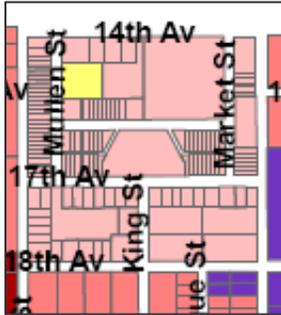


How to develop in Airway Heights C-1 Light Commercial Zoning

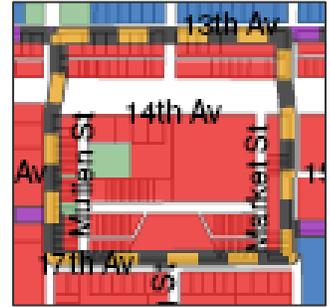


C-1 Light Commercial Zone



- The primary C-1 zone encompasses SR-2 to the north, 18th Avenue to the south, Lundstrom to the west, and Lawson to the east.
- The area has been C-1 since 1963 and the city, and council have envisioned this area as a walkable city center
- In the 2006 comprehensive plan, the city has designated the area with a Village Square overlay

Village Square overlay



ENCOURAGED USES:

- Retail (strip malls encouraged)
- Banks
- Barber shops/salons
- Dry clean/Laundromat
- Billiard/pool parlor
- Theater
- Restaurant, café, taverns
- Grocery
- Churches and schools
- Offices
- Medical offices and services
- Hospitals
- Pet shops
- Greenhouses and nurseries
- Gyms
- Drug stores
- Car wash
- Bookstores
- Public parking

See the Zoning Matrix for more info

Uses with special requirements:

- Drive thru restaurants
- Drive thru espresso stands
- Service stations

Special considerations:

- To meet setbacks and building coverage, one may need to consolidate several lots
- Sewer and water are available to some of the lots – contact public works 509-244-5429 for more information
- Access to some of the lots may be a consideration
- AICUZ affects a small portion of the southeast corner of the zone

FOR MORE INFORMATION:

Contact the Airway Heights Planning Department, call 509-244-2552, or visit our website at: www.cawh.org