

Chapter 17.40C-2 DISTRICTSections:

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17.40.010 Purpose. There hereby is created a C-2 zoning classification for the Town of Pinedale, the purpose of which is to regulate the type and density of commercial development located along the access highways entering the town. (Ord. 353, 2002; Ord. 281, 1994)

17.40.020 Permitted uses. The permitted uses in a C-2 district shall be the same as those permitted in the C-1 zoning district. (Ord. 353, 2002; Ord. 281, 1994)

17.40.030 Conditional use. Veterinary clinics, gaming establishments, recreational vehicle parks, and campgrounds may be permitted as conditional uses in a C-2 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. 353, 2002; Ord. 290, 1995; Ord. 287, 1994; Ord. 281, 1994)

17.40.040 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in a C-2 district:

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

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

C. If operated within a structure, does not exceed a gross floor area of 50% of the gross floor area of the permitted use. If operated outside a permitted structure, does not exceed a gross floor area of 50% of the area of the zone lot. (Ord. 353, 2002; Ord. 281, 1994)

17.40.050 Zone lot area. There is no minimum area of a zone lot in a C-2 district. (Ord. 353, 2002; Ord. 281, 1994)

17.40.060 Set back requirements. Set back requirements for the C-2 classification are 20 feet on the sides and 20 feet on the back. Front set back requirements are 25 feet on the front, except for uses fronting on any federal or state highway or county road, in which case the set back on the front shall be 50 feet. No gas pump or storage tank shall be located within 20 feet of any federal or state highway or county road. (Ord. 353, 2002; Ord. 281, 1994)

17.40.070 Off-street parking. In a C-2 district there shall be off-street parking at a minimum of one parking space of minimum size of 10'X 20' for each 200 square feet of floor area in any improvements. If the town council determines that traffic generated by the proposed use will require parking in excess of the minimum, additional parking space may be required prior to approval of a building permit. For uses requiring freight loading and unloading, adequate off-street space shall be provided to ensure all loading and unloading take place within the boundaries of the lot or parcel. (Ord. 353, 2002; Ord. 281, 1994)

17.40.080 Height limit. No building or other structure in a C-2 district shall exceed 35 feet in height. (Ord. 353, 2002; Ord. 281, 1994)

17.40.090 Lot width. There is no minimum width for a zone lot in a C-2 district. (Ord. 353, 2002; Ord. 281, 1994)

17.40-100 Fences and walls. Any fence, wall or retaining wall in a C-2 district over three feet in height maybe erected only after application to and approval of a permit by the town council, after recommendation by the Planning and Zoning Commission. No barbed wire or electrically charged fence is allowed. All outdoor storage of materials shall be enclosed within a solid fence or structure adequate to conceal the material from the adjacent property. (Ord. 353, 2002; Ord. 281, 1994)

17.40.110 Signs. No more than two signs shall be permitted within a C-2 zone lot. The total area of all signs shall not exceed 80 square feet. Illuminated signs shall not exceed 40 square feet. Free-standing signs shall not exceed 25 feet in height. No sign attached to a structure shall exceed the roof height by more than four feet, and the highest point of any sign shall not exceed 35 feet from ground level. If both sides of a permitted sign are used, it shall be considered one sign for the purposes of this section. (Ord. 353, 2002; Ord. 281, 1994)