

ARTICLE 9
COMMERCIAL ZONING DISTRICTS

SECTION 9-10

C1 -- COMMERCIAL ONE DISTRICT (NEIGHBORHOOD CONVENIENCE DISTRICT)

A. Intent and Purpose

To accommodate only those small-scale retail and service establishments which are directly concerned with serving the incidental daily convenience needs of immediately adjacent residential area. The size of any C1 area should be limited to that area necessary to serve a given neighborhood and should be developed contiguously. All neighborhood commercial areas should be located and developed in a manner to complement and be compatible with the residential character of the neighborhood.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Stipulations and Provisions", Article 1.

1. A shopping center or contiguous commercial area developed under the provisions of this section shall be limited to a maximum site area (gross land area) of four (4) acres and maximum gross floor area of thirty thousand (30,000) square feet.
2. All operations and storage shall be conducted within a completely enclosed building or within an area enclosed by an opaque wall or fence six (6) feet high, or by an approved landscaping screen.
3. There shall be a six (6) foot high opaque wall, fence, or approved landscape screen along rear and/or side property lines adjacent to any residential district.
4. All outdoor lighting shall be hooded or shielded so as to deflect light away from adjacent residential districts.
5. No use shall be conducted in such a manner as to constitute an explosion or fire hazard, nor shall there be emitted into the atmosphere smoke, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance.
6. Sales of junk, as defined in Article 23 of this Ordinance, shall be prohibited within the boundaries of this District.
7. No commercial activity shall be permitted between the hours of 11:00pm and 6:00am, except for a minimum necessary to provide for security and public safety.

8. No outdoor area lighting or illuminated signs shall be permitted between the hours of 11:00PM and 6:00AM, except for a minimum necessary to provide for security and public safety.

9. The sale of intoxicating beverages shall be restricted to that for off-site consumption only.

C. Permitted Uses (See Permitted Uses Tables in back of this document)

1. Retail establishments selling a line of convenience goods similar to that of supermarkets, but more limited in scale.

2. Service establishments classified by S.I.C. two-digit code numbers 72, 73, 76, 80, 81, 82, 84 and 89.

D. Uses Subject to a Use Permit

1. Gasoline service stations, subject to the following:

a. Facilities for tire changing and repair, polishing, greasing, washing and minor repair and servicing of motor vehicles shall be entirely within an enclosed building.

2. Structures shall be of a design that is appropriate to the area in which they are constructed.

a. Such other limitations as the Director may deem appropriate to insure harmony with the surrounding neighborhood.

b. Retail trade establishments classified by S.I.C. two-digit code numbers 52, 56, 57 and 58.

c. Service establishments classified by S.I.C. two-digit code numbers 78, 79, 83 and 86.

E. Signs

See Article 15. The following supplements sign permission from R4 District.

1. On Site Signs

Single or double-faced signs identifying the use and/or occupants thereof:

a. Limited to a total aggregate panel area for all such signs of 200 sq. ft. except that same may be increased at the rate of one square foot of panel area for each lineal foot of lot width in excess of 50 feet, and provided that directional signs not exceeding 6 square feet of panel area shall not be counted against aggregate panel area. No one panel area to exceed 100 square feet.

- b. Limited to twenty (20) ft. maximum height and any sign portion extending into any required yard or parking area limited to a minimum ten (10) ft. bottom heights, and provided further that any directional sign shall be limited to a six (6) foot maximum height.
- c. May be illuminated except that any direct illumination must be located flush to or forward of the front of the main building, and is limited to a maximum transformer capacity of a constant thirty (30) MA.
- d. No sign other than a flush sign, all parts of which are on the front of the main building, shall be closer than twenty five (25) feet to a residential district.

2. Deleted 2/5/98

F. Yards Required

Except as required under "General Stipulations and Provisions", Article 1.

- 1. Front: A minimum of twenty (20) feet from any street.
- 2. Side: None; provided, however, that no building shall be closer than twenty (20) feet to any residential district or any side street or intervening alley.
- 3. Rear: A minimum of twenty (20) feet.

G. Parking

Subject to the provisions of Article 14.

H. Building Height

No building shall exceed a height of two stories or thirty (30) feet.

I. Building Density

The total gross area of all buildings shall not exceed fifty percent (50%) of the total area of the lot.

J. S.I.C. CODES RELATING TO C1 ZONING IN GILA COUNTY ZONING ORDINANCE

52 -- Building Material, Hardware, Garden Supply and Mobile Home Dealers

56 -- Apparel and Accessory Stores

57 -- Furniture, Home Furnishings and Equipment Stores

- 58 -- Eating and Drinking Places
- 72 -- Personal Services (Beauty and Barber Shops; Laundromats, etc.)
- 73 -- Business Services (Janitorial and Secretarial Services, Pest Control and similar)
- 76 -- Miscellaneous Repair Services
- 79 -- Amusement and Recreation Services, except Motion Pictures
- 80 -- Health Services
- 81 -- Legal Services
- 82 -- Education Services
- 83 -- Social Services
- 84 -- Museums, Art Galleries, Botanical and Zoological Gardens
- 86 -- Membership Organizations (Churches, Lodges, and similar)
- 89 -- Miscellaneous Services (Tax Services and similar)

SECTION 9-11

C2 -- COMMERCIAL TWO DISTRICT (INTERMEDIATE COMMERCIAL)

A. Intent and Purpose

To permit most types of commercial activities oriented to a larger segment of population than the average neighborhood. This District is designed for cluster application along major streets or highways. Although uses within this District should be operated in such a manner as to be compatible with surrounding residential uses, this District is not intended for mixed residential and commercial uses.

B. District Stipulations and provisions

Supplemental to and/or supplanting the "General Provisions", Article 1.

1. Shopping center development within this District shall be limited to one hundred fifty thousand (150,000) square feet of gross leasable area on sites no larger than twenty-five (25) gross acres.

2. All operations and storage shall be conducted within a completely enclosed building or within an area contained by an opaque six (6) foot high wall, fence, or approved landscape screen.
3. There shall be a six (6) foot high opaque wall, fence, or approved landscape screen on rear and side property lines adjacent to any residential district.
4. All outdoor lighting shall be hooded or shielded so as to deflect light away from adjacent residential districts.
5. No use shall be conducted in such a manner as to constitute an explosion or fire hazard, nor shall there be emitted into the atmosphere smoke, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance. Sales of junk, as defined in Article 23 of this Ordinance, shall be prohibited within the boundaries of this district.

C. Permitted Uses: (See Permitted Uses Tables in back of this document)

1. All uses allowed in the C1 District.
2. Retail sales of apparel and accessories; shoes; dry goods; foods; drugs and pharmaceutical; flowers and gardening supplies; hobby and craft supplies; jewelry; package liquor; music, records and related products; books, magazines, stationery and related products; paints, wallpaper and glass; sporting goods; toys; variety store goods; similar convenience goods which can be displayed and sold in accordance with the District Stipulations.
3. Office building uses related to any of the following: Government; executive; administrative; professional; accounting; estate; research; design and sales; banking, savings and loan, stock brokerage and related financial services.
4. Health services such as hospital, clinics, medical and dental offices, veterinary clinics, nursing homes, and homes for the aged.
5. Establishments serving food or beverages, indoors or out-of-doors, including entertainment and dancing, but excluding drive-in and carry-out services (see D.2, below).
6. Repair and construction service establishments having enclosed workshop combined with retail outlet or office, such as heating and plumbing, equipment, electrical fixtures and service, air conditioning, custom upholstery and furniture repair, auto body, tire retreading, tool sharpening, sign painting, auto, boat and truck parts, and similar activities no more objectionable in character.
7. Signs: (See Article 15). The following supplements sign permission from C1 District.
 - a. On Site Signs: Single or double-faced signs identifying the use and/or occupants thereof:

- i. Limited to a total aggregate panel area for all such signs of three hundred (300) square feet, except that same may be increased at the rate of one (1) square foot of panel area for each lineal foot of lot width in excess of fifty (50) feet, and provided that directional signs not exceeding six (6) square feet of panel area shall not be counted against aggregate panel area. No one panel area shall exceed one hundred (100) square feet.
- ii. Limited to twenty (20) feet maximum height, and any sign portion extending into any required yard or parking area limited to a minimum ten (10) feet bottom height.
- iii. May be illuminated, except any direct illumination is limited to a maximum transformer capacity of thirty (30) MA.
- iv. No sign other than a flush sign, all parts of which are on the front of the main building, shall be closer than twenty-five (25) feet to a residential district.
- v. Deleted 2/5/98

D. Uses Subject to Use Permits

- 1. Indoor or outdoor sales or rental of new and used autos, trucks, boats, mobile homes, trailers, agricultural implements, lumber, lawn furniture, nursery stock and home gardening supplies and equipment; provided that no sales, rentals or displays are performed in the required front setback.
- 2. Drive-in establishments, including eating and drinking places and car washes; provided that all structures are architecturally compatible with the area in which they are constructed.
- 3. Hotels and motels, subject to the following;
 - a. All direct vehicular access shall be from an abutting arterial street or highway.
 - b. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns, landscaping, or recreational areas.
- 4. Gasoline service station, subject to the following:
 - a. Facilities for tire changing and repair, polishing, greasing, washing and minor repair and servicing of motor vehicles shall be entirely within an enclosed building. Access to the building shall be from the rear.
 - b. All structures shall be of unique design that is appropriate to the area in which they are constructed.
 - c. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns and landscaping. The frontage to any street shall be landscaped to a minimum depth of fifteen (15) feet from the right-of-way line. Drives of maximum width of thirty-three (33) feet may penetrate frontage landscaping.
 - d. Minimum lot size is twenty two thousand five hundred (22,500) square feet, and minimum frontage is two hundred (200) feet.

- e. All sources of artificial light shall be concealed from view, except for free standing standards, which shall have translucent covers so as to diffuse the light and eliminate glare.
- 5. Drive-in theaters, provided that:
 - a. The screen surface is not visible from the street.
 - b. All direct vehicle access is from an abutting arterial street or highway.
- E. Yards Required (Except as required under Article 13: Same as C1 District.
- F. Building Height: A Conditional Use Permit shall be required for any building exceeding three (3) stories or thirty-six (36) feet in height. Further, no building exceeding two (2) stories or thirty (30) feet in height shall be permitted within three hundred (300) feet of any residential district.
- G. Building Density: The total of all buildings shall not exceed an area greater than fifty percent (50%) of the total lot area.

SECTION 9-12

C3 -- COMMERCIAL THREE DISTRICT (CENTRAL COMMERCIAL DISTRICT)

A. Intent and Purpose

To provide a district wherein a full range of sales, services, and office uses are permitted, and wherein the density of traffic and building area are not conducive to residential development.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Provisions", Article 1.

1. There shall be a six (6) foot high opaque wall, fence, or approved landscape screen adjacent to any residential district.
2. All outdoor lighting shall be hooded or shielded so as to deflect light away from any residential district or public right-of-way within two hundred (200) feet of said lighting.
3. No use shall be operated in such a manner as to be an explosion or fire hazard, nor shall there be emitted into the atmosphere any smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance.
4. Sales of junk, as defined in Article 23 of this Ordinance, shall not be conducted within three hundred (300) feet of any residential district; further, such sales shall be conducted within a

fully enclosed building or within an area shielded by a six (6) foot high opaque wall, fence, or approved landscape screen.

C. Permitted Uses (See Permitted Uses Tables in back of this document)

1. All uses allowed within the C2 District, with the exception that the following requirements shall be waived:
 - a. Requirement for a use permit.
 - b. Requirement that tire changing and repair, etc., facilities be entered from the rear.

D. On-Site Signs

Requirements shall be the same as those set forth in the C2 District (See E.3 below for Off-Site Sign Requirements).

E. Uses Permitted Subject to a Conditional Use Permit

1. Facilities for the dismantling of automobiles and sale of used auto parts, with the further stipulation that such activity shall not be permitted within three hundred (300) feet of any residential district.
2. Sales of liquid petroleum gas, with the further provision that no above-ground storage tank in excess of one hundred (100) gallon capacity may be located within three hundred (300) feet of any residential district, hospital, school, or public facility.
3. Off Site Signs (Billboards): Single or Double-faced off-site signs may be permitted on a lot subject to the following conditions and restrictions:
 - a. Off-site signs shall be located only along arterial roads that are designated as State highways.
 - b. Off-site signs shall not be located within two hundred (200) feet of a residential zone.
 - c. No such sign shall be located in any block in which the front third of any of the lots used for residential purposes comprise 50% or more of the block frontage.
 - d. Off-site signs shall not be located within one thousand five hundred (1500) feet of another off-site sign.
 - e. Off-site signs shall not be located within fifty (50) feet of any on-site freestanding sign located along the same side of the street. A site plan shall be required noting the proposed signs relation to existing signage and to insure the proposed sign will not impede the visibility of existing signage.
 - f. Off-site signs shall not be located on a designated scenic route.

- g. Off-site signs shall not encroach upon or overhang any public right-of-way or adjacent property. In addition, off-site signs shall be setback a minimum of three feet from any structure or building on the same parcel and a minimum of three feet from any adjacent property line. Refer to Construction Standards Matrix for Off-Site Signs for additional information.
- h. Off-site signs shall comply with Gila County’s Dark Sky Ordinance and all applicable Building Codes and Regulations in place at the time of permit issuance.
- i. ADOT approval shall be received prior to the issuance of any Gila County sign or building permits.
- j. It shall be the policy of Gila County to disallow rezoning of a property solely for the purpose of installing off-site signage.
- k. In addition to the provisions of Article Signage Regulations, all off-site signs shall conform to the Construction Standards Matrix for Off-Site Signs.

Construction Standards Matrix for Off-Site Signs (Billboards)

Highway Speed Limit	Maximum Height	Maximum Panel Area	R.O.W. Setbacks
0 to 35 MPH	20 feet	72 sq. feet	10 feet
36 to 55 MPH	22 feet	144 sq. feet	10 feet
56 to 75 MPH	24 feet	301 sq. feet	10 feet
76 MPH and up	To be determined in the future if / as necessary		

- 4. Other uses compatible with the intent and purpose of the District but not pacifically enumerated herein.

F. Yard Required

There shall be no minimum yard requirement, with the exception that no structure except a required fence or wall may be closer than twenty (20) feet from any residential district.

G. Building Height

Buildings exceeding three stories or forty (40) feet in height shall be subject to a Conditional Use Permit. Further, no building exceeding two stories or thirty (30) feet in height shall be permitted within three hundred (300) feet of any residential district.

H. Building Density

There shall be no restriction on building density, provided, however, that all parking requirements for the permitted uses are met.