

# C-1 Text Amendment

April 22, 2010

# C-1/Commercial Neighborhood

One of the 4 commercial zoning districts in County

CV/Commercial Village

C-1/Commercial Neighborhood

C-2/Commercial Highway

C-3/Commercial Shopping Center

# C-1/Commercial Neighborhood

Is generally a town-center type district allowing neighborhood commercial activities and some residential uses. Its main purpose is to provide areas for neighborhood type retail and service convenience shopping. The areas should be located so as to provide pedestrian access from nearby neighborhoods.

## CV/Commercial Village

Designed to allow commercial activities within villages, recognizing the rural service function

## C-2/Commercial Highway

Designed primarily to allow highway oriented commercial uses. General commercial establishments serving the needs of the motoring public, where commercial businesses are automobile oriented or freestanding businesses where vehicle access is the norm.

## C-3/Commercial Shopping Center

Designed for larger shopping center type uses.

# Where is C-1?

- Predominate District in Marshall along Main Street (C-2 in Marshall at 17 and 66)
- In New Baltimore, Comprehensive Plan calls for planned commercial development , predominately along Riley and Broad Run Church Roads, to be consistent with C-1, and therefore anticipate significant rezonings to C-1 (existing Zoning along Route 29 is C-2)
- None around Warrenton or Route 29 South in Opal (is C-2 Zoning)
- Portions of Bealeton are C-1 (mix of C-1, C-2 and C-3)
- Calverton: about 1/3 of commercial C-1 (remainder C-2)
- Catlett C-1 south of Route 28 (C-2 on north side)

Proposed Changes to C-1 Regulations

# USES

## SHOPPING CENTER/MIXED USE/RETAIL OVER 50,000 SQ. FT.

Current Regulations

Not Allowed

Proposed Regulations

Allowed with Special Exception

Area over 50,000 sq. ft. must be on  
Upper Stories

Maximum Building Footprint 15,000  
sq.ft.

Maximum Building Size 25,000 sq.ft.

## Proposed Changes to C-1 Regulations

# USES

### **MULTI-FAMILY RESIDENTIAL UNITS**

#### Current Regulations

Allowed only as upper stories  
over commercial uses

Maximum 8 DU/Acre

Allowed with Special Exception

#### Proposed Regulations

Allowed only as upper stories  
over commercial uses

Maximum 8 DU/Acre

**Allowed By-Right**

## Proposed Changes to C-1 Regulations

# SETBACKS

	<b>Current Regulations</b>	<b>Proposed Regulations</b>
FRONT-	Minimum 55-85 feet from centerline of road = Minimum 20 to 50 feet from property line	Maximum 20 feet from property line (except 50 feet on Route 29)
SIDE/REAR – Next to Rural/Residential	25 feet	25 feet
SIDE/REAR – Other	0 feet, but if not 0 feet, then 12 feet	No Minimum

## Proposed Changes to C-1 Regulations

# BUILDING ORIENTATION & FORM

### Requirements

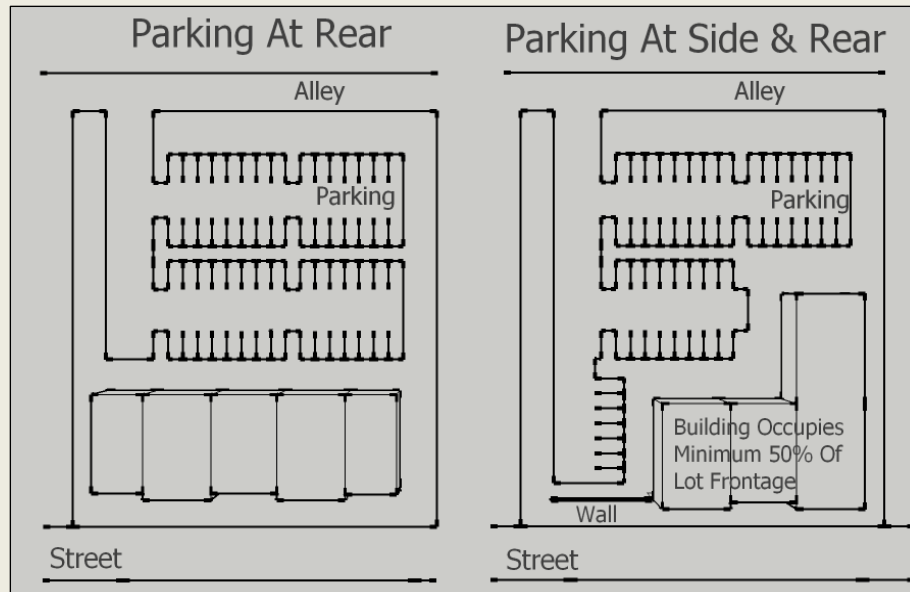
A primary building entrance must face the street.

All commercial and mixed use buildings over 5,000 sq. ft. in size must be designed so that mass is visually broken into smaller elements consistent with a neighborhood scale (now applies to buildings with retail and offices use)

Building facades must be designed so that continuous surface facing public ROW is broken every 30-40 feet.

## Proposed Changes to C-1 Regulations

# ACCESS AND PARKING LAYOUT



### Requirements

Off Street Parking  
required to be located  
behind and beside  
buildings (not in front).

Vehicular access into site required to be from shared driveways and alleys where available, with streets laid out to create grid (not entirely new but stronger language).

## Proposed Changes to C-1 Regulations

# WAIVERS

May be approved by Zoning Administrator for site plans, BZA for Special Permits and BOS for Special Exceptions or Rezoning

### Standards:

Alternative proposed does not diminish the overall development's neighborhood scaled, pedestrian-oriented characteristics

OR

Where unique characteristics of the property require a modification to allow reasonable use of the property

OR

Where necessary to preserve an existing structure