

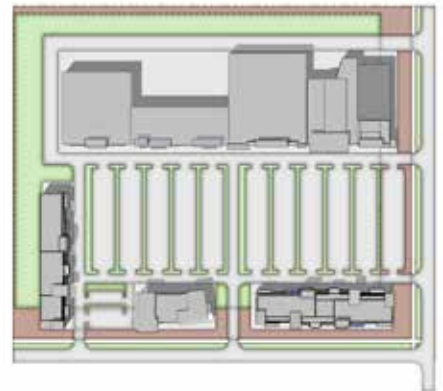
3.4.12 C-1 General Commercial District

The district is intended to implement the Suburban Commercial and Suburban Redevelopment set out in Envision Diamondhead 2040 Comprehensive Plan. The district is designed to provide for the retail and personal service needs at a community level scale as well as those traveling to and through Diamondhead.

1. Lot Standards and Buildable Area ¹	
Minimum Lot Size	none
Minimum Lot Frontage	40'
Lot width at the building line	100'
Front Yard (min/max)	25'/none
Side Yard	5' or 0' when sites are simultaneously developed facade is continuous and
Rear Yard	10'
2. Use and Intensity	
Permitted Primary and Accessory Uses	See Article 4, Table 4.1, Use Matrix
Residential Intensity	n/a
Impervious Surface Ratio	0.75
Floor Area Ratio	None
Maximum Structure Height ^{2,3}	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
3. Site Specific Design Standards	
Mobility and Parking Standards	See Article 6
4. Review and Approval Processes	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	See Article 5
5. District Exceptions and Notes	
¹ See methods for dimensional measurements	
² See exceptions to height limitations	
³ 50 feet shall be allowed with conditional use approval	
6. Alternative Development Using Aloha District Mixed-Use Provisions	
See Provision on the following page	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

a. **Alternative Development Using Aloha District Mixed-Use Provisions**

- i. Purpose. The purpose of this section is to allow properties within the C-1 General Commercial District to be developed using the standards of the Aloha District, in order to encourage high-quality, mixed-use, and form-based development as a part of the C-1 District.

b. **Applicability**

- i. Properties zoned C-1 General Commercial may elect to be developed in accordance with the Aloha District Mixed-Use provisions as an alternative to the requirements of the C-1 District.
- ii. The Aloha District Mixed-Use shall remain a separate zoning district, but shall be made available when affirmatively elected by the applicant and approved in accordance with this Section.

c. **Election of Standards**

- i. An applicant may elect to utilize the Aloha District Mixed Use provisions at the time of application for subdivision, site, or development plan approval
- ii. Any such application shall clearly state and affirm the election to utilize Aloha District Mixed Use standards.
- iii. The application shall include all materials required for development within the Aloha District Mixed Use District, including:
1. Any required regulating plan or site plan
 2. Any required building design and form standards
 3. Any required streetscape and public realm plans

d. **Effect of Election**

- i. Upon approval, the development shall be governed by the use, form, and design standards of the Aloha District Mixed Use provisions.
- ii. The underlying C-1 General Commercial zoning designation shall remain in place but shall not apply to those aspects of development regulated by the Aloha District Mixed Use standards.
- iii. Where conflicts exist, the Aloha District Mixed Use standards shall control.

e. **Relationship to C-1 and Other Regulations**

- i. The Aloha District Mixed Use provisions shall replace the following for developments approved under this Section:
1. Permitted and conditional uses
 2. iDimensional standards
 3. Building form and design standards
 4. Streetscape and frontage standards
- v. Standards not addressed by the Aloha District Mixed Use provisions shall default to the requirements of the C-1 General Commercial District and any other applicable provisions of this Ordinance.

f. **Approval and Vesting**

- i. Approval of a development under this Section shall establish the Aloha District Mixed Use standards as the governing regulations for the subject property.
- ii. All subsequent development shall be consistent with the approved plans and Aloha District Mixed Use standards.
- iii. Modifications shall be reviewed for consistency with the approved development.

g. **Continuation and Reversion**

- i. Once a property has been approved for development under this Section, the Aloha District Mixed Use standards shall continue to govern the property.
- ii. The property shall not revert to the standard C-1 General Commercial standards except through an amendment to the Official Zoning Map in accordance with the rezoning procedures of this Ordinance.