

1 CHAPTER 10B
2 VILLAGE COMMERCIAL (VC) ZONE
3

4 SECTION:
5

- 6 10-10B-1: Purpose
7 10-10B-2: Standard Principles and Community Planning
8 10-10B-3: Permitted, Permitted with Standards and Conditional Uses
9 10-10B-4: Lot Area, Lot Width, Lot Frontage
10 10-10B-5: Area Requirements
11 10-10B-6: Setback Requirements
12 10-10B-7: Encroachment into Setbacks
13 10-10B-8: Building Height
14 10-10B-9: Distance Between Buildings
15 10-10B-10: Required Landscaping
16
17
18

19 10-10B-1: PURPOSE:
20

21 The Village Commercial (VC) zone is established to provide a district in which the
22 primary use of the land is for small-scale commercial, retail, or service uses located at
23 rural crossroads, along state highways, community gateways and in convenient and
24 strategic locations of the county to meet community needs for both the residents and
25 visitors to the area. Development in the VC zone should reflect the rural, pioneer, and
26 agricultural heritage of "Small Town America" in the unincorporated communities
27 throughout Washington County. As the "Downtown" area, the VC zone should be
28 clearly identifiable from other zones in appearance and intensity of development. The
29 VC zone should feature a mix of land uses quaintly lighted streets, village scale
30 development with abundant pedestrian walkways, outdoor gathering areas and shared
31 off street parking areas. The VC zone should make provisions for affordable and
32 employee housing, especially as second story dwelling units over commercial uses. The
33 front of buildings and lots should be inviting, and accommodate pedestrians, bikes,
34 vehicles, or horses. Development should be landscaped with appropriate drought
35 tolerant vegetation.
36

37 10-10B-2: STANDARD PRINCIPLES AND COMMUNITY PLANNING:
38

39 A. Its objective is a development pattern which is based on traditional town
40 planning principles and rural open spaces, not the traditional types of suburban and
41 sprawl development patterns that have been occurring in past decades. This ordinance
42 is intended to ensure that development shall have the following principal
43 characteristics:

1. Street oriented, compact, and tight development forms.
2. People focused place making within principal development pods.
3. There may be village centers dispersed throughout the county; provided, however, the village centers shall meet the criteria herein, as well as all other applicable standards and guidelines in this title and the general plan.
4. Villages shall be limited in physical size to control the amount of development therein.
5. A focal point or center, with street edge buildings, mixed uses, gathering places, public buildings and facilities, parks and open spaces. Development shall incorporate plazas and spaces for public art installations within developments. Plazas should be designed as focal points for community gatherings and events, with seating, landscaping, and shade trees and structures. Public art should enhance the aesthetic appeal and cultural richness of the zone. Street trees, landscaping buffers, and pocket parks should be integrated to soften the built environment and provide gathering spaces for residents and visitors.
6. Commercial uses shall foster entrepreneurship and small local and rural business.
7. Commercial uses shall be of a type and scale that are appropriate for a traditionally agricultural-based gateway community environment and the specific community in which they are located.
8. Village commercial shall integrate with adjacent land uses and neighborhoods.
9. Village commercial shall be pedestrian friendly, but also automobile accessible. Sidewalks, crosswalks, and pedestrian-scale lighting shall be provided throughout the zone to enhance walkability and safety. Public seating, bike racks, and amenities also shall be provided.
10. Streets and parking lots shall be scaled for typical use not excess use.
11. Parking areas are not permitted between the street and the buildings. Parking areas shall be located to the rear of buildings. Rear parking requirements shall meet the needs of workers and residents. Shared parking is permitted with agreements approved by the county to reduce the overall parking footprint while ensuring adequate parking availability for all uses.
12. Developments shall integrate multi-use trails identified in the County Transportation Master Plan and Outdoor Recreation Master Plan. Trails should be designed to connect to existing and planned trail networks, providing safe and accessible routes for pedestrians, cyclists, and recreational users.
13. Incorporation of existing topography, waterways, historic structures and features is required.

B. Form Standards: The form rules for VC zone are set out in the following categories (as illustrated below):

1. Streets: Pedestrian Frontage: Pedestrian frontages are the spaces that occur on public or private property between the curb and the building, and are required

along all primary and secondary public streets. Good pedestrian frontages are essential for fostering mixed-use, walkable, and pedestrian-oriented development.

2. Pedestrian frontage is composed of three parts:

a. Furnishing/Planting Area. The furnishing/planting area is the area between the back of curb and the clear sidewalk. This area provides for columns, required plantings, accessible ramps, signs, fire hydrants, snow storage, bike racks, benches, outdoor dining and seating areas, parked vehicle overhang or door swing, etc.

b. Clear Sidewalk. The clear sidewalk is the primary pedestrian travel way and shall be clear of any obstacles or protruding objects.

c. Building Transition Area. The remaining space between the clear sidewalk and building facade is a semi-public/private, building transition area that provides room for planter boxes, window shopping, outdoor cafe seating, street furniture, public art, etc. Where private property is used for a furnishing/planting area or a clear sidewalk, an easement may be permanently dedicated to the public under terms acceptable to the county. Buildings must front the street with active uses and include windows on building elevations to enhance pedestrian engagement and contribute to a vibrant streetscape. Architecture shall promote a cohesive and attractive streetscape, emphasizing building materials, signage, and awnings that contribute to a welcoming pedestrian environment. Windows are required on front building elevations that are adjacent to right of ways to promote transparency and active street frontages.

This:





117
118



119
120
121
122
123

Not This:



124
125



10-10B-3: PERMITTED USES:

PERMITTED USE CHART	VC
Retail Sales and Services:	
Grocery stores (limited in size)	P
Convenience stores	P
Farm supply stores	P
General merchandise stores	P
Specialty food and craft stores	P
Antique and second hand stores	P
Restaurants and cafes (No drive throughs)(Outdoor seating encouraged)	P
Personal and Professional Services:	
Banks and credit unions	P
Medical and dental offices	P
Veterinary clinics	P
Legal and accounting offices	P
Real estate and insurance offices	P
Salons and barbershops	P
Artisanal and Small-Scale Production:	
Art galleries and studios	P
Custom woodworking and metalworking shops	P
Craft breweries and distilleries	P
Farmers markets	P
Maker Space	P
Community Facilities:	
Libraries and community centers	P
Parks and public squares	P
Museums and cultural centers	P
Small-scale event spaces	P
Residential Uses:	
Mixed-use with residential units above commercial spaces	P
Live/work space	P

10-10B-4: LOT AREA, LOT WIDTH, LOT FRONTAGE:

- A. Lot area: There is no minimum area of any lot or parcel in the VC zone.
- B. Lot width: There is no minimum lot width.
- C. Lot frontage: Each lot or parcel of land in the VC zone shall have frontage on a dedicated street or publicly approved street for a minimum distance of 15 feet, on a line parallel to the centerline of the street or lane or along the circumference of a cul-de-sac.

10-10B-5: AREA REQUIREMENTS:

- A. Building size: The gross area of each individual building or structure on a lot or parcel within the VC zone shall not exceed 5,000 square feet per floor. Gross area excludes accessory buildings. Buildings or structures not exceeding 8,000 square feet per floor may be allowed if said structure is located a minimum of 100 linear feet from Hwy-144 or I-15. Retail space for a small format grocer or market may be up to 10,000 square feet per floor in footprint.

10-10B-6: SETBACK REQUIREMENTS:

- Setbacks and Lot Coverage: Zero or minimum setbacks from the sidewalk or public right-of-way are required to create a compact, walkable environment. A maximum setback of up to ten feet may be permitted to accommodate outdoor seating for a retail establishment or for other customer or pedestrian amenities. The following minimum setback requirements apply to each lot or parcel of land within the VC zone:
- A. Front and side-front setback: The setback on any lot front, or side-front facing a street, shall be adjacent to the sidewalk. Lots and development adjacent to Hwy-144, I-15, or SR 9 the front setback is 100 feet for all buildings.
 - B. Side setback: Each lot or parcel of land shall have a side setback of not less than ten feet, except where the side of the lot abuts a lot or parcel in a residential zone. In such cases, the required setback of the abutting side shall be a minimum of 20 feet.
 - C. Side setback, corner lots: The side setback contiguous to any street shall be the same as required front setback.
 - D. Rear setback: Each lot or parcel of land shall have a rear setback of not less than 20 feet.

10-10B-7: ENCROACHMENTS INTO SETBACKS:

- A. The following structures may encroach on any required setback:
 - 1. Fences and walls in conformance with County Ord. § 10-15B of this title and all other applicable codes or ordinances;
 - 2. Landscape elements including trees, shrubs and other plants;

- 176 3. Necessary appurtenances for utility services;
- 177 4. A sign that complies with County Ord. § 10-19: Signs. No sign shall encroach on
- 178 the public right-of-way;
- 179 5. Noncommercial pedestrian conveniences such as drinking fountains, wayfinding
- 180 signs, park benches, bike racks, or similarly permitted items;
- 181 6. Outdoor commercial uses such as outdoor seating areas or open air displays,
- 182 provided there is a minimum ten-foot wide buffer planted with screening vegetation
- 183 between any outdoor commercial use and an adjacent residentially zoned property as
- 184 described in County Ord. § 10-15B; and
- 185 7. Parking spaces may be permitted to encroach on a required side or rear setback. In
- 186 any such case, parking spaces shall not project into greater than one-half of the
- 187 required rear or side setback. The remaining setback, without parking spaces, shall
- 188 directly abut property line of said lot or parcel of land. To approve any such
- 189 encroachment, the Planning Commission shall find:
- 190 a. The encroaching parking will not be detrimental to the health, safety or welfare
- 191 of persons residing or working in the vicinity, nor unreasonably interfere with
- 192 the enjoyment of property or improvements in the vicinity;
- 193 b. The location of an existing building or existing parking spaces render alternate
- 194 parking locations impractical and infeasible; and
- 195 c. An unusually shaped or sized lot renders alternate parking locations impractical
- 196 and infeasible.

197

198 B. The land use authority may attach conditions to the erection of any structures into

199 required setbacks and require an agreement with terms acceptable to the county.

200

201 10-10B-8: BUILDING HEIGHT:

202

203 The height of any structure in the VC zone is measured in accordance with this title.

204 A. The maximum height for any structure on a normal lot in the VC zone is 35 feet.

205 An unroofed and unenclosed rooftop terrace and enclosed stairwell shall not be

206 included in the measurement of total building height.

207 B. No building or structure in the VC zone shall contain more than two stories, except

208 as allowed by subsection D, below.

209 C. In no case shall the height of any accessory building or structure exceed the height

210 of any principal structure on the same lot or parcel.

211 D. A building in the VC zone may have a third story if it is a walkout basement or

212 basement parking area if all of the following requirements are met:

213 1. The highest finished floor elevation of the first floor of the building is at least two

214 feet below the elevation of the lowest elevation of the roadway fronting the property.

215 2. The walkout basement or parking area entrance opens on the side or rear of the

216 building and not on the street facing elevation.

217 3. The building does not exceed the height limit established in Subsection A

218 measured from the floor elevation of the above-ground first floor.

219
220
221
222
223
224
225
226
227
228
229
230
231
232
233

10-10B-9: DISTANCE BETWEEN BUILDINGS: (VC ZONE)

There may be zero distance between any two buildings or structures on the same lot or adjacent lots in the Village Commercial zone subject to adopted building codes and standards.

10-10B-10: REQUIRED LANDSCAPING:

Development in the VC zone shall comply with the landscape standards of Title 10.