

3.15 "CL" - LIGHT COMMERCIAL

A. PURPOSE

This district is intended to provide for neighborhood amenity and some general **commercial uses**. Land **use** is composed chiefly of retail and service businesses, **offices**, and apartments, together with necessary **accessory uses**.

B. PERMITTED USES

1. Retail sales establishments.
2. Laundries limited to machines not exceeding twenty-five (25) pound capacity according to manufacturers rating.
3. Pet shops within a closed **building**.
4. Repair services such as, but no more objectionable or intensive in character than watches, jewelry, shoes, locksmith, and household appliances.
5. Personal services such as barbers, beauty shops, health clubs, laundries and cleaners.
6. **Restaurants**, cafes and coffee shops.
7. Second-hand stores, pawnshops and used furniture stores.
8. Governmental services, **public utility offices** and exchanges, excluding storage or repair services, provided all antennas that extend above the **building** height shall be by **Conditional Use Permit**.
9. Business and **professional offices**, banks and similar.
10. Establishments primarily supplemental in character to other permitted principal **uses**, such as pharmacy, apothecary shop, sales of corrective garments, prosthetic devices and optical goods, and medical and dental laboratories.
11. Business, trade, dancing, art, music, and other educational facilities.
12. Gasoline **service stations**. (Body shops and paint shops are not included.)
13. Small engine repair and similar shops where all work is done inside enclosed walls of **a building**.
14. Indoor and outdoor sales of **nursery** stock.
15. **Public utility buildings, structures**, or appurtenances thereto for **public service use**.
16. **Hotels and motels**.
17. **Hospitals** and other medical and dental **offices** and **clinics**.
18. **Churches** and similar places of worship.
19. Radio and television studios and all attached **commercial** broadcasting and receiving antennas which have a finished height of less than the height of the highest **building** on the property.
20. Indoor **commercial** recreation establishments, such as bowling alleys, billiard parlors, shooting ranges and skating rinks.
21. Indoor theaters, assembly halls, ballrooms and lodges.
22. Headquarters **buildings** or charitable, philanthropic and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
23. Customary **accessory buildings, structures**, and **metal storage containers** (See UDO Section 4.32) provided they are incidental to a **permitted use**. This shall include a single caretaker residence in conjunction with or in the same **buildings** as a **commercial use**. Accessory **structures** shall not be permitted prior to the issuance of **a building permit** for a **commercial building**.
24. Mortuaries.
25. Veterinary **clinic** and **animal hospitals**, when in a closed **building**.
26. Lumber **yards** and **building** supplies where all material is stored indoors, or outside storage is less than six (6) feet in height and the outside storage area is surrounded by a six (6) foot high sight-obscuring **fence**.
27. Outdoor **commercial** recreation establishments such as miniature golf, ranges, batting cages, and similar **uses**.
28. Printing and publishing.
29. Farming and **agriculture** including, if primarily non-**commercial**, the keeping of cattle, horses, swine (limited to one (1) per **acre**), sheep, goats, fowl, but not **feed lots, slaughterhouses**, fertilizer **yards** or plants for the reduction of animal matter. A minimum **lot** size of one (1) **acre** is required.
30. **Commercial greenhouses** and **accessory uses**.

31. Recovery residences.

32. Assisted living homes.

C. **CONDITIONAL USES (Conditional Use Permit Required)**

1. Single-family residences.

2. New and used **automobile sales** including light truck, and recreational vehicle sales.

3. **Commercial** broadcasting and receiving antennas that have a finished height higher than the height of the highest **building** on the parcel.

4. Taxi stands, bus stops, and **public parking lots** and garages.

5. New and used heavy truck and agricultural equipment sales.

6. Contractor **yards** and **building** supplies with outside storage over six (6) feet in height. (See Subsection 3.15 E. 7.)

7. **Campgrounds** and **recreational vehicle parks** with twenty-five (25) units or less.

8. **Drive-in theaters**.

9. Small engine repair and similar shops where any work is done outside of an enclosed **building**.

10. Retail Liquefied Petroleum Gas Dispensing Stations on the premises and as an **accessory use** to an allowed retail **commercial use** subject to the design requirements of the Arizona State Fire Marshall and the local Fire Marshall having jurisdiction.

11. Apartments. **Dwelling unit** must be at least eight hundred (800) square feet.

12. Mini-storage **buildings** and storage facilities, including the storage of recreational vehicles, boats and other operable vehicles.

13. Manufactured and Modular Home Sales.

Because no list of **uses** can be complete, the interpretation of whether a **use** not specified is consistent with the intent of this zoning district and may be allowed as a **conditional use** or, where discretion is allowed, a **permitted use** shall be rendered by the **Zoning Administrator** with **appeal** to the **Board of Adjustment**.

D. **TEMPORARY USES (Temporary Use Permit Required)**

1. Temporary carnivals, circuses, revivals, rodeo, swap meets, outdoor retail sales, transient merchants, and similar activities as defined and regulated in Article 8-3 of the **Town Code**.

Applicability. The provisions of this subsection do not apply to garage sales or rummage sales.

2. **Temporary Use Permit**. A **Temporary Use Permit** shall be obtained from the **Zoning Administrator** in accordance with the following:

a. The **Zoning Administrator** shall ensure that health and safety are considered, and shall obtain the approval of the Yavapai **County** Health Department, the Fire District, and the Police Department prior to issuing the **Temporary Use Permit**.

b. The **Zoning Administrator** shall ensure that land area is adequate for the proposed **use** and consequent parking, and shall ensure that traffic safety is considered.

c. The **Zoning Administrator** shall require any measures necessary to protect surrounding property.

d. A time limit shall be established for each **use** conducted under the **Temporary Use Permit**. Unless otherwise previously approved by **Council**, the time limit shall not exceed fifteen (15) consecutive days.

e. Permanent **structures** shall not be permitted under a **Temporary Use Permit**.

f. A **Temporary Use Permit** must include a comprehensive **sign** package, prepared by the applicant and approved by the **Zoning Administrator**, that documents (1) the total number of **signs** to be displayed within the corporate limits of the **Town**, not to exceed ten (10) individual double-sided **signs**, (2) the days and times of display of such **signs**, (3) the approximate locations of such **signs**, (4) the total aggregate **sign** area of all **signs** proposed, not to exceed two hundred (200) square feet size for all **signs**, taken together and (5) the applicant's plan for removal of the **signs** after the event is finished.

E. **PROPERTY DEVELOPMENT STANDARDS**

1. Minimum **Lot area**: 7,500 square feet

All **lots** less than one (1) **acre** in size must be served by a water and/or sewage disposal system approved by the **Town** of Chino Valley.

2. Minimum **Lot Frontage**: 50 feet

3. Minimum Rear and Side-**Yard Building Setback:**

Side-**Yard** Setbacks that front a **street:** See Section 4.28

4. Minimum Front **Yard Building Setbacks:** See Section 4.28

5. Maximum **Building** Height: 50 feet

6. Maximum **Lot Coverage:** None

7. **Outdoor Storage:** All **outdoor storage** shall be screened with a six (6) foot **screening fence**.

(Ord. 06-678, passed 11-9-2006; Ord. 08-707, passed 10-23-2008; Ord. 10-729, passed 7-22-2010; Ord. 11-738, passed 1-11-2011; Ord. 13-779, passed 12-10-2013; Ord. 14-785, passed 7-8-2014; Ord. 16-811, passed 1-26-2016; Ord. 2020-878, passed 1-28-2020; Ord. 2024-943, passed 9-10-2024)