

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

Chapter 1242 – Commercial 1 (C-1)

Adopted August 4, 1998 – Ordinance 1998-01

Last amended August 16, 2016 – Ordinance 2016-07

Chapter 1242.01	Purpose
Chapter 1242.03	Site Development Standards
Chapter 1242.05	Additional Requirements

1242.01 PURPOSE

Description and Purpose: The General Commercial District is designed to meet the diversified and day-to-day shopping and service needs of persons residing in the village as well as the needs of automobile highway traffic along the major transportation routes in the village. These districts may be characterized by an integrated or planned cluster of establishments served by a common parking area and generating somewhat large volumes of vehicular and pedestrian traffic.

1242.03 SITE DEVELOPMENT STANDARDS

1. All lands within this district which are also within the Waterfront–Shoreland District as defined in Chapter 1252 must meet the site development standards and other provisions outlined in Chapter 1252.
2. The use of land and structures within the Commercial 1 District shall meet the dimensional requirements and other requirements of the zoning code.

1242.05 ADDITIONAL REQUIREMENTS

1. All outdoor storage shall be restricted to yard that are non-adjacent to a public right-of-way, and shall be completely screened from any abutting residentially zoned or used property.
2. All development shall be physically separated from the local road by a curb and 10 foot landscaped area or other suitable barrier. Such barrier shall effectively eliminate un-channeled vehicle ingress or egress, except for authorized access ways.
3. Unless otherwise specified in Chapter 1262, no principal or accessory building shall be closer than 60 feet to the property line of any residential use or district.
4. All lands within this district which are also within the Waterfront–Shoreland District as defined in Chapter 1252 must meet the site development standards and other provisions outlined in Chapter 1252.
5. The use of land and structures within the Commercial District shall meet the dimensional requirements and other requirements of the codified ordinances of the Village of Lake Isabella.

Chapter 1242 – Commercial 1 District (C-1)

6. For parcels where the MDOT adopted landing approach pattern is applicable, development shall not be permitted which allows for steam, smoke, glare, lighting, landscaping, height or residential use in conflict with the adopted safety zone patterns. To the extent possible, development shall be done in manner to create the greatest distance possible from structures to the center-line of the runway.