

Sec. 15-1-58. DC Zone, Downtown Commercial

(A) *Purpose.* The purpose of this zoning district is to provide for a variety of unique commercial uses of sufficiently significant scale and intensity for a desired pedestrian oriented environment. A mixture of residential and nonresidential uses, where practical, will be encouraged. Manufactured housing and/or structures are prohibited. Any structure associated with a use four thousand (4000) square feet or greater in area shall require a Conditional Use Permit. Drive through uses shall only be allowed through approval of a Conditional Use Permit in the Downtown Commercial zoning district. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

(B) *Permitted uses.*

(1) [Sale of retail merchandise:] Retail merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to the following:

- Art galleries
- Arts and crafts supply, retail sales
- Baby shops
- Bakers and baked goods, retail sales
- Barber Shops
- Beauty shops
- Book sales, retail
- Camera shops
- Candy shops, retail sales
- Christian science reading rooms
- Clothing, retail sales
- Coffee shops
- Coin dealers
- Computer sales
- Contractors' offices only
- Cosmetics, retail sales
- Costume rental
- Curio shops, retail sales
- Delicatessens
- Drapery, retail sales
- Dressmakers, custom
- Drug stores, retail sales
- Dry cleaning outlets (no plant)
- Engravers
- Entertainment bureaus
- Financial institutions

Fish markets, retail sales
Florists, retail sales
Gas companies, offices only
Gift shops
Groceries, retail sales
Handicraft
Hardware, retail sales
Hats, retail sales and repair
Health food stores
Historical museums
Hobby shops
Home appliances, retail sales
Home decor and furnishing, retail sales
Home electronics, retail sales
Ice cream shops
Interior decorators, retail sales/display
Jewelry store
Leather goods, custom
Magazines, retail sales
Musical instruments, repairing, service, retail sales
News services (no publishing)
Newspapers (advertising) sales office
Notions, retail sales
Office: Administrative and professional, including but not limited to
architect, accountant, attorney, dentist, doctor, engineer,
finance and other similar professions
Optical goods, retail sales
Pet shops, retail sales
Philatelists (stamp dealers)
Photographer (commercial studios)
Picture framing, custom
Pottery and ceramics, retail sales
Produce, retail sales
Public parking, surface
Realty sales and management
Restaurants, no alcoholic beverages
Shoe repair
Shoe sales and service, retail only
Soaps, retail sales
Sporting goods, retail
Stationery, retail sales
Tailors
Tapestries
Tea Rooms
Theatrical agency
Toys, retail sales

(2) Warehousing. Warehousing and storage of items incidental to allowed sales or service is permitted, subject to the following conditions:

(a) All products incidental to a permitted use stored on the premises shall be sold at retail only and on the premises only.

(b) All such storage shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc.

(3) Public and civic uses (no alcoholic beverages):

Government offices

Publicly owned and operated parks and recreation areas and centers

Schools, public or private elementary and high schools, colleges and universities

(4) Reintroduction of prior uses. Uses not listed as permitted or conditional uses, but which existed as of October 6, 1998, may be reintroduced if the following conditions are satisfied:

(a) The person(s) seeking to reintroduce the use is the owner of the property or a heir(s) of the owner of the property at the time it originally existed; and,

(b) The owner(s) and/or heir(s) of the owner has regained ownership of the property through foreclosure of a secured instrument; and,

(c) The reintroduced use shall not exceed the intensity of the original use.

(C) *Conditional uses.*

Aerobics studios

Antique dealers

Assembly halls and auditoriums

Bars, taverns, cocktail lounges

Bicycle repair and retail sales

Bowling alleys

Butcher shops (no slaughtering)

Caterers
Dance halls
Day care centers
Department stores
Employment agencies
Family game centers
Furniture, retail sales, repair and refinish
Garages (parcels along the Deuce of Clubs and White Mountain Road only)
Guns, retail sales and repairs
Hotels and motels
Indoor Shooting Range
Laundromat
Linen/Diaper supply, retail sales
Martial arts studios
Microbrewery
Miniature golf
Multiple-family dwellings - up to ten (10) units (must meet the standards of the R2-7 Zone) Manufactured homes are excluded.
Music studios
Nursing homes
Office furniture, equipment and supplies, retail sales and showroom
Pet grooming
Places of worship, fraternal, social facilities, meeting halls and similar uses
Pool and billiard halls
Public and civic uses serving alcoholic beverages
Public parking, garage
Public/private utility structures and appurtenances thereto for public service
Recreation and health club centers
Restaurants serving alcoholic beverages
Schools: Including but not limited to, academic, beauty, business, dancing, martial arts, vocational-technical
Single-Family residence in conjunction with and attached to a commercial use
Skating rinks
Theaters, motion picture and live performance
Tobacco sales

(D) *Property development standards.*

- (1) Minimum lot area: None.
- (2) Minimum lot width: None.

- (3) Minimum front yard: None. Requirements for separation as outlined in the International Building Code shall be met.
 - (4) Minimum side yard: None, except where a side lot line joins residentially zoned property, in which case the minimum side yard setback shall be at least twenty (20) feet or equal to the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.
 - (5) Minimum rear yard: None, except where a rear lot line joins residentially zoned property, in which case the minimum rear yard setback shall be at least twenty (20) feet or equal to the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.
 - (6) Building Design: All building elevations shall be designed to continue the "small town" character of Show Low's downtown commercial area. Maximum building height shall be 35 feet, except by Conditional Use Permit. The siting of metal or steel buildings in the Downtown Commercial zone shall be prohibited.
 - (7) Landscaping: All open areas not designated for parking shall be landscaped and maintained with trees, shrubs, pedestrian walkways, and plazas in a manner acceptable to the planning and zoning director.
 - (8) Screening:
 - (a) Where the lot adjoins a residential zone, dissimilar uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in section 15-1-44 or as otherwise allowed or required by the planning and zoning commission.
 - (b) All outdoor storage must be screened from the public view and from the view of the adjoining property owners. A sight obscuring fence or wall of consistent materials and nature to the primary structure(s) on the property shall be installed or a mature landscape wall that obscures view shall be planted and maintained around the perimeter of the outdoor storage area. A conditional use permit shall be required for the use of chain link fencing for site obscuring purposes.
- (E) *General provisions.* The provisions of section 15-1-44 shall apply.
- (F) *Signs.* The provisions of section 15-1-45 shall apply.

(G) *Parking.* The provisions of section 15-1-46 shall apply.

(H) *Plan review.* The provisions of section 15-1-33 shall apply.

(Ord. No. 522, §§ 1 – 4, 1-7-03)

Editor's note—Sections 1 – 4 of Ord. No. 522, adopted Jan. 7, 2003, amended §§ 15-1-47, 15-1-50, 15-1-51.1, 15-1-52 – 15-1-54, and 15-1-56 – 15-1-62 in their entirety.