

Chapter 17.10

RESTRICTED COMMERCIAL ZONE (C-1)

17.10.010 Purpose and intent.

The C-1 zone is intended to implement the commercial category of the Comprehensive Plan. The purpose and intent is to provide for commercial uses which are restricted to retail, downtown businesses, or shopping center types of uses, having no permanent outdoor sales or storage areas.

17.10.020 Permitted uses.

The land uses permitted in the C-1 zone are listed in the zoning matrix and generally described as follows:

- A. Any retail business which is primarily conducted or operated inside a building, having no permanent outdoor sales or storage area;
- B. Banks and professional offices;
- C. Barbershops, beauty parlors;
- D. Dry-cleaning establishments and laundries;
- E. Billiard and pool parlors;
- F. Theaters, recreational centers and other places of amusement which are entirely operated inside a single building;
- G. Restaurants, cafes, taverns;
- H. Studios;
- I. Grocery, hardware, clothing, furniture stores, drugstores and novelty shops;
- J. Public buildings, in accordance with specific standards;
- K. Churches, auditoriums, private schools, lodges, and social clubs;
- L. Parks and playgrounds;
- M. Signs attached to buildings and advertising products or services sold therein and other signs as provided in Chapter [17.24](#) AHMC.

17.10.030 Conditional uses.

In accordance with AHMC [17.03.110](#) through [17.03.140](#), the Hearing Examiner may grant approval for the following uses in the C-1 zone when satisfied that the use will be consistent with the Comprehensive Plan and existing uses:

- A. Drive-through fast food restaurants;
- B. Service stations;
- C. Custodial quarters;
- D. Brewpub
- E. Mixed use development

17.10.040 Prohibited uses.

The following uses are prohibited in the C-1 zone:

- A. Industrial and manufacturing uses;
- B. Kennels and keeping of livestock or poultry;
- C. Adult entertainment establishments.

17.10.050 Development standards.

Before the issuance of a building permit, evidence of compliance with AHMC [17.10.060](#) through [17.10.140](#) shall be provided to the Planning Department.

17.10.060 Density.

No density requirements apply in the C-1 zone, except for those areas within the Fairchild Air Force Base accident potential zones defined in Chapter [17.15](#) AHMC. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the air installation compatible use zone (AICUZ) study prepared by Fairchild Air Force Base.

17.10.070 Minimum lot area and frontage.

No minimum lot size shall apply in the C-1 zone. Frontage on a minor arterial or higher classification is required.

17.10.080 Minimum yards.

A. Minimum setback requirements from lot lines are as follows:

Front yard – 25 feet

Rear yard – 10 feet

Side yard – 5 feet per story

Corner yard – 15 feet

B. The Technical Review Committee may alter these setback guidelines if a design is proposed that differs from these standards, but still provides the same level of safety and aesthetics as intended by these setbacks

17.10.090 Building coverage and height.

A. The maximum building coverage shall be 60 percent of the lot area.

B. The maximum building height shall be 50 feet above the mean ground level.

17.10.100 Parking standards.

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

17.10.110 Sign standards.

Signage standards for uses in the C-1 zone shall be provided in accordance with the requirements of Chapter [17.23](#) AHMC.

17.10.120 Fence and wall standards.

Fence and wall standards for uses in the C-1 zone shall be provided in accordance with the requirements of Chapter [17.20](#) AHMC.

17.10.130 Landscaping standards.

Landscaping standards for uses in the C-1 zone shall be provided in accordance with the requirements of Chapter [17.22](#) AHMC.

17.10.140 Storage standards.

Storage standards for uses in the C-1 zone shall be provided in accordance with the requirements of Chapter [17.25](#) AHMC.