

## **Table 8. Downtown Commercial (C-1)**

### **8.1 Purpose.**

The Downtown Commercial (C-1) zoning district is intended to serve the commercial land use within the downtown of the City. The C-1 zone achieves multiple land use goals for the business community allowing the most flexibility in design and land use. Understanding that the downtown area is the most urban area in this rural community, this district allows for the most intense land use coverage

### **8.2 General Plan consistency.**

The C-1 zone is consistent with the Commercial Center land use designation of the General Plan.

### **8.3 Density and intensity.**

- A** Maximum density:
  - (1) Residential development: Twenty (20) dwelling units per gross acre.
  - (2) Commercial development: One hundred (100) percent lot coverage.
- B** Minimum parcel size:
  - (1) Existing: 2,500 square feet.
  - (2) New: 5,000 square feet.

### **8.4 Site development standards.**

For development in the C-1 zone, the following site development standards shall apply:

- A** Building setbacks:
  - (1) Residential uses, not part of a commercial building, as in the R-3 district.
  - (2) Residential uses as part of a commercial building:
    - a. Front: No requirement.
    - b. Rear: No requirement.
    - c. Side: No requirement.
  - (3) Between buildings: As required by the Uniform Building Code and Uniform Fire Code.
- B** Lot design:
  - (1) Maximum building height: Forty-five (45) feet.
  - (2) Lot width:
    - a. Existing: No requirement.
    - b. New: Fifty (50) feet.
  - (3) Lot depth: No requirement.

### **8.5 Permitted uses**

The following uses are permitted in the C-1:

- A** A store, motel, office, bank, theaters, restaurant or similar use, primarily conducted within a building, and not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- B** Residential uses consistent with the R-3 zone district.
- C** Residential uses within a commercial building.
- D** Outdoor sales consistent with Section 18.23.

### **8.6 Conditional uses.**

The following uses are permitted in the C-1 District upon approval of a conditional use permit:

- A** Places of assembly or learning:
  - (1) Church or other place of worship or spiritual assembly.
  - (2) Community centers, or meeting places.
  - (3) Schools, public or private.
- B** Veterinary offices with overnight boarding and hospitalization.
- C** Large scale "big box" commercial uses consistent with Section 18.70 of the City of Mt. Shasta Municipal Code.

### **8.7 Accessory uses.**

The following uses are permitted in the C-1 District as a use accessory to the primary permitted or conditional use:

- A** Garage or carport.
- B** Fences, walls.
- C** Usual and customary accessory uses and structures associated with permitted and conditional uses.
- D** Signs.