

## CHAPTER 25 C-R REGIONAL COMMERCIAL ZONE

Sections:

- 25.1.0 Purpose
- 25.2.0 Permitted uses
- 25.3.0 Permitted accessory uses
- 25.4.0 Permitted conditional uses
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**25.1.0 PURPOSE.** The C-R Regional Commercial District is established to provide a district in which the primary land use is for commercial and service uses to serve the needs of people living in the entire region and to serve as a place of employment in a regional setting. This district is intended to be located near major highway interchanges.

**25.2.0 PERMITTED USES.** The following uses shall be permitted in the C-R zone:

- (1) All uses in the C-1 district.
- (2) Auto sales and service.
- (3) RV sales and service.
- (4) Amusement, game and recreation center.
- (5) Golf driving range.
- (6) Theaters.

**25.3.0 PERMITTED ACCESSORY USES.** Accessory buildings and accessory uses.  
For further reference see definitions.

**25.4.0 PERMITTED CONDITIONAL USES.**

- (1) Caretakers residence.
- (2) Retail automobile sales, including rental or lease, provided property is:
  - (a) Adjacent the intersection of two arterial streets, or
  - (b) Adjacent a single arterial street; provided it is not adjacent to or across a public street right-of-way from a residential district, and would not be located closer than 300 feet to any existing car lot.
- (3) Parking lots.
- (4) Container Storage.
- (5) Mini-storage facilities.
- (6) Wineries.
- (7) Non-motorized recreational trails and similar facilities.

**25.5.0 DEVELOPMENT STANDARDS.**

- (1) Minimum lot area: 1 acre.
- (2) Lot Coverage: Dictated by parking requirements, setbacks and landscaping.
- (3) Minimum Yard Setbacks:

- (a) See Site Design Standards Chapter for appropriate yard requirements.
- (4) Maximum building height:
  - (a) Forty-five (45) feet except a greater height may be approved by special permit.
- (5) Fences and Hedges: (See Landscaping and Screening Chapter).
- (6) Parking: (See Off-Street Parking Chapter).
- (7) Landscaping: (See Landscaping and Screening Chapter).