

## SERVICE COMMERCIAL ZONE (SC)

### 1 Purpose.

The purpose of the Service Commercial (SC) zone is to allow for large scale commercial activity not dependant on pedestrian traffic. Typical uses would allow for a master planned business park with associated support uses, and locations for the sales and service of large or bulky retail goods or good associated directly with the building trades. The nature of those businesses which are appropriate for this zone are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the Central Business Zone.

### 2. Zone Wide Regulations.

- a. All uses in the SC Zone shall conform with the Comprehensive Plan and shall be reviewed for conditions that may be hazardous, including but not limited to traffic hazards, parking overflow, noise, cinders, dust, fumes, odors, smoke, vapor, vibration, glare or industrial waste. Any conditions that could adversely affect the surrounding areas are subject to review upon application. The Commission may require mitigation including, but not limited to, enclosure within a structure, landscape buffering, or alternate method of operation.

1. Fire Hazards - Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire fighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance that is compatible with the potential danger involved and as specified in the International Fire Code.

2. Air and Water Pollution - All uses shall be subject to the requirements and regulations established by the Federal, State and local regulations. All users shall be connected to the City of Victor water and sewer systems and comply with the requirements for using the system.

- b. Landscape screening and buffering shall be provided and maintained by the owner in all required front yards and adjacent to all collector and/or arterial roads.
- c. Landscape screening and buffering shall be provided and maintained in the required yards adjacent to the all Residential and the Transitional Business zone, and adjacent to any residential district of Teton County, to protect these areas from undue intrusion of noise, light, odors, and other influences.
- d. All development shall be subject to Design Review and compliance with the performance standards of this ordinance.
- e. No loading door or dock which faces a collector street, as defined by the City, shall be placed within 30 feet of the right-of-way for that collector street.
- f. The SC Zone shall not be applied to any property smaller than five (5) acres, and is generally not appropriate for any parcel smaller than ten (10) acres.

3. Permitted uses in the SC Zone include but are not limited to the following:

- a. Equestrian tack and feed stores.
- b. Garden centers.
- c. HVAC sales, service and installation
- d. Medical equipment sales and services that may include a pharmacy.
- e. Wholesale building supply.
- f. Wholesale distributorships.
- g. Woodstove sales, service and installation.

4. Conditionally Permitted uses for the SC include may include but is not limited to the following:

- a. Artist studios which have no associated gallery
- b. Health and fitness centers.
- c. Hotels or motels with or without attached restaurants.
- d. Movie theaters
- e. Public service facilities, public utility facilities.
- f. Recreational center uses.
- g. Temporary Structures.

5. Bulk Requirements within the SC district:

- a. Minimum Lot Size – none.
- b. Maximum Building Height - thirty five (35) feet. (unless approved by CUP)
- c. Minimum Front Yard Setback - ten (10) feet.
- d. Minimum Side and Rear Yard Setback – ten (10) feet.
- e. Maximum Floor Area - Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 25,000 square feet.
- f. No parking shall be placed within the setback areas.
- g. Parking and Circulation Coverage – Developed property within the SC zone shall have no more than 40% of its gross area dedicated to parking and/or vehicular transportation. Said parking area shall generally be located at the rear of the property and not adjacent to any right - of - way.
- h. Maximum Lot Coverage – Not more than seventy percent (70%) of the lot shall be covered by buildings.
  - i. Maximum Multi-family Residential Density - One (1) dwelling unit for each one sixth (1/6) of an acre. In determining the allowable maximum density, the acreage of the parcel in questions shall be rounded off to the nearest one-sixth (1/6) of an acre.
- j. Exterior storage and display shall not encumber more than 40% of the property, except for vehicle sales lots.

- k. All materials, with the exception of trees and plant materials stored on the premises, shall be stored within a building or within a wall or screening fence not less than four (4) feet nor greater than six (6) feet in height.