CHAPTER 11 COMMERCIAL ZONES

10-11-1: C1 (RETAIL / LIGHT COMMERCIAL)

The purpose of the C1 Zone is to provide suitable areas for the location of various types of retail / light commercial activity needed to serve the people and commerce of Wendover City.

10-11-2: C2 (HEAVY COMMERCIAL)

The purpose of the C2 Zone is to provide suitable areas for the location of various types of heavy commercial activity needed to serve the people and commerce of Wendover City.

TABLE 10-11A SITE DEVELOPMENT STANDARDS FOR C1 AND C2

| Minimum Lot Area | None |
|----------------------------------|---|
| Minimum Lot Width | None |
| Minimum Front Yard Setbacks | 20 feet for all buildings and walls or fences over 3 feet high. |
| Minimum Side Yard Setbacks | None, except 10 feet adjacent to a residential zone boundary |
| Side Facing Street on Corner Lot | 20 feet |
| Minimum Rear Yard Setback | None, except 10 feet where building rears on a residential zone |
| Minimum Building Height | 1 Story |
| Maximum Building Height | As regulated by the Building Official |
| Lot Coverage | Not over 60% of lot area by building or accessory buildings |

10-11-3: DESIGNATION OF COMMERCIAL PERMITTED AND NON PERMITTED USES

Table 10-11B sets the designation of permitted and non-permitted uses for C1 and C2 Zones. If a use does not show up in the table it is considered to be not be permitted in the zones.

TABLE 10-11B

(P = Permitted Use, C = Conditional Use, (-) = Not Permitted)

| USE | C1 | C2 |
|---|----|----|
| Accessory Buildings and uses customarily incidental to a Permitted Use | | Р |
| Adult Day Care Center | | Р |
| Air Conditioning Sales and Service | Р | Р |
| Ambulance Services dispatching, staging and maintenance conducted entirely within an enclosed building | Р | Р |
| Amusement Centers (including bowling alleys, golf driving ranges, miniature golf courses, ice rinks, pool and | С | С |
| billiard halls, and similar recreational uses) | | |
| Animal Hospital | Р | Р |
| Animal Pound / Kennel | Р | Р |
| Apartment, Multi Family | С | С |
| Art Gallery | Р | Р |
| Athletic and Sporting Goods Store (excluding repair of motor vehicles) | Р | Р |
| Automobile Parts Sales | Р | Р |
| Automobile Repair, Major | С | С |
| Automobile Repair, Minor | С | С |
| Automobile Sales/Rental and Service | С | С |
| Automobile Salvage & Recycling | С | С |
| Automotive Motor Fuel Dispensing Facilities | Р | Р |
| Bakery | Р | Р |
| Bank or Financial Institution | Р | Р |
| Barber Shop | Р | Р |
| Beauty parlor for cats and dogs | Р | Р |
| Beauty Shop | Р | Р |
| Beer Parlor, sale of draft beer | | С |
| Billiard Parlor | | С |
| Blacksmith Shop | С | Р |
| Boarding House | | С |
| Building Materials provided sales within a completely enclosed building | | Р |

| Business or Financial Service | Р | Р |
|--|-------------|-------------|
| Café or Cafeteria | Р | Р |
| Car Wash | Р | P |
| Catering Establishment | Р | Р |
| Chemical Manufacturing and Storage | С | С |
| Christmas Tree Sales | С | С |
| Circus, Carnival or other Transient Amusement | С | С |
| Clothing and Accessory Store | Р | P |
| Commercial Indoor Recreation | P | P |
| Commercial Outdoor Recreation | С | С |
| Commercial Parking Garage or Lot | P | P |
| Commercial Printing and Publishing | P | P |
| Communication Towers | P | P |
| Community Commercial Centers (including wholesale and retail sales) | Р | Р |
| Concrete Manufacturing | Р | P |
| Condominiums / Suites | C C | С |
| Contractor Shop, provided work conducted within a completely enclosed building | | C P |
| Convenience and Neighborhood Commercial Centers (excluding wholesale sales) Cultural and Fraternal Activities | P P | P |
| | P | P |
| Dance Hall / Studio | | |
| Data Processing Service and Supplies Day Care Center (a commercial operation, not in a home) | P P | P P |
| Department Stores | P | P |
| Drug Store | P | P P |
| Dry Cleaning Establishment | C | C |
| Dwelling Unit, above ground floor only | С | С |
| Educational Institution | P | P |
| Electrical and Heating Appliances and Fixtures Sales and Service | P | P |
| Electronic Equipment Sales and Service | P | P |
| Express and Transfer Service | C | C |
| Florist Shop | P | P |
| Fruit Store or Stand | P | P |
| Furniture Sales and Repair Shop | P | P |
| Garden Supplies and Plant Material Sales | P | P |
| Gas Station (sales and/or minor repair) | P | P |
| Gift Store | Р | Р |
| Glass Sales and Service | Р | Р |
| Golf Course | Р | Р |
| Government Facilities | Р | Р |
| Greenhouse for Food and Plant Production | С | С |
| Grocery Store | Р | Р |
| Group Care Facilities | Р | Р |
| Hardware Stores | Р | Р |
| Health and Medical Institutions (such as hospitals) and Supplies | Р | Р |
| Heavy Equipment (Rental) | С | С |
| Heavy Equipment (Sales and Service) | С | С |
| Heavy Manufacturing | С | С |
| Heliport | С | С |
| Hobby and Crafts Store | Р | Р |
| House Appliance Sales and Incidental Service | Р | Р |
| House Cleaning and Repair | Р | Р |
| House Equipment Display | Р | P |
| Hotels and Motels (excluding other residential occupancies) | P | P |
| Indoor Theaters | Р | P |
| Insurance Agency | Р | P |
| Lawn Mower Sales and Service | Р | Р |
| Laundries, Linen Service and Dry Cleaning | Р | P |
| Leather Goods, Sales and Service | Р | P |
| Legal Office | Р | P |
| Library | Р | P |
| Light Commercial (excluding whole sales) | Р | P |
| Light Manufacturing | С | С |
| Liquor Store | С | С |
| Living Overtors for Coretakor or Cognitive Coord | _ | |
| Living Quarters for Caretaker or Security Guard | С | С |
| Living Quarters for Caretaker or Security Guard Locksmith Lodge or Social Hall | C P P | C P P |

| Manufactured Home Sales, Service and Storage C C C Manufactured Home Sales, Service and Storage C C C C Meat, Fish and Seafood Store P P P P P Mini-Warehouse C C C C Ministure Golf P P P P P Mini-Warehouse C C C C Ministure Golf P P P P P Mortuary and Funeral Homes P P P P Mortuary and Funeral Homes P P P P Movie Theaters P P P P Movie Theaters P P P P P P Movie Theaters P P P P P P P P P P P P P P P P P P P | Lumber Yard | С | С |
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10-11-4: SPECIAL REGULATIONS

Permitted and Conditional Uses shall be permitted only when the following conditions are complied with:

- 1. All manufacturing shall be done within a completely enclosed building
- 2. All uses shall be free from objection because of odor, dust, smoke, or noise.
- 3. A Car Wash shall be permitted subject to the following restrictions:
 - a) Off-street vehicle storage shall be required as follows:
 - i) One bay car wash, four spaces in the approach lane
 - ii) Two bay car wash, three spaces in the approach lane for each wash bay
 - iii) Three or more bay car wash, two spaces in the approach lane for each wash bay

Adopted this 1st day of October, 2015.