

## SECTION 420 C1 DISTRICT

### C1 DISTRICT (Commercial; Neighborhood Sales and Services) Permitted Uses:

Permitted uses and structures shall be compatible with the neighborhood development. Storage of materials and supplies, displays (other than signs) and other non-residential uses are restricted to buildings closed on all sides (except as may otherwise be permitted). Intoxicating beverage sale restricted to that of off-site consumption only.

Where no Density District has been combined, then the provisions of Density District 2 shall prevail for dwelling units, hotels and motels. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. All principal and accessory uses permitted in any more restrictive Zoning District and providing further that unless specifically provided to the contrary the requirements for an Administrative Review (except for lots contiguous to Residential Districts) are waived.
- B. Mobile and Manufactured Home Courts. Subject to Administrative Review with Comment Period.
- C. Retail sales, restricted to on-site sales only.
- D. Commercial art galleries.
- E. Restaurants and cafes, but prohibiting vending from openings in buildings (no drive-through windows).
- F. Business offices, banks and similar.
- G. Custom service and craft shops as follows, limited to three thousand (3,000) square feet of shop floor area: barber, beauty, massage, tailor and cleaning pickup, key and gun, photographic, fixit (home appliance, saw, mower, clock, radio, TV and similar) precision and musical instrument, optical.
- H. Launderettes, limited to machines not exceeding twenty-five (25) pound capacity according to manufacturer's rating.
- I. Dancing, art, music and business schools (prohibiting public recitals, concerts or dances).
- J. Automotive Service Stations: See Section 531 (Fuel Storage Tanks).
- K. Parking facilities limited to no more than two (2) trucks for any one (1) commercial project.
- L. Signs: See Section 601 (Sign Code).
- M. Bed & Breakfast Country Inns - As defined under Section 301(Definitions).
- N. Hotel/Motel/Resorts.
- O. Retail Liquid Propane dispensing stations on the premises and as an accessory to an allowed retail commercial use subject to design and siting approval and inspection by the Office of the Arizona State Fire Marshal and/or the applicable Fire District. See performance criteria in Section 549 (Liquid Propane Dispensing – Retail)
- P. Lodging and Timeshares.

**YAVAPAI COUNTY PLANNING AND ZONING ORDINANCE**

- Q. Patio, Outside Commercial as defined in Section 301 (Definitions) as an accessory use and meeting all applicable codes and Ordinances.
- R. Religious Institutions.
- S. A Mobile Food Unit as defined in Section 301 (Definitions) as an accessory use shall be permitted subject to performance criteria set out in Section 556 (Mobile Food Units – Commercial) and meeting all applicable codes and Ordinances.

Yard Requirements: As provided under Section 500 (General District Provisions).

Building Heights: In accordance with Section 516 (Density Districts).

Building Density: In accordance with Section 516 (Density Districts).

**Zoning/Density Regulations (in feet unless otherwise noted)**

| Dist. | Min Lot Size in Sq. Ft. | Min Area per dwelling unit | Min Lot Width and Depth | Min Yard Setbacks<br>Min Building Spacing is 3 Feet all classes |      |          |          | Max Building Height<br>Stories / feet |    | Max Lot Coverage Percent |
|-------|-------------------------|----------------------------|-------------------------|---|------|----------|----------|---------------------------------------|----|--------------------------|
|       |                         |                            |                         | Front   | Rear | Interior | Exterior |                                       |    |                          |
| 1     | 7,500                   | 1,000                      | 75                      | 20  | 25   | 7        | 10       | 2                                     | 50 | 50                       |
| 2     | 7,500                   | 2,000                      | 75                      | 20  | 25   | 7        | 10       | 2                                     | 40 | 50                       |
| 3     | 7,500                   | 3,000                      | 75                      | 20  | 25   | 7        | 10       | 2                                     | 30 | 50                       |
| 4     | 7,500                   | 4,000                      | 75                      | 20  | 25   | 7        | 10       | 2                                     | 30 | 50                       |
| 5     | 7,500                   | 5,000                      | 75                      | 20  | 25   | 7        | 10       | 2                                     | 30 | 50                       |