

### **11-3-6: COMMERCIAL (C):**

- A. District Intent: This zone district is established for the purposes of providing the general public with access to a limited range of neighborhood commercial and service related uses necessary to support the needs of residents in the surrounding area. This zone district allows existing commercial uses to be expanded and new commercial uses to be established within the commercial zone of the town center area of an unincorporated community. All commercial uses exceeding two thousand (2,000) square feet are reviewed through the conditional use review process.
- B. Existing Legal Nonconforming Commercial Uses: Existing legal nonconforming commercial uses not located within a commercial zone district may continue and may be enlarged and/or expanded in accordance with section [11-6-2](#) of this title and the commercial use criteria listed in subsection C of this section.
- C. Commercial Zone And Use Criteria: New commercial uses shall not be established nor shall existing commercial uses be expanded within the commercial zone unless the use complies with all of the following criteria:
1. The commercial use provides goods and/or services and employment opportunities to the residents of Eastern Summit County.
  2. There is sufficient off street parking at a minimum ratio of three (3) spaces per one thousand (1,000) square feet of floor area with adequate circulation and convenient access to the property without hazards and conflicts in residential neighborhoods.
  3. Public services (sewer, water, electric, phone, etc.) are readily available to the property and can be provided at adequate levels to serve the demands of the commercial use without negatively impacting the level of service to adjoining uses or existing businesses as determined through an infrastructure analysis.
  4. The property does not contain sensitive lands that are negatively impacted by the commercial use.
  5. The commercial use is compatible and consistent with or supports other nearby uses and/or property conditions and has frontage along a public roadway.
  6. The commercial use will not substantially alter the essential character of the surrounding area.
  7. The commercial use will not substantially increase the danger of fire or otherwise endanger public safety, or substantially diminish or impair the enjoyment of surrounding properties.
  8. A site plan, building architectural drawings and operational management plan will be required as part of any conditional use, low impact permit, rezoning or expansion of a commercial use to fully address potential impacts to neighboring uses or the community at large.
- D. Floor Area And Lot Coverage: Floor area and lot coverage requirements in the commercial zones shall be dictated by off street

parking, adequate circulation and other site design requirements and development standards. The maximum floor area or lot coverage shall not exceed sixty percent (60%) of the lot.

- E.Lot Width: There shall be no requirement for lot width, provided all off street parking and circulation requirements can be satisfied.
- F.Setback Requirements: Minimum front yard setbacks shall be twenty feet (20') from any roadway right of way. Minimum side yard setbacks shall be twelve feet (12') from the side property line. Minimum rear yard setback shall be twenty four feet (24') from the rear property line to provide adequate alleyways for deliveries. Variances to the required setbacks to facilitate the use of existing buildings may be considered.
- G.Parking: Parking shall generally be located at the side or rear of commercial buildings with only limited parking allowed at the front of the building between the roadway and the building.
- H.Building Height: Maximum building height shall be thirty feet (30') unless additional building height is required for the commercial use and is approved by the fire district and is determined to be compatible with adjacent buildings and uses. In no case shall the building height exceed fifty feet (50').
- I.Special Requirements: Special landscape screening and other buffer requirements, to the extent practical and reasonable, may be required to minimize the impact on adjacent uses. Special screening and buffer requirements shall be determined through the conditional use review processes. (Ord. 553, 6-8-2005)