

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

Business or Financial Service	P	P
Café or Cafeteria	P	P
Car Wash	P	P
Catering Establishment	P	P
Chemical Manufacturing and Storage	C	C
Christmas Tree Sales	C	C
Circus, Carnival or other Transient Amusement	C	C
Clothing and Accessory Store	P	P
Commercial Indoor Recreation	P	P
Commercial Outdoor Recreation	C	C
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)	P	P
Concrete Manufacturing	P	P
Condominiums / Suites	C	C
Contractor Shop, provided work conducted within a completely enclosed building	C	C
Convenience and Neighborhood Commercial Centers (excluding wholesale sales)	P	P
Cultural and Fraternal Activities	P	P
Dance Hall / Studio	P	P
Data Processing Service and Supplies	P	P
Day Care Center (a commercial operation, not in a home)	P	P
Department Stores	P	P
Drug Store	P	P
Dry Cleaning Establishment	C	C
Dwelling Unit, above ground floor only	C	C
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	P	P
Glass Sales and Service	P	P
Golf Course	P	P
Government Facilities	P	P
Greenhouse for Food and Plant Production	C	C
Grocery Store	P	P
Group Care Facilities	P	P
Hardware Stores	P	P
Health and Medical Institutions (such as hospitals) and Supplies	P	P
Heavy Equipment (Rental)	C	C
Heavy Equipment (Sales and Service)	C	C
Heavy Manufacturing	C	C
Heliport	C	C
Hobby and Crafts Store	P	P
House Appliance Sales and Incidental Service	P	P
House Cleaning and Repair	P	P
House Equipment Display	P	P
Hotels and Motels (excluding other residential occupancies)	P	P
Indoor Theaters	P	P
Insurance Agency	P	P
Lawn Mower Sales and Service	P	P
Laundries, Linen Service and Dry Cleaning	P	P
Leather Goods, Sales and Service	P	P
Legal Office	P	P
Library	P	P
Light Commercial (excluding whole sales)	P	P
Light Manufacturing	C	C
Liquor Store	C	C
Living Quarters for Caretaker or Security Guard	C	C
Locksmith	P	P
Lodge or Social Hall	P	P

Lumber Yard	C	C
Manufacture of Goods Retailed on Premises	C	C
Manufactured Home Sales, Service and Storage	C	C
Meat, Fish and Seafood Store	P	P
Mini-Warehouse	C	C
Miniature Golf	P	P
Mortuary and Funeral Homes	P	P
Movie Theaters	P	P
Moving and Storage	C	C
Multi-Family Dwellings	C	C
Municipal Service Uses (including City Utility Uses, Police and Fire Stations)	P	P
Museum	P	P
Offices	P	P
Outdoor Storage	P	P
Pawnshop	C	C
Physical Fitness Centers	P	P
Places of Religious Worship	P	P
Planned Unit Developments	C	C
Plant and Garden Shop (including outdoor retail sales area)	P	P
Precision Equipment Repair	C	P
Private Club	P	P
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P
Public/Private Utility Buildings and Structures	P	P
Radio, Television Station	P	P
Rehabilitation Centers	P	P
Restaurants	P	P
Rock, Sand and Gravel Storage and Distribution	C	C
Schools and Colleges operated for profit (including Commercial, Vocational and Trade Schools)	P	P
Self-Storage Warehouses	P	P
Sexually Oriented Businesses (This use is not permitted if any part of the proposed or existing building containing the use is located within 500 feet from (a) any school (public or private kindergarten, elementary, middle, charter, junior high, or high school), public park, public recreation facility, youth center, library, or church. (b) any other Sexually Oriented Business. Distances shall be measured in a straight line, without regard to intervening structures or zoning districts, from a Sexually Oriented Business structure to the property line of a school, public park, library, church, youth center, cultural activity, residential use, zoning district boundary, or other Sexually Oriented Business.)	-	C
Signs (animated, business, construction project, directional, flat, free standing, identification and information, marquee, name plate, off premise, projecting, roof, temporary, and wall)	P	P
Sign Painting/Fabrication	P	P
Solar Panels	C	C
Tobacco Shops	C	C
Taverns and Cocktail Lounges	C	C
Taxidermist	P	P
Temporary Building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work. (deadline of 24 months?)	C	C
Truck Freight Terminal	P	P
Vehicle Auction Use	C	C
Warehousing	C	C
Welding Shop	P	P
Wholesale Distributors	P	P
Wind Turbines	C	C

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.