

19.4.1 Purpose and Applicability

The purposes of the Commercial Zoning Districts are to:

- A. Designate adequate land for a full range of residential- and business-serving commercial uses and services to implement the Comprehensive Plan, be responsive to economic changes and trends, and expand and strengthen the City's economic resources;
- B. Create an adequate balance between residential and commercial uses allowing space for economic growth and job opportunities.
- C. Establish development and design standards that improve the visual quality and give commercial development a sense of place;
- D. Ensure appropriate buffers and transitions to adjacent neighborhoods, particularly residential neighborhoods, with pedestrian and bicycle connections to transit; and
- E. Ensure that new development is designed appropriately to the physical characteristics of the area, encouraging resource efficient buildings that incorporate sustainable materials, minimize runoff, incorporate xeriscaping and conserve energy and water.

Additional purposes of each Commercial Zoning District:

Neighborhood Commercial (CN). The CN district is established to provide sites for local serving commercial areas while establishing development standards that prevent significant adverse effects on adjacent residential areas.

Office Commercial (CO). The CO district is established to provide areas primarily for office development that will be compatible with nearby residential uses and that will protect these office developments from potential disruption by incompatible commercial and industrial uses. Other uses that are supportive of the businesses and employees of the district are allowed.

Community Commercial (CC). The CC district is established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores, restaurants, commercial recreation, and other services.

Highway Commercial (CH). The CH district is established to provide sites for auto-oriented commercial uses including hotels, motels, service stations, car washes, automobile sales and services, drive-through and drive-in restaurants, offices, limited warehousing, and commercial services.

Future applications for CH zoning are prohibited. As of November 26, 2024, applications for zone change amendments to CH (Highway Commercial) district shall not be accepted.

Tourist Commercial (CT). The CT district is established to provide sites for visitor-oriented uses including casinos, hotels, motels, resort complexes, commercial recreation facilities, restaurants, travel trailer and RV facilities, and limited residential development in a mixed-use project.

Auto-mall Commercial (CA). The CA district is established to provide sites for new automobile dealerships and related uses.

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Effective on: 12/20/2024