

Sec. 5.1700. (S-S) SUPPORT SERVICES DISTRICT.**Sec. 5.1701. Purpose.**

The support services district is intended to provide space for land intensive or low margin service and retail operations. Support services activities should be concentrated in defined service areas and should be readily accessible to the public without direct arterial access. Limited setback requirements in the support services zone mandate carefully planned locations that will not adversely impact adjacent properties.

Sec. 5.1702. Approvals required.

No structure or building shall be built or remodeled upon land in the support services district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1703. Use regulations.

Uses allowed in the support services zone are generally land intensive or low margin retail and service activities. Support services locations should be carefully buffered from residential uses.

A. Permitted uses.

1. Retail sales.
 - a. Building material sales yard including sand and gravel but excluding concrete mixing.
 - b. Cabinet shop.
 - c. Feed store including yard.
 - d. Lumberyard.
 - e. Plant nursery.
2. Services.
 - a. Appliance repair.
 - b. Auto body or paint shop.
 - c. Auto repair.
 - d. Blacksmith or welding shop.
 - e. Boat repair.
 - f. Contractor's storage yard.
 - g. Equipment rental or storage yard.
 - h. Kennel, closed.
 - i. Public utility service yard.
 - j. Recreational vehicle or trailer repair.
3. Other uses.
 - a. Accessory buildings.
 - b. Municipal uses.
 - c. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.

d. Temporary buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.

B. *Uses permitted by conditional use permit.*

1. Kennel, open.
2. Outdoor sales display.
3. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
4. Towing yard.

(Ord. No. 2430, § 1, 1-21-92; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.1704. Property development standards.

The following property development standards shall apply to all land and buildings in the support services district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
 1. In no case shall the open space requirement be less than five (5) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the net lot for each foot of height above twelve (12) feet.
- D. *Building height.* No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.
- E. *Density.* No requirement.
- F. *Yards.*
 1. Front Yard.
 - a. The total open space requirement shall be maintained as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.
 - b. Buildings shall be set back a minimum of twenty (20) feet from any street.
 2. Side Yard. There shall be no side yard required.
 3. Rear Yard. There shall be no rear yard required.
 4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.
 5. Other requirements and exceptions as specified in article VII.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 5.1705. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1706. Signs.

The provisions of article VIII shall apply.