

(7) No property shall be rezoned to the SH zone without a Development Agreement addressing project architecture, exterior materials, Landscaping, Amenities, management, and maintenance.

7-6-300P PART 3 – COMMERCIAL AND MANUFACTURING ZONES

7-6-301. COMMERCIAL AND MANUFACTURING USE TABLE.

The following table indicates the permitted (P), conditional (C), and prohibited (X) Uses within the Commercial, Manufacturing, and overlay Zones of the City. Certain Uses may have additional restrictions or requirements as set forth in this Title 7. Where Uses are marked with an asterisk, additional regulations can be found elsewhere in this Title. It is the express intent of the City Council that any Use not listed in this table is prohibited in the Commercial and Manufacturing Zones of the City.

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Agricultural Business or Industry*	X	X	X	X	X	X	X	C	X	X	X	X
Agriculture	P	P	P	P	P	P	P	P				
Alternative Financial Service Provider*	X	X	X	X	P	P	X	P	X	X	X	X
Artist Studio	P	P*	P*	P	P	P	P	P				
Assisted Living Facility	X	P*	P*	P	P	P	X	X				
Automobile parts store	X	P*	X	P	P	P	X	P				X*
Automobile Sales, New	X	X	X	X	P	P	P	P	X	X		X*
Automobile Sales, Used	X	X	X	X	P	P	X	P	X	X	X	X*
Automobile Service*	X	X	X	X	C	C	C*	P	X	X	X	X*
Bail Bonds Dealer	X	X	X	X	X	X	X	P	X	X	X	X
Blood Plasma Center	X	X	X	X	P	P	X	X	X	X	X	X
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	X	X	P	X	C	C	X	P				
Bus Terminal*	X	X	X	X	X	P	P	P				
Caretaker's Dwelling	P	P	P	C	C	C	P	P				
Cargo Container*	P	X	X	X	P	P	P	P	X	X	X	X
Commercial raising, rental, stabling, training and grazing of animals*	X	X	X	X	X	X	X	P				
Commissary	X	X	X	X	X	X	X	P				
Community Use	P	P*	P	P	P	P	P	P				
Convenience Store	X	P*	X	C	C	P	C*	P	X	X	*	
Day Care/Preschool Center	P	P*	P*	P	P	P	P	P				
Detention Facility/Jail*	X	X	X	X	X	X	X	C			X	X
Equestrian school	X	X	X	X	X	X	X	P				

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	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ
Equity club*, fraternal club*, social club*	X	X	X	X	C	C	X	P				
Event Center, Indoor*	X	P*	X	X	C	P	P	P				
Event Center, Outdoor*	X	X	X	X	X	X	C	C				
Fast Food Establishment with drive-up window*	X	P*	X	X	P	P	X	P	X	X	*	*
Fast Food Establishment with no drive-up window	P	P*	P*	P	P	P	X	P		*	*	
Financial Institution	P	P*	P*	P	P	P	X	P				
Fitness Center	P	P*	X	P	P	P	P	P				
Food Vending Unit* and Mobile Food Vending Vehicle*	P	X	P*	X	P	P	X	P				
Fuel sales including gasoline, diesel, propane and other similar fuels	X	P*	X	C	C	C	C	P	X	X	*	
Furniture store	X	P	X	P	P	P	X	P				
Garden Center* or Garden Center* with an Indoor Event Center* as an accessory use	X	P	X	C	P	P	X	P				
Grocery Store	X	P*	X	C	C	P	X	P				
Gun Range, Indoor	P	P	X	X	P	P	P	P				
Hardware Store	X	P*	X	P	P	P	X	P	X	X		
Heavy Equipment Sales and Service	X	X	X	X	X	X	X	P			X	X*
Heavy Truck and trailer sales, New	X	X	X	X	X	X	P	P				X*
Heavy Truck and trailer sales, Used	X	X	X	X	X	X	X	P			X	X*
Heavy Truck and trailer service	X	X	X	X	X	X	C*	P			X	X*
Home Improvement Center*	X	P*	X	X	C	P	X	P	X	X		
Home Occupation*	X	P	P	X	X	X	X	X				
Hospital	P	P*	P*	X	C	P	P	P				
Incinerator	X	X	X	X	X	X	X	X				
Industrial, Light	P	X	X	X	X	C	P	P				
Industrial, Heavy	X	X	X	X	X	X	X	C			X	X
Instructional Facility	P	P*	X	P	P	P	P	P				
Kennel, Indoor*	P	P*	P*	C	C	P	P	P				
Kennel, Outdoor*	X	X	X	X	X	X	X	C				
Laundromat	X	P	X	P	P	P	X	P				
Lingerie Store	X	P	X	X	P	P	X	P	X	X	X	X
Lodging Facility*	P	P*	P*	X	C	C	P	P				
Manufacturer of Alcoholic Products	X	X	X	X	X	X	C	C				
Massage Establishment	X	X	X	X	P	P	X	P				
Mortuary	X	P	X	P	P	P	X	P				
Movie Theater	X	P*	X	X	P	P	X	P				
Moving Truck Rental Business	X	X	X	X	C	C	X	P				X*
Neighborhood Grocery	X	P*	X	P	P	P	X	P				
Neighborhood Service Establishment	X	P*	P*	P	P	P	X	P				
Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ

Noncommercial raising, training and grazing of animals	X	X	X	X	X	X	X	P				
Nursing home/Convalescent Center	X	P*	P*	P	P	P	X	X				
Off-Premises Beer Retailer	X	P*	P	P	P	P	C*	P				
Office, Medical and Dental	P	P*	P*	P	P	P	X	X				
Office, Professional	P	P*	P	P	P	P	P	P				
Outside Display of Merchandise*	X	X	P*	X	P	P	X	P				
Outside Storage*	X	X	X	X	X	C	C*	C			*	
Parking Lot, Commercial	P	P	X	X	P	P	P	P				
Parking Structure	P	P*	P*	X	P	P	P	P				
Permanent Cosmetic Establishment	X	P*	P*	P	P	P	X	P				
Public Utility installation (except lines and rights-of-way)	P	C*	P	C	C	C	P	P				
Radio and television transmission antennas, transmitting stations and related facilities*	X	X	X	X	X	X	P	P				
Recreation, Indoor	X	P*	X	P	P	P	P	P				
Recreation, Outdoor*	X	P*	X	X	C	P	X	P	X			
Recreational Facility Beer Retailer*	X	P	X	X	C	P	P	P				
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	X	X	X	X	C	P	P	P	X	X		
Rental Store	X	X	X	X	P	P	X	P				
Residential	X	P*	P*	X	X	X	X	X	X			
Restaurant Liquor Retailer*, Dining Club*	P	P*	P*	X	P	P	X	P				
Restaurant*, Restaurant On-Premises Beer Retailer*	P	P*	P*	P	P	P	X	P				
Retail department or specialty store	X	P*	P*	P	P	P	X	P				
Retail Tobacco Specialty Business*	X	X	X	X	P	P	X	P				
Sanitary Landfill	X	X	X	X	X	X	X	X				
Secondhand precious metal dealer/processor and/or precious gem dealer	X	P*	X	P	P	P	X	P				
Secondhand Store	X	P*	X	P	P	P	X	P	*			
Self-Storage Facility*	X	X	X	X	C	C	C	P	X	X	X	X
Sexually-oriented business*	X	X	X	X	X	X	X	P	X	X	X	X
Shopping Center*	X	P*	P*	C	C	C	X	C				
State Store/Package Agency*	X	X	X	X	P	P	X	P				
Swap Meet, Indoor	X	X	X	X	X	X	X	X				
Swap Meet, Outdoor	X	X	X	X	X	X	X	X				
Tobacco Oriented Business*	X	X	X	X	X	X	X	P				
Tattoo Establishment	X	X	X	X	X	X	X	P	X	X	X	X
Tavern*	X	X	X	X	X	X	X	X				
Taxicab business	X	X	X	X	P	P	P	P				
Temporary Non-Residential Building	P	P	P	P	P	P	P	P				
Temporary Land Use	P	P	X	P	P	P	P	P				
Towing and Impound Yard*	X	X	X	X	X	X	X	C			X	X

Uses - (Uses with an asterisk (*) include use specific regulations.)	Zones - (Zones with an asterisk (*) include regulations that limit the use.)											
	BRP	MXD	CC	C-1	C-2	C-3	LI	M	DLSOZ	JROZ	BHOZ	56WOZ

Truck Transfer Company	X	X	X	X	X	X	C	C				
Turf Farm Equipment Manufacturing*	X	X	X	X	X	X	X	P				
Uses customarily accessory to a listed permitted use	P	P	P	P	P	P	P	P				
Uses customarily accessory to a listed conditional use	P	P	P	P	P	P	P	P				
Vehicle Recycling Facility*	X	X	X	X	X	X	X	C			X	X
Vehicle Storage Yard*	X	X	X	X	X	X	X	C			X	X
Veterinary Hospital*	P	P*	P*	P	P	P	P	P				
Warehouse	P	X	X	X	C*	C	P	P	X	X		

- X: Use is prohibited in the zone
- X*: Use is prohibited in portions of the applicable overlay zone
- C: Use is conditional
- C*: Use is conditional and includes zone specific regulations
- P: Use is permitted
- P*: Use is permitted and includes zone specific regulations
- *: Use includes overlay zone specific regulations

7-6-302. COMMERCIAL AND MANUFACTURING STANDARDS TABLE.

The following table indicates setback, Landscaping, height, and Lot size requirements within the Commercial and Manufacturing Zones of the City.

Standard	MXD	C-1	C-2	C-3	BRP	LI	M
Setback adjacent to Street (feet)	Set by Development Plan	20	20	20	30	20*	20*
Side setback (feet)	Set by Development Plan	0	0	0	0	0	0
Rear setback (feet)	Set by Development Plan	0	0	0	0	0	0
Setback adjacent to Residential Zone, Agricultural Zone or residential Use (feet)	Set by Development Plan	10*	10*	10	10	20*	20*
Minimum Landscaping coverage (percentage)	20	20	15	15	15	10	5
Building Height limitation (feet)	Set by Development Plan	35	75	N/A	N/A	20*	20*
Building Height limitation adjacent to Residential Zone, Agricultural Zone or residential Use (feet)	Set by Development Plan	N/A	20*	N/A	20*	20*	20*
Maximum Building Coverage (percentage)	Set by Development Plan	30	50	75	N/A	N/A	N/A
Minimum Lot size (square feet)	N/A	20,000	20,000	43,560	N/A	130,680*	N/A
Maximum Lot size (acres)	N/A	7	N/A	N/A	N/A	N/A	N/A
Minimum Zoning district size (acres)	5*	2	5	5	10	N/A	N/A
Maximum Zoning district size (acres)	N/A	7	N/A	N/A	N/A	N/A	N/A

*See the specific zone for additional requirements and/or exceptions.

7-6-303. GENERALLY APPLICABLE REQUIREMENTS.

The following requirements are applicable within all Commercial and Manufacturing Zones within the City:

- (1) Sites must be developed in accordance with all requirements set forth in this Title 7.
- (2) Parking shall not be allowed within minimum setbacks unless expressly permitted within a particular zone.
- (3) All properties within Commercial and Manufacturing Zones shall meet the following Landscaping standards in addition to all other applicable Landscaping requirements:
 - a. Minimum required setbacks adjacent to a Street shall be permanently landscaped except for approved access drives.
 - b. All landscaped areas shall include a perpetually maintained underground irrigation system capable of complete coverage of the landscaped area and designed to promote water efficiency.
 - c. All landscaped areas shall be landscaped with a mixture of ground cover, shrubs, and trees. Landscaped areas may include sculptures, patios, or fountains. Where trees are required, four shrubs per tree shall also be required.
 - d. Required deciduous trees must be 1.5” caliper at installation unless a higher caliper requirement is imposed elsewhere in this Title. Required evergreen trees must be six feet tall at installation. Required shrubs must be a minimum of one gallon at installation.
 - e. Landscaping must include 50% coverage of live plant material, not including tree canopies.
 - f. For properties adjacent to an Agricultural Zone, Residential Zone, or residential Use, one tree per three hundred square feet of minimum required setback shall be required in addition to other applicable tree requirements.
 - g. All Landscaping shall be maintained in a healthy, neat, and orderly condition, free of weeds and litter.
 - h. All areas of a developed Lot or parcel not occupied by a Building or required parking shall be landscaped in accordance with City ordinances and the approved landscape plan.
- (4) All paved areas, walls, and Fences shall be maintained in good repair and without broken parts, holes, potholes, or litter.
- (5) Where any nonresidential Lot borders an Agricultural Zone, Residential Zone, or residential Use, a six-foot concrete or masonry wall and landscape buffer shall be installed in accordance with the following requirements:
 - a. The wall shall be constructed concurrently with the foundation of the first Building on the Lot.
 - b. The six-foot height requirement shall be measured from the Lot Grade or parking Lot asphalt Grade (whichever is higher) of the higher Lot to the top of the screen wall.
 - c. When future Commercial Use of the neighboring residential or agricultural property is recommended in the General Plan, a waiver or substitution for the wall requirement may be approved by the Planning Commission for Conditional Uses or the Zoning Administrator for Permitted Uses.

- i. If a substitution would allow visibility into a neighboring residential property, the substitution shall not be approved unless the Owner of the residential property records a deed restriction against his or her property in a form acceptable to the City Attorney's Office prohibiting the installation of a solid Fence.
- ii. Substitutions permitting visibility into a neighboring residential property shall be constructed with a six-foot powder coated ornamental aluminum alloy or similar non-rusting product.

7-6-304. SPECIFIC REQUIREMENTS – C-1 ZONE.

The following requirements are applicable within the C-1 zone:

- (1) No Building or Structure may be erected to a height greater than 2 ½ Stories or 35 feet.
- (2) The total acreage of C-1 zoned properties on all corners of an intersection shall be no greater than 7 acres unless the Planning Commission determines that C-1 zoning for a larger area would be in harmony with the goals set forth in the General Plan.

7-6-305. SPECIFIC REQUIREMENTS – C-2 ZONE.

The following requirements are applicable within the C-2 zone:

- (1) Parking may encroach 10 feet into the landscaped setback if the following conditions are met:
 - a. Berming shall be provided in the remaining 10 feet of setback to a minimum elevation of two feet above the adjacent Sidewalk;
 - b. A mixture of evergreen and deciduous trees shall be planted in the landscaped area, with a minimum of one tree per 300 square feet of Landscaping;
 - c. Fifteen percent of the site must be landscaped, with parking areas not counting toward the Landscaping requirement;
 - d. The site is not adjacent to or across the Street from an Agricultural Zone, Residential Zone, or residential Use; and
 - e. The site is not located on a High-Image Arterial as defined in Chapter 7-10.
- (2) No Building or Structure shall be erected to a height greater than 75 feet. At the minimum required setback adjacent to a residential Use, the maximum height shall be 20 feet, with one additional foot of setback required for each additional foot of height to the 75-foot maximum.
- (3) No more than 50% of the square footage of Buildings on a C-2 Lot shall be used for warehouse or storage purposes.

7-6-306. SPECIFIC REQUIREMENTS – C-3 ZONE.

The following requirements are applicable within the C-3 zone:

- (1) Parking may encroach 10 feet into the landscaped setback if the following conditions are met:

- a. Berming shall be provided in the remaining 10 feet of setback to a minimum elevation of two feet above the adjacent Sidewalk;
 - b. A mixture of evergreen and deciduous trees shall be planted in the landscaped area, with a minimum of one tree per 300 square feet of Landscaping;
 - c. Fifteen percent of the site must be landscaped, with parking areas not counting toward the Landscaping requirement;
 - d. The site is not adjacent to or across the Street from an Agricultural Zone, Residential Zone, or residential Use; and
 - e. The site is not located on a High-Image Arterial as defined in Chapter 7-10.
- (2) No C-3 zone shall be approved for a property sharing a property line with a Residential Use or Zone or for a property designated for residential Use in the General Plan.

7-6-307. SPECIFIC REQUIREMENTS – M ZONE.

The following requirements are applicable within the M zone:

- (1) Parking may encroach 10 feet into the landscaped setback if the following conditions are met:
 - a. The site must be adjacent to a public or private Street containing a privately maintained and landscaped median at least ten feet in width; and
 - b. The 10 feet of separation between the parking and the Right-of-way shall be completely landscaped and shall include lawn and one tree per three hundred square feet.
- (2) The following regulations govern Building Height in the M zone:
 - a. For Buildings adjacent to public or private Streets, the maximum Building Height at the minimum setback shall be 20 feet, with Buildings set back one additional foot per additional foot in height over 20 feet.
 - b. If a Building or Structure is not a Communications Facility as defined in Part 7-7-400P, meets the Commercial Design Standards, and is not located on a property adjacent to a Residential Zone or Use, that Building shall have no limitation on height.
 - c. For Buildings or Structures adjacent to a Residential Zone or Use, the maximum Building Height at the minimum setback shall be 20 feet, with Buildings set back two additional feet per additional foot in height over 20 feet.
- (3) Loading docks and similar Uses shall be located a minimum of 100 feet from Residential Uses or Zones and shall incorporate Landscaping or wing wall screening.
- (4) All Uses adjacent to Residential Zones or Uses or on properties of greater than ten acres shall be Conditional Uses.

7-6-308. SPECIFIC REQUIREMENTS – BRP ZONE.

The following requirements are applicable within the BRP zone:

- (1) The following requirements govern Building Height within the BRP zone:
 - a. The maximum height for Buildings or Structures within 100 feet of a property line shared with a Residential Use or Zone shall be 20 feet or one Story.

- b. The maximum height for Buildings or Structures more than 100 but less than 200 feet from a property line shared with a Residential Use or Zone shall be 35 feet or 2 ½ stories.
- (2) A property must contain 10 or more acres to be considered for BRP zoning.

7-6-309. SPECIFIC REQUIREMENTS – MXD ZONE.

The following requirements are applicable within the MXD zone:

- (1) The following Uses may not be located on individual Pad Sites or parcels and must be part of a larger Building or physically connected to and integrated with the complex:
 - a. Financial Institutions
 - b. Convenience Stores
 - c. Grocery Stores
 - d. Daycare/Preschool Centers
 - e. Indoor or Outdoor Recreation
 - f. Restaurants with drive-up windows
 - g. Movie Theaters
 - h. Fitness Centers
- (2) All lighting and signs shall be pedestrian scale with a maximum sign height of 20 feet, excepting lights and signs on Building faces.

7-6-310. SPECIFIC REQUIREMENTS – LI ZONE.

The following requirements are applicable within the LI zone:

- (1) All minimum setback areas shall be permanently landscaped.
- (2) The following regulations govern Building Height in the LI zone:
 - a. For Buildings adjacent to public or private Streets, the maximum Building Height at the minimum setback shall be 20 feet, with Buildings set back one additional foot per additional foot in height over 20 feet.
 - b. If a Building or Structure is not a Communications Facility as defined in Part 7-7-400P, meets the Commercial Design Standards, and is not located on a property adjacent to a Residential Zone or Use, that Building shall have no limitation on height.
 - c. For Buildings or Structures adjacent to a Residential Zone or Use, the maximum Building Height at the minimum setback shall be 20 feet, with Buildings set back two additional feet per additional foot in height over 20 feet.
- (3) The minimum Lot size shall be one acre for Convenience Stores and three acres for all other Uses.
- (4) The minimum Building size shall be 10,000 square feet for all Uses except Convenience Stores, which shall have no minimum Building size.
- (5) Loading docks and similar Uses shall be located a minimum of 100 feet from Residential Uses or Zones and shall incorporate Landscaping or wing wall screening.
- (6) No more than 20% of the Lot area shall be used for Outside Storage.