

CHAPTER 18

COMMERCIAL ZONES C-1, C-2, C-3

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18-1. Purpose and Intent.

The purpose of the C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Regional Commercial Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Weber County. It is also to separate into three zones uses, based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.

18-2. Site Development Standards.

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
1. Minimum Lot Area	none	none	none
2. Minimum Lot Width	none	none	none
3. Minimum Yard Setbacks			
a. Front	20 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width 2-89		
b. Side	None, except 10 feet adjacent to residential zone boundary		
c. Side facing street on corner lot	20 feet	20 feet	20 feet
d. Rear	None, except 10 feet where building rears on a residential zone		
4. Building Height			
a. Minimum	-----One Story-----		
b. Maximum	35 ft.	none	none
5. Maximum Lot Coverage	Not over 60% of lot area by buildings or accessory buildings		none

18-3. Sign Regulations.

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Chapter 32 Signs, of this Ordinance. Permitted signs are listed in Section 18-5

18-4. Special Regulations.

1. Hereinafter specified permitted and Conditional uses shall be permitted only when the following conditions are complied with:
 - a. All manufacturing shall be done within a completely enclosed building.
 - b. All uses shall be free from objection because of odor, dust, smoke, or noise.
 - c. In the C-1 neighborhood Commercial Zone no entertainment, except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.

 2. A car wash shall be permitted subject to the following restrictions:
 - a. Operation or use is forbidden between the hours of 10:00 p.m. and 6:00 a.m. on the following morning in C-1 Zones only.
 - b. There shall not be more than four washing bays for a manual spray car wash in C-1 Zones only.
 - c. Off-street vehicle storage required as follows:
 - 1) One bay car wash, four spaces in the approach lane
 - 2) Two bay car wash, three spaces in the approach lane for each wash bay
 - 3) Three or more bay car wash, two spaces in the approach lane for each wash bay
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18-5. Uses.

In the following list of possible uses, those designated in any zone as "P" will be a Permitted Use. Uses designated as "C" will be allowed only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance. Uses designated "N" will not be allowed in that zone.

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
1. Accessory buildings and uses customarily incidental to a permitted use	P	P	P
Air conditioning, sales and Service	N	N	P
Altering, pressing and re-pairing of wearing apparel	P	P	P
Ambulance Base Stations	N	C	P
Amusement enterprises	N	N	C
Animal hospital, small animals only and provided conducted within completely enclosed building	N	N	C
Antique, import or souvenir shop	N	P	P
Archery shop and range, provided conducted within completely enclosed bldg.	N	P	P
Art and artists supply store	N	P	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	N	P	P
Athletic and sporting goods store including sale or repair of motor vehicles, motor boats or motors	N	N	P
Athletic Club	N	P	P
Auction establishment	N	N	C
Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed bldg.	N	N	P
Automobile, new or used, sales and service	N	N	P
Awning sales and service	N	P	P
2. Baby formula service	P	P	P
Bakery manufacture limited to goods retailed on premises	P	P	P
Bakery Goods manufacturing	N	N	P
Bank or financial institution	P	P	P
Barber shop	P	P	P
Bath and massage establishment	N	P	P
Beauty culture school	N	N	P
Beauty parlor for cats and dogs	N	P	P
Beauty shop	P	P	P
Bed and Breakfast Inn	N	P	P 16-89
Bed and Breakfast Hotel	N	C	P 16-89
Beer parlor, sale of draft beer	N	N	C
Bicycle sales and service	P	P	P
Billiard parlor	N	N	P
Blue printing or photostating	N	P	P
Boarding house	N	C	P
Boat sales and service	N	C	P
Bookbinding	N	N	P
Book store, retail	P	P	P
Bottling and distribution plant	N	N	P
Bowling alley	N	C	P
Boxing arena	N	N	P
Building materials sales or yard	N	N	P
Bus Terminal	N	P	P
3. Cabaret	N	N	C
Cafe or cafeteria	P	P	P
Camera store	P	P	P
Candy manufacture	N	N	P
Candy store, confectionery	P	P	P
Carbonated water sales	N	P	P
Carpenter and cabinet shop	N	N	P
Carpet and rug cleaning	N	N	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
Carpet, rug and linoleum service	N	P	P
Car wash, laundry type	N	C	P
Car wash, manual spray	C	P	P
Cash register sales and service	N	P	P
Catering establishment	N	P	P
China, crystal and silver shop	C	P	P
Christmas tree sales	P	P	P
Church	N	C	P
Church, temporary revival	N	C	C
Circus, carnival or other transient amusement	N	N	C
Cleaning and dyeing establishment	N	P	P
Clinics, medical or dental	P	P	P
Clothing and accessory store	N	P	P
Coal and fuel sales office	N	N	P
Communication equipment building	N	P	P
Contractor shop, provided work conducted within a completely enclosed building	N	N	P
Costume rental	N	P	P
4. Dairy products store	P	P	P
Dance hall	N	N	C
Data processing service and supplies	N	P	P
Delicatessen	P	P	P
Department store	N	P	P
Detective agency	P	P	P
Diaper service, including cleaning	N	P	P
Drapery and curtain store	N	P	P
Drive-it-yourself agency or business	N	P	P
Drug store	P	P	P
Dry cleaning establishment	N	N	P
Dry cleaning pickup station	P	P	P
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	C	C	N 97-20
5. Educational institution	N	P	P
Educational/Institutional Identification Sign	C	C	C 20-94, 30-94
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	P	P
Electrical and heating appliances and fixtures sales and service	N	P	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
Electronic equipment sales and service	N	P	P
Employment agency	N	P	P
Express and transfer service	N	N	C
6. Fabric and textile store	P	P	P
Farm implement sales	N	N	P
Film exchange establishment	P	P	P
Five and ten cent store	P	P	P
Florist shop	P	P	P
Frozen food lockers, incidental to a grocery store or food business	P	P	P
Fruit store or stand	P	P	P
Furniture sales and repair	N	P	P
Fur apparel sales, storage or repair	N	P	P
7. Garden supplies and plant materials sales	P	P	P
Gift store	P	P	P
Glass sales and service	N	P	P
Government buildings or uses, non-industrial	C	P	P
Greenhouse and nursery; soil and lawn service	N	P	P
Grocery store	P	P	P
Gunsmith	N	P	P
Gymnasium	N	P	P
8. Hardware stores	N	P	P
Health club	N	P	P
Health food store	P	P	P
Heliport	N	C	C
Hobby and crafts store	P	P	P
Hospital supplies	N	P	P
Hotel	N	C	P
House cleaning and repair	N	P	P
House equipment display	N	P	P
Household appliance sales and incidental service	N	C	P
Household pets, dwelling units only	P	P	P
9. Ice cream manufacture	N	N	P
Ice cream parlor	P	P	P
Ice manufacture and storage	N	N	P
Ice store or vending station	P	P	P
Insulation sales	N	P	P
Insurance agency	N	P	P
Interior decorator and designing establishment	N	P	P
10. Janitor service and supply	N	P	P
Jewelry store sales and service	P	P	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
11. Knitting mills	N	N	C
12. Laboratory, dental or medical	N	P	P
Laundry or dry cleaners, laundromat-type	P	P	P
Laundry or dry cleaning establishment	N	N	P
Launderette or laundromat	P	P	P
Lawn mower sales and service	N	P	P
Leather goods, sales and service	N	P	P
Legal office	N	P	P
Library	P	P	P
Linen store	N	P	P
Linen supply service	N	N	P
Liquor store	N	C	C
Locksmith	P	P	P
Lodge or social hall	N	P	P
Lodging house	N	C	P
Lounge	N	N	C
Luggage store	N	P	P
Lumber yard	N	N	C
13. Machine shop operations incidental to any use permitted in C-3 district	N	N	P
Manufacture of goods retailed on premises	N	C	C
Meat Custom cutting and wrapping excluding slaughtering	N	C	C 2-85
Meat, fish and seafood store	P	P	P
Medical office	P	P	P
Millinery	N	P	P
Miniature golf	N	N	C
Mobile Home Sales	N	C	P 10-83
Mobile Home Service	N	N	P
Monument works and sales	N	P	P
Mortuary	N	C	P
Motel	N	C	P
Motorboat sales and service	N	C	P
Motorcycle and motor scooters sales and service	N	C	P
Museum	C	P	P
Music Store	N	P	P
14. Needlework, embroidery or knitting store	P	P	P
Newsstand	P	P	P
Nightclub or social club	N	N	C
Notion store	P	P	P
Novelty store	N	P	P
Nursery school	C	P	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
15. Office in which goods or merchandise are not commercially created, exchanged or sold	N	P	P
Office supply	N	P	P
Office machines sales and service	N	P	P
Oil burner shop	N	N	C
Optometrist, optician or oculist	P	P	P
Ornamental iron sales or repair	N	C	P
16. Paint or wallpaper store	N	P	P
Paperhanger shop	N	P	P
Park and playground	P	P	P
Parking lot or garage for passenger automobiles	C	C	C
Pawnshop	N	N	P
Penny Arcade	N	N	C
Pest control and extermination	N	P	P
Pet and pet supply store	N	P	P
Pharmacy	P	P	P
Photographic supplies	P	P	P
Photo studio	P	P	P
Physician or surgeon	P	P	P
Pie manufacture	N	P	P
Plumbing shop	N	C	P
Pony ring, without stables	N	N	C
Pool hall	N	N	P
Popcorn or nut shop	P	P	P
Post office	C	P	P
Printing, lithographing publishing or reproductions sales and services	N	C	P
Private Liquor Club	N	N	C
Professional office	N	P	P
Public Utilities Substation	C	C	C 96-42
Public Building	P	P	P
17. Reserved for future use			
18. Radio and television sales and service	C	P	P
Radio, television of FM broadcasting station	N	P	P
Real estate agency	N	P	P
Reception center or wedding chapel	N	C	P
Recreation Center	N	C	P
Recreational vehicle storage	C	C	P
Rental agency for home and garden equipment	N	P	P
Restaurant	P	P	P
Restaurant, drive-in	N	P	P
Roller skating rink	N	C	P
Roofing sales or shop	N	P	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
19. Second-hand store	N	P	P
Seed and feed store, retail	N	P	P
Service station, automobile excluding painting, body and fender and upholstery work	P	P	P
Service station automobile with rotating brush car wash as accessory use	P	P	P
Sewing machine sale and service	N	P	P
Sheet metal shop and retinning, provided all operations conducted within completely enclosed bldg.	N	N	C
Shoe repair or shoe shine shop	P	P	P
Shoe store	N	P	P
Shooting gallery	N	N	P
Sign manufacture or sign painting	N	N	P
Sign, animated	*P	P	P
Sign, business	P	P	P
Sign, construction project	P	P	P
Sign, directional	P	P	P
Sign, flat	P	P	P
Sign, Freestanding	P	P	P
Sign, identification and information	P P	P P	P P
Sign, Marquee	P	P	P
Sign, name plate	P	P	P
Sign, off premise	N	P	P
Sign, projecting	P	P	P
Sign, roof	N	P	P
Sign, temporary	P	P	P
Sign, wall	P	P	P
Supermarket	P	P	P
	*only time and temperature animated sign in C-1 Zone		
20. Tailor shop	N	P	P
Tavern	N	N	C
Taxi cab stand	P	P	P
Taxidermist	N	P	P
Telegraph office	P	P	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work	P	P	P
Theatre, indoor	N	P	P
Theatre, outdoor	N	N	C
Tire recapping or retreading sales and service	N	N	C
Tobacco shop	P	P	P
Tool design (precision) repair and manufacture	N	N	C
Toy store, retail	P	P	P
Trade or industrial school	N	C	P
Trailer sales and service	N	N	P
Travel agency	P	P	P
Truck Terminal	N	N	C

		<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
21.	Upholstery shop	C	P	P
	Used car lot	N	N	C
22.	Variety store	P	P	P
	Vegetable store or stand	P	P	P
	Vendor, Short Term (see definition under 1-6)	N	C	C 95-19
	Ventilating equipment sales and service	N	C	P
23.	Warehouse storage	N	N	P
	Weather stripping shop	N	P	P
	Welding shop	N	N	C
	Wholesale business	N	N	P
	Window washing establishment	N	P	P
