

## CITY CODE

## Chapter 18.35 COMMERCIAL ZONING DISTRICTS



Sections:

- 18.35.010**    **General requirements – Commercial zoning districts.**
- 18.35.020**    **"C-1" Neighborhood Commercial Zoning District.**
- 18.35.030**    **"C-2" Community Commercial Zoning District.**
- 18.35.040**    **"MU" Mixed Use Zoning District.**

(A) *Purpose.* The commercial zoning districts are designed to provide a range of commercial land uses. The purpose of these districts is to provide for commercial development in locations which are suitable and appropriate, taking into consideration existing conditions, future land use needs, the availability of public services, and the goals and objectives of the City of San Luis General Plan. It is intended that these districts accommodate a variety of uses including professional office, neighborhood retail and services, general retail and services, and mixed use commercial/residential. The commercial districts are further delineated in the following categories:

- (1) "C-1" Neighborhood Commercial.
- (2) "C-2" Community Commercial.
- (3) "MU" Mixed Use.

(B) *Criteria for Establishment.* The minimum land area required to establish "C-1" or "C-2" zoning shall be one acre or if adjoining a parcel/lot that is similarly zoned commercial.

(C) *Review Process.* All commercial development and construction shall require site plan review, by the Zoning Administrator, prior to the applicant's submittal for building or grading permits. All applications for site plan review shall comply with the submittal requirements outlined in SLCC [18.15.070](#). The required fee shall accompany all applications.

(D) *Development Standards.* The development regulations for each of the commercial zoning districts are outlined in Table No. 7. These standards provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

(E) *Compliance With Other Provisions.*

- (1) *General Provisions.* The general provisions in Chapter [18.70](#) SLCC shall apply.
- (2) *Parking Regulations.* The parking regulations in Chapter [18.75](#) SLCC shall apply.
- (3) *Signs.* All signage shall comply with Chapter [18.80](#) SLCC.

(4) *Outdoor Lighting*. All outdoor lighting shall comply with Chapter 18.85 SLCC.

(5) *Landscape Regulations*. The landscaping shall comply with Chapter 18.90 SLCC.  
(Ord. 312 § 2(7.0), passed 4-11-2012. Code 2012 § 152.105.)

### 18.35.020

#### "C-1" Neighborhood Commercial Zoning District.



(A) *Purpose*. The purpose of this zoning district is to provide a location for well-designed small-scale retail shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhood. It is intended that this district accommodate a restricted range of uses that must be compatible with and integrated into the adjoining residential neighborhood. Residential uses shall be incidental to the primary commercial development.

(B) *Permitted Uses – "C-1" Zoning District*. Uses shall be restricted to a maximum building size of 4,000 square feet and limited to:

- (1) Residential units, when located above the first floor or behind the commercial frontage and incidental to the primary commercial development. The residential use shall be excluded when calculating the maximum building size;
- (2) Child care centers; provided, that:
  - (a) The facility provides the required outdoor play area; and
  - (b) The facility is licensed by the State of Arizona Department of Health Services;

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#### General requirements – Commercial zoning districts.



and watch repair, small appliance repairs, bank or credit union (without drive-through window), travel agency, laundrette, and dry cleaners (without processing), therapeutic massage, printing and copy shop, florist and catering service;

- (4) Retail stores, including but not limited to the sale of stationery, cards, gifts, bookstore, bakery, delicatessen, candy shop, coffee house, ice cream shop, art supply shop, photo shop, pet shop, and tobacco store;
- (5) Professional, administrative and general offices;
- (6) Medical, dental, chiropractic and clinical offices (excluding laboratory or pharmacy facilities);
- (7) Art galleries, art studios for the production and teaching of fine art, music schools, karate and dance studios, and photography studios;
- (8) Music store, video store, and bicycle shop;
- (9) Convenience market without the sale or dispensing of gasoline;
- (10) Café, restaurants, and taverns; excluding drive-in and drive-through facilities and live entertainment;
- (11) Club or lodge;
- (12) Vocational schools: including but not limited to barber or beauty, business, dramatic, handicraft, painting or sculpture;

(13) Grocery store, fruit or vegetable store, butcher shop (no slaughtering), hardware store, general retail or variety store; and

(14) Religious institutions.

(C) *Conditional Uses – “C-1” Zoning District.*

(1) Retail uses over 4,000 square feet but under 25,000 square feet.

(2) Mixed use neighborhood center for permitted retail, service or office use; each business tenant space not to exceed 4,000 square feet with the total center not to exceed 25,000 square feet with no drive-through window facilities.

(3) Live entertainment and outdoor dining associated with a café, restaurant, and/or tavern; excluding drive-in and drive-through facilities.

(4) Parking lot for passenger vehicles only; but not for overnight parking.

(5) Banks with drive-through facilities if the bank is located along an arterial street.

(6) Wireless communication towers and antennas in accordance with the requirements of Chapter 18.95 SLCC.

(D) *Temporary Uses – “C-1” Zoning District.* Holiday or seasonal sales activities such as pumpkin sales lots and Christmas tree sales lots. Permanent structures shall not be permitted under a temporary use permit. Seasonal lots may need additional zoning clearance and/or a building permit. A temporary residential use of a travel trailer by the seasonal tenant may be permitted on-site for security purposes for the seasonal sales activity provided it is located within the buildable area of the lot. Appropriate dust control abatement shall be provided.

(E) *Site Design Standards – “C-1” Zoning District.*

(1) Link structures to the public sidewalk where possible with hard-surfaced pavement and landscaping.

(2) Outdoor patios, display areas and seating areas are encouraged in order to add to the pedestrian environment at the street.

(3) The required off-street parking spaces should be located in the rear or to the side of the structures rather than in the front to avoid interruption to the rhythm of the established streetscape and to maximize the business visibility from public streets. The required off-street parking may only be located in front of the structure through approval of a conditional use permit.

(4) Trash and refuse collection containers shall be screened with a six-foot decorative wall. Trash and refuse containers shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street. If the refuse containers can only be located in a highly visible location then latching gates, for screening the containers, at the opening to the enclosure shall be required.

(5) Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be nonreflective. Electrical meters, service components, and SES cabinets shall be screened from public view and designed to appear as an integral part of the building.

(F) *Recommended Architectural Standards – “C-1” Zoning District.*