

ZONING

§ 180-14. Commercial District. [Amended 9-5-95, Ord. 95-8; 8-6-96, Ord. 96-14; 3-7-00, Ord. 00-04; 12-13-05; Ord. 05-29; 3-14-06; Ord. 06-14]

In the CO Commercial-Oriented District, the following regulations apply:

- A. Purpose: To promote the development of a regionally based commercial shopping area that is convenient to Highway 9 and Interstate 70, enhance connections to mass transit and multi-modal transportation, and to allow for commercial development that is both land intensive and traffic intensive in character.
- 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) Community centers
 - (5) Fast Food Restaurants
 - (6) Financial services
 - (7) Health, Recreation and Exercise Facilities
 - (8) Home offices
 - (9) Light retail
 - (10) Medical Offices
 - (11) Offices
 - (12) Personal Services
 - (13) Public buildings or uses
 - (14) Regional retail
 - (15) Restaurants
 - (16) Sexually oriented businesses
 - (17) Transit-oriented facilities and uses
 - (18) Accessory Uses and Buildings

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C. Conditional uses:

- (1) Boarding, rooming or lodging facilities
- (2) Hotels and, motels
- (3) Light manufacturing
- (4) Research and development
- (5) Schools, Type II and Type III
- (6) Wholesale business

D. Dimensional requirements:

- (1) Minimum lot area: none
- (2) Minimum lot frontage: none
- (3) Setback requirements:
 - (a) Front yard: fifteen (15) feet
 - (b) Side yard: none
 - (c) Rear yard: ten (10) feet
- (4) Maximum building height; fifty (50) feet for pitched roofs, and forty (40) feet for flat roofs
- (5) Floor area to ground area ratio: one and zero tenths (1.0)

E. Development standards:

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