vegetable
- Hardware and paint stores
- Health Club/Fitness Center
- Health spas
- Home occupations
- Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided. (not permitted within the City of Prospect)
- Ice storage houses of not more than five (5) ton capacity
- Interior decorating shops
- Jewelry stores
- Laundries or laundrettes, self-service
- Laundering and dry cleaning pick-up shops and self-service laundries

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Medical laboratories

Music stores

Nurseries, retail

Office, business, professional and governmental

Parks, playgrounds, and community centers

Package liquor stores (no on-site alcohol consumption allowed)

Pawn Shop

Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building

Pet shops

Photocopying, duplicating, paper folding, mail processing and related services

Photographic shops

Photography studios

Physical Fitness Instruction

Picture Framing

Radio and television stores

Religious buildings

Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

Residential care facilities

Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license; outdoor alcohol sales and consumption only with proper ABC license and pursuant to the standards in Chapter 4, Part 3).

Shoe repair shops

Shoe stores

Stationery stores

Tailor

Tanning salons

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire

safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.

Toy and hobby stores

Variety stores

Veterinary hospital, provided the operation is conducted within a sound- proofed building, no animals are boarded, and there are no runs or pens outside of the building

Wearing apparel shops

Note: All uses permitted in the C-1 Commercial District are permitted in the C-2, C-3, C-M, PEC, & EZ-1 Districts; thus, adult care centers, family child care homes and child care centers would be permitted in each district.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and Far

1. Maximum Floor Area Ratio:1.0
2. Maximum Density:34.84 dwellings per acre
3. Use Mix - Office and Residential Uses – W hen authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site’s permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.