

Chapter 17.39C-1 DISTRICT

## Sections:

- 17.39.010 Purpose.
- 17.39.020 Permitted uses.
- 17.39.030 Conditional uses.
- 17.39.040 Accessory uses.
- 17.39.050 Lot Area.
- 17.39.060 Lot width.
- 17.39.070 Yards.
- 17.39.080 Height limit.
- 17.39.090 Fences and walls.

17.39.010 Purpose. The C-1 district is intended for the purpose of grouping those retail, commercial, institutional and office uses necessary for a central business district serving a major trade area larger than a segment of the community. This district is intended to be the most intensely developed of all of the business districts. (Ord.352, 2002; 68 §6(h)(1), 1980)

17.39.020 Permitted uses. The following uses maybe be operated as permitted uses in the C-1 district:

1. Small business machine sales, repair and service;
2. Amusement place;
3. Antique shop and store, providing all merchandise is displayed and sold inside a building;
4. Apparel and accessory store;
5. Art and art supply store;
6. Auditorium and similar places of public assembly;
7. Automobile sales, service and repair, new and used;
8. Auto supply store;
9. Bank and other savings and lending institutions;
10. Barbershop and beauty shop;
11. Bicycle shop;
12. Bookstore and stationery store;
13. Bowling alley;
14. Business and technical school and school for photography, music and dancing;
15. Church and parish house;
16. Cigar and tobacco store;
17. Clothing and costume rental;
18. Commercial and recreation use;
19. Custom dressmaking, furrier, millinery or tailor shop employing five persons or less;

20. Delicatessen and catering establishment;
21. Department store;
22. Drugstore and prescription shop;
23. Dry good and notion store;
24. Dry cleaning pickup and delivery;
25. Electric repair shop (household appliance);
26. Fire station, police station and jail;
27. Fix-it shop (radio, TV and small household appliance repair);
28. Florist and gift shop;
29. Furniture and home furnishing store;
30. Garden shop;
31. Garage (public and private);
32. Gasoline filling station;
33. Grocery store, including retail meat markets and produce stores;
34. Hardware store;
35. Hobby, stamp and coin shop;
36. Hotel and motel;
37. Household appliance store;
38. Interior decorator's shop;
39. Jewelry and metal craft store;
40. Leather goods and luggage store;
41. Library and museum;
42. Lock and key shop;
43. Mail order catalog store;
44. Medical, dental and health clinic;
45. Medical and orthopedic appliance store;
46. Messenger or telegraph service station;
47. Mortuary;
48. Music instrument sales and repair shop;
49. Music studio, radio and television store;
50. Newspaper office;
51. Newsstand;
52. Office;
53. Office supply and office equipment store;
54. Optician and optometrist's shop;
55. Package liquor store;
56. Paint store;
57. Pawn shop;
58. Parking of vehicles, which must comply with all of the provisions of Article II of Chapter 17.48 relating to the design, use and maintenance of off-street parking;
59. Pet shop;
60. Photographic equipment and supply store;
61. Photographic studio;
62. Picture frame shop;
63. Plumbing shop employing five persons or less;
64. Printing and publishing house, including newspapers;

65. Private club, fraternity, sorority and lodge;
66. Public or private school for elementary or secondary education;
67. Taxi or bus station;
68. Radio and television studio;
69. Rental store;
70. Restaurant and tea room;
71. Self-service laundry;
72. Sewing machine store;
73. Shoe store;
74. Shoe repair and shoeshine shop;
75. Sporting and athletic goods store;
76. Tailor shop employing five persons or less;
77. Tavern or lounge;
78. Theater;
79. Tire repair shop;
80. Toy store;
81. Travel agency;
82. Variety store and shop;
83. Wallpaper store and shop;
84. Watch repair shop;
85. Essential public utility and public service installation.
86. Similar type of listed uses as determined by the Town Council after review by the Planning and Zoning Board.
87. Other uses as allowed in the R-1, R-2 and R-4 zoning districts providing the lot area and setback requirements as established in said zoning districts are met. (Ord. 352, 2002; 68 §6 (h) (2), 1980)

17.39.030 Conditional uses. Veterinary clinics, gaming establishments, recreational vehicle parks, and campgrounds may be permitted as conditional uses in a C-1 district, providing the Town Council approves the conditional use. The determination by the Town Council shall be made after review of the applications and plans, after being satisfied that the requirements of Pinedale Municipal code § 17.03.030 and Chapters 15.21 and 17.63 have been met, and after finding that the proposed conditional use or uses are otherwise consistent with the zoning ordinances and land use policies of the town. (Ord. 352, 2002; Ord. 291, 1995; Ord. 286, 1994; Ord. 85 §3, 1982; Ord. 68 §6 (h) (3), 1980)

17.39.040 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the C-1 district:

A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;

B. Is operated and maintained under the same ownership and on the same zone lot as the permitted use;

C. If operated within a structure, shall not exceed a gross floor area of 50% of the gross floor area of the permitted use. If operated as an open accessory use, shall not exceed a gross floor area of 50% of the area of the zone lot. (Ord. 352, 2002, Ord. 85 §4 (part), 1982; Ord. 68 §6 (h) (4), 1980)

17.39.050 Lot area. There is no minimum area for zone lots in the C-1 district.

17.39.060 Lot width. There is no minimum width for zone lots in the C-1 district.

17.39.070 Yards. There are no minimum yards for structures in the C-1 district.

17.39.080 Height limit. The maximum height for structures in the C-1 district is 35 feet.

17.39.090 Fences and walls. Any fence, wall or retaining wall in the C-1 district over three feet in height may be erected only after application to and approval of a permit by the zoning administrator.

A. No barbed wire or electrically charged fence is allowed.

B. All outdoor storage of materials shall be enclosed by a solid fence or structure adequate to conceal the materials from the adjacent property. (Ord. 352, 2002; Ord. 85 §4 (part), 1982; Ord. 68 §6 (h) (10), 1980)