

8. C-8 Highway Commercial District

A. Purpose

The C-8 District provides locations on heavily traveled collector and arterial highways for auto-oriented commercial and service uses. The C-8 District is intended to accommodate uses in a manner that minimizes interference with through traffic movements and to ensure a high standard in site design, layout, and landscaping. Allowed uses in the C-8 District are encouraged in concentrations.

Figure 2103.15: C-8 District Aerial Example



B. C-8 Lot and Building Dimensional Standards

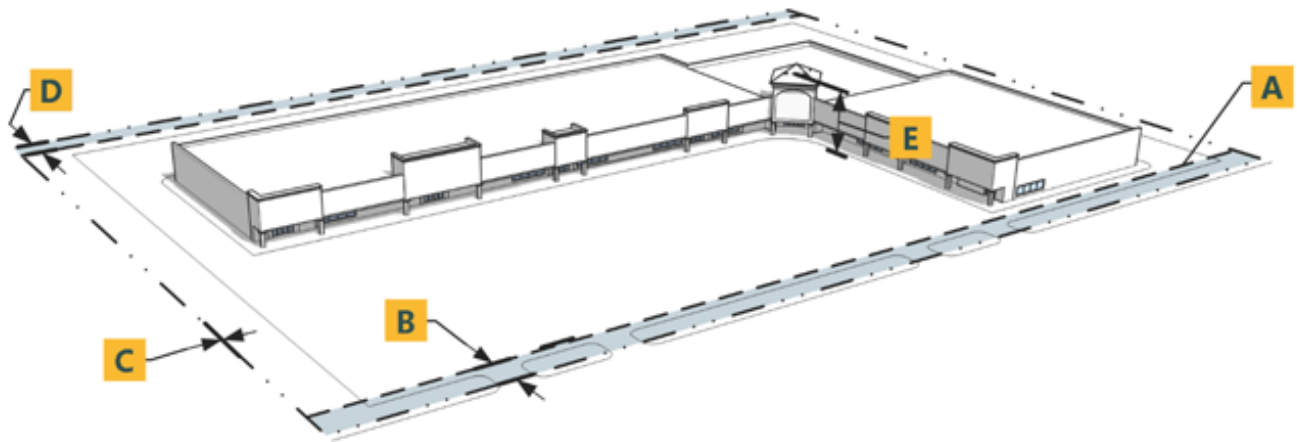
Table 2103.8: C-8 Lot and Building Standards [1]

Lot area, minimum [2]	40,000 sq. ft.
A Lot width, minimum [2]	200 feet
Landscaped open space, minimum [3]	15 percent of the gross area
B Front setback, minimum	40 feet
C Side setback, minimum	No requirement
D Rear setback, minimum	20 feet
E Building height, maximum	40 feet
Floor area ratio, maximum	0.50 [4]

Notes:

- [1] Refer to subsection 5108.6 for provisions that may qualify the setback requirements.
- [2] Lot area and lot width may be modified in accordance with subsection 5100.2.K.
- [3] Open space is calculated in accordance with subsection 5100.3.A(3).
- [4] An increase to 0.70 FAR may be permitted by the Board in accordance with subsection 5100.2.E(4).
- [5] Freestanding accessory structures are regulated by subsection 4102.7.A.

Figure 2103.16: C-8 District Lot and Building Dimensional Standards



C. Reference to Other Standards

General regulations that may supplement the regulations above:

Use regulations	Article 4
Lot, bulk, and open space regulations	Article 5, Section 5100
Landscaping and screening requirements	Article 5, subsection 5108
Off-street parking, loading and private street requirements	Article 6
Signs	Article 7
Site plan provisions	Article 8, subsection 8100.7

ARTICLE 4 - USE REGULATIONS

Contents:

4100. General Provisions

4101. Use Tables

4102. Use Standards

4100. General Provisions

1. All land uses are listed in the two tables in Section 4101. Table 4101.1 addresses the land uses allowed in the conventional zoning districts (the Residential, Commercial, and Industrial Districts) and Table 4101.2 addresses the land uses allowed in the Planned Districts (PDH, PDC, PRC, PRM, PCC, and PTC Districts). The land uses allowed in each zoning district are identified in those tables as permitted (i.e. by right), special exception, special permit, accessory, associated service, or administrative permit uses. Each use is subject to the applicable general and use-specific standards that are referenced in the right-most column of the tables, and to all other applicable requirements of this Ordinance.
2. When a proposed land use is not listed in Table 4101.1 and Table 4101.2 below and is not otherwise prohibited by law, the Zoning Administrator will determine its appropriate use category and the most similar listed use.
3. No structure or use of land may be built, moved, remodeled, established, altered, or enlarged unless it complies with all regulations of this Ordinance.

4101. Use Tables

1. Use Table Instructions and Abbreviations

- A. A "P" in a cell of Table 4101.1 indicates that the use can be established by right in that zoning district, subject to compliance with related use standards.
- B. A "✓" in a cell of Table 4101.2 indicates that the use can be established only when identified on an approved final development plan in the PDH, PDC, PRM, PCC, or PTC Districts, or when identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, in accordance with subsection 8100.2. All uses must comply with related use standards. If the cell containing the "✓" is in a column under the subheading "Secondary," the use can only be established with one or more principal uses.
- C. A "✓/SE" in a cell of Table 4101.2 indicates that the use can be established only when it complies with Section 2105 and related use standards as follows:
 - (1) The use must be identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, or on an approved final development plan in any other P district; or
 - (2) The use may be established with approval of a special exception by the Board when the use is not specifically identified on a final development plan, development plan, or PRC plan, as applicable. When a use is being considered for approval as a special exception, the related special exception or special permit use standards apply.
 - (3) However, when a use is being considered for approval on a development plan in the PRC District or a final development plan in any other P district, the special exception or special permit use standards are used as a guide.
 - (4) When a standard is identified as required in all instances of a particular use, it is mandatory.
- D. An "SE" in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established only with Board approval of a special exception in accordance with subsection 8101.3 and related use standards.
- E.

An "SP" in a cell of [Table 4101.1](#) or [Table 4101.2](#) indicates that the use can be established only with BZA approval of a special permit in accordance with [subsection 8101.3](#) and the related use standards.

- F.** An "A" in a cell of [Table 4101.1](#) or [Table 4101.2](#) indicates that the use is allowed only as accessory to, in connection with, incidental to, and on the same lot with a principal use or structure that has been legally established in a district. In addition, the Zoning Administrator may allow any use as an accessory use, provided that it meets the definition of an accessory use.
- G.** An "AP" in a cell of [Table 4101.1](#) or [Table 4101.2](#) indicates that the use is allowed only with approval of an administrative permit by the Zoning Administrator.
- H.** An "A+" in a cell of [Table 4101.1](#) or [Table 4101.2](#) indicates that the use can be established as an associated service use if it conforms to the related use standards.
- I.** If a cell in [Table 4101.1](#) or [Table 4101.2](#) contains more than one approval type, there is more than one possible way to establish the use, as referenced in the related use standards for the specific use. For example, when a cell contains a "P" as well as an "SE" or "SP," if the use does not meet the standards when permitted by right, it may be established with BZA or Board approval in accordance with the applicable special exception or special permit standards and procedures.
- J.** A blank cell in [Table 4101.1](#) or [Table 4101.2](#) indicates that the use cannot be established in that zoning district.
- K.** The right-most column in [Table 4101.1](#) and [Table 4101.2](#) references related standards that are specific to individual uses. It does not include references to other zoning standards governing uses that may apply to a particular use, including standards in [subsection 4102.1](#), [Article 2](#), and [Article 3](#).

2. Structure of the Use Classification System

Allowable uses are organized according to a three-tiered hierarchy consisting of use classifications, use categories, and uses. This classification system is intended to provide a structure that groups similar uses together for ease in locating or identifying a use and to simplify the classification of new uses.

A. Use Classifications

Each use is grouped under one of these seven broad use classifications: [Agricultural and Related Uses](#); Residential Uses; Public, Institutional, and Community Uses; Commercial Uses; Industrial Uses; Accessory Uses; and Temporary Uses.

B. Use Categories

Use categories are subgroups of uses in each classification that have common functional or physical characteristics, such as the type and amount of activity, types of goods, services, occupants or users/customers, or operational characteristics. For example, the Commercial classification is divided into multiple use categories, including Food and Lodging, Office and Financial Institutions, and Retail Sales.

C. Uses

Uses are the specific land uses that can be established in a zoning district, such as restaurant, hotel or motel, or catering uses.

3. Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts													Commercial Districts								Industrial Districts						Use-Specific Standard NOTE: General Standard also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	

AGRICULTURAL AND RELATED USES

Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.

Agricultural Operation	P	P	P	P																									4102.2.1
Agritourism	A	A	A	A																									4102.1. 4102.2.1
Farm Winery, Limited Brewery, or Limited Distillery	P	P	P	P																									4102.2.1
Stable, Riding or Boarding	SE	SE	SE	SE																									4102.2.1

RESIDENTIAL USES

Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household

Dwelling, Multifamily										P	P	P	P																	
Dwelling, Multifamily – ADU Development										P	P	P	P	P	P															
Dwelling, Single-Family Attached										P	P	P	P	P																4102.3.1
Dwelling, Single-Family Attached - ADU Development					P	P	P	P	P	P	P	P	P																	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P					P																
Dwelling, Stacked Townhouse											P	P	P	P																4102.3.1
Dwelling, Stacked Townhouse – ADU Development										P	P	P	P	P																

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Group Residential Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P																
Live-Work Development																													4102.3.0	
Manufactured Home	P													P															4102.3.1	
Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household																														
Congregate Living Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.3.1	
Group Household			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																4102.3.1
Religious Group Living			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	4102.3.0	
Residence Hall			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.3.1	
PUBLIC, INSTITUTIONAL, AND COMMUNITY USES																														
Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community																														
Adult Day Support Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.1		
Alternate Use of Public Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.1	
Child Care Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.0 4102.1.0	
Club, Service Organization, or Community Center		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	4102.4.1		
College or University			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.1		
Community Swim, Tennis, and Recreation Club		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	4102.4.1	
Convention or Conference Center																													4102.4.0	
Cultural Facility or Museum		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P			
Public Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly		SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.1	

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	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center			SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.
School, Private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.
Specialized Instruction Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P		P	P	P	P	SE	4102.4.I
Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal																														
Cemetery			SP	SP	SP	SP	SP																							4102.4.I
Crematory			SP	SP	SP	SP	SP																				P	P	P	4102.4.M
Funeral Home			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P	P	P	P	P	P		P	P	P	P	P	4102.4.I
Health Care: uses providing health care services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care																														
Adult Day Care Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.(
Continuing Care Facility																														4102.4.I
Independent Living Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE												4102.4.(
Medical Care Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.I
Transportation: uses associated with the operation of airplanes, trains, and buses																														
Airport			SE																		SE		SE	SE	SE	SE	SE	SE	SE	4102.4.9 4102.4.7
Helipad			SE	SE													SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.9
Transit Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.9 4102.4.(
Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities																														
Solar Power Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	4102.4.V	
Utility Facility, Heavy		SE	SE	SE	SE																		SE	SE	SE	SE	P SE	P	4102.4.V	
Utility Facility, Light	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	4102.4.V	

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Vehicle Sales, Rental, and Service																P SE	P SE			P SE	P SE	P SE				SE	SE	SE		4102.5.P
Vehicle Transportation Service																				P SE	P SE	P SE					P	P	P	4102.5.Q

INDUSTRIAL USES

Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.

Data Center																P SE	P SE							P SE	P SE	P	P	P		4102.6.J			
Freight Distribution Hub																											P	P	P				
Goods Distribution Hub																	P SE	P SE	P SE	P SE	P SE	P SE	P SE								4102.6.I		
Self-Storage																										P	P	P	P		4102.6.K		
Warehouse																										SE	P	P	P		4102.6.L		
Wholesale Facility																										SE	P	A	SE A	P	P	P	4102.6.L

Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.

Building Materials Storage and Sales																												P	P			
Contractor's Office and Shop																												P	P	P	P	4102.6.L
Extraction Activity	Allowed as a SP use only in a Natural Resource Overlay Districts as established in subsection 3103.1.																									4102.6.K						
Petroleum Products Storage Facility																														SE	4102.6.L	
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service																													P	P		
Storage Yard																												SE	SE	P	P	4102.6.L

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Gardening and Composting	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home-Based Business	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP														4102.1. 4102.7.F
Home Day Care Facility	SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP														4102.7.
Keeping of Animals	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP		A SP	A SP	A SP	A SP	A SP	4102.7.
Limited Riding or Boarding Stable	A AP	A AP	A AP	A AP																								4102.1. 4102.7.I
Residence for Manager or Employee	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	4102.7.I
Sawmilling	SP		SP SP																									4102.7.M
Short-Term Lodging		AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP														4102.1. 4102.7.F
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.C

TEMPORARY USES

Community Garden	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP		A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	4102.1. 4102.8.I
Construction Site Office and Storage		AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP		AP AP	AP AP	AP AP	AP AP	AP AP	4102.1. 4102.8.C
Farmers Market	AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP		AP AP	AP AP	AP AP	AP AP	AP AP	4102.1. 4102.8.I
Food Truck	AP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	SE SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	4102.1. 4102.8.I
Interim Off-Street Parking in Metro Station Area			SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE	SE SE		SE SE	SE SE	SE SE	SE SE	SE SE	4102.8.I
Model Home Sales or Leasing Office		AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP	AP AP														4102.1. 4102.8.C
Portable Storage Container	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP		A AP	A AP	A AP	A AP	A AP	4102.1. 4102.8.F
Special Event	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP		AP SP	AP SP	AP SP	AP SP	AP SP	4102.1. 4102.8.