

CHAPTER 17.xx**COMMERCIAL DISTRICTS****Sections:**

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17.xx.020	Purposes of the Commercial Zones
17.xx.030	Commercial Zones Allowable Land Uses
17.xx.040	Commercial Zone Development Standards

17.xx.010 Purpose.

This Chapter lists the land uses that may be allowed within the Commercial zones established by Section xx (Zoning Map and Zones), determines the types of planning permit/approval required for each use and provides basic standards for site layout and building size.

17.xx.020 Purposes of the Commercial Zones

The purposes of the individual Commercial zones and the manner in which they are applied are as follows.

- A. **Professional Office Commercial (CPO):** The CPO, Professional Office Commercial, Zone District is intended to promote and regulate the development of land suitable for professional, administrative, and business offices and offices mixed with low to high intensity residential uses. It is intended that this zone district be utilized as a transition between residential areas and higher intensity commercial uses by creating an environment which is compatible with adjacent residential uses while providing adequate economic incentive for development of such office space. Retail sales shall be incidental to the primary office uses in this district.
2. **Planned Commercial (CP):** The CP, Planned Commercial Zone, is intended to promote and regulate the development of retail and service enterprises for residents living in close proximity to the site. Activities are primarily confined indoors, although outdoor seating for food service and small outdoor sales displays would be allowed. This zone is a transition zone and include additional uses not permitted in the CPO zone, but still be limited to those uses that would have minimal effects on nearby residential areas. This zone would also encourage higher intensities of residential development in a mixed use development.
2. **Commercial (C):** The C, Commercial, Zone District is intended to promote and regulate the development of retail and service enterprises, providing the entire community with a full range of retail and service opportunities that are primarily conducted indoors, with secondary outdoor uses such as temporary sales displays and outdoor seating for food service. Automobile services would be carefully regulated for compatibility with surrounding uses. A low to moderate intensity of residential development would be allowed in a mixed use development.

3. **General Commercial (CG):** The CG, General Commercial, Zone District is intended to provide a mix of commercial enterprises, wholesale activity, and limited, light manufacturing; where start-up businesses may locate, outdoor storage or activity is the norm, and certain residential, civic, and educational uses are limited to avoid conflicts. Automobile related services such as fueling, sales, and repair would be encouraged. Residential mixed use development would generally be inappropriate, unless designed to be compatible with existing and potential surrounding uses.

17.xx.0320 Matrix of Allowable Land Uses. The following use types are permitted in commercial zone districts subject to the requirements of this Title as designated below:

Land Use ⁽¹⁾	PERMIT REQUIRED BY ZONE				Specific Use Regulation
	CPO	CP	C	CG	
Commercial					
Adult Business Establishment	—	—	CUP	S	(cross ref. xx)
Agricultural Support Services	—	—	P	P	(cross ref. xx)
Aircraft Service and Repair	—	—	CUP	P	
Animal Sales and Service - Grooming and Pet Stores	—	P	P	P	
Animal Sales and Service - Kennels, Commercial	—	CUP	P	P	
Animal Sales and Service -Veterinary Clinic	CUP	CUP	P	P	
Automotive and Equipment - Sales and Rental	—	—	CUP	P	
Automotive and Equipment - Service	—	CUP	P	P	
Automotive and Equipment - Paint and Body Shop	—	—	CUP	P	
Automotive and Equipment - Gasoline Sales	—	CUP	P	P	
Automotive and Equipment - Service Station	—	CUP	P	P	
Automotive and Equipment - Small Engine Sale and Repair	—	—	CUP	P	
Automotive and Equipment - Vehicle Storage	—	—	CUP	P	
Banks and Financial Services	P ²	P	P	P	
Bars and Drinking Establishment	—	P	P	P	
Breweries	—	CUP	P	P	

¹ See Article 7 (Glossary) for Land Use definitions

² ATM in CPO requires SUP

Land Use ⁽¹⁾	PERMIT REQUIRED BY ZONE				Specific Use Regulation
	CPO	CP	C	CG	
Table 2-xx Allowed Land Uses and Permit Requirements for the Commercial Zones: CPO: Planned Office Commercial CP: Planned Commercial C: Commercial CG: General Commercial	P	A	T	CUP	—
	Permitted use (cross ref. xx)	Administrative permit required (cross ref. xx)	Temporary use permit required (cross ref. xx)	Conditional Use Permit required (cross ref. xx)	Use not allowed in zone
Broadcasting and Recording Studio	P	P	P	P	
Building Supply Stores	—	CUP	P	P	
Business Support Services	—	P	P	P	
Christmas Tree Sales Lot	T	T	T	T	
Commercial Recreation - Amusement Center	—	P	P	P	
Commercial Recreation - Indoor Entertainment	—	P	P	P	
Commercial Recreation - Indoor Sports and Recreation	—	CUP	P	P	
Commercial Recreation - Large Amusement Complex	—	—	CUP	CUP	
Commercial Recreation - Outdoor Entertainment	—	—	CUP	CUP	
Commercial Recreation - Outdoor Sports/Recreation	—	—	CUP	CUP	
Day Care Center	CUP	P	P	A/CUP	(cross ref. xx)
Food and Beverage Retail Sale	—	P	P	P	
Free Food Distribution Center	—	CUP	CUP	CUP	
Funeral and Internment Services	—	CUP	P	P	
Lodging Facilities - Bed and Breakfast Inn	CUP	P	P	CUP	
Lodging Facilities - Hotel and Motel	—	P	P	CUP	
Maintenance and Repair (Exclusive of Automotive and Equipment)	—	P	P	P	
Medical Services - Hospital and Clinic	—	CUP	P	P	
Medical Services - Long-Term Care Facility	—	P	P	CUP	
Medical Services - Medical Offices	P	P	P	P	
Neighborhood Commercial	—	P	P	P	
Offices, Professional	P	P	P	P	
Personal Services	—	P	P	P	
Restaurant -With Drive-through	—	CUP	P	P	

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Restaurant - Without Drive-through	—	P	P	P	
Retail Sales and Service - Indoor	—	P	P	P	
Retail Sales and Service - Outdoor	—	CUP	P	P	
Retail Sales and Service - Temporary Outdoor Sales	—	T	T	T	
Specialized Education and Training	P	P	P	P	
Storage	—	—	CUP	P	(cross ref. xx)
Winery - Production facility	—	CUP	P	P	(cross ref. xx)
Winery - Tasting room	—	P	P	P	(cross ref. xx)
Industrial					
Equipment and Materials Storage Yard - Permanent	—	—	—	P	
Equipment and Materials Storage Yard - Temporary	T	T	T	T	
Laundries, Commercial	—	—	CUP	P	
Light Manufacturing	—	—	CUP	P	
Mineral Exploration	A/CUP	A/CUP	A/CUP	A/CUP	
Mining - Subsurface	—	CUP	CUP	CUP	(cross ref xx)
Mining - Surface	—	CUP	CUP	CUP	(cross ref xx)
Printing and Publishing	—	—	—	P	
Wholesale Distribution	—	—	P	P	
Residential					
Caretaker Unit	—	A	A	A	(cross ref xx)
Dwelling, Multi-family	P	P	P	—	(cross ref xx)
Dwelling, Single-family	P	P	P	—	(cross ref xx)
Employee Housing	—	A	A	A	
Recreation and Open Space					
Campground	—	CUP	CUP	CUP	

Land Use ⁽¹⁾	PERMIT REQUIRED BY ZONE				Specific Use Regulation
	CPO	CP	C	CG	
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Golf Course	—	P	P	CUP	
Marina - Motorized Craft	—	CUP	CUP	P	
Marina - Non-Motorized Craft	—	CUP	P	P	
Motorized Vehicle Leasing	—	—	CUP	P	
Recreational Vehicle Park	—	CUP	CUP	P	
Ski Area	—	CUP	CUP	CUP	
Snowplay Area	—	CUP	CUP	P	(cross ref. xx)
Special Events, Temporary	T	T	T	T	
Swimming Pool, Public	—	CUP	P	P	(cross ref. xx)
Tennis Courts, Public	—	CUP	P	P	(cross ref. xx)
Trail Head Parking and Staging Area	—	CUP	P	P	
Civic					
Cemeteries, Public	—	CUP	CUP	CUP	
Churches and Community Assembly	P	P	P	P	(cross ref. xx)
Community Services	P	P	P	P	
Parks - Day Use	P	P	P	P	
Parks - Nighttime Use	CUP	P	P	P	
Schools - College and University	CUP	P	P	P	
Schools - Elementary and Secondary, Private	P	P	P	CUP	
Schools - Elementary and Secondary, Public	P	P	P	—	
Transportation					
Airports, Airstrips and Heliports	—	—	CUP	CUP	
Intermodal Facility	CUP	CUP	CUP	P	
Parking Lot	P	P	P	P	

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	PERMIT REQUIRED BY ZONE				Specific Use Regulation
Land Use ⁽¹⁾	CPO	CP	C	CG	
Utility and Communication Use Type					
Antennas and Communication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	(cross ref xx)
Public Utilities - Intensive Utility Structure and Facility	CUP	CUP	CUP	CUP	(cross ref xx)
Public Utilities - Minor Utility Structure	P	P	P	P	(cross ref xx)

17.xx.040 Commercial Zone Development Standards.

- A. Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title:

TABLE 17.xx.030
COMMERCIAL ZONE DISTRICTS DEVELOPMENT STANDARDS

Development Attribute	CPO	CP	C	CG
Minimum Lot Size	6000 sq. ft.	5000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Minimum Lot Width	60 ft.	50 ft.	70 ft.	70 ft.
Residential Density Range	Maximum of 24 dwelling units per acre.	Maximum of 20 dwelling units per acre	Maximum of 20 dwelling units per acre	1 dwelling (caretaker unit)
Setbacks: Front ¹	0 or 10 ft.	0 or 10 ft.	0 or 10 ft.	0 or 10 ft.
Side ²	0 or 5 ft.	0 or 5 ft.	0 or 5 ft.	0 or 5 ft.
Rear ²	0 or 5 ft.	0 or 5 ft.	0 or 5 ft.	0 or 5 ft.
Side (Abutting Residential Land)	5 ft.	5 ft.	10 ft.	10 ft.
Rear (Abutting Residential Land)	15 ft.	15 ft.	15 ft.	15 ft.
Maximum Height	35 ft.	50 ft.	50 ft.	50 ft.
Maximum Impervious Surface	80%	85%	85%	90%
Floor Area Ratio ³	.40 or 1 ⁴	.40 or .1 ⁴	.45 or 85 ⁵	.85
Notes: 1. Where an 8-foot-wide or wider sidewalk exists or is proposed to be constructed along the frontage of a commercially-zoned parcel, the structure may be built at the back edge of the sidewalk, but not in any PUE or road right-of-way. 2. Zero lot line with fireproof wall and no openings, meeting building and fire code requirements, otherwise the 5 ft setback applies. 3. Ratio of allowable floor area to site area. 4. FAR of .40 for commercial only development; FAR of .1 allowed for mixed use (.50 commercial, .50 residential)				

Development Attribute	CPO	CP	C	CG
5. FAR of .45 for commercial only development; FAR of .85 allowed for mixed use (.45 commercial, .40 residential)				

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