

UNIFIED DEVELOPMENT CODE
ARTICLE 4., ZONES
SECTION 4.9, USE-SPECIFIC STANDARDS

4.9.4 COMMERCIAL SERVICES USE GROUP

- A. Administrative and Professional Office**
The maximum permitted floor area is 2,000 square feet.
- B. Adult Day Care**
 - 1. The use is for a maximum of ten persons, or if operated in conjunction with an Adult Care Service, the number of clients together with the number of residents exceed the total permitted for the Adult Care Service.
 - 2. The use shall comply with one of the following.
 - a. For a maximum of 15 persons;
 - b. For an unlimited number of persons with a minimum lot size of 20,000 square feet; or
 - c. If operated in conjunction with an Adult Care Service, the total number of clients and residents shall not exceed the total permitted for the Adult Care Service.
- C. Alcoholic Beverage Service and Entertainment**
 - 1. The maximum permitted floor area is 2,000 square feet.
 - 2. The following standards are required of large bars or dance halls:
 - a. Minimum Setbacks**
Setbacks for the following use areas are measured from the use area to a zone boundary line of R-3 or more restrictive zoning:
 - (1) Outdoor Use Area: 500 feet.
 - (2) Parking Area: 200 feet.
 - (3) Loudspeakers: 500 feet.
 - (4) The Zoning Examiner may authorize a reduction to the required setbacks if special physical circumstances exist that will mitigate any negative impacts.
 - b. Security Management Plan**
The applicant must submit a security management plan describing the method and operation of security within and outside the building, including the parking area, to the Zoning Administrator and the Police Chief. Any changes or amendments to the plan must be filed with, and approved by, the Zoning Administrator and the Police Chief.
 - c. Access**
Access shall be either from a street shown on the Major Streets and Routes (MS&R) Map with no vehicular access to the site from a local street or from a local street within a nonresidential development.
 - 3. Large bars and dance halls are prohibited.

D. Animal Service

1. Overnight confinement for clinic treatment is permitted for a maximum of five animals.
2. Boarding of animals is prohibited.
3. The activity shall be within a completely enclosed building.
4. An outpatient clinic is permitted for small animals only.
5. The minimum perimeter yard for buildings, shelters, animal runs, and fenced areas from a property line adjacent to a residential zone is 100 feet.
6. Buildings, shelters, animal runs, and fenced areas shall be setback at least 100 feet from any property line.
7. The use shall be setback at least 200 feet from any residential zone.

E. Artisan Residence

1. Purpose

2. To provide an artisan residence use in the NC, C-1, C-2, and C-3 commercial zones designed to be used as both a dwelling and work space by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to drawing, vocal or instrumental music, painting, sculpture, and writing; and the accessory sale of art objects produced on the premises. Buildings or spaces within buildings shall be used jointly for commercial and residential purposes. Nothing in this subsection limits principal uses as otherwise permitted by the applicable zoning.

3. Combined Uses

4. A building or a tenant space in a commercial zone may be used as an artisan workshop with a residential dwelling. The workshop and workshop activities shall be located indoors unless outdoor activity is permitted by the applicable zoning.

5. On-site Sales

6. The on-site sale of the artist's products, including occasional shows of the artist's works, is a permitted accessory use.

7. Separation and Access

8. Access to the residential use shall be only through the same access that is provided for the artisan use.

9. Operational Requirements

10. The operation of the artisan residence shall not create noise, vibrations, smoke, fumes, dust, odors, vapors, other noxious emissions, or any other similar nuisances that are discernible beyond the boundaries of the building enclosing the artisan residence.

11. Parking

12. Each artisan residence unit shall provide two on-site motor vehicle parking spaces for each residential component and one on-site parking space for each 500 square feet of gross floor area (GFA) of the work space area. The

GFA of the residential component shall not be included in the parking calculation.

F. Automotive - Service and Repair

1. Auto washing is prohibited.
2. The service building is limited in design to accommodate no more than two vehicles at any time. The maximum permitted vehicle space size is ten by 25 feet.
3. The use must occur within an enclosed building with one access per bay, not on the side toward any residential zone.
4. The building walls shall have no openings, other than non-opening windows, within 30 feet of the adjacent residential zone boundary line.
5. Auto washing, limited to a self-service, coin-operated car wash, is permitted on the premises. No more than six bays using hand-operated, wand-type equipment or more than one bay using ~~non-conveyor,~~ automatic equipment are permitted, and vacuum equipment shall be located at least 100 feet from any residential zone. Mechanical equipment that powers the conveyor, must be entirely enclosed.
