

### Section 17.240 Regional Commercial District (RC)

A. Characteristics and Objectives. RC zoning districts shall be established in those areas which are in close proximity to Interstate 25 or the proposed Powers Boulevard extension and/or highly visible from major roadways and have easy and safe access. This district is oriented to the traveler in the region and includes by way of example commercial uses such as gas stations, restaurants, motels and related businesses. It is intended to encourage a broad range of commercial services for visitors and residents, which are conveniently accessible by automobile, and which are designed to complement each other in character, scale, and proximity by:

1. Accommodating retail sales, services, and amenities which are oriented to serving a majority of the needs of residents and visitors and which generate substantial volumes of traffic.
2. Encouraging well planned attractive clusters or groupings of development that complement the scale of existing structures.
3. Encouraging a mix of complementary commercial uses that share ingress, egress, and clustered on-site parking, and that are linked by pedestrian corridors, sidewalks, or plazas.

#### B. Use Regulations.

##### 1. Permitted Principal Uses:

- a. Lodging and meeting facilities.
- b. Entertainment complexes.
- c. Automobile service stations.
- d. Restaurants.
- e. Destination retail, shopping centers, shopping malls, including large specialty retail establishments that people will drive distances to shop such as membership warehouses and natural food chain stores.
- f. Office complexes with convenience retail located within each building.
- g. Parks and common areas.
- h. Area-wide transportation facilities.
- i. Auto service/repair.

##### 2. Permitted Accessory Uses:

- a. Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot.

##### 3. Conditional Uses:

- a. Outdoor recreation and amusements may be permitted if they are designed to be consistent with the desired character of the area, do not adversely effect other uses in the area and do not pose a threat to public safety.
- b. Public utility storage facilities, maintenance facilities, substations, treatment facilities, regulator stations, exchanges and business offices.

#### C. Dimensional Requirements.

1. Minimum Lot Area: forty thousand (40,000) square feet.
2. Minimum Lot Width and Depth: one hundred and fifty feet (150') wide; one hundred and fifty feet (150') deep.
3. Maximum Impervious Coverage: eighty percent (80%).
4. Minimum Open Space: fifteen percent (15%).

5. Maximum Building Height: fifty feet (50').
6. Minimum Front Yard Setback: twenty feet (20').
7. Minimum Side Yard Setback: twenty feet (20').
8. Minimum Rear Yard Setback: twenty-five feet (25').

D. Development Standards.

1. All development shall be designed so that for the given location, egress points, grading and other elements of the development could not be reasonably altered to:
  - a. Reduce the number of access points onto an arterial or collector street.
  - b. Minimize adverse impacts on any existing or planned residential uses.
  - c. Improve pedestrian or vehicle safety within the site and exiting from it.
2. All development including buildings, walls and fences shall be so sited to:
  - a. Complement the scale and location existing development within two hundred feet (200') of the site.
  - b. Provide sidewalks as specified in the subdivision standards or an off road system of pedestrian and bicycle trails of greater than five feet (5') in width.
  - c. Create pocket parks or green spaces that are accessible to the public and at a minimum provide seating and landscaping.
3. New development shall minimize unused or unusable public or private areas in the side or rear yards.
4. Parking and loading areas for commercial and office uses must be paved and screened from view of any adjacent residential properties.

**Section 17.242 Business Park District (BP)**

A. Characteristics and Objectives. This district is intended to protect and preserve prime industrial lands for high quality manufacturing, assembly, research and development and related supporting uses. BP zoning districts should be established in those areas that have direct access to major transportation thoroughfares. The primary objective of this district is to ensure the proper development and use of land and improvements so as to achieve a high quality, master planned, campus-like, nuisance free environment for manufacturing, assembly, research and development land uses. All development within a BP zoning district must follow a preliminary site development plan for the area. The uses, regulations and standards of this district strive to upgrade industrial development standards to protect the owner of each parcel against development and uses which could depreciate the value of individual parcels. This district allows a mixture of office, light industrial and commercial uses.

B. Use Regulations.

1. Permitted Principal Uses:
  - a. Uses primarily engaged in research and development activities including research laboratories and facilities, development laboratories and facilities and compatible light manufacturing facilities such as but not limited to the following: bio-chemical; chemical; genetics; environmental and natural resources; electronics; pharmaceutical and sonic and sound imaging.

1. All development shall be designed so that for the given location, egress points, grading and other elements of the development could not be reasonably altered to:
  - a. Reduce the number of access points onto an arterial or collector street.
  - b. Minimize adverse impacts on any existing or planned residential uses.
  - c. Improve pedestrian or vehicle safety within the site and exiting from it.
  - d. Reduce the visual intrusion of parking areas, screened outdoor storage areas and similar accessory areas and structures.
  - e. Reduce the number of removed trees measuring four inches (4") in diameter and taller than five feet (5') above ground level.
2. All development including buildings, walls and fences shall be so sited to:
  - a. Complement the scale and location of existing development.
  - b. Provide sidewalks as specified in the subdivision standards or an off road system of pedestrian and bicycle trails of greater than five feet (5') in width.
  - c. Create pocket parks or green spaces that are accessible to the public and at a minimum provide seating and landscaping.
3. New development shall minimize unused or unusable public or private areas in the side or rear yards.
4. Parking and loading areas for all uses must be paved and screened from view of any adjacent residential properties.

#### **Section 17.243 Small Office/Warehouse District (SO)**

A. Characteristics and Objectives. This district is intended for uses such as smaller businesses, office, warehouse, research and development space, contractor/trades, repair and equipment shops and workshops that may require the distribution of goods by cargo vans and smaller trucks (UPS, FEDEX) but not semi trucks. The site is easily accessible onto a major arterial or major street but circulation is handled internally and on-site. The uses do not have any visible outdoor storage.

#### B. Use Regulations.

1. Permitted Principal Uses. Any of the following uses, if there is no outside storage and access onto major arterials and streets are combined whenever possible.
  - a. Repair, professional trade and contractor/trade services.
  - b. Businesses engaged in providing health, grooming and kenneling services for animals, provided all activities other than kenneling are in a completely enclosed building.
  - c. Businesses located in an enclosed building, which does research, and development of products or processes but do not include materials in amounts which would be considered hazardous to general health and welfare.
  - d. Uses primarily engaged in selling goods or merchandise to the general public for personal, household, or business use and rendering services incidental to the sale of such goods, including building materials and garden supplies.
  - e. Auto repair/service.
  - f. Commercial accommodations.

- g. Places of worship.
  - h. Educational centers, including day-care centers and cultural complexes.
  - i. Self-storage facilities.
  - j. Lodging and meeting facilities.
  - k. Restaurants.
  - l. Offices/warehouses.
2. Permitted Accessory Uses
    - a. Uses that are customarily incidental to any of the permitted principal use and are located on the same lot.
  3. Conditional Uses
    - a. Outdoor dining areas operated in conjunction with permitted eating and drinking establishments.
    - b. Public utility storage facilities, maintenance facilities, substations, treatment facilities, regulator stations, exchanges and business offices.
    - c. Theaters, meeting rooms and convention centers.
    - d. Outside storage if screened from view.

#### C. Dimensional Requirements.

1. Minimum Lot Area: none.
2. Minimum Lot Width and Depth: none.
3. Maximum Impervious Coverage: eighty percent (80%).
4. Minimum Open Space: fifteen percent (15%).
5. Maximum Building Height: fifty feet (50').
6. Minimum Front Yard Setback: ten feet (10').
7. Minimum Side Yard Setback: five feet (5'), except where adjoining or immediately across the street from a residential district, educational institution, or park, there shall be a side yard setback of not less than ten feet (10').
8. Minimum Rear Yard Setback: twelve feet (12'), except where adjoining or immediately across the street from a residential district, educational institution, or park, there shall be a side yard setback of not less than twenty feet (20').

#### D. Development Standards.

1. All development shall be designed so that for the given location, egress points, grading and other elements of the development could not be reasonably altered to:
  - a. Reduce the number of access points onto an arterial or collector street.
  - b. Minimize adverse impacts on any existing or planned residential uses.
  - c. Improve pedestrian or vehicle safety within the site and exiting from it.
2. All development including buildings, walls and fences shall be so sited to:
  - a. Complement the scale and location of existing development within one hundred feet (100') of the site.
  - b. Provide sidewalks at least five feet (5') in width.
  - c. Create pocket parks or green spaces that are accessible to the public and at a minimum provide seating and landscaping.
3. New development shall minimize unused or unusable public or private areas in the side or rear yards.