

DIVISION 4.21 GENERAL COMMERCIAL DISTRICT (C-G)

- (A) **Purpose.** The General Commercial District is intended to be a setting for development, redevelopment and infill of a wide range of community and regional retail uses, offices and personal and business services. Secondly, it can accommodate a wide range of other uses including creative forms of housing.

While some General Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the City's intent that the General Commercial District emphasize safe and convenient personal mobility in many forms, with planning and design that accommodates pedestrians.

- (B) **Permitted Uses.**

- (1) The following uses are permitted in the C-G District, subject to basic development review, provided that such uses are located on lots that are part of an approved site-specific development plan:

(a) **Accessory/Miscellaneous Uses:**

1. Urban agriculture.
2. Off-site construction staging.

- (b) Any use authorized pursuant to a site-specific development plan that was processed and approved either in compliance with the Zoning Code in effect on March 27, 1997, or in compliance with this Code (other than a final subdivision plat, or minor subdivision plat, approved pursuant to Section 29-643 or 29-644 of prior law, for any nonresidential development or any multi-family dwelling containing more than four [4] dwelling units), provided that such use shall be subject to all of the use and density requirements and conditions of said site-specific development plan.

- (c) Any use which is not hereafter listed as a permitted use in this zone district but which was permitted for a specific parcel of property pursuant to the zone district regulations in effect for such parcel on March 27, 1997; and which physically existed upon such parcel on March 27, 1997; provided, however, that such existing use shall constitute a permitted use only on such parcel of property.

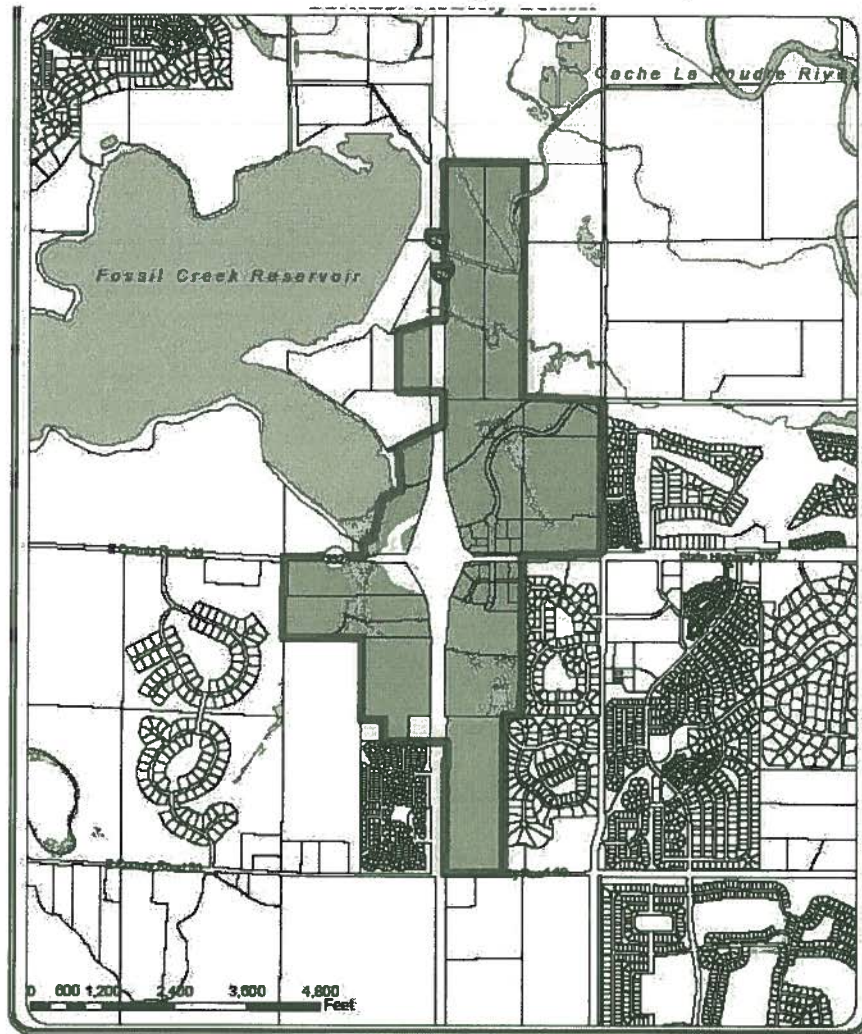
- (2) The following uses are permitted in subdistricts of the C-G District, subject to Basic Development Review (BDR), Minor Amendment (MA), Administrative (Type 1) Review or Planning and Zoning Board (Type 2) Review as specifically identified on the chart below:

<i>Land Use</i>	<i>I-25/SH 392 (CAC)</i>	<i>General Commercial District (C-G)</i>
A. RESIDENTIAL		
Extra occupancy rental houses with 5 or fewer tenants	Not permitted	BDR
Shelters for victims of domestic violence	Not permitted	BDR
Mixed-use dwellings	Type 1	Type 1
Any residential use consisting in whole or in part of multi-family dwellings that contain fifty (50) dwelling units or less, and seventy-five (75) bedrooms or less	Not permitted	Type 1
Any residential use consisting in whole or in part of multi-family dwellings that contain more than fifty (50) dwelling units, or more than seventy-five (75) bedrooms	Not permitted	Type 2
Group homes	Type 2	Type 1
Single-family attached dwellings	Not permitted	Type 1
Two-family dwellings	Not permitted	Type 1
Extra-occupancy rental houses with more than 5 tenants	Not permitted	Type 1
Short term primary and non-primary rentals	BDR	BDR
B. INSTITUTIONAL/CIVIC/PUBLIC		
Neighborhood parks (as defined by Parks Policy Plan)	Not permitted	BDR
Parks, recreation and other open lands	Not permitted	Type 1
Hospitals	Type 2	Type 2
Schools - private/vocational colleges	Type 2	Type 2
Minor public facilities	Not permitted	Type 1
Places of worship or assembly	Not permitted	Type 1
Transit facilities without repair or storage	Not permitted	Type 1
Community facilities	Not permitted	Type 2
Major public facilities	Not permitted	Type 2
Bars and taverns	Not permitted	Type 1
Seasonal overflow shelters	Not permitted	BDR
Homeless shelters (excluding seasonal overflow shelters)	Not permitted	Type 2
C. COMMERCIAL/RETAIL		
Lodging	Type 1	Type 1
Retail establishments (under 25,000 sq. ft.)	Type 1	Type 1
Large retail establishments (25,000 sq. ft. +)	Type 1	Type 2
Offices and financial services	Type 1	Type 1
Personal/business services shops	Type 2	Type 1
Medical centers/clinics	Type 2	Type 1
Long-term care facilities	Type 2	Type 2
Health clubs	Type 2	Type 1
Small scale recreational events centers	Type 2	Type 1
Unlimited indoor recreation	Type 2	Type 2
Entertainment facilities/theaters	Type 2	Type 2
Standard restaurants	Type 2	Type 1
Drive-thru restaurants	Type 2	Type 2
Fast food restaurants	Type 2	Type 1
Grocery/supermarkets	Type 2	Type 2
Convenience stores with fuel sales	Type 2	Type 1
Bed and breakfast establishments	Not permitted	Type 1
Convenience retail stores without fuel sales	Not permitted	Type 1
Personal and business service shops	Not permitted	Type 1
Artisan and photography studios and galleries	Not permitted	Type 1
Vehicle minor repair, servicing and maintenance establishments	Not permitted	Type 1
Limited indoor recreation	Not permitted	Type 1

<i>Land Use</i>	<i>I-25/SH 392 (CAC)</i>	<i>General Commercial District (C-G)</i>
Retail stores with vehicle servicing	Not permitted	Type 1
Frozen food lockers	Not permitted	Type 1
Funeral homes	Not permitted	Type 1
Gasoline sales	Not permitted	Type 1
Open-air farmers markets	Not permitted	Type 1
Plant nurseries and greenhouses	Not permitted	Type 1
Plumbing, electrical and carpenter shops	Not permitted	Type 1
Clubs and lodges	Not permitted	Type 1
Veterinary facilities and small animal clinics	Not permitted	Type 1
Dog day-care facilities	Not permitted	Type 1
Print shops	Not permitted	Type 1
Food catering or small food product preparation	Not permitted	Type 1
Indoor kennels	Not permitted	Type 1
Drive-in restaurants	Not permitted	Type 2
Recreational uses	Not permitted	Type 2
Vehicle major repair, servicing and maintenance establishments	Not permitted	Type 2
Vehicle and boat sales and leasing establishments with outdoor storage	Not permitted	Type 2
Enclosed mini-storage	Not permitted	Type 2
Retail and supply yard establishments with outdoor storage	Not permitted	Type 2
Parking lots and parking garages	Not permitted	Type 2
Child care centers	Not permitted	Type 2
I-25 activity centers	Not permitted	Type 2
Day shelters < 10,000 square feet and located within 1,320 feet of a Transfort Route	Not permitted	Type 2
Equipment rental establishments without outdoor storage	Not permitted	Type 1
Equipment; truck and trailer rental	Not permitted	Type 1
Exhibit hall	Not permitted	Type 2
Adult day/respite care centers	Not permitted	Type 2
Outdoor amphitheaters	Not permitted	Type 2
Medical marijuana centers	Not permitted	BDR
Microbrewery/distillery/winery	Not permitted	Type 1
Retail marijuana store	Not permitted	BDR
Music studios	Not permitted	Type 1
Food truck rally	Not Permitted	Type 1
D. INDUSTRIAL USES		
Workshops and small custom industry	Not permitted	Type 1
Composting facilities	Not permitted	Type 2
Small-scale and medium-scale solar energy systems	Type 1	Type 1
Light industrial—no outside storage	Not permitted	Type 2
E. ACCESSORY - MISC.		
Wireless telecommunication equipment (not freestanding monopoles)	Type 2	Type 1
Wireless telecommunication facilities	Not permitted	Type 1
Satellite dish antennas greater than 39" in diameter	Not permitted	Type 1
Accessory buildings	BDR	BDR
Accessory uses	BDR	BDR
Outdoor vendor (excluding stationary vendors)	BDR	BDR
Stationary vendor	MA	MA

- (C) **Prohibited Uses.** All uses that are not (1) expressly allowed as permitted uses in this Section or (2) determined to be permitted by the Director or the Planning and Zoning Board pursuant to Section 1.3.4 of this Code shall be prohibited.
- (D) **Land Use Standards.** The maximum building height shall be four (4) stories.
- (E) **Development Standards.**
- (1) **Prospect Road Streetscape Program.**
- (a) All development in this zone district that is located within the planning area for the Prospect Road Streetscape Program shall also comply with the Prospect Road Streetscape Program Standards contained in that document as adopted by the City, to the extent that such Standards apply to the property proposed to be developed.
- (2) **Site Design.**
- (a) Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings). Because liveliness created by the presence of people is the main key to the attractiveness of such spaces, to the maximum extent feasible, the development shall link outdoor spaces to and make them visible from streets and sidewalks. Sculpture, kiosks or shelters are encouraged to be prominently placed in outdoor spaces.
- (b) In multiple-building developments, outdoor spaces and landscaped areas shall be integral to an open space system in conjunction with streets and connections, and not merely residual areas left over after buildings and parking lots are sited.
- (F) **Development Standards for the I-25 Corridor.** Development located within one thousand three hundred twenty (1,320) feet (one-quarter [$\frac{1}{4}$] mile) of either side of the centerline of I-25 shall be subject to the requirements of Division 3.9.
- (G) **Development Standards for the Transit-Oriented Development (TOD) Overlay Zone.** Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.
- (H) **Development standards for the I-25/State Highway 392 Corridor Activity Center.** Development located within the I-25/State Highway 392 Corridor Activity Center (see Figure 20.5 below) shall be subject to the requirements contained in 3.9.12 of this Code.

Figure 20.5
I25 - State HWY 392 Interchange Corridor Activity Center



(Ord. No. 90, 1998, 5/19/98; Ord. No. 228, 1998 §§55—58, 12/15/98; Ord. No. 99, 1999 §26, 6/15/99; Ord. No. 165, 1999 §§44, 45, 11/16/99; Ord. No. 183, 2000 §36, 12/19/00; Ord. No. 204, 2001 §§1, 51, 52, 12/18/01; Ord. No. 087, 2002 §41, 6/4/02; Ord. No. 036, 2003 §1, 3/18/03; Ord. No. 090, 2003 §11, 6/17/03; Ord. No. 120, 2003 §§4, 5, 9/02/03; Ord. No. 173, 2003 §35, 12/16/03; Ord. No. 091, 2004 §42, 6/15/04; Ord. No. 198, 2004 §27, 12/21/04; Ord. No. 123, 2005 §§29, 30, 11/15/05; Ord. No. 104, 2006 §§38, 39, 7/18/06; Ord. No. 131, 2006 §5, 9/19/06; Ord. No. 192, 2006 §31, 12/19/06; Ord. No. 078, 2007 §3, 6/19/07; Ord. No. 081, 2007 §26, 7/17/07; Ord. No. 073, 2008 §24, 7/1/08; Ord. No. 066, 2009 §§34, 35, 7/7/09; Ord. No. 026, 2010 §9, 3/16/10; Ord. No. 068, 2010 §19, 7/6/10; Ord. No. 020, 2011 §§1, 8, 9, 3/15/11; Ord. 036, 2011 §§8, 9, 3/22/11; Ord. No. 010, 2012 §8, 2/21/12; Ord. No. 051, 2012 §17, 7/17/12; Ord. No. 057, 2012 §7, 7/17/12; Ord. No. 130, 2012 §16, 11/20/12; Ord. No. 143, 2012 §8, 1/15/13; Ord. No. 092, 2013 §24, 7/16/13; Ord. No. 096, 2013 §22, 7/16/13; Ord. No. 042, 2014 §9, 3/18/14;

Ord. No. 086, 2014 §§75, 76, 7/1/14; Ord. No. 175, 2014 §15, 12/16/14; Ord. No. 065, 2015 § 11, 7/7/15; Ord. No. 110, 2015 §19, 9/15/15; Ord. No. 155, 2015 §17, 12/15/15; Ord. No. 080, 2016, §8, 11/15/16; Ord. No. 044, 2017, §18, 3/21/17; Ord. No. 129, 2017, § 23, 10/3/17)