

SECTION 4.12 "CN" COMMERCIAL, NEIGHBORHOOD

4.12.1 DISTRICTS AND INTENT

The "CN" Commercial, Neighborhood category includes one (1) zone district: CN. It is the intent of this district to provide for small scale retail and service developments which serve the convenience needs of a limited population and/or geographic area (i.e., a neighborhood) within both rural and designated urban development areas as defined within the County's Comprehensive Plan. In accordance with the Comprehensive Plan, this district is not intended to accommodate major or large scale commercial or service activities. The CN district is intended to be oriented to and compatible with the neighborhood to be served, and shall be located on a collector or arterial road.

4.12.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, hardware and drugs.
2. Service establishments such as a barber or beauty shop, shoe repair shop, self-service laundry or dry cleaner, laundry or dry cleaning pick-up station.

The above uses are subject to the following limitations:

- a. Floor area of each individual outlet or establishment shall not exceed five thousand (5,000) sq. ft.;
- b. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor area to be devoted to storage;
- c. Products to be sold only at retail; and
- d. Site and development plan approval is required for all developments (see Article 14).

4.12.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
2. On-site signs (see Section 4.2)
3. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.

4.12.4 PROHIBITED USES AND STRUCTURES

1. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.
2. Residential uses, except as specified under CN accessory uses.

- 4.12.3 SPECIAL EXCEPTIONS
(see also Articles 12 and 13)
1. Automotive service and self service stations (see Section 4.2 for special design standards for automotive service and self service stations).
 2. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
 3. Financial institutions
 4. Public Buildings and Facilities

4.12.6 MINIMUM LOT REQUIREMENTS
(area, width)

None, except as necessary to meet other requirements as set out herein.

4.12.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. Commercial and service establishments (unless otherwise specified):
 - Front 25 ft.
 - Side 10 ft. for each side yard.
 - Rear 15 ft.
2. Child care centers and overnight child care centers:
 - Front 20 ft.
 - Side 10 ft. for each side yard.
 - Rear 15 ft.

Special Provisions: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.12.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED
(see also Section 4.2 for exceptions)

35 ft.

4.12.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

40%

Note: In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.12.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(see also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty (20) ft. in width along the affected rear and/or side yards as the case may be.

4.12.11 MINIMUM OFFSTREET PARKING REQUIREMENTS
(see also Section 4.2)

1. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
2. Childcare centers and overnight child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
3. Each residential dwelling unit: two (2) spaces for each dwelling unit.

Note: Offstreet loading required (see Section 4.2)