

AMENDMENTS TO SECTION 700 USE CATEGORIES:

**SECTION 700  
GENERAL TERMS**

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## COMMERCIAL USE CATEGORIES.

### 710.200 COMMERCIAL RECREATION

- A. **Characteristics.** Commercial Recreation uses are large, generally commercial uses that provide continuous recreation or entertainment oriented activities. They may take place in a number of structures or in an outdoor setting.
- B. **Accessory Uses.** Accessory uses may include concessions, restaurants, parking, caretaker's quarters, and maintenance facilities.
- C. **Examples.** Examples include amusement parks, theme parks, gaming, water parks, spas, golf driving ranges, miniature golf facilities, zoos and marinas.
- D. **Exceptions.**
  - (1) Golf courses are classified as Parks and Open Space.
  - (2) Uses which draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Event Entertainment.

### 710.225 RESTRICTED ACCESS COMMERCIAL ENTERTAINMENT AND RECREATION

- A. **Characteristics.** Restricted Access Commercial Entertainment and Recreation uses are characterized by activities and structures that prohibit public access by requiring the purchase of goods or services not directly related to the entertainment or recreational activity.
- B. **Accessory Uses.** Accessory uses may include any Permitted uses in the base zone, parking, and maintenance facilities.
- C. **Examples.** Examples include water parks accessible only to individuals who are paying guests of a connected hotel or motel, amusement or electronic device areas available only to individuals purchasing transportation or lodging services.
- D. **Exceptions.**
  - (1) Exhibition, meeting, or entertainment uses which admit members of the public based on payment of an entry fee and without requiring the purchase of other affiliated goods or services, are treated as commercial recreation (Not Restricted Access Commercial Entertainment).
  - (2) Banquet halls, lobbies, conference rooms/facilities or meeting spaces that are part of hotels or restaurants are accessory to those uses, may be

restricted for access and entertainment purposes, and are not classified as Restricted Access Commercial Entertainment.

## **710.240 RETAIL SALES AND SERVICE**

- A. **Characteristics.** Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.
- B. **Accessory Uses.** Accessory uses may include offices, storage of goods, manufacture or repacking of goods for on-site sale, and parking. A retail fuel service station is Accessory to a Retail Sales and Service use if it has all of the following characteristics:
1. It is located on the same Commercially-zoned site as the retailer or, in the case of an approved commercial- or mixed-use center in a Commercial or Town Center zone, on another parcel within the same center as the retailer;
  2. The retailer provides a minimum of four charging stations for electric vehicles within the same commercial site or center;
  3. The electric charging stations and the fueling station are clearly identified (branded) as integral to the retailer;
  4. The site area devoted to the fuel service station:
    - (a) Is set back a minimum of 150 feet from any perimeter boundary of the site or center where the adjacent property is in a residential zone;
    - (b) Is set back a minimum of 150 feet from any street designated as an Arterial; and
    - (c) Does not exceed thirty percent (30%) of the retailer's building floor area within the site or center (not counting electric vehicle charging stations).
  5. "Site area devoted to the fuel service station" means a contiguous portion of the site or center containing fuel station-related above-ground structures, such as:
    - (a) Areas under a canopy cover, e.g., pump islands and drive-through aisles;
    - (b) Any booth or office or other building for use by fuel station attendant(s) or customers;
    - (c) Equipment buildings, vaults, or cabinets; and
    - (d) Kiosks providing vehicular needs such as water, compressed air, or vending products such as lubricants, anti-freeze, other fluids, parts or accessories, singly or in any combination.

(Ord. 9-2013)

C. **Examples.** Examples include uses from the four subgroups listed below:

- (1) **Product-oriented:** Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary, videos, and food sales.
- (2) **Personal Service-oriented:** Branch banks, urgency medical care, laundromats, photographic studios, photocopy and blueprint services, quick photo finishing; hair, tanning, and personal care services, business, martial arts, and other trade schools, dance or music classes, taxidermists, mortuaries, veterinarians, and animal grooming.
- (3) **Entertainment-oriented:** Restaurants, cafes, delicatessens, taverns and bars; indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, game arcades, pool halls, indoor firing ranges, theaters, health clubs, gyms, and membership clubs.
- (4) **Repair-oriented:** Repair of TV's, bicycles, clocks, watches, shoes, guns, appliances and office equipment, photo or laundry drop-off, quick printing, recycling drop-off, tailor, locksmith, and upholsterer.

D. **Exceptions.**

- (1) Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Sales.
- (2) Sales of landscape materials, including bark chips and compost, is classified as Industrial Service.
- (3) Sales, rental, lease, repair and service of consumer motor vehicles, motorcycles, and light and medium trucks is classified as Vehicle Repair. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service. (Ord. 15-2010)
- (4) Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Sales.
- (5) Hotels, restaurants, and other services which are part of a truck stop are considered an accessory to the truck stop which is classified as Industrial Service.

**710.245 LODGING**

- A. **Characteristics:** Lodging shall include hotel, motel, and similar commercial properties engaged in the rental of rooms to tourists or other temporary guests. Along with accommodations, firms in the lodging industry may provide restaurant or other meal provision, meeting rooms and banquet facilities, parking facilities, and accommodations to guests for recreation or other leisure activities while staying at the property.
- B. **Accessory Uses.** Accessory uses may include office, parking, recreation and convention facilities.
- C. **Examples:** Lodging includes facilities whose primary purpose is the accommodation of travelers, tourists or other temporary stays, however, the duration of tenancy may provide for long term accommodation (greater than 30 days) for not more than 50% of all provided accommodations.
- D. **Exceptions:**
  - (1) Facilities owned and operated exclusively for long term tenancy, with most stays exceeding 30 days. Such facilities shall be identified as multifamily housing, and shall be regulated as residential land uses.
  - (2) Rental or sales of materials and services from individual spaces shall be treated as retail sales and service.

**NEW AND AMENDED DEFINITIONS FOR SECTION 720.030:**

**NEW DEFINITIONS:**

**CHORD.** Means a straight line joining the ends of an arc.

**CONCEPT PLAN REGULATING DIAGRAM.** The Concept Plan Regulating Diagram refers to Figure 235 – 1, which, along with requirements in Chapter 235 and other applicable chapters and sections of Wood Village Zoning and Development Code, establishes the requirements for development within the Town Center Zone area.

*The Concept Plan Regulating Diagram adopted in 2017 replaces and supersedes any Town Center Master Plan adopted prior to that date, and may be modified as provided in Chapter 235.*

**FLOOR AREA RATIO.** The amount of Floor Area in square feet divided by the amount of Net Land Area in square feet.

**LAND AREA, NET.** The net area for a site is defined as the proposed development project area minus any unbuildable area. The following areas are deemed unbuildable for the purposes of calculating Net Land Area:

1. In the Town Center Zone, specific dedications for roadways and pathways required by the Concept Plan Regulating Diagram or other mandatory provisions, whether publicly dedicated or privately held; and identified as Main Street, Local Street, or Universal Street, along with the Multi-use Path/Trail shall be treated as unbuildable.
2. Environmentally constrained lands, such as open water areas, floodplains, water quality facilities, wetlands, natural resource areas, tree preservation areas, and vegetated corridor (buffer) areas, when identified for protection from development on an approved site plan or set aside in a conservation easement, a separate tract, or dedicated to a public entity; and
3. Land set aside for plazas or open space, or in separate tracts, or dedicated to a public entity for schools, parks, or open space purposes; and
4. At the Applicant’s discretion, up to 100 percent of the area of topographical features with a slope equal to or greater than 25 percent within a landslide hazard area, and
5. At the Applicant’s discretion, up to 50 percent of the area of topographical features with a slope equal to or greater than 15 percent within a landslide hazard area.

**LANDSCAPE FRONTAGE.** A Landscape Frontage is set back from the street-facing property line by a wide landscaped strip between the building and the sidewalk. A Landscape Frontage is appropriate along streets where the existing streetscape may not be conducive to pedestrian- oriented ground floor retail, such as where there is no on-street parking or where streets are very wide. Ground floor entries must still be provided along and connected to the sidewalk.

**THROUGH CONNECTION.** A grade level pedestrian, cycling, or vehicle access route that is

accessible to the public and extends through a city block, and includes but is not limited to a pedestrian walkway, a Street, or an access route through public or private land.

**TOWN CENTER DEVELOPMENT PLAN.** A Town Center Development Plan refers to information submitted by an applicant seeking approval for development within the Town Center Zone area. It includes, at a minimum, diagrams, narrative and other information as required by Section 235.400. The Town Center Development Plan explains how the applicant intends to meet the requirements of Chapter 235, including the requirements of Figure 235 – 1 (Concept Plan Regulating Diagram), and other applicable chapters and sections of the Wood Village Zoning and Development Code.

*The Town Center Development Plan replaces the term Master Plan where it used to appear in Section 235.400, formerly 235.500.*

#### AMENDED EXISTING DEFINITIONS:

**FRONTAGE.** That portion of a lot abutting on a street; i.e., the front lot line. On corner or through lots the frontage may be designated by the owner but it should be consistent with the orientation of the other lots and improvements on the same side of the street. In the Town Center Zone (Section 235), frontage is defined as the portion of a lot, block, parcel or other property that abuts a public street or public easement.