

# C-1

The C-1 Zone establishes neighborhood shopping convenient to nearby residents. Typically, properties zoned C-1 are distributed intermittently throughout residential neighborhoods and result in stand-alone buildings oriented to automobiles.

## Requirements

Maximum lot size <sup>1</sup>	No requirement
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### Minimum setback from street:

r.o.w. established by master plan	10 feet
Equal to majority of lots fronting street	10 feet or less
No r.o.w. in master plan	60 feet from centerline

"Main Street" development	none
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### Minimum sideyard setbacks:

Generally	None
Adjoins residential zone	Equal to adjoining res. zone or not less than 10'

### Parking (example)

Minimum per 1,000 sf of gross leasable floor area for retail uses	5 spaces
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### Open Space/Green Area

Minimum green area	10% of lot
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### Notes

<sup>1</sup> Maximum contiguous land may not exceed 15 acres unless recommended in a master plan

- Refer to complete regulations in Montgomery County Zoning Code

## Images



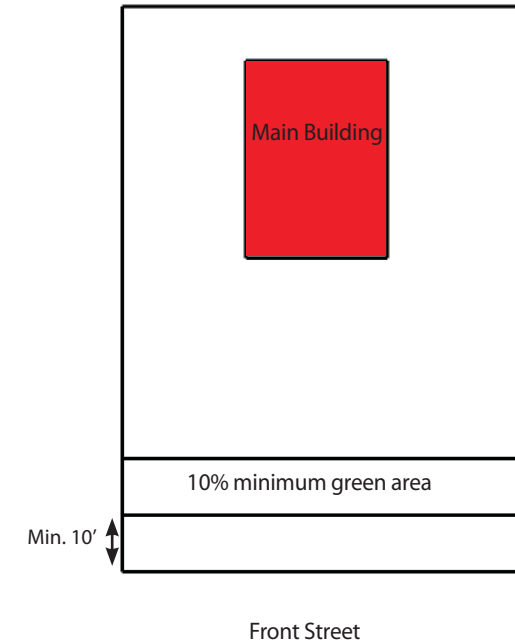
C-1 Typical Build-Out Plan Pattern and Form



Existing development in the C-1 zone

## C-1 Zone: Standard Method of Development

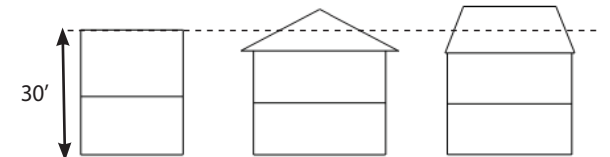
### General Setback and Green Area Requirements



<b>Max. Building Height</b>	30 ft	Yields	2.5 Floors
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### Side Section of Structures

Maximum height of 30 ft. to highest point of flat roof or to deck line of mansard roof or to mid-point of gabled, hip, or gambrel roof



### Maximum Building Height and Floors