

Chapter 17.28 - Business/Commercial/Industrial Districts

Footnotes:

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Editor's note— Ord. No. 2019-028, § 2, adopted September 17, 2019, repealed the former Ch. 17.28, §§ 17.28.010—17.28.060, and enacted a new Ch. 17.28 as set out herein. The former Ch. 17.28 pertained to similar subject matter and derived from Ord. 2013-41 § 3, 2013; Ord. 2012-18 §1.

17.28.010 - Description and purpose.

- A. Business/Commercial (B). The primary use within the B District is intended to allow for appropriately located groups of retail stores, office buildings, service establishments and civic uses serving the needs of the neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.
- B. Light Industrial (I-1). The I-1 District is intended to allow industrial development with minimal impact to residential and commercial areas. Such zones will require setbacks and landscaping to ensure compatibility with any abutting residential areas. The regulations of this District are intended to provide structural standards, standards of intensity of use and standards of external effects compatible with the surrounding or abutting residential districts. To these ends, development is limited to low intensity, external effects are limited and permitted uses are limited to those manufacturing and wholesaling activities which can be operated in a clean and quiet manner.
- C. General Industrial (I-2). The I-2 District intended to allow a less restrictive type of industrial development where the necessary characteristics of industrial operation will not adversely affect nearby residential and business uses. The purpose of the District is to permit the normal operation of almost all industries, subject to those regulations necessary for mutual protection of nearby property owners in the lawful use of their respective properties, and the public health, safety and general welfare.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.28.020 - Reserved.

17.28.030 - Uses.

- A. Uses permitted by right (P), allowed by Use by Special Review (UBSR) or disallowed (N) in each of the respective Business/Commercial, Industrial and Overlay Zoning Districts are as follows:

<i>Use</i>	<i>B Business/ Commercial</i>	<i>I-1 Light Industrial</i>	<i>I-2 General Industrial</i>	<i>WNZOD Wolfensberger Overlay</i>	<i>DOD Downtown Overlay</i>	<i>FSOD Front Street Overlay</i>
Airport	N	N	N	N	N	N

Alcoholic beverage sales	P	P	P	P	P	N
Asphalt/concrete plant	N	N	P	N	N	N
Assisted living/memory care	UBSR	UBSR	UBSR	UBSR	P	UBSR
ATM/kiosk (stand-alone)	P	P	P	P	P	P
Auto body and vehicle/RV/boat equipment and repair	UBSR	P	P	P	N	N
Automobile/vehicle/RV/boat/motorcycle/all-terrain vehicles/equipment sales and leasing	UBSR	P	P	UBSR	N	N
Automobile service/fuel station/wash/rental	P	P	P	P	P	N
Bed and breakfast	P	N	N	P	P	P
Cemetery	UBSR	UBSR	UBSR	N	N	N
Clinic	P	P	P	P	P	P
College/university/voc-tech	P	P	N	P	P	N
Commercial amusement, indoor	P	P	UBSR	P	P	N
Commercial amusement, outdoor	UBSR	UBSR	UBSR	N	N	N

Day care center	UBSR	UBSR	UBSR	P	P	UBSR
Disposal service	N	N	N	N	N	N
Educational facility	UBSR	N	N	UBSR	UBSR	UBSR
Gym/health club	P	P	UBSR	P	P	P
Heavy industry	N	N	UBSR	N	N	N
Helistop/heliport	UBSR	UBSR	UBSR	UBSR	UBSR	UBSR
Hospital	P	P	P	P	P	N
Hotel/motel	P	N	N	P	P	P
Institutional care	N	UBSR	P	N	N	N
Kennel/doggy daycare	UBSR	UBSR	UBSR	P	UBSR	UBSR
Light industry	N	P	P	P	N	N
Live-work unit	P	N	N	N	P	P
Medical lab	P	P	P	P	P	N
Mineral extraction	N	N	N	N	N	N
Multi-family	UBSR	N	N	P	P	P
Multi-modal transit facility	UBSR	UBSR	UBSR	UBSR	P	UBSR
Nursery/greenhouse	UBSR	P	P	P	P	UBSR
Nursing home	UBSR	N	N	UBSR	UBSR	UBSR
Office	P	P	P	P	P	P
Oil and gas production	UBSR	UBSR	UBSR	N	N	N

Parking facility (stand-alone lot/structure)	P	P	P	P	P	P
Place of worship	P	UBSR	UBSR	P	P	UBSR
Private club	P	P	UBSR	P	P	P
Public facilities	P	P	P	P	P	UBSR
Recreation, indoor	P	P	UBSR	P	P	P
Recreation, outdoor	P	P	P	P	P	P
Recycling center and salvage	N	N	P	N	N	N
Recycling drop-off	P	P	P	P	P	N
Rehabilitation clinic/facility	N	UBSR	P	N	N	N
Restaurant	P	P	P	P	P	P
Retail	P	P	P	P	P	P
Self storage facility	N	P	P	UBSR	N	N
Service, commercial	P	P	P	P	P	P
Service, personal	P	N	N	P	P	P
Service, repair	P	P	P	P	N	UBSR
Sexually oriented business	N	P	P	N	N	N
Shooting range, indoor	UBSR	P	P	P	P	P
Storage yard	N	P	P	N	N	N
Studio classes	P	N	N	P	P	P

Towing and storage of inoperable vehicles	N	UBSR	P	N	N	N
Urgent care	P	N	N	P	P	N
Utilities, public	UBSR	UBSR	UBSR	UBSR	UBSR	UBSR
Vehicle/RV/boat storage	N	UBSR	P	P	N	N
Veterinary clinic	P	P	P	P	P	P
Warehousing and distribution	N	P	P	P	N	N

- B. Uses that are not permitted by right (P) or allowed by Use by Special Review (UBSR) or authorized under Subsection C below are prohibited.
- C. Uses determined by the Town Manager that are functionally equivalent to the enumerated uses in Subsection A above shall be treated in a like manner.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.28.040 - Development standards - Business/Commercial B.

The following development standards for the B District shall apply:

- A. Minimum front yard: A minimum front yard of fifteen (15) feet from the property line shall be required; twenty-five (25) feet if abutting an arterial street;
- B. Minimum side yard: Zero (0) feet;
- C. Minimum rear yard: Zero (0) feet;
- D. Maximum height: Thirty-five (35) feet (fifty (50) feet by special review);
- E. Maximum building coverage: Thirty-five (35) percent of lot area;
- F. In no event shall wrecked, junked or abandoned motor vehicles be stored on any property in the B District unless within a fully enclosed building.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.28.050 - Development Standards - Light Industrial I-1.

The following development standards for the I-1 District shall apply:

- A. Maximum building coverage: Forty (40) percent of lot area;

- B. Minimum side yard: Five (5) feet;
- C. Minimum front yard: Fifteen (15) feet from the front property line;
- D. Minimum rear yard: Twenty (20) feet;
- E. Maximum height of buildings: Thirty-five (35) feet.

(Ord. No. 2019-028, § 2, 9-17-2019)

17.28.060 - Development Standards - General Industrial I-2.

The following development standards for the I-2 District shall apply:

- A. Maximum lot coverage: As limited by applicable standards for development, parking, landscaping and other requirements;
- B. Minimum side yard: Zero (0) feet except where the side yard abuts an adjoining zoning of a lesser intensity, then the side yard setback of the lesser Zoning District shall apply for that side;
- C. Minimum front yard: Fifteen (15) feet from the front property line;
- D. Minimum rear yard: Zero (0) feet except where rear yard abuts an adjoining zoning of a lesser intensity, then the rear yard setback of the lesser Zoning District shall apply;
- E. Maximum height of buildings: Fifty (50) feet.

(Ord. No. 2019-028, § 2, 9-17-2019)

Chapter 17.46 - WNZOD Wolfensberger North Zoning Overlay District

17.46.010 - Purpose and intent.

The purpose of the Wolfensberger North Zoning Overlay District (WNZOD) is to establish architectural, landscaping, design, building, uses and site development regulations that encourage compatible land uses, ensure higher quality development and function in order to protect property values, provide safe and efficient access for the pedestrian and automobile and protect real estate from impairment or destruction of value. These architectural, landscaping, design, building, uses and site development criteria can encourage quality development through the use of a variety of design and site techniques while continuing to provide for a wide range of economic development. This Chapter applies to all new development and/or improvements in the WNZOD and that have not been submitted for review before the effective date of the Ordinance adopting this Overlay District.

(Ord. 2012-18 §1)

17.46.020 - Interface regulations inapplicable.

The WNZOD is intended to encourage mixed residential and commercial development and, pursuant to Section 17.46.070 of this Chapter, the Residential/Nonresidential Interface Regulations in Chapter 17.50 do not apply within the WNZOD.

(Ord. 2012-18 §1)

17.46.030 - Relationship to underlying zoning district/sign code.

- A. In the event of a conflict between the entitlements, regulations or standards established in this Chapter and the equivalent provisions in the underlying Zoning Districts, the provisions of this Chapter shall govern. Except in the event of such preemption by this Chapter, the underlying Zoning District provisions and all other provisions of the CRMC shall be applicable and enforced within the WNZOD.
- B. For the purpose of applying the Sign Code regulations under Title 19, CRMC in the WNZOD, the underlying Zoning District designation shall be utilized within the WNZOD to differentiate between residential and business area regulations.

(Ord. 2012-18 §1)

17.46.040 - Permitted uses.

The uses permitted in the WNZOD are outlined in Section 17.28.030. These permitted uses shall be allowed on all properties within the WNZOD in addition to the permitted and accessory uses allowed in the underlying Zoning District.

(Ord. No. 2015-06, § 3, 2-17-2015; Ord. 2012-18 §1)

17.46.060 - Development standards.

The following development standards shall apply:

- A. Maximum lot coverage: 100% of lot area.
- B. Minimum side yard: zero feet.

- C. Minimum front yard: 15-feet.
- D. Minimum rear yard: 10-feet.
- E. Maximum height of buildings: determined by the property's underlying zoning.
- F. Maximum height of buildings by use permitted by special review: 70-feet for residential, office or hotel developments.
- G. Maximum fence height: 10-feet, provided that the fence is outside the front yard setback.
- H. Multi-family residential: The development must encompass a minimum of five contiguous acres with a maximum mix of multifamily residential equaling 35% of the gross square footage of the development.
- I. Dwelling unit: All residential units are for living/sleeping purposes, to be occupied by a single family, containing an individual kitchen and bathroom, with a minimum size of 700-square feet.

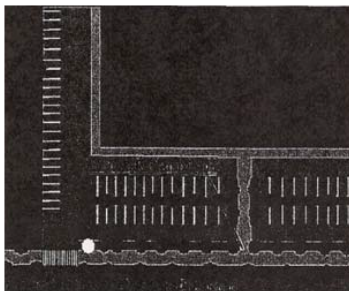
(Ord. 2012-18 §1)

17.46.070 - Design standards.

- A. Architectural threshold requirements: All primary structures must have their total exterior facade covered with at least one of the materials listed in this Section:
 - 1. Building materials. Exterior facades shall be built with one or more of the following materials: brick, wood, stone, tile, stucco, decorative block (with common gray block not acceptable), galvanized or metal sheeting (not to exceed 25% of a structure's elevation facing a public roadway), tilt-up concrete panels (prefab concrete panels) and/or transparent materials such as glass or plexiglass. This will not apply to awnings or overhangs. Smooth-faced concrete block will only be permitted on the service side of a building that does not face a public roadway and must be painted to match the prominent color of the total building.
 - 2. Window or transparency. The main front elevation shall provide at least 25% window or transparency at the pedestrian level. Side elevations that face a public roadway shall provide at least 20% window or transparency at the pedestrian level. The window or transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 25% transparency in length. The height of the glass or plexiglass must be a minimum height of 5-feet.
 - 3. Exterior wall elevations. There shall be no uninterrupted lengths of blank wall longer than 60-feet. Walls shall be differentiated with recesses, offsets, building height, variations in rooflines, windows, awnings and materials or other architectural elements. This does not apply to the service side of the building.
 - 4. Rooftop equipment. All rooftop equipment shall be screened from view on all sides visible to the general public by building parapet walls or other building elements that appear as integral elements of the overall building.
 - 5. Service station canopies and columns. Canopies, such as those associated with convenience stores with gasoline sales, must have the same predominate color as the main building. Columns must be clad in the primary building material of the main building or from another material listed in Paragraph 1 above.
 - 6. Outdoor storage, repair, rental and servicing areas shall be:
 - a. Set back 15-feet from the front lot line;
 - b. Screened by an opaque fence or berm; and
 - c. Screened from the front lot line by coniferous trees, with a minimum of one tree per 20-feet of lot frontage. This screen may only be calculated for up to 20% of the overall landscaping requirement for the development. (See 17.46.080 for fence and opaque requirements).

7. Landscaping. All developments shall adhere to the following landscaping requirements. A landscaping plan will be required with all site plans, showing the proposed landscaping for the site. For every 2,000-square feet of property, one tree will be required. The following landscaping provisions include a ratio relationship between the number of plantings required, based upon the number of trees required. All bush plants must be a minimum of 5-gallons at planting, and all flowering perennial plants and other plantings must be a minimum of 1-gallon at planting. For every required tree, a corresponding number of plantings or trees from either Subparagraph a., b. or c. below will be required for each site plan:
 - a. Shrubs: Three per required tree;
 - b. Flowering plants: Six per required tree; or
 - c. Trees: One per required tree.
8. Buffers: A 5-foot landscaping buffer with a 50% opacity at planting will be required for all properties adjacent to Interstate 25. This buffer requirement may only be calculated for up to 20% of the overall landscaping requirement for the development.
9. Parking requirements:
 - a. One parking space will be required per residential unit.
 - b. All projects may reduce their standard parking requirement under the Town's parking calculations by 20%.
 - c. If a structure or development can demonstrate and receive a U.S. Green Build Council LEED (Leadership in Energy and Environmental Design) Certification or greater designation, the project can reduce its parking requirements by another 50%.
10. Sidewalk requirements. All sidewalks must be designed and built to meet the Town's sidewalk construction and design regulations, with a minimum width of 5-feet.
 - a. Total building square footage for a development less than 50,000 square feet. All nonresidential construction that totals less than 50,000 square feet per development will be required to have a minimum of one sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure. A painted crosswalk may only be used for sidewalk crossing within drive aisles. If no sidewalk exists along the public roadways, the development must also construct sidewalks along the full length of the site's property lines abutting public roadways within the existing or proposed public right-of-way. There shall be a minimum 5-foot landscaping strip between the sidewalk and roadway. See Figure 1.

Figure 1



- b. Total building square footage for a development greater than 50,000 square feet. All nonresidential construction that totals more than 50,000 square feet per development will be required to have a minimum of one sidewalk connection from all sidewalks located along a public roadway to the entrance of the primary structure. A painted crosswalk may only be used for sidewalks crossing

within drive aisles. If only one public roadway is located adjacent to the development, a minimum of two sidewalk connections shall be required to the entrance of the primary structure. If no sidewalk exists along the public roadways, the development must also construct sidewalks along the full length of the site's property lines abutting public roadways within the existing or proposed public right-of-way. There shall be a minimum 5-foot landscaping strip between the sidewalk and roadway. See Figures 2a and 2b below.

Figure 2a

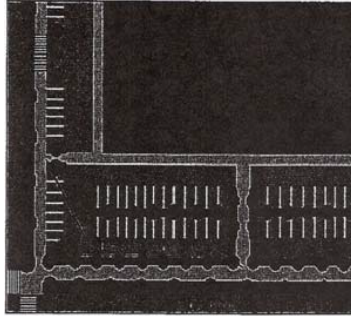
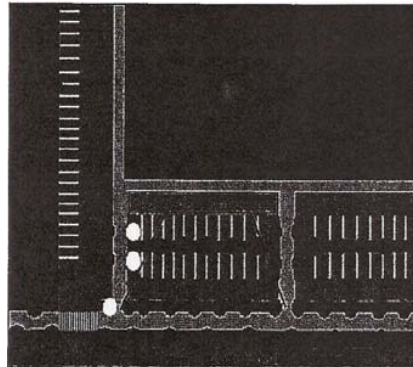
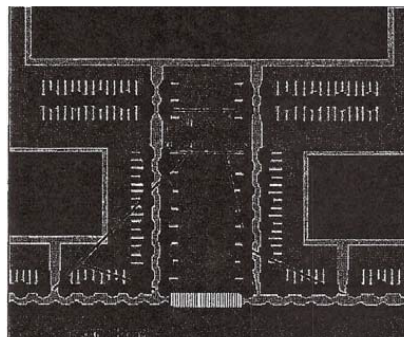


Figure 2b



- c. Out parcels and separate buildings for developments. All out parcels and separate primary buildings will be required to have at least one sidewalk connection from its primary entrance to a sidewalk located along a public roadway. A painted crosswalk may only be used for sidewalk crossing within drive aisles. If no sidewalk exists along the public roadways, the development must also construct sidewalks along the full length of the site's property lines abutting public roadways within the existing or proposed public right-of-way. There shall be a minimum 5-foot landscaping strip between the sidewalk and roadway. See Figure 3 below.

Figure 3



(Ord. 2012-18 §1)

17.46.080 - Fence, opaque.

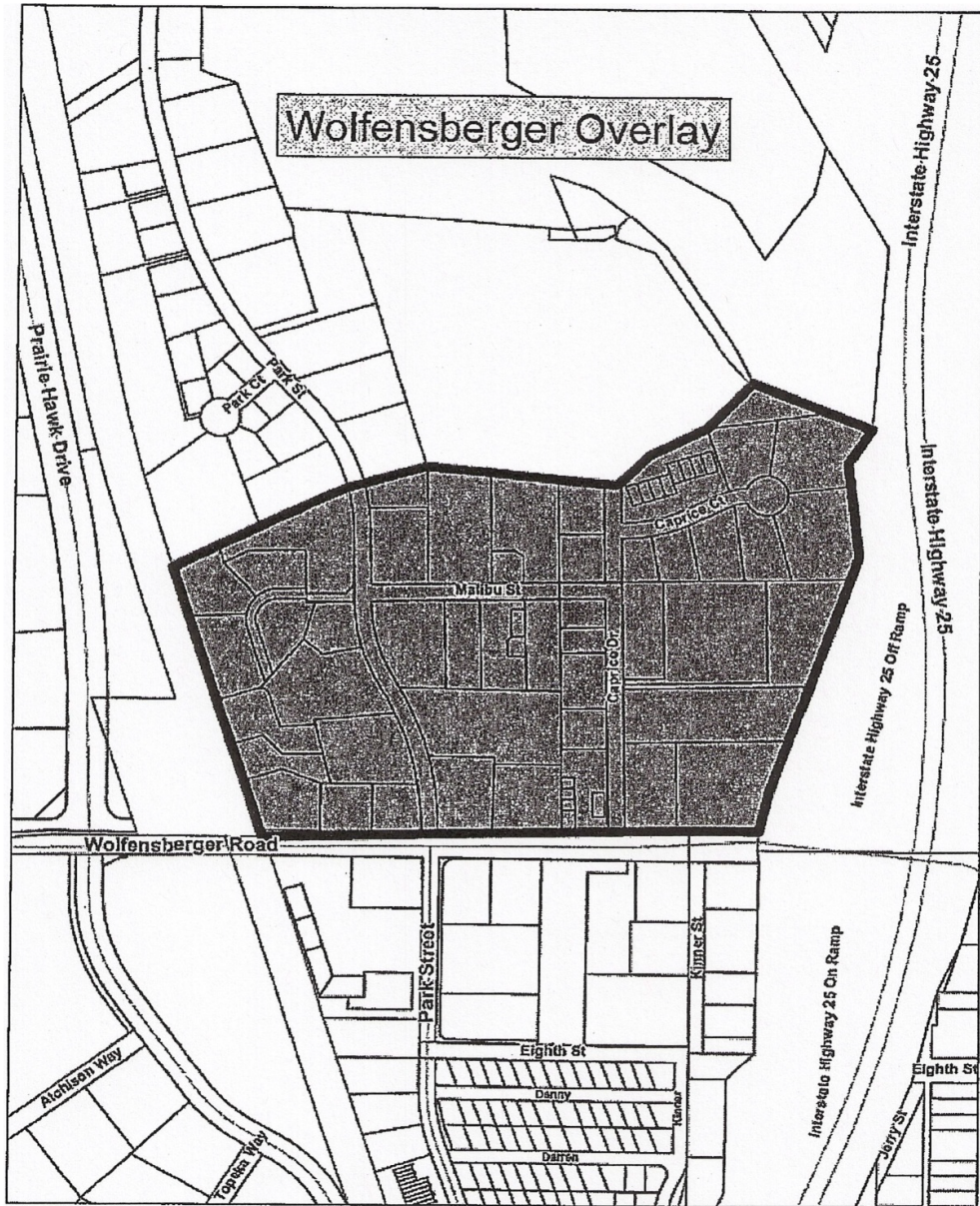
An opaque fence completely screens the property beyond the fence and can include stockade fences, privacy fences or walls. An opaque fence is not transparent or translucent; imperious to light, so that images cannot be seen through it. Chain-link fences with slats are not considered to be opaque fences. An opaque berm and/or landscaping that provides the equivalent screening as a required opaque fence may also be used.

(Ord. 2012-18 §1)

17.46.090 - Wolfensberger North Zoning Overlay District boundary.

The WNZOD is defined as that area depicted on the map as shown in Figure 4.

Figure 4



(Ord. 2012-18 §1)