

PARCEL A –VILLAGE MARKETPLACE at



*Request for Approval of Rezoning ± 28 Acres to [C-2] General Commercial*

See "Proposed Planned Area Development Plan for The Village at Young's Farm"  
dated 03/01/07 and zoning stipulations for more information.

**PREPARED FOR:**

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Yavapai Land Holdings  
c/o Mr. Don Allison  
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**IN CONJUNCTION WITH:**

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Vollmer & Associates, Inc.  
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**PREPARED:**

03/01/07



**TORNOW ASSOCIATES, P.C.**

Rezoning Request for:

**THE VILLAGE AT YOUNG'S FARM – PARCEL A**

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Dewey-Humboldt, Arizona

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Dewey-Humboldt, Arizona

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### **1.00 INTRODUCTION.**

#### **1.01 HISTORY**

In 1946, Elmer Young moved to the Dewey area and established the family homestead and farm. Since that time, Young's Farm has become the recognized center of the Dewey-Humboldt community. Over the last several decades, the farm has become known statewide for its produce, pumpkins, fresh poultry and seasonal community events. In the early 1990's the State informed the Young family that the water rights for the farm would be reduced over a period of time in a manner that would render the farming operations financially unproductive. In spite of tremendous efforts by the family and community members, numerous attempts to save the farm and secure the historic water rights over the last 10-15 years have been fruitless. Due to these water rights issues, the farm can no longer continue to function as viable agricultural operation.

During this past year, the Young family in conjunction with Monogram Development/Yavapai Land Holdings worked diligently with the town to create a mixed-use neighborhood plan that respected this unique property as well as the long term needs of the community. In opinion of the applicant and numerous town officials and citizens, the proposed plan reflected a distinctive project that represented the next evolution of the Young property while embracing the history and character of the community of Dewey-Humboldt. While the plan received the support of the Planning Commission, the City Council denied the request to rezone the property to accommodate that plan in June of 2006 after significant community participation and input.

This request represents a new vision for Young's Farm that carefully and thoughtfully incorporates the suggestions of the community received during the previous public hearing process. The details of the plan are described in more detail herein.

#### **1.02 MISSION STATEMENT**

At the beginning of this planning process, the Village Planning Team developed a mission statement that reflects the goals and objectives of the team for the planning and development of this new neighborhood. That statement remains unchanged:

***MISSION STATEMENT:***

- *To create The Village at Young's Farm, a project that honors the historical significance of Young's Farm and the surrounding area.*
- *To incorporate a thematic approach that creates a signature project for Dewey-Humboldt that includes residential home styles that reflect a small town charm.*
- *To develop a Marketplace that reflects the charm of the local area and includes a variety of businesses and shops that will provide added services and tax revenue to the people of Dewey-Humboldt.*

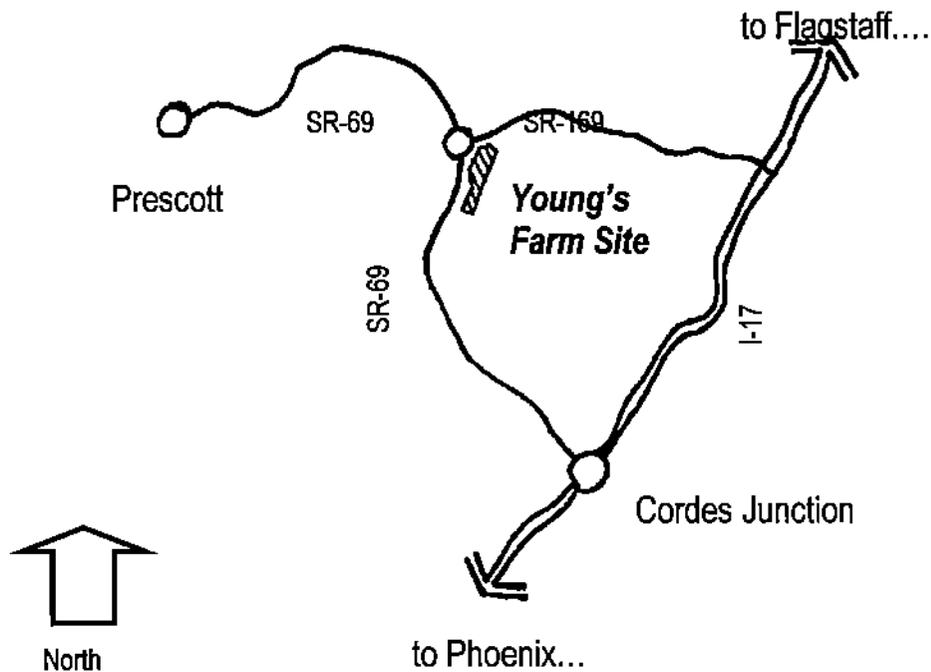
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**1.03 LOCATION**

The Marketplace at the Village of Young's Farm is located at the southeast corner of the intersection of SR-69 and SR-169. The 28-acre parcel is the current site of the previous commercial activities of the Young's Farm. As stated in the Dewey-Humboldt Community Plan, this intersection is the center of the community. The intersection is the only junction point of two major highways in the town of Dewey-Humboldt.

**1.04 LOCATION MAP**  
No Scale



**1.05 REQUEST**

The applicant requests approval of the proposed 28-acre commercial development plan which will require a change in the community zoning map. The proposed zoning change and reconfiguration is from the existing C2-4 and R1-70 to C2 Commercial District. The C2 zoning provides an opportunity to develop a creative plan which includes retail commercial, community services, businesses, residential and open space uses. A full description of the request is provided in section 3.00 of this report. This application is a supplement to an adjacent, but closely related application for the Residential Village at Young's Farm.

While each application is independent from the other, each has been carefully planned to integrate with the adjacent request. This will assist in segregating stipulations and other Town agreements and requirements.

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**2.00 ENVIRONMENTAL CONDITIONS.**

**2.01 TOPOGRAPHY**

The approximate 28-acre site is generally flat, sloping gently from the north to south. The only exceptions to this consistent terrain are the wash corridors that are found on the site.

**2.02 WASH CORRIDORS**

Two minor washes and the Agua Fria River are present on the Young's Farm property. The minor washes are found at opposite ends of the site: one at the north end near the existing retail commercial operations and the other at the very south end of the site. These two washes are being analyzed by the planning team to determine possible constraints or impacts they may present.

The Agua Fria River runs southerly along the entire east side of the Young property. The river is an important natural site feature found on the property. The Agua Fria not only conveys local storm water from the Young's Farm site, but is regionally significant as well. The riparian corridor contains steep banks in many locations and is approximately 100-200 feet wide.

**2.03 VEGETATION**

Due to the past farming activities on the property, there very few stands of significant vegetation present. However, there are random stands of very mature Weeping Willow and Cottonwood trees found intermittently around the farm. These large trees are generally found adjacent to the water filled stock ponds on site. All large trees have been located on topographic and aerial maps and will be incorporated into the project as key features where practical. A dense stand of large riparian trees are also found within the southern third of the Agua Fria River. These trees will be preserved as component of the river preservation.

**2.04 MAN MADE FEATURES**

A majority of the site has been altered in the past to facilitate the farming activities. Additionally, there are numerous buildings and structures found at the north end of the site currently used for farm operations and management. Some buildings are used for retail purposes as well. Several water filled stock ponds are also found around the property. As a function of the past farming activities, numerous dirt access roads have been created to service the various fields and livestock areas.

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**3.00 PROPOSED DEVELOPMENT PLAN.**

**3.01 DEWEY-HUMBOLDT GENERAL PLAN**

As a recently incorporated city, Dewey-Humboldt has yet to prepare an official General Plan. According to town planning and engineering consultants, W.C. Scoutten, the process to create a new General Plan for Dewey-Humboldt began in early 2006 as part of a "Focus Future" public process sponsored in part by Arizona Public Service [APS]. The process has not been completed at this time.

Therefore, the revised development plan for The Village at Young's Farm was developed through thoughtful evaluation of the significant input provided by Dewey-Humboldt citizens and town officials through the numerous public meetings held last year as part of the original PAD application for Young's Farm. Further, the revised plan continues to incorporate many of the principles and guidelines established with the Dewey-Humboldt Community Plan which was adopted by Yavapai County in 1998.

**3.02 DEWEY-HUMBOLDT COMMUNITY PLAN**

In January 1998, the Yavapai County Board of Supervisors adopted the Dewey-Humboldt Community Plan. This document established goals and objectives for future growth in the area following substantial public input and debate. The Community Plan focused on the entire region as well as detailed analysis of smaller "communities" including the "Dewey Community" which included Young's Farm. The proposed development plan for The Village at Young's Farm was based on many of the principals presented in that document.

Many of the primary objectives within the Community Plan established for future growth in the area were incorporated into this revised master plan for The Village at Young's Farm including:

1. Maintaining sense of community and rural character.

*Residents value their rural lifestyle and define the "rural-ness" of the Plan Area as characterized by:*

- small town appearance of the built environment
- open space and clean appearance of the natural environment
- low intensity land uses

2. Land use and development compatible with sense of community.

*Residents value the right to develop their properties, but value the need for planned development in order to maintain their quality of life. Resident's value planned development which encourages:*

- buffering of existing residential areas from business uses
- locating intensive business uses near major transportation routes
- grouping of commercial uses in clusters rather than strip centers
- business building height, scale and style compatible with rural character
- development scale and uses compatible with sense of community
- development that maintains a clean air and water environment
- preserving open space for wildlife and recreation uses

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3. Safe and accessible transportation.

*Residents value a safe and convenient transportation system that includes:*

- good maintenance of public roads and highways
- safe road design, construction and traffic control
- safe access onto and off of highways
- good connections through the region

While some citizens choose not to support the Dewey-Humboldt Community Plan, that document is, in fact, the only comprehensive planning guide in use for this area. Substantial time, input and consideration were put into the preparation of the Plan.

**3.03 COMMUNITY INPUT & RECOMMENDATIONS**

The overall master plan for The Village at Young's Farm has been revised based on input from the community during the previous public hearing process. Key recommendations included:

- Appropriately scaled market and other community retail and business at the corner of State Routes 69 and 169 would be desirable for the residents of Dewey-Humboldt.
- A commercial development at this key intersection could become a "community center" for the town.
- Residential uses based roughly on the underlying zoning would more acceptable to the community.
- Provide a site plan with more detail and scale [not a bubble diagram].

**3.04 EXISTING ZONING AND ENTITLEMENTS**

Currently, the 28-acre property has existing zoning and entitlements that allow for residential and commercial development. There are commercial uses either operating or permitted along State Route 169 totaling approximately 6.5-acres. The remaining 21.5-acres are zoned for residential uses. See summary table below:

Density Summary – Existing Zoning:

Zoning District	Approx. Acres (Existing)	Unit/Acre Allowed	Approx. Units Allowed	Remarks
C-2	+ 6.5	6.25 un./ac.	41	7,000 s.f. lots min.
R1-70	+ 21.5	0.63 un./ac.	14	1.6 acre lots min.
Totals	+ 28.0	–	55	

**3.05 PROPOSED DEVELOPMENT PLAN**

The overall development master plan for The Village at Young's Farm is proposed as a rural community of residential, business and open space uses. As previously stated, the plan is comprised of two distinct, but interconnected uses, or "villages". Each "Village" has been submitted as a separate rezoning application.

- Parcel A – Village Marketplace ..... + 28 Acres
- Parcel B – Residential Village ..... + 286 Acres

A brief description of the Village Marketplace follows.

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### Village Marketplace

One of the objectives of the Dewey-Humboldt Community Plan includes the desire to provide business and service uses for the residents of the community. The convenience of daily services such as grocery, pharmacy, banks and similar merchants also provide long term tax base within the town to help support long term municipal services for the community. Further, the Community Plan also recommends locating business and commercial uses in key locations such as sites that have direct access to major roadways. Other criteria for locating these sites include using non-residential uses to create separation and buffering between major roads and residential neighborhoods.

The land use plan for The Village includes approximately 28-acres of commercial and business uses located at the southeast corner of State Routes 69 and 169. The parcel, called the "Village Marketplace", is located near the existing commercial operations of the farm, including the restaurant and market sites. Direct and easy access from the highways as well as the tremendous visibility of the site makes this ideal for commercial uses. The Planning Team anticipates community level services such as a grocery store/market, bank and other smaller service providers to be located in this parcel. The proximity to the highway intersection is not a desirable place to locate residential neighborhoods due to noise, visibility and safety concerns. The uses in this parcel will be sensitively planned to avoid a strip commercial appearance. All commercial uses allowed would be based on current permitted C2 uses [see Appendix].

### Residential Village

A companion application for the + 286 acre Residential Village, Parcel B, has been filed simultaneously with this request. The details of that request can be found in the plans and narrative for that request submitted under separate cover.

### Open Space & Trails

The most significant natural feature present on this site is the Agua Fria River. As described earlier, the river is not only an important part of this site, but is also an important natural landmark of the Dewey-Humboldt community. This regional river corridor has long term importance for the town which desires to protect and maintain the corridor. Future development plans for the Village Marketplace will include the preservation of the river.

Additionally, a small community park element is anticipated to be incorporated into the master plans for the for the Village Marketplace. This open space component will accommodate activities such as farmer's markets, public gatherings and other civic uses.

### Vehicular Circulation

Vehicular circulation for the overall development plan will largely be designed as an internal system of roads to minimize impacts to adjacent, existing neighborhoods. Access to the Village Marketplace will be provided at carefully spaced intersections along SR-69 and SR-169. The design of these specific points of ingress and egress will be coordinated with ADOT to maintain safe operations of the highway and ensure smooth traffic flow. Future traffic signals will be determined as warranted by the future growth of the entire region.

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**3.06 PARCEL A – VILLAGE MARKETPLACE SUMMARY TABLE**

Parcel	Proposed Use	Existing Zoning	Approx. Acres*	Allowed Density	Approx. Units Allowed	Proposed Zoning	Proposed Units
A.	Commercial & Business Uses	C2-4 R1-70	6.5 21.5	6.25 u/a 0.63 u/a	41 14	C-2	50
<b>GRAND TOTAL</b>			<b>28</b>		<b>55</b>		<b>50</b>

\* Exact acres to be determined with final plats.

**3.07 UTILITIES & INFRASTRUCTURE**

Water and Waste Water Plan

A master planned private water and waste water system will be established for the entire project. The future system will be owned and maintained by the future property owners.

Dry Utilities

Discussions are currently underway with each of the area dry utility service providers [electric, telecommunications, natural gas and cable television] to identify utility source locations and begin preliminary conceptual designs of a comprehensive underground dry utility system for The Village at Young's Farm.

Lighting

Architectural and street lighting will be carefully regulated through the implementation of strict design guidelines and covenants for the community. Careful consideration will be taken during the design of the lighting to accommodate nighttime safety and visibility without compromising the desire to maintain a "dark sky". Techniques for minimizing light pollution include the use of shielded light fixtures, low voltage fixtures and height restricted lamp poles with horizontal cut-off shields.

**3.08 TRANSPORTATION**

During the development of the master plan for The Village at Young's Farm, on-going communications with ADOT and the town's engineering and planning consultants resulted in the careful placement of intersections and access points relative to the adjacent highways. All internal circulation utilizes these key connections for access to eliminate any need for access through existing neighborhoods.

A revised traffic impact analysis for The Village at Young's Farm will be submitted under separate cover for review and approval by the town.

**3.09 ARCHITECTURAL CHARACTER AND DESIGN**

From the initial stages of site and area analysis, The Village Planning Team recognized the need to create a community that reflected the unique character of the area. Every component of The Village including homes, roads, business and commercial buildings, landscaping and open spaces relate to the lifestyle, character and scale of the Dewey-Humboldt community. Building materials and design techniques from the area as well as

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other rural and high desert communities have been evaluated to establish a "palette" for the new neighborhood. The guidelines will not only establish criteria for initial design and quality, but they will also create a long term means for maintaining the character and property values of the community.

**3.10 DEVELOPMENT SCHEDULE**

The development of a master planned, mixed-use community of this scale will take several years to complete. Many variables involved in building a complex project of this nature make it difficult to predict exact dates for the various tasks. However, a general timeline for The Village of Young's Farm is as follows:

Site Analysis / Planning .....	4-6 months
Public Process / Entitlements .....	8-12 months
Project Design .....	6-12 months
Construction .....	24-36 months

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**4.00 PUBLIC PARTICIPATION.**

Throughout the course of the original application in 2006 and this proposed revision, the master developer and their planning team have maintained open communications with neighbors, local politicians and the Town's planning and engineering staff to ensure complete and open dialog regarding the status of the project. This communication process will continue through the rezoning review and approval process over the next several months.

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## **5.00 CONCLUSIONS.**

Acknowledging that the Young's Farm property is no longer viable as a farm, The Village Planning Team was personally selected by the Young family to create a project that would develop into a locally appropriate and sensitive neighborhood with community services. The scale and character of the community has been carefully integrated into the plan which not only preserves the Agua Fria River, numerous mature trees and stock ponds, but will also preserve the legacy of the Young family and farm.

During the previous planning and rezoning effort, citizens and elected officials presented significant comment and input that has been incorporated into this revised plan. Those preferred goals and objectives include:

- Appropriately scaled market and other community retail and business at the corner of State Routes 69 and 169 would be desirable for the residents of Dewey-Humboldt
- Residential uses based roughly on the underlying zoning would more acceptable to the community
- Provide a site plan with more detail and scale [not a bubble diagram]

Numerous key considerations presented in Chapter 10 of the Dewey-Humboldt Community Plan [Recommendations and Policies] were incorporated into the creation of the master plan for The Village at Young's Farm. These considerations include the following:

### **Land Use**

- Protect existing residential areas
- Avoid noise to residential areas by encouraging non-residential and open space as buffers between homes and major arterial road and state highways
- Protect open space for wildlife, including flood plains by interconnecting them as travel corridors separated from development by clustering homes, specified building envelopes and preservation easements
- Encourage low density neighborhood businesses in close proximity to residential areas
- Encourage businesses to be grouped in centers with multiple uses and styled with a "country store" or "farm village" appearance
- Future commercial development should be located at, or near major intersections
- New commercial should be located adjacent to existing commercial uses where shared access to state routes can be achieved
- Encourage new businesses that satisfy the daily needs of the community [i.e.: grocery, pharmacy, hardware, laundry, cafés, small retail shops, etc.]

### **Transportation**

- Consolidate access points to and from SR-69 and SR-169 to maintain free-flowing traffic
- Allow synchronization of signals for free-flowing traffic by limiting intersections to designated ADOT locations and standards
- Provide safe and easy access onto and off of highways

### **Environment**

- Protect ground water quality and quantity
- Maintain clean air, low noise levels and dark skies

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- Preserve open spaces for wildlife and recreation, including major drainage ways and flood plains
- Require water conserving devices for all types of plumbing fixtures on all new construction
- Keep open, rural character by installing new utilities underground

### Character

- Enhance sense of place
- Develop a unified consistent community appearance
- Attractive appearance should be emphasized for future commercial development on state routes
- Provide standards for building materials, colors, profiles, height and scale suitable to each "Community" for buildings visible from state routes

While many of the goals and objectives of the community plan would not apply to this project due to location and scale, the development plan for The Village at Young's Farm incorporates numerous components of the Community Plan.

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**6.00 APPENDIX.**

**C-2 District [Commercial; General Sales and Services] Permitted Uses – Parcel A:**

Note: The following text is "verbatim" language from the Town ordinance for the C-2 District. Uses determined to be inappropriate for Parcel A at The Village at Young's Farm are indicated by "strike through" text [i.e.: ~~strike through text~~]. Additions to text are indicated by italic print.

Storage of materials and supplies, displays [other than signs], and other non-residential uses are restricted to buildings closed on sides facing lot perimeter [i.e. no service entries/bays facing street or readily visible from adjacent residential] [except as may otherwise be permitted]. Where no Density District has been combined, then the provisions of Density District 1 shall prevail for dwelling units, hotels and motels. [See Section 516 [Density Districts], most common ones shown in attached chart.]

- A. All principal and accessory uses permitted in any more restrictive Zoning District; and providing further that unless specifically provided to the contrary the following are waived:
  - 1. Requirements for Use Permits/Administrative Reviews [except for lots contiguous to Residential Districts].
  - 2. Area limitations for uses and buildings.
  - 3. Limitations on hours of operation.
- B. Sales [retail and wholesale] and rentals.
- C. Commercial parking facilities.
- D. Bars, tap rooms and nightclubs.
- E. Theaters, auditoriums, banquet and dance halls.
- F. Dancing, art, music, business and trade schools [including permission for public recitals, concerts and dances].
- G. Commercial bath and massage.
- H. ~~Frozen food lockers.~~
- I. ~~Custom craft and service shops, limited to five thousand [5,000] square foot of shop floor area. Cleaning and dyeing limited to closed unit machines with self contained transmission and using solvents, shampoos, detergents and other agents of chlorinated solvent type and having a rating of five [5] or under by Underwriters Laboratories Inc.~~
- J. Bowling alleys and poolrooms.
- K. Water distillation and bottling for retail sales only, limited to five thousand [5,000] square feet of shop floor area.
- L. ~~Mortuaries [loading, unloading and automobile stacking for processions confined to mortuary premises].~~
- M. Vending for on or off-site consumption of foods, confections, non-intoxicating drinks [and other refreshments] through openings in buildings [no such vending allowed within three hundred feet [300'] of a public or parochial grade or high school].
- N. ~~General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material at least~~

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~~six foot [6'] in height; subject to performance criteria set out in Section 585 [Vehicle & Portable Machinery Repair].~~

- O. ~~General sales of new and used automobiles, light trucks, recreational vehicles, travel trailers, mobile homes, boats, boat trailers, utility trailers, motorcycles, ATVs [All Terrain Vehicles], bicycles and small stationary or portable machinery within enclosed buildings. Outside display of such vehicles or similar merchandise shall be permitted subject to performance criteria set out in Section 561 [Outside Display Commercial]~~
- P. Veterinary clinics and hospitals for the diagnosis and treatment of household pets and other small animals under one hundred [100] pounds, entirely within an enclosed building not exceeding three thousand [3,000] square feet. Boarding of animals incidental to their diagnosis or treatment shall be permitted provided that:
1. The boarding area is entirely within the same building as the clinic or hospital and does not exceed fifty percent [50%] of the total floor area; and,
  2. The boarding area is either completely sound proofed or is no closer than three hundred feet [300'] to any contiguous parcel of property. No on-site incineration shall be permitted.
- Q. Pet shops within enclosed buildings not exceeding one thousand five hundred [1,500] square feet for the display and sale of household pets and other small animals, under one hundred [100] pounds, provided that:
1. The pet shop is either completely soundproofed or is no closer than three hundred feet [300'] to any contiguous parcel of residential property zoned or used for residential purposes.
  2. No on-site incineration shall be permitted.
- R. Signs: See Section 601 [Sign Code].
- S. ~~Self-Service Storage Facilities: See Section 573 [Self-Service Storage Facilities].~~

Yard Requirements: Same as for C1 District.

Building Heights: In accordance with Section 516 [Density Districts].

Building Density: In accordance with Section 516 [Density Districts].