

## ARTICLE 13

### **C-1 CORE COMMERCIAL DISTRICT**

13.01 INTENT AND PURPOSE. It is the purpose of this district to accommodate commercial activities offering goods and services needed by Village residents. ~~The C-1 District is the most urban of zoning districts within the Village and is characterized by a mix of commercial, civic, and residential uses. This district also accommodates resort retail and service operations as well as residential land uses and apartments under appropriate conditions. Structures in this district should be designed to be compatible with the architectural character of the existing buildings with respect to building placement and building height, materials of construction, roofline slope, porches and windows, and pedestrian and vehicular access locations. Buildings should enhance the pedestrian experience and reflect the architectural character of the existing Village core.~~ Drive-thrus, ~~larger size~~ formula-based operations, auto-centric uses, and uses that require large amount of parking ~~are~~ not permitted in this district.

13.02 USES PERMITTED BY RIGHT. The following uses are permitted by right within a C-1 District.

1. ~~Standard single family dwellings~~
2. Public parks, public playgrounds
3. ~~Home occupations as defined in Article 2~~
4. Two-family dwellings
5. ~~Multifamily dwellings~~
6. ~~Mixed-use buildings containing residential and commercial components.~~
7. ~~Accessory Dwelling Units (ADUs) under 1,000 sq. ft.~~
8. ~~Resort retail, whose principal activity is the sale of notions, souvenirs, gifts, antiques, artwork, books, confections, flowers or plants, and clothing~~
9. Office building for any of the following occupations: attorneys, architects, engineers, accountants, insurance agents, artists, doctors, dentists and similar occupations.
10. Retail food establishments that supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections or similar commodities for consumption off the premises
11. Retail businesses, such as, but not limited to: drug, variety, dry goods, clothing, notions, music, books, hardware or furniture stores which supply commodities on the premises, but excluding sexually oriented businesses. Formula-based retail operations are only permitted with the approval of a special use permit.

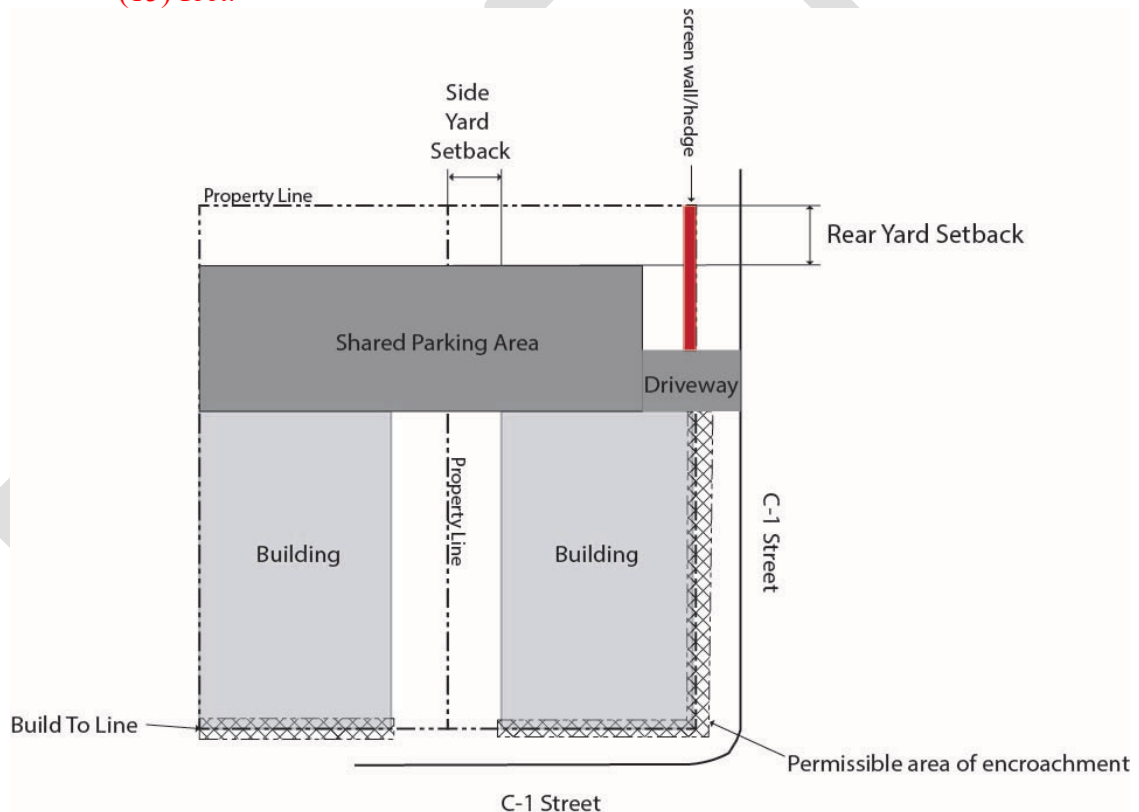
12. Personal service establishments, which perform services on the premises, such as, but not limited to: barber, beauty or health shops, repair shops (i.e., shoes, radio, television, jewelry), photographic studios and self service laundries and dry cleaning.
13. Banks and other financial corporation offices. **Drive-through service windows are not permitted.**
14. Commercial schools including art, music, dance, business, professional and trade
15. Restaurants, taverns and other eating establishments, which provide food and/or drink and/or entertainment on the premises. "Drive-in" establishments are not allowed in this district.
16. Customary accessory uses to any of the permitted uses listed in the C-1 District and as defined in Article 2.
17. Outdoor seating.

**13.03 USES PERMITTED UNDER SPECIAL USE PERMIT.** The following uses of land and structures may be permitted by obtaining a Special Use Permit in accordance with the provisions cited in Article 17.

1. **~~Automobile service station~~**
2. Family or Group day care centers
1. Institutional uses
2. Funeral homes and mortuaries
3. Commercial recreation facilities
4. Buildings with a minimum floor area (measured from the outside walls of the first floor) greater than 5,000 square feet.
5. **~~Mixed-use buildings containing residential and commercial components. There shall be a minimum of one parking space per residential unit. Parking for the commercial use shall meet the requirements listed in Section 5.04, Schedule of Parking Requirements.~~**
6. **ADUs over 1,000 sq. ft.**

### 13.04 DIMENSIONAL REQUIREMENTS.

1. Lot Area. There is no minimum lot area or width requirement for lots in the C-1 District, except as may be specifically provided elsewhere in this Ordinance.
2. Setbacks.
  - a. Front Yard. **No minimum, 5 ft. maximum**
  - b. Side Yard. **Side yard setbacks shall not be required except on that side of the lot abutting a residential district, in which case there shall be a side yard requirement of not less than twenty (20) feet. ~~or where a lot is situated on a corner in which case there shall be a side yard of not less than ten (10) feet on the side facing the street.~~**
  - c. Rear Yard. **No minimum, unless the parcel abuts upon a residential district, in which case there shall be a rear yard setback requirement of not less than fifteen (15) feet.**



3. **Building Height.** Building heights shall be measured in number of stories.
  - (a) Story height shall be measured from floor to ceiling for each floor of a building as indicated by specific building type.
  - (b) Attics and basements are not counted as stories.
  - (c) Roof structures that are required for elevators/mechanical and stair enclosures for roof access are not counted as stories. Mechanical enclosures or stair enclosures shall not extend more than 12 feet from the adjacent roof surface.

4. Lot Coverage. There is no maximum lot coverage requirement for lots in the C-1 District.
5. Commercial Building Size. The minimum floor area for all principal buildings shall be (600) six hundred square feet, measured from the outside walls of the first floor. This provision is designed to encourage compatible building design, to preserve the unique character of the village and to preserve neighboring property values.
6. **Parking Location.** Parking shall be located in the rear of the lot. Shared parking areas are encouraged and may have street frontage. For those areas of shared lots with street frontage, a 3 ft. high masonry or foliage screen wall shall be provided.
7. **Outdoor Seating.**
  - a. Outdoor seating shall require sketch plot review and approval by the Zoning Administrator.
  - b. A Minimum pedestrian space of 6 ft. shall be maintained.
  - c. Outdoor seating on public property or within the public right-of-way shall require a sidewalk occupancy permit.

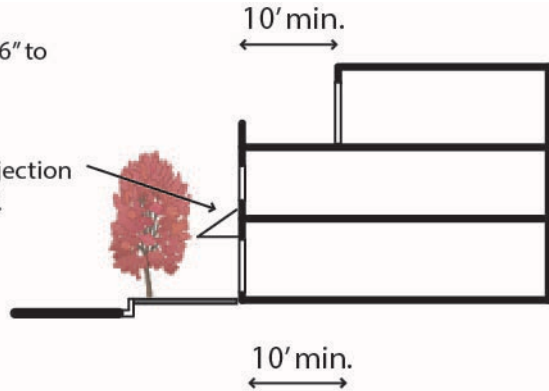
**13.05 OUTDOOR STORAGE.** No outdoor storage along the sidewalk and road side of supplies, materials, equipment, or merchandise, other than for temporary sidewalk sales shall be permitted.

**13.06 ARCHITECTURAL DESIGN STANDARDS.** ~~For all new commercial construction and renovation, the Village of Northport Architectural Design Standards for architectural features, materials, colors and signage shall apply. A copy of the Village of Northport Architectural Design Standards is available at the Village Office.~~

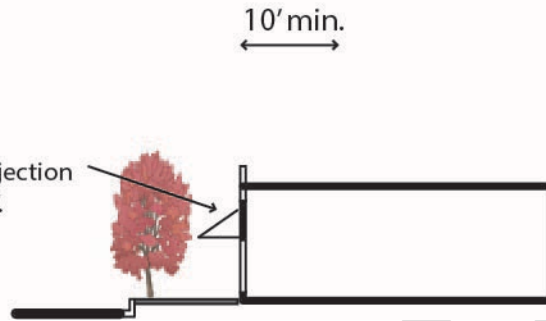
- A. Building Heights.
  - a. Building heights shall be measured in number of stories and feet from original grade.
  - b. Story height shall be measured from floor to ceiling for each floor of a building.
  - c. Attic and basements are not counted as stories.
  - d. Screening that is required for elevators and/or stair enclosures for roof access are not counted as stories. Screening and stair enclosures shall not extend more than 12 feet from the adjacent roof surface.
  - e. Two story buildings are encouraged.
  - f. Single story buildings are permitted only if there is a solid two-story façade on the street frontage.
  - g. Maximum three (3) stories.
    - i. Third story must be set back at least 10 ft. from the street-facing façade.

Flat roof must be enclosed by min. 36" to max. 48" parapet.

Awnings max. projection over sidewalk of 8'.  
Min. clearance 8'



Awnings max. projection over sidewalk of 8'.  
Min. clearance 8'



Example of Single-Story Building or 2-story Building with Peaked Roof



## B. Building Roofs. Permitted Roof styles include:

- a. Flat Roof. Flat roofs must be enclosed with a minimum 3 ft. high parapet wall.
- b. Hip roof. Hip roofs must be concealed with a solid square façade on the primary street frontage.
- c. Shed roof. Permitted only over a porch with a false second-story façade.
- d. Gabled roofs including Front Gable, Box Gable, Stepped or Crowstepped gables
- e. Dutch Gable. First floor roof must cover a porch or promenade.
- f. Rooftop Mechanicals. All rooftop mechanical, communication, and similar devices shall be screened from view of adjacent properties and streets. Screening shall be so designed as to be an integral part of the building. The screening

material shall match the building's material and color or be another material or color that is compatible with the building exterior.

- C. **Building Materials.** Traditional building materials or equivalents should be used in the C-1 district. This includes brick, stone, wood, stucco and modern equivalents such as engineered lumber and fiber cement board (also called HardiBoard). Vinyl siding and External Insulation and Finishing Systems (EIFS) are prohibited.
- a. **Siding.** Permissible siding types:
    - i. Lap siding (horizontal wood or Hardiboard siding)
    - ii. Clapboard siding
    - iii. Board and batten
    - iv. Wood shingle
    - v. Brick
    - vi. Stone
- D. **Projections.** The following architectural elements may project into required setbacks, beyond required build-to-zones or into the public right-of-way as indicated below. For encroachments into the public right-of-way, an encroachment permit shall be obtained from the applicable City department(s).
- a. **Balconies.** A balcony with a minimum ground clearance of twelve (12) feet above adjacent grade may extend six (6) feet maximum from the exterior wall of the building.
  - b. **Awnings and Canopies.** An awning or canopy with a minimum ground clearance of eight (8) feet above adjacent grade may extend five (5) feet maximum from the exterior wall of the building.
  - c. **Eaves.** Building eaves with a minimum ground clearance of twelve (12) feet above adjacent grade may extend two (2) feet maximum from the exterior wall of the building.
  - d. **Cornice.** Building cornices with a minimum ground clearance of twelve (12) feet above adjacent grade may extend up to a two (2) foot maximum from the exterior wall of the building.
  - e. **Bay Windows.** Bay windows are permitted on the second or third story and may extend three (3) feet maximum from the exterior wall of the building.
  - f. **Blade or Projecting Signs.** Projecting signs with a minimum ground clearance of eight (8) feet above adjacent grade may extend three (3) feet maximum from the exterior wall of the building.
- E. **Architectural Features**
- a. All multi-story buildings must have a clearly delineated top, middle, and bottom.
  - b. Decorative brackets, cornices, coping, eaves, exposed rafters, friezes, lintels, decorative molding, and transom windows may be used to delineate middle and top sections of multi-story buildings.
- F. **Building Fenestration.**
- a. Windows and doors must take up a minimum of 50% and maximum of 90% of total area of the façade with street frontage. For buildings located on corner lots, this requirement is applicable on both street frontages.

- b. Street-facing facade transparency requirements for building elevations facing principal and secondary frontage lines are measured as a percentage of clear glass surface area to total façade area.
  - c. Transparency shall be subject to the following requirements:
    - i. Calculation. The calculation of the percentage of transparency shall include only the glass within the windows, doors and display windows.
    - ii. Clear Glass. Only clear or lightly tinted glass in windows, doors and display windows is permitted and considered transparent.
    - iii. Reflective Surfaces. The use of highly reflective surfaces, including reflective glass and mirrors is prohibited on the ground floor.
    - iv. Exterior steel doors, storm shutters, barriers, hurricane curtains and other security devices are not permitted on the exterior of the building. If they are located in the interior of the building, they may not be visible from the sidewalk or public right-of-way during business hours.
    - v. Interior Display. Interior display shelves and merchandise are not permitted to block or obscure clear views into or out of the building at windows, doors or display windows that are included as part of the required transparency.
    - vi. Upper story windows should be taller than wide.
- G. Lighting.
- a. Exterior site lighting, other than flag and decorative lighting, shall be confined to the development site and conform to the following:
    - i. Lamps and luminaries shall be Dark Sky Friendly as defined by the International Dark-Sky Association and shall be shielded, hooded and/or louvered to provide a glare free area beyond the property line and beyond any public right-of-way, and the light source are not directly visible from beyond the boundary of the site.
    - ii. Maximum color temperature of all outdoor lighting shall be 3000 Kelvins
    - iii. The light from any illumination source shall be designed so that the light intensity or brightness at any property line shall not exceed one (1) foot candle.
    - iv. Lighting fixtures shall have one hundred percent (100%) cut off above the horizontal plane at the lowest part of the point light source. The light rays may not be emitted by the installed fixture at angles above the horizontal plane. No light fixture shall be mounted higher than fifteen (15) feet above the average grade of the site.
    - v. There shall be no lighting of a blinking, flashing, or fluttering nature, including changes in light intensity, brightness or color. Beacon and search lights are not permitted.
- H. Fencing. Fencing shall be permitted with approval of the Zoning Administrator. Fencing shall adhere to Section 3.34 and the following additional provisions:
- a. Fencing shall be permitted in rear and side yards only and located behind the front building wall.

- b. Fencing shall be a maximum of six (6) feet in height.
- c. Chain link or Cyclone fencing shall be prohibited.
- I. Solid Waste and Recycling Enclosures. Open storage or refuse areas shall adhere to the requirements of Section 3.28 and the following:
  - a. All solid waste, recycling, and grease storage containers must be stored behind an Opaque Screen Wall enclosure. An opaque masonry or wood screen wall is required around three (3) sides of the dumpster and/or trash bin area. The height of the screen wall shall not exceed eight (8) feet.
  - b. Solid waste and recycling enclosures shall not be placed or face a front or side street.
  - c. Solid waste and recycling enclosures shall be located behind the front building wall.

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