

ZONING

§ 180-13. Accommodations District. [Amended 03-07-00, Ord. 00-04; 01-02-01, Ord. 00-10; 12-13-05, Ord. 05-28; 03-14-06, Ord. 06-14; 02-12-08, Ord. 08-03]

In the AC Accommodations District, the following regulations apply:

- A. Purpose: To allow for the development of different types of accommodations and other commercial services for the tourist and short-term visitor, promote non-vehicular access to uses within the area, to allow for commercial and service-oriented facilities to be located in close proximity along the Highway 9 and Interstate 70 interchange area, and to provide connections to mass transit and multi-modal transportation systems.
- B. Permitted uses:
- (1) Accessory housing unit, one (1) per principle commercial unit
 - (2) Arts and entertainment centers
 - (3) Auto fuel sales and service
 - (4) Boarding, rooming or lodging facilities
 - (5) Condominium hotel
 - (6) Fast food restaurants
 - (7) Financial services
 - (8) Fractional share units
 - (9) Health, recreation, and exercise establishments
 - (10) Home offices
 - (11) Hotels and motels
 - (12) Light retail
 - (13) Open space
 - (14) Public buildings and uses
 - (15) Regional retail
 - (16) Restaurants
 - (17) Sexually oriented businesses
 - (18) Transit oriented facilities and uses

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(19) Accessory Uses and Buildings

C. Conditional uses:

- (1) Medical offices
- (2) Multi-unit residential dwellings
- (3) Offices

D. Dimensional requirements:

- (1) Minimum lot area: none
- (2) Minimum lot frontage: none
- (3) Setback requirements:
 - (a) Front yard: twenty (20) feet
 - (b) Side yard: ten (10) feet
 - (c) Rear yard: ten (10) feet

[1] Roof eave exception: Upon approval from Planning Commission, and if it adds to the aesthetic character of the structure and meets the intent of the Summit Boulevard Corridor Overlay District (Section 180-18.4), roof eaves two (2) feet and greater are permitted to encroach up to five (5) feet into the side and/or rear setbacks.

(4) Maximum Density: sixteen (16) units per developable acre

- (a) Accessory Housing Unit Exemption: Any accessory housing unit meeting the town's requirements may be exempted from the density calculation as long as the unit is deed-restricted for rent to persons earning a maximum of 80% of the area median income, at a rate established by the Summit Housing Authority for that income level and other criteria as established from time to time by the town or the Summit Housing Authority.
- (b) Density bonus exemption: A density bonus over the maximum allowable base density is available if approved by Planning Commission. A density bonus is an increase in the allowable number of dwelling units over the base density, provided that a minimum of 50% of the total number of bonus units is provided as affordable housing.

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- (5) Maximum building height: Fifty (50) feet for a pitched roof and forty (40) feet for a flat roof
- (6) Lot coverage: Lot coverage shall not exceed sixty percent (60%) of the total lot area. If additional lot coverage incentives are utilized, in no instance shall the aggregate lot coverage allowed by more than an additional 12% of the lot area
 - (a) Accessory housing unit exception: When a deed-restricted accessory housing unit meeting the town's requirements is constructed, the lot coverage requirements shall be increased such that lot coverage shall not exceed sixty-five percent (65%) of the total lot area.
 - (b) Building Height exception: A five percent (5%) increase in lot coverage is permitted for every 5 feet below the maximum height the building(s) is constructed.

E. Development standards:

All development is subject to the goals and standards of the Summit Boulevard Overlay District as set forth in §180.18.4