

SEC. 10-1.2735(a) – ACCESSORY COMMERCIAL UNITS

- a. Accessory Commercial Units.
 - (1) The purpose of this Division is to allow the construction and operation of accessory commercial units (ACUs) that complement primary residential uses and ensure compatibility with surrounding properties.
- b. Permitted Uses. An ACU shall include only one of the following commercial uses listed below:
 - (1) Barber or beauty shop.
 - (2) Nail salon.
 - (3) Pet grooming.
 - (4) Fitness studio.
 - (5) Retail.
 - (6) Take-out coffee/espresso shop.
 - (7) Neighborhood-serving grocery store.
- c. Zoning Conformance Permit Required. Zoning Conformance Permit approval is required prior to the establishment of any accessory commercial use.
- d. Development Standards. ACUs shall meet the following criteria:
 - (1) Number of ACUs Allowed. ACUs shall be limited to a maximum of one ACU per lot.
 - (2) ACU Orientation. An ACU shall be fronting and visible from a public right-of-way.
 - (3) Detached ACUs. ACUs that are detached from the primary structure shall be located at least five feet from all surrounding structures on the property.
 - (4) Pedestrian Access Required. The ACU shall have at least one pedestrian accessible entrance that is accessible from a public right-of-way.
 - (5) Separate Entrance Required. An ACU shall have a separate entrance from the main entrances to the primary residential building on the property.
 - (6) Maximum Floor Area. An ACU shall not exceed a floor area of 500 square feet or 40 percent of the gross floor area of the primary residential building on the property, whichever is less.
 - (7) Maximum Building Height and Ground Floor Requirement. An ACU shall be limited to one story and shall be limited to the ground floor.
 - (8) Parking. Parking spaces shall not be required for an ACU.
 - (9) ACU Signage Requirements. The following sign requirements shall apply to all ACUs:
 - (10) An ACU may have one non-illuminated wall sign, not exceeding a total sign area of six square feet.
 - (11) Roof signs, free standing business signs, temporary signs, and banners are prohibited.
- e. Minimum Design and Performance Standards. ACUs shall comply with the following performance standards:
 - (1) Hours of Operation. The hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. unless otherwise conditioned by an approved permit.

- (2) Maximum of eight customers at a time.
- (3) Loading requirements. All loading, unloading and maintenance shall be conducted within the hours of operation.
- (4) ACUs providing food or beverage sales shall be for off-site consumption only and on-site dining and customer loitering are prohibited.
- (5) Trash and Recycling Receptacles and Enclosures. ACUs shall maintain designated trash and recycling collection containers and enclosures which are not visible from the street.