

CHAPTER 18 - B

COMMERCIAL, VALLEY ZONES CV-1 and CV-2

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18-B1. Purpose and Intent.

The purpose of the Commercial Valley, CV-1 (Neighborhood), and Commercial Valley, CV-2 (General) Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the Ogden Valley in unincorporated Weber County. It is also to separate into two zones, uses based upon the type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.

18-B2. Site Development Standards.

	<u>CV-1</u>	<u>CV-2</u>
1. Minimum Lot Area	none	none
2. Minimum Lot Width	none	none
3. Minimum Yard Setbacks		
a. Front	20 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width	
b. Side	None, except 10 feet adjacent to residential zone boundary	
c. Side facing street on corner lot	20 feet	20 feet
d. Rear	None, except 10 feet where building rears on a residential zone	
4. Building Height		
a. Minimum	one story	one story
b. Maximum	35 feet	Conditional Use required if over 35 feet
5. Maximum Lot Coverage	Not over 60% of lot area by buildings or accessory buildings	

18-B3. Sign Regulations.

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Chapter 32B, Valley Signs, of this Ordinance.

18-B4. Special Regulations.

1. Hereinafter specified Permitted and Conditional uses shall be allowed only when the following conditions are complied with:
 - a. All uses shall be free from excessive odor, dust, smoke, or noise.
 - b. In the CV-1 (neighborhood) Commercial Zone no entertainment, except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.

 2. A car wash shall be permitted subject to the following restrictions:
 - a. Operation or use shall limited to the hours between 6:00 a.m. and 10:00 p.m. in CV-1 Zones only.
 - b. There shall not be more than four washing bays for a manual spray car wash in CV-1 Zones only.
 - c. Off-street vehicle storage required as follows:
 - 1) One bay car wash, four spaces in the approach lane
 - 2) Two bay car wash, three spaces in the approach lane for each wash bay
 - 3) Three or more bay car wash, two spaces in the approach lane for each wash bay
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18-B5. Uses.

In the following list of possible uses, those designated in any zone as "P" will be a Permitted Use. Uses designated as "C" will be allowed only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance. Uses designated "N" shall not be allowed in that zone.

	<u>CV-1</u>	<u>CV-2</u>
1. Accessory buildings and uses customarily incidental to a permitted use	P	P
Altering, pressing and repairing of wearing apparel	P	P
Ambulance Base Stations	N	C
Animal hospital, small animals only and provided conducted within completely enclosed building	N	C
Antique, import or souvenir shop	N	P
Archery shop and range, provided conducted within completely enclosed bldg.	N	P
Art and artists supply store	N	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	N	P
Athletic Club	N	P
Auction establishment	N	C

	<u>CV-1</u>	<u>CV-2</u>	
Automobile repair including paint, body and fender, brake, muffler, upholstery or trans- mission work, provided conducted within completely enclosed bldg.	N	C	
Automobile, new or used, sales/service	N	C	
Awning sales and service	N	P	
2. Baby formula service	P	P	
Bakery manufacture limited to goods retailed on premises	P	P	
Bank or financial institution	P	P	
Barber shop	P	P	
Bath and massage establishment	N	P	
Beauty shop	P	P	
Bed and Breakfast Inn	N	P	
Bed and Breakfast Hotel	N	C	
Beer parlor, sale of draft beer	N	C	
Bicycle sales and service	P	P	
Billiard parlor	N	C	
Blue printing or photostating	N	P	
Boarding house	N	C	
Boat sales and service	N	C	
Boat and personal water craft rentals as an accessory use to Boat sales and service	N	C	2006-25
Bookbinding	N	C	
Book store, retail	P	P	
Bowling alley	N	C	
Bus Terminal	N	P	
3. Cafe or cafeteria	P	P	
Camera store	P	P	
Candy store, confectionery	P	P	
Carpet, rug and linoleum service	N	P	
Car rental agency	N	P	
Car wash, laundry type	N	C	
Car wash, manual spray	C	P	
Cash register sales and service	N	P	
Catering establishment	N	P	
China, crystal and silver shop	C	P	
Christmas tree sales	P	P	
Church, temporary revival	N	C	
Cleaning and dyeing establishment	N	C	
Clinics, medical or dental	P	P	
Clothing and accessory store	N	P	
Communication equipment building	N	P	
Convenience Store	C	P	
Costume rental	N	P	
4. Dairy products store	P	P	
Dance hall	N	C	

	<u>CV-1</u>	<u>CV-2</u>	
Data processing service and supplies	N	P	
Day Care Center	C	P	2001-16
Delicatessen	P	P	
Department store	N	P	
Detective agency	P	P	
Diaper service, including cleaning	N	P	
Drapery and curtain store	N	P	
Drug store	P	P	
Dry cleaning pickup station	P	P	
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use.		P	P 2001-16
5. Educational institution	N	P	
Electrical and heating appliances and fixtures sales and service	N	P	
Electronic equipment sales and service	N	P	
Employment agency	N	P	
6. Fabric and textile store	P	P	
Farm implement sales	N	C	
Five and ten cent	P	P	
Florist shop	P	P	
Frozen food lockers, incidental to a grocery store or food business	P	P	
Fruit store or stand	N	P	
Furniture sales and repair	N	P	
Fur apparel sales, storage or repair	N	P	
7. Garden supplies and plant materials sales	C	P	
Gift store	P	P	
Glass sales and service	N	P	
Government buildings or uses, non-industrial	C	P	
Greenhouse and nursery; soil and lawn service	N	P	
Grocery store	N	C	
Grooming for dogs	N	P	
Gunsmith	N	P	
Gymnasium	N	P	
8. Hardware stores	N	P	
Health club	N	P	

	<u>CV-1</u>	<u>CV-2</u>
Health food store	P	P
Heliport	N	C
Hobby and crafts store	P	P
Hospital supplies	N	P
Hotel	N	C
House cleaning and repair	N	P
House equipment display	N	P
Household appliance sales and incidental service	N	C
9. Ice cream parlor	P	P
Insulation sales	N	P
Insurance agency	N	P
Interior decorator and designing establishment	N	P
10. Janitor service and supply	N	P
Jewelry store sales and service	P	P
11. Laboratory, dental or medical	N	P
Laundry or dry cleaners, laundromat-type	P	P
Laundromat	P	P
Lawn mower sales and service	N	P
Leather goods, sales and service	N	P
Legal office	N	P
Library	P	P
Linen store	N	P
Liquor store	N	C
Locksmith	P	P
Lodge or social hall	N	P
Luggage store	N	P
12. Manufacture of goods retailed on premises	N	C
Meat Custom cutting and wrapping excluding slaughtering	N	C
Meat, fish and seafood store	P	P
Medical office	P	P
Miniature golf	N	C
Mobile Home Sales	N	C
Monument works and sales	N	P
Mortuary	N	C
Motel	N	C
Motorboat sales and service	N	C
Motorcycle and motor scooters sales and service	N	C
Museum	C	P
Music Store	N	P
13. Needlework, embroidery or knitting store	P	P
Newsstand	P	P
Notion store	P	P
Novelty store	N	P

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	<u>CV-1</u>	<u>CV-2</u>
14. Office in which goods or merchandise are not commercially created, exchanged or sold	N	P
Office supply	N	P
Office machines sales and service	N	P
Optometrist, optician or oculist	P	P
Ornamental iron sales or repair	N	C
15. Paint or wallpaper store	N	P
Paperhanger shop	N	P
Park and playground	P	P
Parking lot or garage for passenger automobiles	C	C
Pest control and extermination	N	P
Pet and pet supply store	N	P
Pharmacy	P	P
Photographic supplies	P	P
Photo studio	P	P
Physician or surgeon	P	P
Pie manufacture	N	P
Plumbing shop	N	C
Popcorn or nut shop	P	P
Post office	C	P
Printing, lithographing publishing or reproductions sales and services	N	C
Private Liquor Club	N	C
Professional office	N	P
Public Utilities Substation	C	C
Public Building	P	P
16. Radio and television sales and service	C	P
Radio, television of FM broadcasting station	N	P
Real estate agency	N	P
Reception center or wedding chapel	N	C
Recreation Center	N	C
Recreational vehicle storage	N	C
Rental agency for home and garden equipment	N	P
Restaurant	P	P
Restaurant, drive-in	N	P
Roller skating rink	N	C
Roofing sales or shop	N	P

	<u>CV-1</u>	<u>CV-2</u>
17. Second-hand store	N	P
Seed and feed store, retail	N	P
Service station, automobile excluding painting, body and fender and upholstery work	P	P
Service station automobile With 1 bay- automatic car wash as accessory use	C	P
Sewing machine sale and service	N	P
Shoe repair or shoe shine shop	P	P
Shoe store	N	P
Supermarket	N	C
18. Tailor shop	N	P
Tavern	N	C
Taxi cab stand	P	P
Taxidermist	N	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work	P	P
Theater indoor	N	P
Tobacco shop	P	P
Toy store, retail	P	P
Trade or industrial school	N	C
Travel agency	P	P
19. Upholstery shop	C	P
20. Vegetable store or stand	N	P
Vendor, Short Term (see definition under 1-6)	N	C
Ventilating equipment sales and service	N	C
Video sales and rental	P	P
21. Window washing establishment	N	P
