

CHAPTER 17.64

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CHAPTER 17.64

COMMERCIAL BUSINESS DISTRICTS

17.64.010 INTENT AND PURPOSE OF COMMERCIAL DISTRICTS

The intent and purposes of the commercial districts are to establish areas within the City of Dillon that are primarily commercial in character and to set forth certain minimum standards for development within those areas. The purpose of having more than one commercial district is to provide opportunities for a variety of employment and community service opportunities within the community, while providing predictability. There is a rebuttable presumption that the uses set forth for each district will be compatible with each other both within the individual districts and to adjoining districts when the standards of this title are met and any applicable conditions of approval have been satisfied. Additional requirements for development may apply within overlay districts. It is the further intent to:

1. Encourage development of vertically oriented mixed-uses, in contrast to single use development distributed along high vehicle capacity roadways;
2. Develop commercial and mixed-use areas that are safe and comfortable, and attractive to pedestrians;
3. Reinforce streets as public places that encourage pedestrian and bicycle travel, and on-street parking;
4. Provide roadway and pedestrian connections to residential areas;
5. Emphasize the need to serve the adjacent, local neighborhood and also the greater downtown area of Dillon;
6. Create central urban gathering places such as community squares or plazas;
7. Facilitate designs of each mixed-use to help ensure long-term financial viability of each mixed-use;
8. Allow for recreational activities consistent with the standards and intent of the this title;
9. To encourage and support the use of quality building practices; and
10. To provide for a broad range of mutually supportive retail and service functions located in clustered areas bordered on one or more sides by limited access arterial streets.

Enc Ord 433 December 5, 2012

17.64.020 DISTRICTS C-1, C-2, C-3, AND B-P

- A. C-1 - The intent of the C-1 neighborhood business district is to provide for smaller scale retail and personal service activities frequently required by neighborhood residents on a day-to-day basis, as well as residential as a secondary purpose, while still maintaining compatibility with adjacent residential land uses. Development scale and pedestrian orientation are important and different types of dwellings could be in this type of area.

- B. C-2 - The intent of the C-2 community business district is to provide for a broad range of mutually supportive retail and service functions located in clustered areas bordered on one or more sides by limited access arterial streets.
- C. C-3 - The intent of the C-3 central business district is to provide a central area for the community's business, government service and cultural activities. Uses within this district should be appropriate to such a focal center with inappropriate uses being excluded. It is the intent to provide in appropriate areas for logical and planned expansion of the present district.

It is the intent of this district to encourage high volume, pedestrian-oriented uses in ground floor space in the "core area" of Dillon's central business district. Lower volume pedestrian uses such as professional offices or small retail may locate on ground floor space in the C-3 area.
- D. B-P - The intent of the B-P business park district is to provide for high quality settings and facilities for the development of a variety of compatible employment opportunities. These areas should be developed so as to recognize the impact on surrounding or adjacent development and contribute to the overall image of the community. Compatibility with adjacent land uses and zoning is required.

Enc Ord 433 December 5, 2012, Amended Ord 460 September 5, 2018

17.64.030 LOT COVERAGE

- A. In the C-1, C-2, and B-P districts, the entire lot, exclusive of required setbacks, yards and parking may be occupied by the principal and accessory buildings. This title provides opportunities for parking to be met by shared off-site parking as allowed in Chapter 17.48, Parking.
- B. In the C-1 district, the footprint of individual buildings shall not exceed five-thousand (5,000) square feet.
- C. In the C-3 district, no front, side, or rear yard setback requirements are required. If any side yard is provided, the side yard provided that is adjacent to an interior lot line must be at least ten (10) feet in width.

Enc Ord 433 December 5, 2012, Amended Ord 460 September 5, 2018

17.64.040 LOT AREAS

- A. All newly created lots shall have a minimum area adequate to provide for required yards and parking.
- B. Lot area for all newly created lots shall have a minimum area adequate to provide for required yards and parking but in no case shall they be less than:
 - 1. C-1 = 5,000 square feet
 - 2. C-2 = no minimum size
 - 3. C-3 = no minimum size
 - 4. B-P = no minimum size
- C. Lot width for newly created lots shall not be less than:

1. C-1 = 50 feet
2. C-2 = 100 feet
3. C-3 = no minimum width
4. B-P = 50 feet

Enc Ord 433 December 5, 2012, Amended Ord 460 September 5, 2018

17.64.050 YARDS

A. Buildings: C-1, C-2, and B-P

Front yard: Minimum required setback = 25 feet

Rear yard: Minimum required setback = 10 feet

Side yard: Minimum required setback = 5 feet (except zero lot lines as permitted by Chapter 17.12, General Land Use Standards and Requirements).

For the C-3 district, there are no required setbacks for buildings.

B. Parking and Loading Areas:

Front yard: Minimum required setback = 25 feet

Rear yard: Minimum required setback = 10 feet

Side yards: Minimum required setback = 10 feet

For the C-3 district, there are no required setbacks for parking and loading areas and no off-street parking and loading spaces are required.

C. The purpose of differentiated yard setback requirements is to encourage the placement and development of buildings in a manner to address the street and adjacent pedestrian activity and encourage a vigorous and diverse streetscape.

D. All vehicle entrances into garages shall be no closer than twenty (20) feet to a property line, unless explicitly authorized under this title.

E. Rear and side yards adjacent to alleys shall be at least five (5) feet where required.

F. Minimum yards required:

1. Minimum yard requirements for the C-3 district are not required.
2. Where at least fifty (50) percent of a block (from cross-street to cross-street) in the C-3 district is presently used for residential purposes, the minimum yards established for Residential R-2 district in this Title shall be required.
3. Rear and side yards adjacent to alleys shall be at least five (5) feet where required.
4. All yards shall be subject to the provisions of 17.12, General Land Use Standards and Requirements, and 17.40, Landscaping and City Beautification, when applicable.

Enc Ord 433 December 5, 2012, Revised Ord 453 June 7, 2017, Amended Ord 460 September 5, 2018

17.64.060 BUILDING HEIGHT

- A. To comply with this standard the space being claimed as a story must be capable of being occupied for human use and have floor area of not less than fifty-percent (50%) of the ground level story.
Maximum Height: Thirty-five (35) feet.
- B. Maximum height otherwise cumulatively allowed by this section may be increased by thirty (30) percent through the approval of a Conditional Use permit, but only when the additional height is a specifically identified purpose of the review.
- C. For the C-3 district, no building shall be erected or structurally altered to exceed fifty (50) feet in height.

Enc Ord 433 December 5, 2012, Amended Ord 460 September 5, 2018

17.64.070 BICYCLE PARKING

- A. Bicycle parking for a minimum of four (4) bicycles in two different locations shall be provided in all commercial districts by the property owners on each block.

Enc Ord 433 December 5, 2012

17.64.080 AUTHORIZED USES

- A. The uses listed are deliberately broad and some are given special definitions in Chapter 17.108, Definitions. The intent of this method is to provide general guidance for uses while allowing the unique needs and circumstances of each proposal to be specifically addressed through the review process. Some principal uses are the subject of special regulations contained in Chapter 17.16, Standards for Specific Uses. Conditional uses for telecommunications are established in Chapter 17.56, Wireless Communications Structures.
- B. Uses in the various commercial districts are depicted in Table 64-1 below. Principal Uses are indicated with a "P", Conditional Uses are indicated with a "C", accessory uses are indicated with a "A", and uses not permitted within the district are indicated by an "-". A particular proposed development or use may fall under more than one listed category with different review processes. In such cases, the more stringent review process shall apply as required by Chapter 17.16, Standards for Specific Uses.

Table 64-1

DESCRIPTION	C-1	C-2	C-3	B-P
Accessory Building	A	A	A	
Adult Retirement Community	P	P	P	C
Agricultural Supplies	-	P	P	-
Ambulance	-	P	-	C
Amusement/Recreational Services	-	P	P	C
Animal Hospital/Vet	P	P	P	P
Animal Kennel	-	P	-	C

DESCRIPTION	C-1	C-2	C-3	B-P
Apartments	-	C	P	-
Arts and Entertainment	C	P	P	C
Assisted Living Facility	P	P	P	P
Auto Fuel or Sales	P	P	-	P
Auto Parking Lot or Garage	C	P	P	C
Auto Repair Services – Minor	-	P	-	C
Auto Sales or Light Repair	-	P	-	C
Auto Sales and Rental	-	P	-	C
Auto Washing Establishment	-	P	-	C
Banks and Other Financial Institutions	P	P	P	P
Bar (Tavern, Cocktails Lounge, Cabaret)	P	P	P	C
Bed & Breakfast Inn	P	P	P	C
Broadcast Facilities	-	P	-	P
Business Technical Vocational School	-	C	P	P
Bus Terminals	-	P	-	-
Chair Care Facilities/Day Care	P	P	P	P
Civic Use	-	P	C	C
Clubs, Fraternal Lodges – Private	-	P	C	C
Community Centers	P	P	P	C
Community Residential Home (Group Home)	P	P	P	P
Condominium	P	P	P	P
Condominiums, 2 to 4 Attached Units Business or Dwelling	P	P	P	C
Condominiums, More Than 5 Attached Units Business or Dwelling	P	P	P	C
Construction Contractors	-	P	C	-
Continuing Care Retirement Community	P	P	P	P
Convenience Center Including Drive Through	C	P	P	C
Convenience Use Restaurants	C	P	P	P
Continuing Care Retirement Community	P	P	P	P
Contractors Yard	-	P	C	C
Convenience Food/Private or Restaurants	-	P	C	C

DESCRIPTION	C-1	C-2	C-3	B-P
Convenience Use	-	P	C	C
Cooperative Household	P	P	P	-
Country Club	-	P	-	C
Day Care Center or Group	P	P	P	P
Drive Inn Business	P	P	P	P
Dry Cleaners	C	P	P	P
Dwelling, Single Household	P	P	P	-
Dwelling, Apartment	P	P	P	P
Dwelling, Accessory	P	P	P	-
Dwelling, Cluster	P	P	P	-
Dwelling, Cottage	P	P	P	-
Dwelling, Duplex	P	P	P	-
Dwelling, Guesthouse	P	P	P	-
Dwelling, Multi-household	P	P	P	-
Dwelling, Patio Home	P	P	P	-
Dwelling, Seasonal	P	P	P	-
Dwelling, Single Semi-detached	P	P	P	-
Dwelling, 2 Unit Townhouse	P	P	P	-
Dwelling, 5 Unit Townhouse	P	P	P	-
Dwelling, Triplex	P	P	P	-
Dwelling Unit	P	P	P	-
Dwelling Unit, Efficiency	P	P	P	-
Essential Services, Type I	P	P	P	P
Essential Services, Type II	C	C	C	C
Extended Stay Lodging (Hotel, Motel)	C	P	P	C
Farmers Market	C	P	P	-
Fences	A	A	A	A
Financial, Insurance, Real Estate Services	P	P	P	P
Food Processing Center	-	P	C	C
Funeral Home/Mortuary	-	P	C	C

DESCRIPTION	C-1	C-2	C-3	B-P
Garage, Parking Private	-	P	P	C
Garage, Public	-	P	-	C
Golf Course	-	P	-	-
Greenhouse, Commercial/Private	-	P	P	C
Hazardous Use	-	-	-	-
Health & Exercise Establishments	P	P	P	P
Home Business/Occupation	-	P	P	-
Home Office	P	P	P	-
Hospitals	-	-	-	P
Industry, Light	-	P	C	-
Institutional Use	C	P	C	C
Junkyard	-	-	-	-
Laboratories, Diagnostic or Research	-	C	C	P
Laundry, Self Serve	P	P	P	C
Library	P	P	P	P
Light Goods and Repair	C	P	P	C
Lodging House/Boarding House	-	P	P	-
Manufactured Home Community	-	P	-	-
Manufacturing, Light	-	P	P	C
Medical and Dental Offices, Clinics	C	P	P	P
Meeting Hall	-	P	P	-
Mini-Warehouse Residential	P	P	P	P
Mobile Home Park	-	P	-	-
Modular/Sectional Home	P	P	P	-
Mortuary/Crematory	-	P	P	C
Neighborhood Personal and Convenience Services	P	P	P	P
Offices	P	P	P	P
Offices, Professional	C	P	P	P
Other Structures or Buildings Typical to Authorized Use	A	A	A	A
Outdoor Storage	-	P	-	-

DESCRIPTION	C-1	C-2	C-3	B-P
Park	A	A	A	A
Park, Private	P	P	P	P
Parking Area	P	P	P	P
Parking Area, Private	P	P	P	P
Parking Facilities	C	P	P	P
Parks/Outdoor Theatrical Performances	C	P	P	C
Pathway/Trail	P	P	P	P
Pet Grooming	P	P	P	P
Places of Worship/Church	P	P	P	P
Printing and Publishing	-	P	P	C
Private Clubs	-	P	P	P
Public Building/Parks	P	P	P	P
Recycling Collection Point	P	P	P	P
Public Housing	P	P	P	P
Quasi – Public Use	P	P	P	P
Recreational Vehicle Park	-	C	-	-
Restaurant, No Drive-thru	P	P	P	P
Retail, Food	C	P	P	P
Retail, Food Mobile	-	P	-	-
Retail, Large Scale	P	P	P	P
Retail, Sales	C	P	P	P
Retail Sales, Outdoor	-	P	P	C
Retail, Small Scale	P	P	P	P
Retail, Warehouse Outlet	-	P	-	C
Schools	P	P	P	P
Services	C	P	P	C
Sidewalk Sales	C	C	C	C
Signs, Painting or Assembly	-	P	-	C
Temporary Buildings and Yards Incidental to Construction	A	A	A	A
Trash Enclosure	A	A	A	A

DESCRIPTION	C-1	C-2	C-3	B-P
Upholstery, Furniture	P	P	P	P
Veterinary, Large Animal	-	P	-	-
Veterinary, Small Animal	P	P	P	P
Warehouse, Mini	C	C	C	C
Wholesale Warehouse (Samples on Premises)	-	P	P	-
Wholesale, Nursery and Retail	-	P	C	C
Wireless Telecommunications	C	C	C	C

Enc Ord 433 December 5, 2012, Revised Ord 453 June 7, 2017, Amended Ord 460 September 5, 2018