

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 104 Zones, Chapter 104-20 Commercial (CV-2) Zone

Notice Date: April 17th, 2026

Public Hearing Date: Tuesday, April 28th, 5:00 PM

Location: 7474 East 200 South, Huntsville, Huntsville Town Council Chambers

Summary of Proposed Zoning Changes

The City is considering amendments to the Zoning Ordinance that will update portions of Chapter 104-20 Commercial (CV-1) Zone that will create standards that better align with the community's vision for how property should be used within the zone, to improve clarity, and facilitate development within the zone. The primary elements changed include modifications to Purpose and Intent to remove zones not used in Ogden Valley City (Sec 104-20-1); Land Use Table changes to permitted, non-permitted, and conditional use status for specific uses (Sec 104-20-3); and Special Regulations removal of regulations on car washes; sidewalk width requirement modifications (Sec 104-20-4).

Key Changes Include:

- **[Purpose and Intent]:** Language describing various commercial zones in Weber County is removed and simplified to:
 - ~~The purpose of the commercial zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Weber County. It is also to separate into three zones uses, based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.~~
 - ~~The C-1 Zone (Western Weber Planning Area Neighborhood Commercial Zone) and the CV-1 Zone (Ogden Valley Planning Area Neighborhood Commercial Zone) is established for the purpose of providing shopping facilities and services within neighborhoods that are more likely to be primarily patronized by those in the surrounding neighborhood. Commercial uses that are primarily patronized by those outside the surrounding neighborhood are less suitable for this zone.~~
 - ~~The C-2 Zone (Western Weber Planning Area Community Commercial Zone) and the CV-2 Zone is to provide a broad range of commercial services and goods to serve a larger community area. These~~

~~areas are intended to be clustered around traditional town or village centers and not strung out along the highways.~~

- ~~• The C-3 Zone (Regional Commercial Zone) is established for the purpose of providing commercial goods and services that are more likely to be patronized by those in the surrounding~~
- The purpose of the CV-2 Zone is to provide a broad range of commercial services and goods to serve the community at large. These areas are intended to be located in designated walkable village centers and not sprawling along the highways and thoroughfares.
- **[Land Use Table]:** Permitted, non-permitted, and conditional uses are modified as follows:

Air conditioning, sales and service	EP
Ambulance base stations	EP
Animal hospital, small animals only and provided it is conducted within completely enclosed building	EP
Auction establishment	EN
Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided it is conducted within completely enclosed building	E
Bed and breakfast hotel	EP
Beer parlor, sale of draft beer	

	EP
Billiard parlor	EP
Boat sales and service, including water craft rentals as an accessory to boat sales and service	E
Bowling alley	EP
Building materials sales or yard	NP
Candy manufacture	PN
Carpenter and cabinet shop	NP
Car wash, automatic	EP
Christmas tree sales - seasonal	NP
Dance hall	NP
Department store	PN
Diaper service, including cleaning	PN
Dry cleaning	PN
Educational/institutional identification sign	E

Flooring sales and service, carpet, rug, and linoleum – excludes on-site storage of materials	NP
Fur apparel sales, storage or repair	PN
General Vehicle Service and Repair including automobiles, boats, snowmobiles, ATVs	C
Hotel	NC
Household appliance sales and incidental service	EP
Ice cream manufacture only if as an secondary use to a retail ice cream parlor	NP
Liquor store	EP
Lodging house	EN
Lounge	NP
Luggage store	NP
Manufacture of goods retailed on premises if as a secondary use and size to retail use	NP
Meat custom cutting and wrapping, excluding slaughtering	EP

Miniature golf	EP
Mortuary	EN
Motel	EN
Motorcycle and motor scooters sales and service	E
Needlework, embroidery or knitting store	NP
Nightclub or social club	NC
Nursery school	NP
Office in which goods or merchandise are not commercially created, exchanged or sold	P
Ornamental iron sales or repair	EN
Pest control and extermination	PN
Pie manufacture	PN
Pool Hall	P
Private liquor club	EP
Public utilities substation	P

Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out

Recreation center	NC
Restaurant, drive-in	EN
Restaurant, drive-through	EN
Outdoor Roller or Ice skating rink	NC
Self-storage: indoor units for personal and household items, in compliance with the requirements of Section 104-20-4.	EN
Snowmobile and ATV sales and repair	E
Tavern, beer pub	EP
Taxidermist	PN
Theater, outdoor (not drive-in)	NC
Tool design (precision) repair and manufacture	NP
Trade or industrial school	EP
Ventilating equipment sales and service	EP
Welding shop	NP

from the area or buildings around
it.

- **[Special Regulations]:** Language on car washes is removed and technical changes are made on sidewalk widths and approvals:

a. ~~**Car wash.** A car wash shall be permitted subject to the following restrictions:~~

- ~~1. In the CV-1 zone, operation hours are limited to 6:00 a.m. to 10:00 p.m.~~
- ~~2. In the CV-1 zone, there shall not be more than four washing bays for a manual spray car wash.~~
- ~~3. Car wash facilities shall be set back from the street right-of-way at least 60 feet. The frontage of the lot shall, for a depth of at least 30 feet, be reserved for future street-front commercial buildings and related improvements.~~
- ~~4. The off-street vehicle spaces or queues required shall be as follows:~~
 - ~~a. One bay car wash, four spaces in the approach lane;~~
 - ~~b. Two bay car wash, three spaces in the approach lane for each wash bay;~~
 - ~~c. Three or more bay car wash, two spaces in the approach lane for each wash bay.~~

c. **Complete street.**

1. A complete street, as defined in Chapter 101-2, shall be installed to span the street-frontage of the lot for the width of existing or proposed completed improvements, including parking facilities and required landscaped area. If this width is 75 percent of the lot width or greater, the complete street shall span the lot's entire street-frontage in the commercial zone.

- a. Modification of existing site improvements that affect less than 25 percent of the lot area is exempt from complete street requirements.

b. For portions of a lot's frontage in the commercial zone where a complete street is not required by this Subsection (c)(1), a ~~10~~ 5-foot wide sidewalk is required, as prescribed by the Planning ~~Director~~ Staff after consultation with the ~~County~~ City Engineer.

2. A complete street design shall include a ~~five foot~~ ten-foot pedestrian pathway or sidewalk, pedestrian lighting, shade trees, appropriate clear view of intersection, and shall also include safe street crossings for pedestrians in no greater than 300-foot intervals. The complete street design, tree species and planting techniques, and pedestrian lighting are subject to approval by the Planning ~~Director~~ Staff, after consultation with the ~~County~~ City Engineer.

f. ***Cross-access and cross-access easement.*** Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of ingress and egress, at least one of which shall be stubbed to adjacent property where practicable.

1. When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner.
2. The Planning ~~Director~~ Staff may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area.

g. ***Storage Unit.*** When allowed by Section 104-20-5, and unless exempted herein, storage units are allowed if located on the same lot or parcel with street-facing commercial space. The use shall comply with the following:

1. Storage units shall be located behind or above building area that provides or reserves first-story street-facing commercial space. The building providing street-facing commercial space ~~shall be designed by an architect and shall meet design requirements of the zone:~~

The intent of these changes is to modernize and reorganize the CV-2 zone so it's easier to understand and administer. These changes align the code with other code sections, such as "Special Regulations" used elsewhere in Title 104, and replace conditional uses with clear, standards-based permitted uses.

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

Reviewing Documents

The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/meetings-public-notice/
- **In-Person:** 7474 East 200 South, Huntsville
Mondays and Wednesdays 9am to 1pm
Thursdays 1pm to 5pm

Providing Comment

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

Chapter 104-20 Commercial Zone Cv-2

[Sec 104-20-1 Purpose And Intent](#)

[Sec 104-20-2 \(Reserved\)](#)

[Sec 104-20-3 Land Use Table](#)

[Sec 104-20-4 Special Regulations](#)

[Sec 104-20-5 Site Development Standards](#)

[Sec 104-20-6 Sign Regulations](#)

HISTORY

~~Amended~~ ~~by~~ ~~Ord.~~ ~~2020-24~~ ~~on~~ ~~12/15/2020~~

Sec 104-20-1 Purpose And Intent

- ~~a.~~—The purpose of the commercial zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Weber County. It is also to separate into three zones uses, based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.
- ~~b.~~—The C-1 Zone (Western Weber Planning Area Neighborhood Commercial Zone) and the CV-1 Zone (Ogden Valley Planning Area Neighborhood Commercial Zone) is established for the purpose of providing shopping facilities and services within neighborhoods that are more likely to be primarily patronized by those in the surrounding neighborhood. Commercial uses that are primarily patronized by those outside the surrounding neighborhood are less suitable for this zone.
- ~~e.a.~~ The C-2 Zone (Western Weber Planning Area Community Commercial Zone) and the CV-2 Zone is to provide a broad range of commercial services and goods to serve ~~a larger~~the community ~~area~~at large. These areas are intended to be ~~clustered around~~located in ~~traditional town or~~designated walkable village centers and not ~~strung out~~sprawling along the highways and thoroughfares.
- ~~d.b.~~ The C-3 Zone (Regional Commercial Zone) is established for the purpose of providing commercial goods and services that are more likely to be patronized by those in the surrounding ~~region.~~

~~(Ord. of 1956, § 18-1)~~

HISTORY

~~Amended~~ ~~by~~ ~~Ord.~~ ~~2020-24~~ ~~on~~ ~~12/15/2020~~

[Sec 104-20-2 \(Reserved\)](#)

Sec 104-20-3 Land Use Table

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N" will not be allowed in that zone.

	CV-2
Academies/studios for dance, art, sports, etc.	P
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P
Air conditioning, sales and service	CP
Ambulance base stations	PC
Amusement enterprises	N
Animal hospital, small animals only and provided it is conducted within completely enclosed building	CP
Antique, import or souvenir shop	P
Archery shop and range, provided it is conducted within completely enclosed building	P
Art and artists supply store	P
Athletic, recreational equipment, and sporting goods sales or rentals, excluding sale or repair of motor vehicles, motor boats or motors	P

Athletic and sporting goods store including sale or repair of motor vehicles, motor boats or motors	N
Auction establishment	EN
Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided it is conducted within completely enclosed building	PC
Automobile, new or used sales and service	EN
Awning sales and service	EP
Baby formula service	N
Bakery, limited to goods retailed on premises	P
Bakery goods manufacturing	P
Bank or financial institution, not including payday loan services	P
Barbershop	P
Bath and massage establishment	P
Beauty culture school	N
Beauty parlor for cats and dogs	P
Beauty shop	P
Bed and breakfast dwelling	P
Bed and breakfast inn	P
Bed and breakfast hotel	EP

Beer parlor, sale of draft beer	<u>PG</u>
Bicycle sales and service	P
Billiard parlor	<u>G</u> P
Boat sales and service, including water craft rentals as an accessory to boat sales and service	<u>GN</u>
Bookbinding	P
Bookstore, retail	P
Bottling and distribution plant	N
Bowling alley	<u>PG</u>
Boxing arena	N
Brewery, micro; in conjunction with a restaurant	P
Building materials sales or yard	<u>NP</u>
Bus terminal	P
Butcher shop, excluding slaughtering	P
Cabaret	N
Cafe or cafeteria	P
Camera store	P
Candy manufacture	<u>NP</u>
Candy store, confectionery	P
Carbonated water sales	P

Carpenter and cabinet shop	PN
Carpet and rug cleaning	N
Carpet, rug and linoleum service	N
Car rental agency	P
Car wash, automatic	EP
Car wash, manual spray	PN
Cash register sales and service	N
Catering establishment	P
China, crystal and silver shop	P
Christmas tree sales - seasonal	PN
Church	P
Circus, carnival or other transient amusement	N
Cleaning and dyeing establishment	N
Clinics, medical or dental	P
Clothing and accessory store	P
Coal and fuel sales office	N
Communication equipment building	P
Contractor shop, provided work is conducted within a completely enclosed building	N
Convenience store	P
Costume rental	P

Dairy products store	P
Dance hall	NP
Data processing service and supplies	P
Day care center	P
Delicatessen	P
Department store	PN
Detective agency	N
Diaper service, including cleaning	PN
Drapery and curtain store	P
Drive it yourself agency or business	N
Drug store	P
Dry cleaning	PN
Dwelling unit in compliance with Section 104-20-4	P
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	P
Educational institution	P
Educational/institutional identification sign	G
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P
Electrical and heating appliances and fixtures sales and service	P

Electronic equipment sales and service	P
Employment agency	P
Express and transfer service	N
Fabric and textile store	P
Farm implement sales	P
Film exchange establishment	N
Fitness, athletic, health, or recreation center, or gymnasium	P
Flooring sales and service, carpet, rug, and linoleum – excludes on-site storage of materials	<u>P</u>
Florist shop	P
Frozen food lockers, incidental to a grocery store or food business	P
Fruit or vegetable store or stand	P
Furniture sales and repair	P
Fur apparel sales, storage or repair	<u>PN</u>
Garden supplies and plant materials sales	P
General Vehicle Service and Repair including automobiles, boats, snowmobiles, ATVs	<u>C</u>
Gift store	P
Glass sales and service	P
Government office buildings	P
Greenhouse and nursery	P

Grocery store	P
Gunsmith	P
Gymnasium	P
Hardware store	P
Health food store	P
Heliport	N
Hobby and crafts store	P
Hospital supplies	N
Hotel	<u>C</u>
House cleaning and repair	P
House equipment display	N
Household appliance sales and incidental service	<u>EP</u>
Household pets, dwelling units only	P
Ice cream manufacture only if as an secondary use to a retail ice cream parlor	<u>NP</u>
Ice cream parlor	P
Ice manufacture and storage	N
Ice store or vending station	P
Insulation sales	P
Insurance agency	P
Interior decorator and designing establishment	P

Janitor service and supply	N
Jewelry store sales and service	P
Knitting mills	N
Laboratory, dental or medical	P
Laundromat	P
Lawn mower sales and service	P
Leather goods, sales and service	P
Legal office	P
Library	P
Linen store	P
Linen supply service	N
Liquor store	<u>GP</u>
Locksmith	P
Lodge or social hall	P
Lodging house	<u>GN</u>
Lounge	<u>PN</u>
Luggage store	<u>NP</u>
Lumber yard	N
Machine shop operations incidental to any use permitted in C-3 district	N
Manufacture of goods retailed on premises <u>if as a secondary use and size to retail use</u>	N

Meat custom cutting and wrapping, excluding slaughtering	<u>EP</u>
Meat, fish and seafood store	P
Medical office	P
Medical supplies	P
Millinery	N
Miniature golf	<u>EP</u>
Mobile home sales	N
Mobile home service	N
Monument works and sales	<u>PP</u>
Mortuary	<u>EN</u>
Motel	<u>EN</u>
Motorboat sales and service	N
Motorcycle and motor scooters sales and service	<u>EN</u>
Museum	P
Music store	P
Needlework, embroidery or knitting store	<u>NP</u>
Newsstand	P
Nightclub or social club	<u>CN</u>
Notion store	N
Novelty store	N

Nursery school	<u>PN</u>
Office in which goods or merchandise are not commercially created, exchanged or sold	<u>NP</u>
Office supply	P
Office machines sales and service	N
Oil burner shop	N
Optometrist, optician or oculist	P
Ornamental iron sales or repair	<u>EN</u>
Outdoor storage, except where expressly permitted otherwise in the zone	N
Paint or wallpaper store	P
Paperhanger shop	N
Park and playground	P
Parking lot or parking structure for passenger vehicles as a main use	<u>CE</u>
Pawnshop	N
Penny arcade	N
Pest control and extermination	<u>PN</u>
Pet and pet supply store	P
Pharmacy	P
Photographic supplies	P
Photo studio	P

Physician or surgeon	P
Pie manufacture	<u>PN</u>
Plumbing shop	P
Pony ring, without stables	N
Pool hall	NP
Popcorn or nut shop	P
Post office	P
Pottery, sales and manufacture of crafts and tile	P
Printing or copying sales and services	P
Private liquor club	<u>EP</u>
Professional office	P
	<u>P</u>
Public utilities substation	
Public building	P
Radio and television sales and service	P
Radio or television broadcasting station	P
Real estate agency	P
Reception center or wedding chapel	C
Recreation center	<u>CN</u>

Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.

Recreational vehicle and boat storage, indoor only	EN
Rental agency for home and garden equipment	P
Restaurant	P
Restaurant, drive-in	NC
Restaurant, drive-through	EN
<u>Outdoor</u> Roller <u>or Ice</u> skating rink	NC
Roofing sales or shop	N
Secondhand store	P
Seed and feed store, retail	P
Self-storage: indoor units for personal and household items, in compliance with the requirements of Section 104-20-4.	EN
Service station, automobile excluding painting, body and fender and upholstery work	P
Service station, automobile, with one-bay car wash as accessory use	P
Sewing machine sale and service	P
Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.	N
Shoe repair or shoe shine shop	P
Shoe store	P
Shooting gallery	N

Sign manufacture or sign painting	*
Sign, animated; only the time and temperature may be animated in the C-1 zone	*
Sign, business	*
Sign, flat	*
Sign, construction project	*
Sign, directional	*
Sign, freestanding	*
Sign, identification and information	*
Sign, marquee	*
Sign, nameplate	*
Sign, off premises	*
Sign, projecting	*
Sign, roof	*
Sign, temporary	*
Sign, wall	*
Snow plow and removal service	C
Snowmobile and ATV sales and repair	E
Soil and lawn service	P
Spa	P
Supermarket	N
Tailor shop	P

Tavern, beer pub	<u>CP</u>
Taxicab stand	N
Taxidermist	<u>PN</u>
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.	P
Theater, indoor	P
Theater, outdoor <u>(not drive-in)</u>	<u>NC</u>
Tire recapping or retreading sales and service	N
Tobacco shop	P
Tool design (precision) repair and manufacture	<u>NP</u>
Toy store, retail	P
Trade or industrial school	<u>CP</u>
Trailer sales and service	N
Travel agency	P
Truck terminal	N
Upholstery shop	<u>PP</u>
Used car lot	N
Variety store	N
Vendor, short term, in compliance with the requirements of Section 108-13-3	P

Ventilating equipment sales and service	CP
Video sales and rental	P
Warehouse storage	N
Weather stripping shop	N
Welding shop	NP
Wholesale business	N
Window washing establishment	P

* See Section 110-2 for sign types allowed in the CV-1 and CV-2 zones.

~~(Ord. of 1956, § 18-5; Ord. No. 10-83; Ord. No. 2-85; Ord. No. 16-89; Ord. No. 95-19; Ord. No. 96-42; Ord. No. 97-20; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 2015-7, Exh. A, 5-5-2015)~~

HISTORY

Amended by Ord. 2020-24 on 12/15/2020

Sec 104-20-4 Special Regulations

- a. **Manufacturing uses.** All manufacturing uses shall be done within a completely enclosed building in an effort to mitigate objectionable nuisances such as odor, dust, smoke, noise, heat, or vibration.
- b. **Car wash.** A car wash shall be permitted subject to the following restrictions:
 - 1. In the CV-1 zone, operation hours are limited to 6:00 a.m. to 10:00 p.m.
 - 2. In the CV-1 zone, there shall not be more than four washing bays for a manual spray car wash.
 - 3. Car wash facilities shall be set back from the street right-of-way at least 60 feet. The frontage of the lot shall, for a depth of at least 30 feet, be reserved for future street-front commercial buildings and related improvements.
 - 4. The off-street vehicle spaces or queues required shall be as follows:
 - a. One bay car wash, four spaces in the approach lane;
 - b. Two bay car wash, three spaces in the approach lane for each wash bay;

- c. Three or more bay car wash, two spaces in the approach lane for each wash bay.

c. Complete street.

1. A complete street, as defined in Chapter 101-2, shall be installed to span the street-frontage of the lot for the width of existing or proposed completed improvements, including parking facilities and required landscaped area. If this width is 75 percent of the lot width or greater, the complete street shall span the lot's entire street-frontage in the commercial zone.

a. Modification of existing site improvements that affect less than 25 percent of the lot area is exempt from complete street requirements.

b. For portions of a lot's frontage in the commercial zone where a complete street is not required by this Subsection (c)(1), a ~~5+0~~-foot wide sidewalk is required, as prescribed by the Planning ~~Director~~Staff after consultation with the County Engineer.

2. A complete street design shall include a five foot ten foot pedestrian pathway or sidewalk, pedestrian lighting, shade trees, appropriate clear view of intersection, and shall also include safe street crossings for pedestrians in no greater than 300-foot intervals. The complete street design, tree species and planting techniques, and pedestrian lighting are subject to approval by the Planning ~~Director~~Staff, after consultation with the County Engineer.

a. ***Dwelling unit.*** A dwelling unit is allowed, as part of a mixed use building, ~~only if allowed in Section 104-20-5, and only when specifically assigned to the property as part of a development agreement approved prior to July 1, 2016.~~ When fronting on a public or private street, buildings that contain dwelling units shall comply with the following:

a. The building shall provide street-facing commercial space, at the street level, that is accessible from the street, for the entire length of the building's street frontage;

b. The building shall not be setback any greater than 20 feet at any point from the property line that runs parallel to the public or private street; and

c. The building shall be subject to the requirements of chapter 108-1 and chapter 108-2.

b. ***Perpetual building maintenance agreement.*** When permitted by this chapter as a way to allow reduced side or rear setbacks, a perpetual building maintenance agreement is required between the building owner and the affected adjacent property owner, which shall allow for construction and maintenance of the side or rear of a commercial building, and shall:

- a. be reviewed for compliance with this section by the Planning Division and County Attorney's Office;
 - b. place responsibility on the building owner for prompt repairs and maintenance of the side or rear of the building;
 - c. require allowances of access to the property for repairs and maintenance purposes;
 - d. be signed by the owner of the commercial building and the adjacent property owner to be considered valid; and be recorded on the title of both properties.
- c. ***Cross-access and cross-access easement.*** Access to adjacent existing or future development without the need to access the public right-of-way is in the interest of public safety. As such, at a minimum, each developed lot or parcel shall have two points of ingress and egress, at least one of which shall be stubbed to adjacent property where practicable.
1. When locating a cross-access easement or designing the cross-access infrastructure, good faith efforts shall be made to coordinate the location and design with the adjoining land owner.
 2. The Planning ~~Director~~[Staff](#) may require the cross-access to be located in a manner that optimizes traffic circulation on the properties or in the area.
 3. Construction of the cross-access infrastructure shall be completed prior to the issuance of a certificate of occupancy for any structure on the lot or parcel, or a completion bond may substitute for completion if allowed by the County Engineer.
 4. When a lot or parcel is being developed that abuts an existing cross-access easement or existing cross-access infrastructure, a reciprocal cross-access easement shall be provided on the same lot line or parcel line in the same location and of equal width. The reciprocal cross-access infrastructure shall be constructed to the same standard as, or better than, the existing cross-access infrastructure on the adjacent parcel. A cross-access easement shall be recorded on the title of all affected properties, along with a perpetual operation and maintenance agreement between the property owners that specifies, at a minimum, that the infrastructure will be operated and maintained by the property owners in a manner that is safe and usable for two-way vehicle traffic.
 5. If property owners fail to operate or maintain cross-access infrastructure that was required by the County under this section, the County may pursue enforcement measures as provided in this Land Use Code.

- d. ***Storage Unit.*** When allowed by Section 104-20-5, and unless exempted herein, storage units are allowed if located on the same lot or parcel with street-facing commercial space. The use shall comply with the following:
1. Storage units shall be located behind or above building area that provides or reserves first-story street-facing commercial space. The building providing street-facing commercial space shall ~~be designed by an architect and~~ shall meet design requirements of the zone:
 - a. Provide street-facing commercial space that is at the street level and extends the entire length of the building's street-facing facade;
 - b. Be setback from the front property line, or side-facing street property line if on a corner lot, no greater than 20 feet;
 - c. Have one or more main entrance(s) accessible from the street right-of-way on the building's street-facing facade;
 - d. Have at least 50 percent fenestration for the part of a building's facade(s) that provide(s) first-story street-facing commercial space;
 - e. Have at least 30 percent fenestration for the part of a building's facade(s) that do(es) not provide first-story street-facing commercial space;
 - f. Appear from the exterior as if office or residential space is offered in the area housing the storage units; and
 - g. Comply with the architectural design theme specified in the respective general plan.
 2. If located in a separate onsite building than the building providing first-story street-facing commercial space specified in Subsection (g)(1) herein, the separate building shall be located behind the building with first-story street-level commercial space, and shall be no wider than the building providing first-story street-level commercial space. The building shall be designed by a licensed architect to have similar architectural features as the building providing first-story street-level commercial space.
 3. Storage unit bay doors or garage doors shall face away and not be visible from the nearest property line, and shall be completely obscured from view from any public right-of-way; except a bay or garage door may face a public right-of-way if the door is constructed of 80 percent window area and designed to appear as fenestration for first-story street-facing commercial space.
 4. The lot's street frontage shall be developed as a complete street, as specified in Section 104-21-4(c).
 5. Exemption: The requirements of this Subsection (g) shall be waived if:

- a. The lot or parcel has no street frontage;
- b. No street is planned that would give the lot or parcel frontage, as shown on any street plan or similar document adopted by the County; and
- e.—The parcel is surrounded on all sides by a zone that allows first-story street-facing commercial space, or is shown on a general plan, area plan, or other similar document adopted by the County to become surrounded on all sides by a zone that allows first-story street-facing commercial space.

(Ord. of 1956, § 18-4)

HISTORY

Amended by *Ord.* 2020-24 on 12/15/2020

Sec 104-20-5 Site Development Standards

The following site development standards shall apply to the Commercial Zones:

a. Lot area:

	CV-2
Minimum lot area:	None

b. Lot width:

	CV-2
Minimum lot width:	None

c. Yard Setbacks:

1. Front yard setbacks:

Minimum front yard setback:	

2. Side yard setback:

		CV-2	
Minimum side yard setback:	10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-20-4(e); or the building will abut a building on the adjoining lot or parcel.		

Minimum side yard facing street on corner lot:

None, except 50 feet from the centerline of the street, as determined by the County-City Surveyor, on an arterial or collector street. Clear view of intersecting streets shall be maintained, as provided in Section 108-7-7 or as otherwise prescribed by the County-City Engineer.

2.3. Rear yard setback:

[Redacted]

CV-2

Minimum rear yard setback:

10 feet, except none if either: the owner has obtained a perpetual building maintenance contract, as provided in Section 104-21-4(e); or the building will abut a building on the adjoining lot or parcel.

d. Building height:

[Redacted]

CV-2

Maximum building height:

35 feet

e. Lot coverage:

[Redacted]

CV-2

Maximum lot coverage by buildings:

60 percent

~~(Ord. of 1956, § 18-2; Ord. No. 2-89)~~

HISTORY

Amended by Ord. 2020-24 on 12/15/2020

Sec 104-20-6 Sign Regulations

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Title 110 of this Land Use Code.

~~(Ord. of 1956, § 18-3)~~

HISTORY

Amended by Ord. 2020-24 on 12/15/2020