

(b) The following uses shall be permitted in C1 Local Retail Districts in accordance with the conditions hereinafter set forth (in addition to the other provisions of this Heading) :

(1) **Apartments** with densities not more than twelve (12) units per acre, provided that more than twenty-five percent (25%) of the floor area of the project is devoted to commercial uses.

(2) Child care center, provided :

(i) There shall be an enclosed play space of not less than thirty-five (35) square feet per pupil; and

(ii) Child care centers shall have not less than six thousand (6,000) square feet in area, plus an additional outside play area of not less than two hundred (200) square feet for every child up to and including forty (40) children, and an additional one hundred (100) square feet for every child over forty (40) children; and

(iii) There shall be not less than fifty feet (50') of frontage; and

(iv) Except in instances in which a child care center is proposed for a building which was constructed prior to the effective date of this subtitle, setbacks shall be the same for all property lines as for other permitted uses in C1 Local Retail Districts.

(3) Funeral establishments and chapels, provided :

(i) The principal vehicular access for such use shall not be located on a freeway or local street; and

(ii) Site illumination shall be limited to parking areas and landscaping.

(4) Health centers, provided such facilities shall be for the services of the Anne Arundel County Health Department.

(5) Townhouses, in accordance with the provisions of Section 13-306.1 (b) (7) (i), (ii) and (iv) through (vii), inclusive. In addition, the setback for any individual unit shall measure not more than sixteen feet (16') beyond the setbacks set forth in Section 13-311.4; and rear yards shall be not less than twenty feet (20') in depth.

Section 13-311.2—Special Exceptions

Subject to the provisions of Article X, the following special exceptions shall be permitted in C1—Local Retail Districts :

(1) All uses in conjunction with alcoholic beverages.

(2) Automobile service stations (ONLY IN C1-B DISTRICTS).

(3) Public utilities and uses.

Section 13-311.3—Area Requirements

(a) Each building lot shall have a minimum net area measuring not less than six thousand (6,000) square feet.

(b) Not more than seventy-five percent (75%) of the net area of said lot may be covered by structures (including off-street parking).

(c) Each lot shall have a depth of not less than one hundred feet (100').