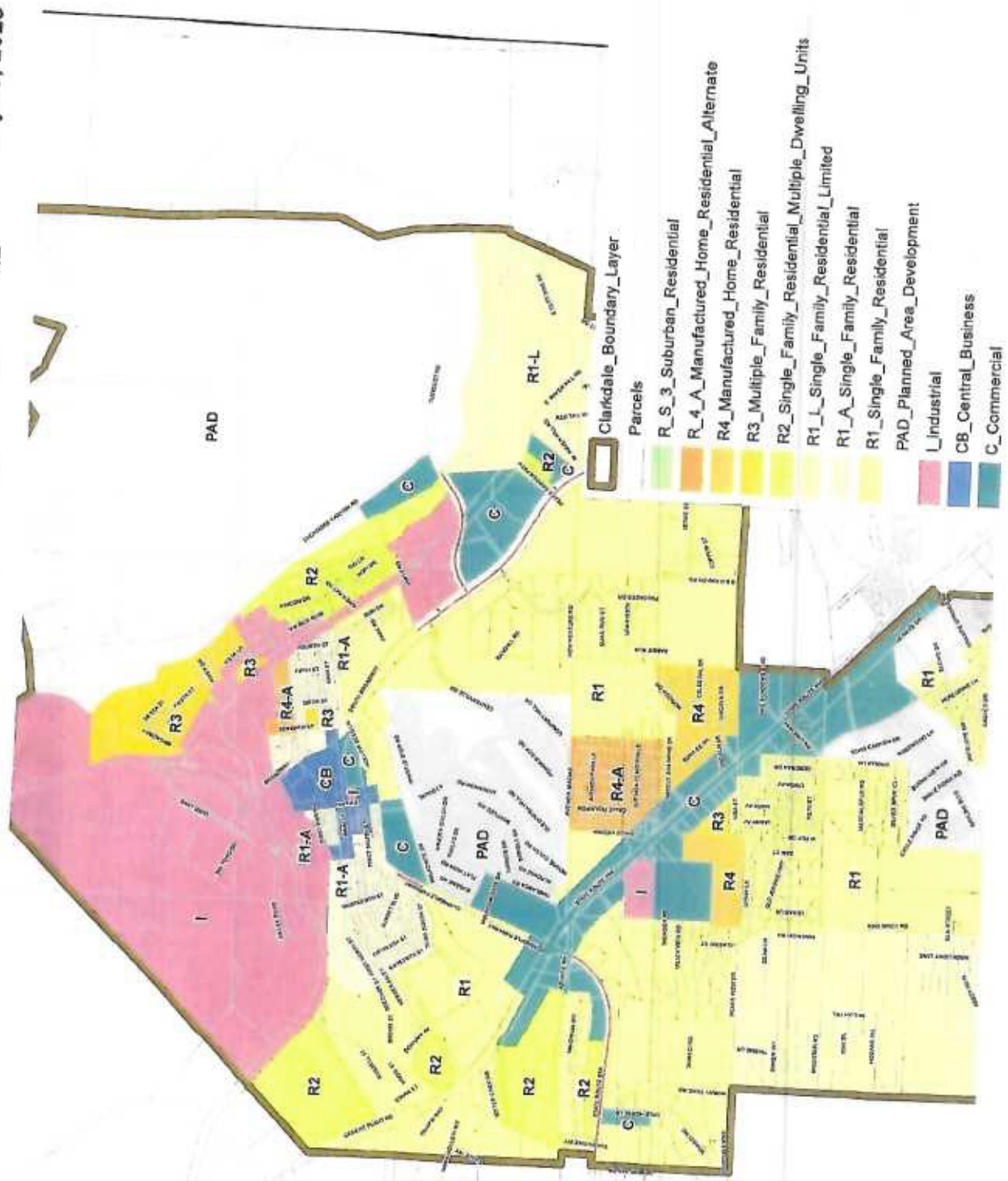




Updated on
May 28, 2025



Section 3-100 Commercial (C)

(Revised by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

A. Principal Uses permitted: (Not requiring a use permit)

(Revised by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)

1. Amusement place in a completely enclosed building
2. Artist Studios – art production on site is subject to the performance standards of the Commercial District
3. Assisted living facilities including convalescent homes, hospice care and retirement centers
4. Automobile, trailer, boat, or farm implement display, sales or rentals.
5. Bed and Breakfast Country Inn
6. Commercial, trade or vocational schools
7. Community Supported Agriculture (CSA) disbursement locations
8. Farmers Markets
9. Funeral Parlors without a crematorium
10. Hotels and motels
11. Manufacturing, production and assembly of boutique consumable products using sustainable practices that minimize negative environmental impacts while conserving energy and natural resources. Re-use or re-purposing of by-products is encouraged. All such activity shall be conducted within completely enclosed building. A portion of the products manufactured on site shall be sold at retail on the premises. (Created by Ordinance #358 on 3/11/14; Effective 4/11/14)
12. Medical Facilities, Licensed Inpatient and Outpatient
13. Medical Marijuana Dispensary in a storefront location (Created Ordinance #331 – Effective 04/08/11)
14. Museums
15. Park and ride facilities
16. Parking lots
17. Personal service uses, including barber shops and beauty parlors, day spas dressmakers, tailors, tattoo parlors, and other personal service uses of a similar nature

18. Professional and business offices, including clinics, banks and financial institutions and medical/dental offices
 19. Public garages including storage and repair
 20. Publicly owned or operated park, playground or building including public garages and storage yards in conformance with Subsection 1.3
 21. Religious institutions
 22. Repair shops for household small appliances, bicycles, and personal items (previously included with Dressmaking, et. al.)
 23. Residential uses including single family and multi-family
 24. Restaurants, taverns, bars and sidewalk cafes in conformance with Section 4-160. (Created 2/14/12 Resolution 13388-Ordinance 342; Effective 3/14/12)
 25. Retail sales including florist shops and greenhouses in connection with such shops
 26. Self-service laundry and cleaning establishments
 27. Storage facilities in accordance with Subsection 1: Performance Standards #3:Storage facilities
 28. Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution (Created by Ordinance #358 on 3/11/14; Effective 4/11/14)
- B. Accessory Uses Permitted: (Not requiring a use permit)
1. Caretaker's facilities clearly incidental to and secondary to the use of the premises for business purposes
- C. Conditional Uses Permitted: (Use permit required)
- (Revised by Ord #368; Res 1507; Adopted 10/13/15; Eff 11/13/15)
- (Revised by Ord #384; Res 1543; Adopted 5/9/17; Eff 6/9/17)
1. Agriculture Tourism
 2. Agritourism Enterprise
 3. Automatic or self-service car wash
 4. Campsites and recreational vehicle parks
 5. Convenience stores/filling stations provided bulk storage of inflammable liquids is underground. No repair shop or vehicle storage shall be permitted except in conformance with the Zoning Code
 6. Infusion of marijuana into food products with a valid food establishment license in a storefront location

7. Croplands
 8. Day Care Center (child or adult)
 9. Outside display of goods and merchandise, outside storage
 10. Public Utilities
 11. Wireless Communication Tower that meets or exceeds Federal Communications Commission standards, not to exceed 65 (sixty-five) feet in height. Height shall be measured as the distance from the base of the Wireless Communication Tower to the top of the Wireless Communication Tower. If the Wireless Communication Tower is attached to a building, height is the distance from the base of the building to the top of the Wireless Communication Tower. (Created 7/9/16 by Ordinance #352; Effective 8/9/13)
 12. Any use not listed but determined by the Community Development Director to be similar in commercial character and use
- D. Development Standards for Commercial:
1. Maximum Building Height: 50 feet
 2. Minimum Lot Size: 24,000 square feet
 3. Minimum Lot Frontage: 200 feet
 4. Minimum Lot Width: 100 feet
 5. Minimum Yard Setbacks:
 - a. Front - 20 feet or minimum standards required by state or federal highway departments if abutting said highways, whichever is greater
 - b. Side - None
 - c. Rear - 20 feet
 6. For parcels that front on SR 89A, direct or indirect access to State Route 89A must be provided through either an access permit from ADOT or interconnection of on-site circulation with adjacent parcels.
- E. Performance Standards For C Developments:
1. Traffic and curbs- No Commercial development will be permitted which permits or encourages vehicular traffic to back into the highway right-of-way, or to otherwise unduly restrict or interrupt the normal flow of through traffic. Curbs shall be installed in front of each developed parcel.
 2. Landscaping and paving- All open areas of an improved lot shall be maintained in a dust free condition by landscaping with trees, shrubs, or suitable ground cover. Undisturbed natural growth is encouraged. Covering with material that will provide an all weather surface is an alternative.

3. **Storage facilities-** Outdoor storage shall be permitted only in rear yards or side yards when accessory to a permitted use. All areas used for storage shall be enclosed on all sides by a masonry wall or solid fence. No materials or products shall be stacked or stored to exceed the height of the wall or fence; or as otherwise designated by the Board of Adjustment.
4. **Illumination-** Illumination of buildings, parking areas and loading facilities shall be so arranged as to eliminate glare toward streets and adjoining properties.
5. **Noise-** At no point on the boundary of residential or business zones shall the sound pressure level of an individual operation or plant exceed the decibel levels in the designated octave banks shown below (excluding operation of motor vehicles or other transportation facilities):

Maximum Sound Pressure		
Octave Cycles	Bank Per Second	Level in Decibels .0002 Dynes per CM ²
0 to	75	72
75 to	150	67
150 to	300	59
300 to	600	52
600 to	1200	46
1200 to	2400	40
2400 to	4800	34
Above	4800	32

Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be capable of being accurately measured with equipment. Noises capable of being so measured, for the purposes of this section, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular or intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

6. **Smoke-** No emission of smoke from any source shall be permitted to exceed a greater density than that density described as No. 1 on the Ringleman Chart. However, smoke may be emitted, which is equal to but not darker than No. 2 on the Ringleman Chart, for not more than four (4) minutes in any thirty (30) minute

- period. For the purpose of grading the density of smoke, the Ringleman Chart as published by the U.S. Bureau of Mines shall be the standard.
7. Glare or Heat- Any activity producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to create a nuisance or hazard along lot lines.
 8. Odors- No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or such a manner as to create a nuisance or hazard along lot lines.
 9. Vibration- No vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7:00 a.m. to 7:00 p.m., or of thirty seconds or more duration in any one hour during the hours of 7:00 p.m. and 7:00 a.m.
 10. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution- No emission shall be permitted which can cause damage to health, to animals, to vegetation, to other forms of property, or which can cause any excessive spoiling.
 11. Liquids and Solid Waste- No wastes shall be discharged in the streets, drainage ways or any property which is dangerous to the public health and safety, and no waste shall be discharged in the public sewage system which endangers the normal operation of the public sewage system.
 12. In any Commercial area, access from any state or federal highway shall be four hundred (400) feet minimum between driveways and shall be approved by the Building Official of the Town of Clarkdale.
 13. Screening- An owner of Commercial property whose property is immediately adjacent to any property having the zoning classification other than Industrial shall at his/her own expense, at the time of use of the property, construct a screen on his/her property to act as a barrier between his/her property and adjacent property having a more restrictive zoning classification. The screen may consist of plants and/or a fence of solid construction as prescribed by the Town of Clarkdale upon application of the owner at the time the property is put to use.
- F. *Signs*, Sign requirements for this zone are outlined in Chapter 7, Signs. (Revised by Ordinance #430 on 8/13/24; effective 9/14/24; Revised by Ordinance #409 on 11/10/20; effective 12/10/20; prior code § 3-10)

The Clarkdale Zoning Code is current through Ordinance #430, passed August 13, 2024.

Disclaimer: The Town Clerk has the official version of the Clarkdale Zoning Code. Users should contact the Town Clerk for ordinances passed subsequent to the ordinance cited above.

Town Website: www.clarkdale.az.gov

Town Telephone: (928) 639-2400

Hosted by General Code.