

TITLE 10
CHAPTER 8
COMMERCIAL ZONE

SECTION:

- 10-8-1: Intent
- 10-8-2: Site Plan Review Required
- 10-8-3: Building and Architectural Standards
- 10-8-4: Site Development Standards

10-8-1: INTENT

The intent in establishing the commercial zone is to provide a place where retail and service uses can be constructed and maintained which will serve the needs of the citizens of the area. It is the further intent in establishing this zone to promote its limited and controlled development, which is designed to be compatible with residential development. The uses characteristic of this zone are retail stores, banks, office buildings, theaters and a wide variety of specialty shops. (Ord., 1-22-2002)

10-8-2: SITE PLAN REVIEW REQUIRED

The purpose of the site plan review is to implement general plan goals and to enhance and encourage compatible development within the proposed neighborhood. The planning commission shall review and approve all commercial site plans and follow the application, hearing, notice and appeals procedure as outlined in the subdivision ordinance. Final approval of the site plan is vested with the city council, after approval by the planning commission. (Ord., 1-22-2002)

10-8-3: BUILDING AND ARCHITECTURAL STANDARDS

All buildings in the commercial zone shall have an architectural style and exterior finish to complement surrounding areas or buildings. Visible roofs shall have a minimum slope of four to one (4:1). Required exterior finishes shall be stucco, masonry (including brick veneer), stone, vinyl siding or architectural grade metal siding. No building shall be finished with vinyl or metal siding only. Vinyl or metal siding may be used as an appropriate supplementary finish material in combination with masonry or stone. The base color shall be light tones or earth tones, avoiding all bright fluorescent or high contrasting colors. Accent colors shall be low contrast variation to the base color of the building. Mall murals and super graphics shall be specifically approved. The planning commission shall be the approval agency in determining architectural style. (Ord., 1-22-2002)

10-8-4: SITE DEVELOPMENT STANDARDS

All parcels in the commercial zone shall comply with all applicable ordinances and with the following standards:

- A. Streets: Streets providing access shall have adequate capacities or a suitable level of service for the project. The streets and public rights of way adjacent to sites located at entrances to the city shall be particularly arranged, designed and developed to enhance the image of the entire community.
- B. Activities Conducted: All display, sale and repair activities shall be conducted within a fully enclosed building, except those activities that are customarily and appropriately conducted in the open. Temporary sales of Christmas trees and nursery stock shall be permitted outside a building unless otherwise prohibited under the terms of this title.
- C. Dust, Odors, Noise, Etc.: No dust, odor, smoke, vibration, intermittent light, excessive light, glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.
- D. Parking; Curb, Gutter and Sidewalk: All permanent, off-street parking shall be hard surfaced. Curb, gutter and sidewalk in the public right of way may be required as additional site improvements. Temporary, off-street parking lots may be allowed by the City for no more than one year or as extended by the Planning Commission. See chapter 14, Parking of this title for temporary off-street parking regulations. (5-2014, 8-26-14)
- E. Entranceway: All buildings located adjacent to a major street shall have at least one entranceway facing onto said street.
- F. Private Parking Lots: Private parking lots within any development shall allow connections to adjacent developments to reduce accesses to major streets and the resulting traffic congestion.
- G. Storage of Materials And Equipment: All materials, merchandise and equipment (including vehicles in running order) shall be stored within an enclosed building or within an enclosure surrounded by a fence not less than six feet (6') in height within the required setbacks and not visible from any public right of way. (Ord., 1-22-2002)