

CHAPTER 17.44 GENERAL COMMERCIAL (C-2)¹

Sec. 17.44.00. Intent.

This district is intended to provide for a wide range of commercial uses and related services and businesses, which require large land areas for structures and parking facilities, and rely on direct automobile access. This district is not intended exclusively for residential uses, although mixed-use developments are encouraged.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.44.10. Permitted uses.

A. *Primary Uses Permitted Outright—Residential:*

1. Multi-family dwellings above a commercial business;~~;~~
2. Residential facility above a commercial business.

B. *Primary Uses Permitted Outright in buildings with less than 60,000 square feet of gross floor area:*

1. Retail businesses, including but not limited to:
 - a. Automotive fueling station;
 - b. Automotive, trailer, recreational vehicle, and motor cycle sales and rental;
 - c. Convenience market/store;
 - d. Drive-up/drive-in/drive-through (drive-up windows, kiosks, ATM, restaurants, car wash, quick vehicle servicing, and similar uses);
 - e. Eating and drinking establishments including fast-food and high-turnover sit down restaurants;
 - f. Grocery store or supermarket.
2. Service and professional businesses and organizations, including but not limited to:
 - a. Athletic club, indoor recreation, or entertainment;
 - b. Automotive repair and service;
 - c. Commercial day care facility;
 - d. Community services;
 - e. Education facility (e.g., pre-school, school, college);
 - f. Financial institution;
 - g. Medical facility (e.g., clinic, hospital, laboratory);

¹Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

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- h. Professional or general business office;
 - i. Social organization.
3. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site, including but not limited to:
 - a. Brewery, distillery, or winery, with or without pub or tasting room.
 4. Bus station or terminal.
 5. Group care and assisted living.
 6. Minor public facility.
 7. Nursery/greenhouse.
 8. Outdoor recreation.
 9. Overnight lodging.
 10. Park and ride station.
 11. Parking lot or garage (when not an accessory use).
 12. Public park, plaza, playground or recreation area, and buildings.
 13. Trucking terminal, distribution center, or transit center.
 14. Warehousing and distribution facilities for wholesale merchandise.
 15. Wholesale lumber or building materials yard.
 16. Other uses similar in nature.

C. *Accessory Uses Permitted Outright:*

1. A use customarily incidental and subordinate to a use permitted outright;
2. Outdoor product display or storage of merchandise covering no more than 20 percent of the total lot area;
3. Parking lot or garage (when associated with development).

(Ord. No. 2022-26, § 4(Exh. D), 1-17-2023; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.44.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

1. Outdoor product display or storage of merchandise covering greater than 20 percent of the total lot area.
2. Other uses similar in nature.

B. *Conditional Uses:*

1. Buildings designed for one or more occupants with more than 60,000 square feet of gross floor area.
2. Major public facility.
3. Traveler accommodation facilities including campgrounds, overnight travel parks, and recreational vehicle parks.

4. Other uses similar in nature.

(Ord. No. 2021-16, § 6(Exh. F), 8-16-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.44.30. Development requirements.

A.

Type	Standard
Lot Area	No minimum
Lot Dimension	No minimum
Setbacks ¹	
Front	10 ft. minimum; 50 ft. maximum
Side	None
Rear	None
Corner	15 ft. minimum
Outside Display/Sales Lot Area	80% maximum
Lot Coverage—Impervious Area	No maximum
Landscaping	20% minimum (includes required civic space in Section 17.90.120)
Structure Height	55 ft. maximum
Off-Street Parking	See Chapter 17.98
Design Review Standards	See Section 17.90.120

*Footnote:*¹ Unless abutting a more restrictive zoning district, or as required under Section 17.90.120 Design Standards for C-2.

B. *Special Setbacks—Side or Rear Yard Abutting a More Restrictive District.*

1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional ten feet shall be added for each ten foot increment in building height over 35 feet;
2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district;
3. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be freestanding. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;
4. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.46 VILLAGE COMMERCIAL (C-3)²

Sec. 17.46.00. Intent.

The intent of the village commercial district is primarily oriented to serve residents of the village and the surrounding residential area. The Village Commercial zoning district is intended to help form the core of the villages. Allowing a mixture of residential uses beside and/or above commercial uses will help create a mixed-use environment, which integrates uses harmoniously and increases the intensity of activity in the area. The orientation of the uses should integrate pedestrian access and provide linkages to adjacent residential areas, plazas and/or parks, and amenities.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.46.10. Permitted uses.

A. *Primary Uses Permitted Outright—Residential:*

1. Residential dwellings above a commercial business;~~;~~
2. [Residential facility above a commercial business.](#)

B. *Primary Uses Permitted Outright—Commercial (in buildings with up to 7,500 square feet of gross floor area):*

1. Retail uses, including but not limited to:
 - a. Automotive, trailer, recreational vehicle, motorcycle sales and rental;
 - b. Convenience market/store;
 - c. Eating and drinking establishment including fast-food and high-turnover sit down restaurant but excluding drive-through;
 - d. Grocery store or supermarket.
2. Service and professional businesses and organizations, including but not limited to:
 - a. Athletic club, indoor recreation, or entertainment;
 - b. Automotive repair and service;
 - c. Commercial day care facility;
 - d. Community services;
 - e. Education facility (e.g., pre-school, school, college);
 - f. Financial institution excluding drive-through;
 - g. Medical facility (e.g., clinic, hospital, laboratory);

²Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

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- h. Professional or general business office;
 - i. Social organization.
3. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site, including but not limited to;
 - a. Brewery, distillery, or winery with pub/tasting room.
 4. Bus station or terminal.
 5. Group care and assisted living.
 6. Minor public facility.
 7. Overnight lodging.
 8. Park and ride station.
 9. Parking lot or garage (when not an accessory use).
 10. Other uses similar in nature.
- C. *Accessory Uses Permitted Outright:*
1. A use customarily incidental and subordinate to a principal use permitted outright.
 2. Outdoor display or storage of merchandise covering no more than ten percent of the total retail sales area.
 3. Accessory dwelling units, detached or attached.
 4. Accessory structures.
 5. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone.
 6. Home businesses.
 7. Parking lot or garage (when associated with development).

(Ord. No. 2021-03, § 4(Exh. D), 5-17-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.46.20. Minor conditional uses and conditional uses.

- A. *Minor Conditional Uses:*
1. Congregate living.
 2. Nursery/greenhouse.
 3. Outdoor product display or storage of merchandise covering greater than ten percent of the total retail sales area.
 4. Outdoor recreation.
 5. Public park, plaza, playground or recreational area, and associated buildings.
 6. Other uses similar in nature.
- B. *Conditional Uses:*
1. Automotive fueling stations.
 2. Buildings designed for one or more occupants with more than 7,500 square feet of gross floor area.

3. Drive-through facilities in conjunction with a bank, savings and loan, credit union, or an eating and drinking establishment on a site abutting a state highway, subject to all other applicable provisions of the Sandy Development Code and the following special conditions:
 - a. No drive-through facility will be permitted unless the development site is at least two acres in size and only one drive-through facility shall be allowed on each development site.
 - b. Each drive-through facility shall be oriented to the adjacent public street and shall be otherwise designed to prioritize pedestrian access and circulation over vehicular access and circulation. Pedestrians shall not have to cross drive-through lanes to access entry doors.
 - c. A drive-through facility may be conditioned to operate during hours that do not negatively impact adjacent residential uses in terms of noise and lighting.
 - d. Each drive-through facility may have only one drive-through lane, which shall not be positioned between the primary building and a local residential street.
4. Major public facility.
5. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.46.30. Development standards.

A.

Type	Standard
Lot Area	No minimum or maximum
Lot Width	No minimum
Lot Depth	Maximum 100 ft.
Lot Coverage	No maximum
Setbacks ¹	No minimum; maximum 20 ft.
Structure Height	45 ft. maximum
Landscaping	10% minimum (includes required civic space per 17.90.110.)
Off-Street Parking	See Chapter 17.98
Design Review Standards	See Section 17.90.110

Footnote:

¹ Unless abutting a more restrictive zoning district or as required to maintain the vision clearance area.

- B. Special Setbacks—Side or Rear Yard Abutting a More Restrictive District
 1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional ten feet shall be added for each ten foot increment in building height over 35 feet;
 2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be free-standing. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;

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3. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)