

**MINUTES OF THE HUNTSVILLE TOWN
Planning Commission Work Session**

MEETING DATE: July 9th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 4:00 pm

NAME	TITLE	STATUS
Jeff Larsen	PC Chairman	Present
Liz Poulter	Planning Commissioner	Present
Brent Ahlstrom	Planning Commissioner	Present
Will VanderToolen	Planning Commissioner	Present
Jeff Keeney	Planning Commissioner	Present
Sandy Hunter	Town Council Member	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Gina, Michelle Robinson

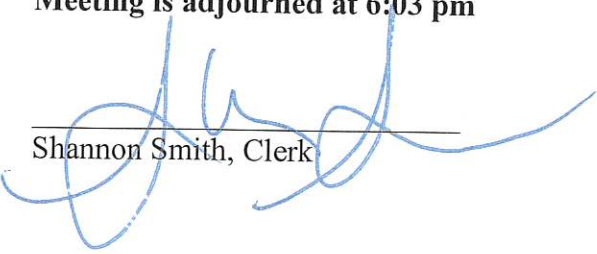
Meeting was called to discuss the C2 Zone and mixed use as well as C1 mixed use. Jeff outlined that the PC will discuss these two items today and the plan is that the PC will have a public hearing on these two items on the August meeting. The PC discussed the term 'Historic Core' as referenced in the C2 Zone. Rental period of the proposed 90 days, as opposed to 30 days as it states in the residential.

Special events were discussed. The PC was comfortable with the way it was defined in the proposed code. Some detail may still need to be added. The PC went through the Use Table, Sandy commented that it needed to be compared with what is in the current use table 15-1. The topic of density was reviewed. As well as percentage of living vs. commercial space. The thought was there needs to be adjustment to the current suggestion.

Frontage was discussed as well as setbacks. The PC discussed allowing distance between the buildings. Sandy suggested that the height wording match what is currently in the R1 Zone.

PCM Ahlstrom made a motion to adjourn, Chairman Larsen seconded.

Meeting is adjourned at 6:03 pm


Shannon Smith, Clerk

15.9 COMMERCIAL ZONE C-2

15.9.1 Purpose

The purpose of the Commercial Highway Zone C-2 is to provide for a more flexible commercial area within Huntsville's existing town commercial zones that can accommodate a broader range of commercial and mixed-use development, greater traffic and parking demand, and more modern site planning than the C-1 zone, while still remaining compatible with the scale, character, Western mountain architecture, and mountain setting of the Town. The C-2 zone is intended to support commercial activity^{ices}, and appropriately scaled mixed-use development in a manner that remains pedestrian-accessible, connected to the Historic Core, (need to define) and consistent with Huntsville's goal of containing commercial growth its targeted areas rather than expanding commercial development into new parts of Town. The zone is intended to support year-round economic activity, visitor-serving uses, and local-serving businesses that strengthen the Town's long-term financial resilience.

15.9.2 Use Regulations

- A. Uses in the C-2 zone shall be limited to those that support a flexible commercial environment compatible with Huntsville's scale, character, and mountain setting while remaining pedestrian-accessible and connected to the Historic Core.
- B. Uses that are primarily storage-oriented, industrial in character, transient in occupancy, incompatible with pedestrian accessibility, or inconsistent with the purpose of the C-2 zone shall be prohibited or allowed only upon conditional review where specifically identified in this chapter. Buildings in the C-2 zone, and the ground floor of mixed-use buildings in the C-2 zone must be occupied by an active, commercial use.
- C. All uses not specifically listed as permitted or conditionally permitted in the C-2 zone shall be prohibited unless otherwise authorized by the Town through an applicable review process established by this Title.
- D. All principal commercial, residential, and mixed-use uses in the C-2 zone

shall be conducted within permanent, code-compliant buildings unless expressly allowed otherwise by this chapter for temporary events or approved temporary activities.

E. Short-term rentals, vacation rentals, transient lodging of less than 90 days, and similar short-term occupancy are prohibited in all buildings and units in the C-2 zone.

15.9.3 Permitted and Conditionally Permitted Uses Within the Commercial Zone (C-2)

Uses in the C-2 zone shall be as set forth in Table 15.9.4. Uses identified as permitted are allowed subject to compliance with the standards of this chapter. Uses identified as conditional uses may be approved only upon a finding that the proposed use remains compatible with the purpose of the C-2 zone and with all applicable conditional use standards of this Title. Uses not specifically listed may be determined by the Town Council to be substantially similar to permitted or conditional uses where consistent with the purpose of the C-2 zone.

15.9.4 Table of Permitted and Conditionally Permitted Uses

Use	Status	Notes
Retail sales	P	Must be conducted within a permanent building.
Professional office	P	Includes administrative, business, medical, counseling, and similar office uses
Co-working/shared workspace	P	Such as shared office space
Personal service use	P	Includes barber, salon, wellness, fitness, recreation and similar service uses
Artisan studio, gallery, craft, or maker space	P	Small-scale commercial/artisan uses
Restaurant, café, bakery, deli	P	Subject to applicable parking, lighting, noise, and operational standards
Outdoor seating accessory to restaurant/ café	C	Subject to Section 15.9.14 15.12.1.D
Large restaurant with or without a liquor license	C	Subject to parking, traffic, lighting, noise, and operational review
Tavern / bar	C	Only two permitted in the C-2 Zone subject to compatibility, parking, lighting, noise, hours of operation, and operational review
Day care / educational / tutoring use	P	Subject to traffic, parking, pedestrian, and site-design standards
Civic or community-serving use	P	Public or community-serving uses compatible with the district
Farmers market / seasonal market	C	Subject to temporary-use, event, parking, traffic, and operational

standards		
Mixed-use development	P	Subject to Section 15.9.5
Residential unit as part of mixed-use only	P	Must be attached, above, behind, or subordinate to commercial frontage
Single-family residential as a stand-alone use	N	Prohibited in C-2
Multifamily residential as a stand-alone use	N	Prohibited in C-2
Ground-floor residential on primary street frontage	N	Prohibited
Bed and breakfast / inn	N	Prohibited
Hotel / motel / transient lodging	N	Prohibited

Use	Status	Notes
Short-term rental / vacation rental	N	Prohibited
Religious assembly	C	
Drive-through use	N	Prohibited
Gas station / fuel sales Do we want? Can we say no?	C	Must be on highway, have screened fueling areas, and meet all standards of this chapter
Auto repair / body shop / vehicle service	N	Prohibited
Vehicle sales / rental	N	Prohibited
Outdoor storage / storage yard	N	Prohibited
Contractor yard / heavy service use	N	Prohibited
Warehousing / distribution	N	Prohibited
Industrial / manufacturing use	N	Prohibited, except as otherwise included under permitted artisan or maker uses
Temporary, portable, membrane-covered, or tent-like principal building	N	Prohibited except for approved temporary events
Special event / temporary commercial event	C	Subject to special events permit requirements
Nightclub / late-night entertainment venue	N	Prohibited

P = Permitted

C = Conditional

N = Prohibited

15.9.5 Mixed-Use Standards

A. Mixed-use development is permitted in the C-2 zone only where designed to preserve a meaningful commercial presence and maintain the commercial character of the district.

B. Commercial and residential are the only uses permitted in a mixed-use development. Commercial space combined with residential space is permitted as a mixed-use property. No other mixed-use combinations are permitted.

C. Commercial uses shall be located on the ground floor. Residential uses shall be attached and be located above or otherwise subordinate to the commercial frontage. Ground floor commercial shall occupy at least 60% of the building frontage, measured as linear frontage along the primary street or front access, and be designed and constructed for occupancy by commercial tenants, not residential conversion.

D. A mixed-use building may be divided into individually owned units, allowing for separate sales and ownership while sharing common elements. Short term rentals/leases less than 90 days are prohibited. In such arrangements a mandatory owners association or a homeowner's association (HOA) Why needed? Any conflict with HOA definition and commercial? shall manage the building and the cost allocation. Mixed-use projects proposing separate ownership of residential units and commercial spaces shall comply with applicable subdivision and condominium platting requirements under Utah law. Approval of mixed-use projects shall not by itself authorize separate conveyance of units or commercial spaces unless the project has been platted or otherwise approved in accordance with applicable subdivision regulations.

E. **Residential Density Limits** Residential density will be graduated based on size of parcel as stated below:

- No residential units for parcels smaller than 0.12 acres
- For parcels **up to 0.25 acres in size**: A maximum of 1 residential unit
- For parcels between 0.25 and 0.5 acres in size allow up to 2 residential units.
- For parcels **0.5 acres or larger**: A maximum of 2 residential units per quarter-acre (rounded down to the nearest quarter-acre).

F. Each residential unit shall be provided with a two-car garage as part of the residential unit.

G. Mixed-use development in the C-2 zone shall maintain a commercially oriented form and shall not be arranged so that minimal or token commercial space is used to satisfy the mixed-use requirement while the development functions primarily as residential use. Any mixed-use unit will have a minimum floor space of 50% commercial, (exclude garage or include garage in commercial calculation) Commercial space shall be constructed prior to or concurrently with residential units. Commercial space shall not be converted to residential use. A

certificate of occupancy for residential units may be conditioned upon completion of commercial space.

- H. Residential units within mixed-use development shall be used only as single-family units and shall not be used for short-term rentals of less than 90 days. This includes, but not limited to, vacation rentals, transient lodging, or similar short-term occupancy. Stand-alone residential use is prohibited in the C-2 zone.
- I. Ground floor frontage may be occupied by office or service uses where the Town finds that such use maintains an active pedestrian-oriented frontage through entrances, windows, customer facing activity and hours of operation reasonably consistent with the Town.
- J. Ground-floor residential occupancy in a mixed-use building is prohibited. The ground floor must be occupied by an active, approved commercial use.
- K. Mixed-use development shall comply with all applicable provisions of this chapter, including frontage, parking, access, pedestrian connectivity, architectural, landscaping, screening, and operational standards.

15.9.6 Front Yard Regulations / Build-to Requirements

- A. Buildings in the C-2 zone must be a minimum of 30 feet? Make smaller from property line. (This is up for discussion. It may be deleted. Are we overregulating a commercial development. Will the parking and traffic standards take care of this? We do not want to limit a good site plan for a mixed-use development.)
- B. Primary building entrances shall face the street on which the property fronts, except where the Town finds that an alternative orientation better supports site design, pedestrian circulation, or compatibility with adjacent development.
- C. Front-yard setbacks in the C-2 zone may be more flexible than in C-1, but buildings shall not be set so far back that parking becomes the dominant visual feature of the frontage.
- D. Off-street parking, where provided, shall be located to the side or rear of the principal building where feasible. Front-yard parking may be allowed only where site

design, access, or circulation makes a reasonable alternative impractical, and any such parking shall be limited and screened in accordance with this chapter. All parking calculations and layouts shall account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

E. Development in the C-2 zone shall maintain a clear and safe pedestrian relationship between the public street, building entrances, and parking areas.

F. Site planning in the C-2 zone shall avoid highway-commercial design patterns that disconnect buildings from the street or from pedestrian circulation toward the Historic Core.

15.9.7 Side Yard Regulations

A. Side yard regulations in the C-2 will require a 10-foot setback for all buildings from the property line and shall be applied in a manner that supports compatible building spacing, pedestrian accessibility, service efficiency, and appropriate transitions to adjacent properties.

B. On undeveloped C-2 lots side-yard design shall allow for building articulation, pedestrian access, screening, landscaping, and appropriate separation from adjacent uses while maintaining an efficient commercial site layout.

C. Where a C-2 property abuts a residential zone, side-yard setbacks will be a minimum of ten (10) feet. Screening, buffering, and related mitigation measures shall be **increased** as necessary to provide a compatible transition and to reduce impacts related to building scale, service functions, lighting, parking, traffic, or noise.

D. Where access, parking, service, loading, or utility areas are located along a side yard, such areas shall be screened or designed to minimize visual and operational impacts on adjacent properties and public streets.

E. Side-yard design in the C-2 zone shall not be arranged in a manner that creates unnecessary curb cuts, interrupts pedestrian circulation, or shifts site impacts toward the Historic Core.

15.9.8 Rear Yard Regulations

A. Rear yard regulations in the C-2 zone will require a ten (10) foot setback

from the property line for all buildings and shall be applied in a manner that supports compatible transitions, service efficiency, screening, buffering, and overall site functionality.

B. Where a C-2 property abuts a residential zone, setbacks will be a minimum of ten (10) feet. Screening, buffering, or other mitigation measures may be required to reduce impacts related to building scale, lighting, noise, service functions, parking, traffic, or operational activity.

C. Rear yards shall be the preferred location for service areas, refuse and recycling areas, loading areas, mechanical equipment, and similar operational features where feasible; provided, however, that such areas shall be screened and arranged to minimize impacts on adjacent properties and public streets.

D. Rear-yard areas used for parking, service, loading, refuse, utilities, or mechanical equipment shall be screened in accordance with this chapter.

E. Rear-yard design in the C-2 zone shall provide appropriate access, service functions, screening, and pedestrian circulation without undermining the commercial character or pedestrian accessibility of the site.

15.9.9 Height and Story Regulations

A. No building or structure in the C-2 zone shall exceed thirty-five (35) feet in height. Definition on height-natural grade to the top of (R-1). Look at current C-1. 15.8.6 in C1. Do we want that.

B. No building or structure in the C-2 zone shall exceed two (2) stories. ^{1/2?}

C. No additional height or stories beyond the limits set forth in this section shall be permitted through mixed-use design, roof form, architectural features, or any similar method.

D. Buildings in the C-2 zone shall be designed so that height, stories, and building mass remain compatible with Huntsville's scale and do not create an overbuilt or overly urban form inconsistent with the Town's character.

E. Residential units within mixed-use buildings shall be located above or

otherwise subordinate to the ground-floor commercial frontage and shall not diminish the commercial character of the primary street frontage.

15.9.10 Coverage Regulations

- A. Maximum lot coverage in the C-2 zone shall not exceed fifty percent (50%).
- B. The maximum lot coverage established in this section shall apply to all principal buildings, accessory buildings, and other covered structures, except as otherwise provided by this Title.
- C. Compliance with the maximum lot coverage requirement shall not relieve any development from meeting the applicable standards of this chapter related to frontage, access, pedestrian connectivity, parking, landscaping, screening, drainage, buffering, or other site-design requirements.
- D. The distinction between C-2 development and development within C-1 and the Historic Core shall be achieved through building footprint, frontage, parking, access, pedestrian connections, landscaping, screening, and design standards rather than through differing lot-coverage allowances.

15.10 Architectural, Facade, Landscape and Screening Standards

- A. Purpose. Buildings, frontage improvements, landscaping, and screening within the C-2 zone shall be designed to complement Huntsville's scale, mountain setting, with Western American mountain architecture (such as Victorian, colonial, log mountain lodges, modern ranch with pitched roofs), and overall small-town character while allowing more flexibility in building size, parking, and site planning than the C-1 zone. Western Mountain Architectural buildings shall consist of permanent rectilinear structures. (do we need to have rectilinear only?).
- B. Pedestrian Scale and Building Massing.
 - 1. Buildings shall be designed to maintain pedestrian scale through variations in wall planes, materials, facade elements, pitched roof forms, and other architectural features.
 - 2. Larger (define this further, how many feet linear before a "break", offset) buildings shall be designed to appear as smaller building components rather than one monolithic structure.

3. Street-facing facades shall be articulated to reduce apparent mass and to maintain a pedestrian-accessible commercial character.

C. Street-Facing Entrances and Frontage.

1. Primary building entrances shall be visible from and oriented toward the street or a clearly defined pedestrian route.
2. Street-facing facades shall include pedestrian-oriented design features such as storefront windows, covered entrances, awnings, canopies, overhangs, or similar elements.
3. Frontages shall be designed to avoid blank, vehicle-dominated, or storage-like street edges.

D. Facade Articulation and Continuity.

1. Larger street-facing facades shall be divided into smaller architectural bays or storefront modules through changes in plane, materials, roofline, window pattern, or other facade elements.
2. Development in the C-2 zone shall remain visually compatible with Huntsville's commercial areas and shall avoid long, unbroken walls or flat, undifferentiated facades.

E. Transparency and Blank Walls.

1. Street-facing ground-floor facades shall include a minimum of 50% transparent windows between 2 and 10 feet above grade or similar openings sufficient to support an active and pedestrian-accessible commercial frontage.
2. Blank walls on primary street-facing facades are prohibited.

F. Materials.

1. Exterior materials shall be durable, high-quality, and compatible with Huntsville's mountain and small-town character.
2. Metal may be used where integrated with other compatible materials and where it contributes to a durable, high-quality design.
3. Low-quality faux materials, such as vinyl and aluminum siding, exterior stucco (EIFS), and unadorned concrete block (CMU) facades are prohibited. Only natural or high-quality simulated stone, brick, wood siding, and board-and-batten are permitted.
4. Fire-resistant and climate-appropriate materials may be used where compatible with the district.

G. Roof Forms and Weather Protection

1. Roofs shall be designed to complement Huntsville's mountain setting and commercial character. Pitched, hipped, or similarly compatible roof forms are encouraged.
2. Roof overhangs, canopies, covered entries, and similar weather-protection features are encouraged.
3. Roofs, canopies, balconies, and related features shall be designed to prevent snow and ice from shedding directly onto pedestrian walkways, entries, or adjacent properties.
4. All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site.
5. Metal roofs shall be painted or of a non-reflective nature.
6. Shingled roofs shall be composed of at least a 40-year guaranteed quality and must be architectural/laminated shingles or simulated wood shakes. Standard 3-tab shingles are prohibited.

H. Colors.

1. Exterior colors shall be muted, natural, or earth-toned and shall be compatible with the surrounding district.
2. Harshly contrasted, fluorescent, luminescent, day-glow, or similarly intense colors are prohibited as principal exterior colors, except for limited accent use approved by the Town.

I. Landscaping.

1. Landscaping in the C-2 zone shall support pedestrian activity, soften the appearance of buildings and parking areas, and complement the character of the district.
2. Landscaping shall be required and shall be integrated into site design and shall not be used to justify disconnected, highway-commercial site layouts.
3. Street trees, planting areas, parking-lot landscaping, and landscape edges may be required where appropriate to soften larger lots and parking areas.

J. Screening.

1. Refuse and recycling areas, service areas, loading areas, utilities, ground-mounted mechanical equipment, and similar features shall be screened from public streets and adjacent properties.
2. Screening shall be integrated into site and building design and shall use materials, walls, fencing, landscaping, or combinations thereof compatible

with the district. No vinyl or chain-link fencing permitted.

3. Parking areas visible from the street shall be limited and screened in accordance with this chapter.

K. Transition Toward the Historic Core. Development in the C-2 zone shall be designed to remain visually and functionally connected to the Town Historic Core. Buildings, site design, pedestrian routes, materials, and frontage treatment shall avoid creating an isolated or strip-commercial pattern disconnected from the rest of the Town.

L. Prohibited and Discouraged Design Features. The following are prohibited or strongly discouraged in the C-2 zone:

1. Blank street-facing facades;
2. Large monolithic building walls without articulation;
3. Parking-dominated frontage;
4. Harsh fluorescent or day-glow exterior colors;
5. Low-quality faux materials;
6. Highway-commercial facade and site-design patterns inconsistent with Huntsville's character.

15.11 Parking and Shared Parking Standards

A. Purpose. Parking within the C-2 zone shall be designed and managed to accommodate a greater level of traffic, parking demand and site flexibility than the C-1 zone, while maintaining pedestrian accessibility, visual compatibility, and connection to the Historic Core. All parking calculations and layouts shall account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

B. General Parking Approach.

1. On-site parking is generally expected in the C-2 zone.
2. Parking shall be designed so that it supports commercial activity without overwhelming frontage, pedestrian circulation, or the character of the district.
3. Shared parking, off-site parking, and flexible parking arrangements are encouraged where they reduce unnecessary paving and support efficient site design.
4. All parking calculations and layouts must account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

C. Parking Location.

1. Parking shall be located to the side or rear of the principal building where feasible.
2. Front-yard parking may be allowed where site design, circulation, or access makes a reasonable alternative impractical, provided such parking is limited, screened, and integrated with pedestrian access.
3. No development in the C-2 zone shall be arranged so that parking becomes the sole or dominant visual feature of the street frontage.
4. Residential in the C-2 zone will provide an attached detached ok? 2-car garage behind each residential unit. Review by residential, service, and commercial uses—where do they all park ideally. Residential in garage/back, service/delivery in back?, commercial in front (primary entry point)

D. Shared Parking.

1. Shared parking may be approved within the C-2 zone where the applicant demonstrates that peak parking demand will be accommodated.
2. Mixed-use developments may qualify for reduced parking where the applicant demonstrates that the parking demands of different uses are complementary in time or intensity.
3. Shared parking arrangements shall be documented in a form acceptable to the Town.

E. Off-Site Parking. Off-site parking may be approved where the Town finds that the location, walking distance, pedestrian safety, and long-term availability of such parking adequately serve the proposed use and are compatible with the district.

F. Parking Design and Screening.

1. Parking areas shall provide safe pedestrian access from parking areas to building entrances.
2. Landscaping, low walls, fencing, or similar screening elements may be required to soften the visual impact of parking and maintain the character of the district.
3. Larger parking areas shall include pedestrian routes and internal landscaping sufficient to break up paved areas and improve safety and appearance.

G. Relationship to Access Standards. Parking layout and circulation shall comply

with Section 15.9.13 and shall be designed to avoid shifting traffic and parking impacts onto inner town streets serving the Historic Core.

15.12 Access, Traffic Flow and Pedestrian Connectivity

A. Purpose. Access, circulation, and pedestrian connectivity within the C-2 zone shall be designed to accommodate greater traffic and parking demand while maintaining safe pedestrian movement, protecting the Historic Core from unnecessary traffic intrusion, and ensuring that development remains connected to the Town's overall walkable commercial pattern.

B. General Standards.

1. Site design shall provide safe and logical circulation for pedestrians, vehicles, parking access, and service access.
2. Access and circulation patterns shall be coordinated with the commercial character of the C-2 zone and shall avoid site layouts that create unnecessary conflicts between vehicles and pedestrians.
3. Pedestrian movement shall be integrated into site design and shall not be subordinate solely to vehicle movement.

C. Main-Road Access.

1. For undeveloped lots in the C-2 zone, primary vehicular access, parking access, and service access shall be taken from the main road or other higher-capacity street where feasible.
2. Inner town streets serving the Historic Core shall not be used as the primary access for undeveloped C-2 lots where reasonable access from the main road or other higher-capacity street is available.
3. Site planning shall be arranged to reduce traffic intrusion into the Historic Core and to maintain the functional distinction between the more flexible C-2 area and the more pedestrian-oriented town core.

D. Shared Access and Curb Cuts.

1. Shared access points, coordinated site circulation, and cross-access between compatible properties are encouraged where feasible to reduce curb cuts and improve traffic flow.
2. Curb cuts shall be minimized to the extent practicable, particularly where they would interrupt pedestrian movement or shift parking circulation impacts toward the Historic Core.

E. Pedestrian Connectivity.

1. Undeveloped C-2 lots shall provide sidewalks, pathways, or other safe pedestrian connections from parking areas and building entrances to the public street.
2. Site design shall, where applicable, provide pedestrian connections toward the Historic Core and adjacent commercial areas.
3. Pedestrian walkways shall be clearly identifiable, reasonably direct, and designed to connect building entrances, parking areas, and public sidewalks or pathways in a safe and convenient manner.

F. Protection of the Historic Core.

1. Access and circulation design in the C-2 zone shall not direct unnecessary commercial traffic, parking circulation, or service activity onto inner town streets serving the Historic Core.
2. The Town may require modifications to access location, curb cuts, circulation patterns, or pedestrian routes where necessary to preserve the safety, walkability, and character of the Historic Core.

G. Service and Operational Access. Service, loading, refuse, and utility access shall be located and designed to minimize conflicts with pedestrians, reduce visual impacts, and avoid unnecessary disruption to streets and frontages serving the broader town center.

15.12.1 Lighting, Noise, Outdoor Activity and Special Events

A. Purpose. Lighting, noise, outdoor activity, and special events within the C-2 zone shall be managed in a manner that supports commercial activity, accommodates greater traffic and parking demand than C-1, protects nearby properties, and maintains compatibility with Huntsville's small-town setting, dark-sky standards, and connection to the Historic Core.

B. Lighting.

1. All development in the C-2 zone shall comply with the Town's lighting ordinance and Dark Sky principles.
2. Lighting in the C-2 zone shall be fully shielded and designed to minimize glare, light spill, and excessive brightness.
3. Lighting shall be directed downward and located so as to protect adjacent properties, public streets, and the night sky.

4. Lighting for parking areas, vehicle circulation, storefronts, entrances, walkways, and pedestrian areas shall provide safety and visibility without creating an excessive highway-commercial lighting character.
5. Lighting on sites adjacent to or visually connected with the Historic Core may be subject to additional conditions where necessary to protect pedestrian comfort and compatibility.

C. Noise and Operational Compatibility.

1. Uses within the C-2 zone shall be operated to minimize adverse noise impacts on adjoining properties, public streets, and areas connected to the broader town center.
2. Outdoor amplified sound, outdoor speakers, and late-night outdoor activity must be conducted between the hours of 8 AM and 10 PM. Mechanical equipment, loading and service functions, and other operational features shall be limited, screened, timed, or conditioned as necessary to maintain compatibility with surrounding uses and the purpose of the district.
3. Mechanical equipment, refuse collection activity, deliveries, and service operations shall be located and managed to reduce noise and disruption to nearby properties and pedestrian areas.
4. Standards and conditions may be more restrictive where a C-2 property is adjacent to residential uses or where impacts may affect the Historic Core.

D. Outdoor Activity and Outdoor Seating.

1. Outdoor seating, dining, gathering, market activity, or similar outdoor commercial activity may be permitted (subject to an allowable conditional use) where it remains compatible with surrounding uses and the character of the district, and is only permitted between the hours of 8 AM and 10 PM.
2. The Town may require review of outdoor activity with respect to hours of operation, location, pedestrian circulation, waste management, lighting, noise, traffic, and parking impacts.
3. Outdoor activity shall not obstruct pedestrian walkways, interfere with safe circulation, or create unreasonable impacts on adjacent properties or streets.
4. Outdoor activity within the C-2 zone shall be arranged so as not to push overflow parking, traffic, or event activity toward the Historic Core.

E. Special Events Permit Required.

1. Any event, gathering, or temporary activity in the C-2 zone that exceeds the normal

approved occupancy, parking capacity, site capacity, or operational characteristics of the use or property shall require a special events permit.

2. A special events permit may also be required for events involving amplified sound, temporary structures, vendors, extended hours, overflow parking, traffic control, outdoor lighting, or other impacts on surrounding properties or the public right-of-way.

3. In reviewing a special events permit, the Town may consider traffic, parking, pedestrian safety, lighting, noise, sanitation, hours of operation, compatibility with adjacent uses, and impacts on nearby residential areas and the Historic Core.

F. Temporary Structures Associated with Events. Temporary tents, canopies, vendor structures, and similar temporary event-related features may be allowed only in connection with an approved temporary activity or special event and shall not be used as permanent or principal buildings in the C-2 zone.

15.12.2 Transition to Historic Core

A. Development within the C-2 zone shall be designed to remain visually and functionally connected to the Historic Core through pedestrian routes, building placement, frontage treatment, materials, and overall site design.

B. Development on C-2 lots shall not create strip-commercial patterns, excessive curb cuts, parking-dominated frontage, or traffic circulation patterns that undermine the walkability or character of the Historic Core.

C. The Town may require additional buffering, pedestrian improvements, access modifications, screening, lighting controls, or design adjustments on C-2 lots where necessary to provide a compatible transition toward the Historic Core or nearby residential uses

Add section to refer to town signage ordinance

Curb and gutter comment—more rural, vision statement says no curb and gutter.
Vision statement could be updated to refer that section to residential only.

General plan—"considering" C-2. Needs to be updated.

ADA-requirements?

July 9, 2026

To whom it may concern:

Regarding the development at 500 South and 7800 E in Huntsville. I am a state certified level 3 onsite wastewater system designer that has been working with David Booth. I can confidently say that the most current design is the maximum that the property can hold. The commercial on the lower levels, residential on the above levels, and the market on the property are maximizing the area left for parking and wastewater. The absorption areas designated cannot be utilized for anything else but for the disposal of wastewater. I do not see a compliant way to increase commercial space without additional property space.

Thank you,

Craig Jorgensen
03056-OSP-3

The original plan includes the 2 round buildings
(1 being residential)

Do they have access to our architectural plans?

15.8 COMMERCIAL ZONE C-1

15.8.1 Purpose

The purpose of the Commercial Zone C-1 is intended to support commercial activity, services, and appropriately scaled mixed-use development in a manner that remains pedestrian-accessible, while remaining compatible with the scale, character, Western mountain architecture, and mountain setting of the Town. The C-1 zone is intended to support year-round economic activity, visitor-serving uses, and local-serving businesses that strengthen the Town's long-term financial resilience; and be consistent with Huntsville's goal of containing commercial growth within its existing zoned areas rather than expanding commercial development into new parts of Town.

15.8.2 Use Regulations

- A. Uses in the C-1 zone shall be limited to those that support a flexible commercial environment compatible with Huntsville's Historic Core (see Exhibit A (current C-1 zoning map), scale, character, and mountain setting while remaining pedestrian-accessible.
- B. Uses that are primarily storage-oriented, industrial in character, transient in occupancy, incompatible with pedestrian accessibility, or inconsistent with the purpose of the C-1 zone shall be prohibited or allowed only upon conditional review where specifically identified in this chapter. Buildings in the C-1 zone, and the ground floor of mixed-use buildings in the C-1 zone must be occupied by an active, commercial use.
- C. All uses not specifically listed as permitted or conditionally permitted in the C-1 zone shall be prohibited unless otherwise authorized by the Town through an applicable review process established by this Title.
- D. All principal commercial, residential, and mixed-use uses in the C-1 zone shall be conducted within permanent, code-compliant buildings unless expressly allowed otherwise by this chapter for temporary events or approved temporary activities.

E. Short-term rentals, vacation rentals, transient lodging of less than 90 days, and similar short-term occupancy are prohibited in all buildings and units in the C-1 zone except for approved Bed and Breakfasts and those transient lodging units that were approved prior to 2025.

15.8.3 Permitted and Conditionally Permitted Uses Within the Commercial Zone (C-1)

Uses in the C-1 zone shall be as set forth in Table 15.8.4. Uses identified as permitted are allowed subject to compliance with the standards of this chapter. Uses identified as conditional uses may be approved only upon a finding that the proposed use remains compatible with the purpose of the C-1 zone and with all applicable conditional use standards of this Title. Uses not specifically listed may be determined by the Town Council to be substantially similar to permitted or conditional uses where consistent with the purpose of the C-1 zone.

15.8.4 Table of Permitted and Conditionally Permitted Uses (The table needs to be reviewed and compared to current Use table)

Use	Status	Notes
Retail sales	P	Must be conducted within a permanent building
Professional office	P	Includes administrative, business, medical, counseling, and similar office uses
Co-working/shared workspace	P	Such as shared office space
Personal service use	P	Includes barber, salon, wellness, fitness, recreation and similar service uses
Artisan studio, gallery, craft, or maker space	P	Small-scale commercial/artisan uses
Restaurant, café, bakery, deli	P	Subject to applicable parking, lighting, noise, and operational standards
Outdoor seating accessory to restaurant/ café	C	Subject to Section 15.8.14
Large restaurant with or without a liquor license	C	Subject to parking, traffic, lighting, noise, and operational review
Tavern / bar	C	Only two permitted in the C-1 Zone subject to compatibility, parking, lighting, noise, hours of operation, and operational review
Day care / educational / tutoring use	P	Subject to traffic, parking, pedestrian, and site-design standards
Civic or community-serving use	P	Public or community-serving uses compatible with the district

Farmers market / seasonal market	C	Subject to temporary-use, event, parking, traffic, and operational standards
Mixed-use development	P	Subject to Section 15.8.5
Residential unit as part of mixed-use only	P	Must be attached, above, behind, or subordinate to commercial frontage
Single-family residential as a stand-alone use	N	Prohibited in C-1
Multifamily residential as a stand-alone use	N	Prohibited in C-1
Ground-floor residential on primary street frontage	N	Prohibited
Bed and breakfast / inn	C	
Hotel / motel / transient lodging	N	Prohibited
Storage, Indoor, Commercial	C	See 15.8.2.B

Use	Status	Notes
Short-term rental / vacation rental	N	Prohibited
Religious assembly	C	
Drive-through use	N	Prohibited
Gas station / fuel sales	N	Prohibited
Auto repair / body shop / vehicle service	N	Prohibited
Vehicle sales / rental	N	Prohibited
Outdoor storage / storage yard	N	Prohibited
Contractor yard / heavy service use	N	Prohibited
Warehousing / distribution	N	Prohibited
Industrial / manufacturing use	N	Prohibited, except as otherwise included under permitted artisan or maker uses
Manufacturing, Light	C	
Temporary, portable, membrane-covered, or tent-like principal building	N	Prohibited except for approved temporary events
Special event / temporary commercial event	C	Subject to special events permit requirements
Nightclub / late-night entertainment venue	N	Prohibited

P = Permitted

C = Conditional

N = Prohibited

15.8.5 Mixed-Use Standards

A. Mixed-use development is permitted in the C-1 zone only where designed to preserve a meaningful commercial presence and maintain the commercial character of the Historic Core.

B. Commercial and residential are the only uses permitted in a mixed-use building. Commercial space combined with residential space is permitted

as a mixed-use property. No other mixed-use combinations are permitted.

- C. Mixed-use eligibility in the C-1 zone shall apply only to parcels lawfully zoned C-1 as of December 31, 2025, unless otherwise expressly authorized by a subsequent legislative amendment of the Town.
- D. For purposes of determining maximum mixed-use allowance in the C-1 zone, eligibility shall be based on C-1 parcels lawfully existing as of December 31, 2025. Parcel consolidation, lot line adjustment, replatting, or common ownership occurring after that date shall not, by itself, increase the maximum mixed-use allowance otherwise permitted under this chapter.
- E. Any assembled, consolidated, or replatted site in the C-1 zone shall remain subject to all applicable frontage, scale, parking, access, pedestrian connectivity, architectural compatibility, Historic Core, and site-capacity standards of this chapter.
- F. Commercial uses shall be located on the ground floor and occupy the primary street frontage or a clearly defined pedestrian route. Residential uses shall be attached and be located above or otherwise subordinate to the commercial frontage. Ground floor commercial shall occupy at least 60% of the building frontage, measured as linear frontage along the primary street or front access, and be designed and constructed for occupancy by commercial tenants, not residential conversion.
- G. A mixed-use building may be divided into individually owned units, allowing for separate sales and ownership while sharing common elements. In such arrangements a mandatory owners association or a homeowner's association (HOA) shall manage the building and the cost allocation. Mixed-use projects proposing separate ownership of residential units and commercial spaces shall comply with applicable subdivision and condominium platting requirements under Utah law. Approval of mixed-use projects shall not by itself authorize separate conveyance of units or commercial spaces unless the project has been platted or otherwise approved in accordance with applicable subdivision regulations.
- H. **Residential Density Limits** Residential density will be graduated based on size of parcel as stated below:

- No residential units for parcels smaller than 0.12 acres
 - For parcels **up to 0.25 acres in size**: A maximum of 1 residential unit
 - For parcels between 0.25 and 0.5 acres in size allow up to 2 residential units.
 - For parcels **0.5 acres or larger**: A maximum of 2 residential units per **half-acre** (rounded down to the nearest quarter-acre).
- I. Each residential unit shall be provided with a two-car garage as part of the residential unit **on new development as of the date of this ordinance. If a two-car garage is not feasible, the Town may approve an alternative plan such as a single-wide garage with a car-lift, parking on the side or street, etc.**
- J. Mixed-use development in the C-1 zone shall maintain a commercially oriented form and shall not be arranged so that minimal or token commercial space is used to satisfy the mixed-use requirement while the development functions primarily as residential use. Any mixed-use unit/building will have a minimum floor space of 50% commercial. Commercial space shall be constructed prior to or concurrently with residential units. A certificate of occupancy for residential units may be conditioned upon completion of commercial space.
- K. Residential units within mixed-use development shall be used only as single-family units and shall not be used for short-term rentals (less than 90 days), vacation rentals, transient lodging, or similar short-term occupancy. Stand-alone residential use is prohibited in the C-1 zone.
- L. Ground floor frontage may be occupied by office or service uses where the Town finds that such use maintains an active pedestrian-oriented frontage through entrances, windows, customer facing activity and hours of operation reasonably consistent with the Town.
- M. Ground-floor residential occupancy in a mixed-use building is prohibited. The ground floor must be occupied by an active, approved commercial use.
- N. Mixed-use development shall comply with all applicable provisions of this chapter, including frontage, parking, access, pedestrian connectivity, architectural, landscaping, screening, and operational standards.

15.8.6 Historic Core Standards

A. Purpose. The purpose of the Historic Core Standards is to preserve and strengthen Huntsville's traditional town-core pattern, encourage adaptive reuse and compatible reinvestment, protect walkability and pedestrian scale, and ensure that new development, additions, and replacement buildings remain compatible with the established character, lot pattern, and built form of the Historic Core.

B. Applicability.

1. The standards of this section shall apply to properties identified by the Town as part of the Historic Core within the C-1 zone.
2. Where the provisions of this section conflict with other provisions of the C-1 zone, the Historic Core Standards shall govern.
3. These standards are intended to apply within the existing C-1 zone and shall not be interpreted as creating or expanding a separate zoning district.

C. Traditional Town-Core Pattern.

1. Development within the Historic Core shall reinforce the traditional pattern of smaller scale buildings, pedestrian-oriented frontage, and close relationship between buildings and the street.
2. Existing lawful building placement, frontage rhythm, and irregular lot patterns may be recognized and preserved where consistent with public health and safety.
3. New development shall avoid suburban, highway-commercial, or parking-dominated site design that would disrupt the traditional form of the Historic Core.
4. Parcel consolidation, site assembly, or replatting within the Historic Core shall not be used to justify a building form, unit count, frontage pattern, or site design inconsistent with the established smaller-scale, pedestrian-oriented development pattern of the district.

15.8.7 Front Yard Regulations / Build-to Requirements

- A.** No front yard required setback except for outdoor dining and leisure/gathering spaces are encouraged within a flexible ten-foot (10) setback.
- B.** Primary building entrances shall face the street on which the property fronts, except where the Town finds that an alternative orientation better supports site design, pedestrian circulation, or compatibility with adjacent development.

C. Off-street parking, where provided, shall be located to the side or rear of the principal building where feasible. Front-yard parking may be allowed only where site design, access, or circulation makes a reasonable alternative impractical, and any such parking shall be limited and screened in accordance with this chapter. All parking calculations and layouts shall account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

D. Development in the C-1 zone shall maintain a clear and safe pedestrian relationship between the public street, building entrances, and parking areas.

15.8.8 Side Yard Regulations

A. On undeveloped C-1 lots side-yard design shall allow for building articulation, pedestrian access, screening, landscaping, and appropriate separation from adjacent uses while maintaining an efficient commercial site layout.

B. Where a C-1 property abuts a residential zone, side-yard setbacks will be a minimum of ten (10) feet. Screening, buffering, and related mitigation measures may be increased as necessary to provide a compatible transition and to reduce impacts related to building scale, service functions, lighting, parking, traffic, or noise.

C. Where access, parking, service, loading, or utility areas are located along a side yard, such areas shall be screened or designed to minimize visual and operational impacts on adjacent properties and public streets.

D. Side-yard design in the C-1 zone shall not be arranged in a manner that creates unnecessary curb cuts or interrupts pedestrian circulation,

15.8.9 Rear Yard Regulations

A. Rear yard regulations in the C-1 zone will require a ten (10) foot setback from the property line for all buildings and shall be applied in a manner that supports compatible transitions, service efficiency, screening, buffering, and overall site functionality.

B. Where a C-1 property abuts a residential zone, setbacks will be a minimum

of ten (10) feet. Screening, buffering, or other mitigation measures may be required to reduce impacts related to building scale, lighting, noise, service functions, parking, traffic, or operational activity.

C. Rear yards shall be the preferred location for service areas, refuse and recycling areas, loading areas, mechanical equipment, and similar operational features where feasible; provided, however, that such areas shall be screened and arranged to minimize impacts on adjacent properties and public streets.

D. Rear-yard design in the C-1 zone shall provide appropriate access, service functions, screening, and pedestrian circulation without undermining the commercial character or pedestrian accessibility of the site.

15.8.10 Height and Story Regulations

A. No building or structure in the C-1 zone shall exceed thirty-five (35) feet in height, or two and a half (2 ½) stories, unless the height is for a unique architectural feature(s), recommended by the Planning Commission and approved by the Town Council. The unique structure's height cannot exceed forty (40) feet, be no greater in area than 150 sq. ft. each and no greater in length than twenty (20) feet each (e.g., bell tower, etc.) There shall not be more than two (2) unique structures per acre. Flat roof buildings shall not exceed two (2) stories or twenty-four (24) feet, whichever is greater. (Do we want to restrict flat roof buildings?)

B. Buildings in the C-1 zone shall be designed so that height, stories, and building mass remain compatible with Huntsville's scale and do not create an overbuilt or overly urban form inconsistent with the Town's character.

C. Residential units within mixed-use buildings shall be located above or otherwise subordinate to the ground-floor commercial frontage and shall not diminish the commercial character of the primary street frontage.

15.8.11 Coverage Regulations

A. Maximum lot coverage in the C-1 zone shall not exceed fifty percent (50%).

B. The maximum lot coverage established in this section shall apply to all principal buildings, accessory buildings, and other covered structures, except

as otherwise provided by this Title.

C. Compliance with the maximum lot coverage requirement shall not relieve any development from meeting the applicable standards of this chapter related to frontage, access, pedestrian connectivity, parking, landscaping, screening, drainage, buffering, or other site-design requirements.

15.8.12 Architectural, Facade, Landscape and Screening Standards

A. Purpose. Buildings, frontage improvements, landscaping, and screening within the C-1 zone shall be designed to complement Huntsville's Historic Core, scale, mountain setting, with Western American mountain architecture (such as Victorian, colonial, log mountain lodges, modern ranch with pitched roofs), and overall small-town character. Western Mountain Architectural buildings shall consist of permanent rectilinear structures.

B. Pedestrian Scale and Building Massing.

1. Buildings shall be designed to maintain pedestrian scale through variations in wall planes, materials, facade elements, pitched roof forms, and other architectural features.
2. Larger buildings shall be designed to appear as smaller building components rather than one monolithic structure.
3. Street-facing facades shall be articulated to reduce apparent mass and to maintain a pedestrian-accessible commercial character.

C. Street-Facing Entrances and Frontage.

1. Primary building entrances shall be visible from and oriented toward the street or a clearly defined pedestrian route.
2. Street-facing facades shall include pedestrian-oriented design features such as storefront windows, covered entrances, awnings, canopies, overhangs, or similar elements.
3. Frontages shall be designed to avoid blank, vehicle-dominated, or storage-like street edges.

D. Facade Articulation and Continuity.

1. Larger street-facing facades shall be divided into smaller architectural bays or storefront modules through changes in plane, materials, roofline, window pattern, or other facade elements.
2. Development in the C-1 zone shall remain visually compatible with

Huntsville's commercial areas and shall avoid long, unbroken walls or flat, undifferentiated facades.

E. Transparency and Blank Walls.

1. Street-facing ground-floor facades shall include a minimum of 50% transparent windows between 2 and 10 feet above grade or similar openings sufficient to support an active and pedestrian-accessible commercial frontage.
2. Blank walls on primary street-facing or pedestrian routes facades are prohibited.

F. Materials.

1. Exterior materials shall be durable, high-quality, and compatible with Huntsville's mountain and small-town character.
2. Metal may be used where integrated with other compatible materials and where it contributes to a durable, high-quality design.
3. Low-quality faux materials, such as vinyl and aluminum siding, exterior stucco (EIFS), and unadorned concrete block (CMU) facades are prohibited. Only natural or high-quality simulated stone, brick, wood siding, and board-and-batten are permitted.
4. Fire-resistant and climate-appropriate materials may be used where compatible with the district.

G. Roof Forms and Weather Protection

1. Roofs shall be designed to complement Huntsville's mountain setting and commercial character. Pitched, hipped, or similarly compatible roof forms are encouraged.
2. Roof overhangs, canopies, covered entries, and similar weather-protection features are encouraged.
3. Roofs, canopies, balconies, and related features shall be designed to prevent snow and ice from shedding directly onto pedestrian walkways, entries, or adjacent properties.
4. All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site.
5. Metal roofs shall be painted or of a non-reflective nature.
6. Shingled roofs shall be composed of at least a 40-year guaranteed quality and must be architectural/laminated shingles or simulated wood shakes. Standard 3-tab shingles are prohibited.

H. Colors.

1. Exterior colors shall be muted, natural, or earth-toned and shall be

compatible with the Historic Core and surrounding district.

2. Harshly contrasted, fluorescent, luminescent, day-glow, or similarly intense colors are prohibited as principal exterior colors, except for limited accent use approved by the Town.

I. Landscaping.

1. Landscaping in the C-1 zone shall support pedestrian activity, soften the appearance of buildings and parking areas, and complement the character of the Historic Core.

2. Street trees, planting areas, parking-lot landscaping, and landscape edges may be required where appropriate to soften larger lots and parking areas.

J. Screening.

1. Refuse and recycling areas, service areas, loading areas, utilities, ground-mounted mechanical equipment, and similar features shall be screened from public streets and adjacent properties.

2. Screening shall be integrated into site and building design and shall use materials, walls, fencing, landscaping, or combinations thereof compatible with the district. No vinyl or chain-link fencing permitted.

3. Parking areas visible from the street shall be limited and screened in accordance with this chapter.

L. Prohibited and Discouraged Design Features. The following are prohibited or strongly discouraged in the C-1 zone:

1. Blank street-facing facades;

2. Large monolithic building walls without articulation;

3. Parking-dominated frontage;

4. Harsh fluorescent or day-glow exterior colors;

5. Low-quality faux materials;

6. Commercial facade and site-design patterns that are inconsistent with Huntsville's character and Historic Core.

15.8.13 Parking and Shared Parking Standards

A. Purpose. Parking within the C-1 zone shall be designed and managed to maintain pedestrian accessibility, visual compatibility, and connection to the Historic Core. All parking calculations and layouts shall account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

B. General Parking Approach.

1. Parking shall be designed so that it supports commercial activity without overwhelming frontage, pedestrian circulation, or the character of the district.
2. Shared parking, off-site parking, and flexible parking arrangements are encouraged where they reduce unnecessary paving and support efficient site design.
3. All parking calculations and layouts must account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

B. Parking Location.

1. Parking shall be located to the side or rear of the principal building where feasible.
2. Front-yard parking may be allowed where site design, circulation, or access makes a reasonable alternative impracticable.
3. No development in the C-1 zone shall be arranged so that parking becomes the sole or dominant visual feature of the street frontage.
4. Each residential unit shall be provided with a two-car garage as part of the residential unit on new development as of the date of this ordinance. If a two-car garage is not feasible, the Town may approve an alternative plan such as a single-wide garage with a car-lift, etc.

C. Shared Parking.

1. Shared parking may be approved within the C-1 zone where the applicant demonstrates that peak parking demand will be accommodated.
2. Mixed-use developments may qualify for reduced parking where the applicant demonstrates that the parking demands of different uses are complementary in time or intensity.
3. Shared parking arrangements shall be documented in a form acceptable to the Town.

D. Off-Site Parking. Off-site parking may be approved where the Town finds that the location, walking distance, pedestrian safety, and long-term availability of such parking adequately serve the proposed use and are compatible with the district.

E. Parking Design and Screening.

1. Parking areas shall provide safe pedestrian access from parking areas to building entrances.
2. Landscaping, low walls, fencing, or similar screening elements may be required to soften the visual impact of parking and maintain the character of the district.
3. Larger parking areas shall include pedestrian routes and internal landscaping sufficient to break up paved areas and improve safety and appearance.

15.8.14 Access, Traffic Flow and Pedestrian Connectivity

A. General Standards.

1. Site design shall provide safe and logical circulation for pedestrians, vehicles, parking access, and service access.
2. Access and circulation patterns shall be coordinated with the commercial character of the C-1 zone and shall avoid site layouts that create unnecessary conflicts between vehicles and pedestrians.
3. Pedestrian movement shall be integrated into site design and shall not be subordinate to vehicle movement.
4. Shared Access and Curb Cuts. Shared access points, coordinated site circulation, and cross-access between compatible properties are encouraged where feasible to reduce curb cuts and improve traffic and pedestrian flow.

B. Pedestrian Connectivity.

1. Undeveloped C-1 lots shall provide sidewalks, pathways, or other safe pedestrian connections from parking areas and building entrances to the public street.
2. Site design shall, where applicable, provide pedestrian connections to adjacent commercial areas.
3. Pedestrian walkways shall be clearly identifiable, reasonably direct, and designed to connect building entrances, parking areas, and public sidewalks or pathways in a safe and convenient manner.

15.8.15 Lighting, Noise, Outdoor Activity and Special Events

A. Purpose. Lighting, noise, outdoor activity, and special events within the C-1 zone shall be managed in a manner that supports commercial activity, protects nearby properties, and maintains compatibility with Huntsville's small-town setting, dark-sky standards, and the Historic Core.

B. Lighting.

1. All development in the C-1 zone shall comply with the Town's lighting ordinance and Dark Sky principles.
2. Lighting in the C-1 zone shall be fully shielded and designed to minimize glare, light spill, and excessive brightness.
3. Jelly lights or string lights, etc., shall only be lit during (holiday dates), during an event such as a wedding or reception, or operating hours of the business. The lights cannot be animated, i.e., blinking, color changes, etc.
4. Lighting shall be directed downward and located so as to protect adjacent properties, public streets, and the night sky.
5. Lighting for parking areas, vehicle circulation, storefronts, entrances, walkways, and pedestrian areas shall provide safety and visibility without creating excessive brightness.

C. Noise and Operational Compatibility.

1. Uses within the C-1 zone shall be operated to minimize adverse noise impacts on adjoining properties, public streets, and residential areas.
2. Outdoor amplified sound, outdoor speakers, and late-night outdoor activity must be conducted between the hours of 8 AM and 10 PM. Mechanical equipment, loading and service functions, and other operational features shall be limited, screened, timed, or conditioned as necessary to maintain compatibility with surrounding uses and residential zones.
3. Mechanical equipment, refuse collection activity, deliveries, and service operations shall be located and managed to reduce noise and disruption to nearby properties and pedestrian areas.

D. Outdoor Activity and Outdoor Seating.

1. Outdoor seating, dining, gathering, market activity, or similar outdoor

commercial activity may be permitted where it remains compatible with surrounding uses and the character of the Historic Core and is only permitted between the hours of 8 AM and 10 PM.

2. The Town may require review of outdoor activity with respect to hours of operation, location, pedestrian circulation, waste management, lighting, noise, traffic, and parking impacts.

3. Outdoor activity shall not obstruct pedestrian walkways, interfere with safe circulation, or create unreasonable impacts on adjacent properties or streets.

E. Special Events Permit Required.

1. Any event, gathering, or temporary activity in the C-1 zone that exceeds the normal approved occupancy, parking capacity, site capacity, or operational characteristics of the use or property shall require a special events permit.

2. A special events permit may also be required for events involving amplified sound, temporary structures, vendors, extended hours, overflow parking, traffic control, outdoor lighting, or other impacts on surrounding properties or the public right-of-way.

3. In reviewing a special events permit, the Town may consider traffic, parking, pedestrian safety, lighting, noise, sanitation, hours of operation, compatibility with adjacent uses, and impacts on nearby residential areas and the Historic Core.

F. Temporary Structures Associated with Events. Temporary tents, canopies, vendor structures, and similar temporary event-related features may be allowed only in connection with an approved temporary activity or special event and shall not be used as permanent or principal buildings in the C-1 zone.