

# Chapter 10

## COMMERCIAL AND MANUFACTURING ZONES

An ordinance which provides regulation for commercial uses within the City of Wellington.

The RC Zone provides for general retail commercial uses.

Updated August 27, 2008

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### Section 10-1 RETAIL COMMERCIAL ZONE - RC

#### Subsections

- 10-1-1 Purpose
- 10-1-2 Permitted Uses
- 10-1-3 Conditional Uses
- 10-1-4 Area Regulations
- 10-1-5 Side Yard Regulations
- 10-1-6 Rear Yard Regulations
- 10-1-7 Height Regulations
- 10-1-8 Parking Regulations

#### **Section 10-1-1 PURPOSE.**

To provide areas in Wellington with retail commercial development. The Planning Commission shall review all commercial developments to determine that the items listed in sections 10-1-2 through 10-1-8.

#### **Section 10-1-2 PERMITTED USE.**

1. Retail sales establishments.
2. Restaurants and fast food establishments.
3. Professional offices.
4. Service business.

#### **Section 10-1-3 CONDITIONAL USES.**

1. All uses permitted in the R-M Zone.
2. Theaters and commercial recreation.
3. Recreational Vehicle (RV) development.

#### **Section 10-1-4 AREA REGULATIONS.**

Area requirements will be dependent on compliance with parking and setback regulations. For all residential uses, the area requirements shall be the same as the R-M Zone.

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### **Section 10-1-5 SIDE YARD REGULATIONS.**

No side yards are required for a business use except where the boundary line of the RC zone forms a common boundary line with any residential district, than a landscaped side yard of equal width to that required for the minimum side yards in the adjoining district shall be required on that side adjacent to the common boundary. Any residential use shall maintain the same side yards as for such a use located in the R-M Zone.

### **Section 10-1-6 REAR YARD REGULATIONS.**

The minimum depth of the rear yard for any mobile home shall be twenty (20) feet. Other main buildings shall conform to the R-1-7 zone.

### **Section 10-1-7 HEIGHT REGULATIONS.**

The maximum height of a building or structure shall be thirty-five (35) feet or two and one-half (2 ½) stories.

### **Section 10-1-8 PARKING REGULATIONS.**

For a new building or structure or for the enlargement or increase in capacity floor area of an existing main building or structure there should be at least one (1) permanently maintained off street parking space of not less than one hundred and eighty (180) square feet either on the same lot with the main building or not more than five hundred (500) feet from as follows:

1. For business or commercial buildings, one parking space for each five hundred (500) square feet of floor area.
2. For restaurants or establishments that serve food, one parking space for every two hundred (200) square feet of floor space in the building plus one (1) parking space for each two (2) employees working on the highest employment shift.
3. For theaters, one space for every ten (10) seats.
4. For every other commercial use not covered by one of the above, at least one (1) parking space for every three hundred (300) square feet of floor area or one (1) parking space for every employee working on the highest shift, whichever is greater.

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## COMMERCIAL AND MANUFACTURING ZONES

The HC Zone  
provides for  
highway related  
commercial uses.

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### Section 10-2 HIGHWAY COMMERCIAL ZONE - HC

#### Subsections

- 10-2-1 Purpose
- 10-2-2 Permitted Uses
- 10-2-3 Conditional Uses
- 10-2-4 Area Regulations
- 10-2-5 Side Yard Regulations
- 10-2-6 Rear Yard Regulations
- 10-2-7 Height Regulations
- 10-2-8 Parking Regulations

#### **Section 10-2-1 PURPOSE.**

To provide potential congestion areas in Wellington with low traffic generation commercial development. The Planning Commission shall review all commercial developments to determine that sections 10-2-2 through 10-2-8 are adequately complied with.

#### **Section 10-2-2 PERMITTED USE.**

1. Warehousing.
2. Services.
3. Professional offices.
4. Any uses permitted in the R-M Zone.
5. Wholesale business.

#### **Section 10-2-3 CONDITIONAL USES.**

1. All uses permitted in RC Zone.

#### **Section 10-2-4 AREA REGULATIONS.**

Area requirements will be dependent on compliance with parking and setback regulations. For all residential uses, the requirements shall be the same as the R-M Zone.

#### **Section 10-2-5 SIDE YARD REGULATIONS.**

No side yards are required for a business use except where the boundary line of a highway Commercial Zone forms a common boundary line with any residential district, than a landscaped side yard of equal width to that required for the maximum side yards in the adjoining district shall be required on that side adjacent to the common boundary. Any residential use shall maintain the same side yards as for such a use located in the R-M Zone.

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### Section 10-2-6 REAR YARD REGULATIONS.

A rear yard of ten (10) feet which shall be kept free and clear from any obstruction is required for all business buildings. Any residential use shall maintain the same rear yard as for such a use located in a Residential R-M Zone.

### Section 10-2-7 HEIGHT REGULATIONS.

1. The maximum height of a building or structure shall be thirty-five (35) feet or two and one-half (2½) stories.
2. The maximum height of a billboard or a freestanding sign of any type shall be twenty-five (25) feet or one (1) panel above the grade, but in no instance shall the height of the sign or billboard exceed twenty-five (25) feet above the grade of the front sidewalk or property line grade.

### Section 10-2-8 PARKING REGULATIONS.

For a new building or structure or for the enlargement or increase in capacity floor area of an existing main building or structure there should be at least one (1) permanently maintained off-street parking space of not less than one hundred eighty (180) square feet either on the same lot with the main building or not more than five hundred (500) feet from as follows:

1. For businesses or commercial buildings, one (1) parking space for each five hundred (500) square feet of floor space.
2. For restaurants or establishments that serve food, one (1) parking space for every two hundred (200) square feet of floor space in the building plus one (1) parking space for each two (2) employees working on the highest employment shift.
3. For theaters, one space for every ten (10) seats.
4. For every other commercial use not covered by one of the above, at least one (1) parking space for every three hundred (300) square feet of floor area or one (1) parking space for every employee working on the highest shift, whichever is greater.

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## COMMERCIAL AND MANUFACTURING ZONES

The M-1 Zone  
provides for light  
industrial uses.

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### Section 10-3 MANUFACTURING ZONE M-1.

#### Subsections

10-3-1	Purpose
10-3-2	Permitted Use
10-3-3	Area Regulations
10-3-4	Side Yard Regulations
10-3-5	Front Yard Regulations
10-3-6	Rear Yard Regulations
10-3-7	Height Regulations
10-3-8	Coverage Regulations
10-3-9	Parking

#### Section 10-3-1 PURPOSE.

To provide in Wellington for light industrial uses.

#### Section 10-3-2 PERMITTED USES.

1. Ice manufacturing.
2. Food products manufacturing.
3. Textile manufacturing.
4. Furniture products manufacturing
5. Jewelry manufacturing.
6. Staging for trucking.
7. Retail sales establishment intended to service Wellington residents.
8. Restaurants and fast food establishments.
9. Professional offices.
10. Service business.
11. Warehousing.
12. Services.
13. Professional offices.
14. Industry and Manufacturing.

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### **Section 10-3-3 AREA REGULATIONS.**

Area requirements will be dependent on compliance with parking and setback regulations.

### **Section 10-3-4 SIDE YARD REGULATIONS.**

None, except that wherever a building is located upon a lot adjacent to residential zone or agricultural boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line, and on corner lots, the side yard, which faces on a street, shall be not less than twenty (20) feet.

### **Section 10-3-5 FRONT YARD REGULATIONS.**

The minimum depth of the front yard for all advertising signs, buildings, structures, walls, or fences more than two (2) feet in height shall be twenty (20) feet.

### **Section 10-3-6 REAR YARD REGULATIONS.**

None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten (10) feet.

### **Section 10-3-7 HEIGHT REGULATIONS.**

No building or structure shall be erected to a height greater than two and one-half (2 ½) stories, or thirty-five (35) feet.

### **Section 10-3-8 COVERAGE REGULATIONS.**

No building or structure or group of buildings with their accessory buildings shall cover more than sixty (60) percent on the area of the lot.

### **Section 10-3-9 PARKING REGULATIONS.**

For a new building or structure or the enlargement or increase in capacity or floor area of an existing main building or structure there should be at least one (1) permanently maintained parking space of not less than one hundred eighty (180) square feet for every two (2) employees at peak shift on that parcel of land.