

Below are Sections of the Land Use Code. Section 17.05.040 (G) identifies the characteristics and uses of the Retail Sales and Services land use category. The purpose of this is to identify the land uses allowed in the City of Fruita and to establish standards that apply to certain uses with unique characteristics or impacts. This Chapter classifies land uses and activities into use categories on the basis of common functional, product, or physical characteristics. All uses are subject to the dimensional standards in each zone district, any regulations established by the zone district, and regulations applicable to the use, and the development standards.

### **17.05.040 (G) RETAIL SALES AND SERVICE.**

**1. Characteristics.** Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or provide product repair or services for consumer and business goods.

**2. Accessory Uses.** Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking, subject to applicable Code requirements.

**3. Examples.** Examples include uses from the four subgroups listed below:

- a. Sales-oriented: Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles.
- b. Personal service-oriented: Branch banks; urgency medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; tax preparers, accountants, real estate, legal, financial services; business, martial arts, and other trade schools; dance or music classes; taxidermists; mortuaries; veterinarians; kennels limited to boarding, with no breeding; and animal grooming.
- c. Repair-oriented: Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; recycling drop-off; tailor; locksmith; and upholsterer.

### **4. Exceptions.**

- a. Lumber yards and other building material sales that sell to contractors and not retail customers are classified as Wholesale Sales.
- b. Indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; indoor firing ranges; theaters, health clubs, gyms, membership clubs, and lodges; hotels, motels, recreational vehicle parks, and other temporary lodging with an average length of stay of less than 30 days are classified as Recreation and Entertainment.
- c. Repair and service of consumer motor vehicles, motorcycles, light and medium trucks and small personal transportation devices (e.g., electric carts) and garden tractors, is classified as

Vehicle Repair. Repair and service of industrial vehicles and equipment, including farm, construction and other heavy equipment, and heavy trucks is classified as Vehicle Repair.

- d. Hotels, restaurants, and other services that are part of a truck stop are considered accessory to the truck stop which is classified as Commercial Vehicle Servicing.
- e. In certain situations, hotels and motels may be classified as a Community Service use, such as publicly assisted, short term housing or mass shelter in the event of an emergency declared by a government agency. See Community Services.

## **17.05.090 LAND USE TABLE**

<b>Table 17.05.090 - LAND USE TABLE</b>												
	<b>RE</b>	<b>LLR</b>	<b>CR</b>	<b>SFR</b>	<b>MP</b>	<b>DMU</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>CSR</b>	<b>NCO</b>	<b>FLU</b>
<b>COMMERCIAL</b>												
<b>Retail Sales &amp; Service</b>												
Alcohol Sales, Retail	*	*	*	*	*	A	A	A	A	*	C	*
Animal Clinic/Hospital/Boarding/Sales, Indoor (See Chapter 6.28 of the Municipal Code)	C	*	*	*	C	A	A	A	A	*	C	*
Animal Clinic/Hospital/Boarding/Sales, Outdoor (See Chapter 6.28 of the Municipal Code)	C	*	*	*	C	C	C	C	C	*	C	*
Bar/Nightclub	*	*	*	*	*	A	A	A	A	*	C	*
Bed and Breakfast (1-4 guest rooms) See Section 17.05.100.A	C	C	C	C	C	A	A	A	*	*	A	*
Bed and Breakfast (4+ Guest rooms)	*	*	*	*	C	A	A	A	*	*	C	*
Delivery and Dispatch Services (Vehicles on-site)	*	*	*	*	*	C	A	A	A	*	*	*
Drive-Up/Drive-Through Facilities (with permitted use)	*	*	*	*	*	C	A	A	A	*	*	*
Drive-Up/Drive-Through Facilities (not in conjunction with a permitted use; freestanding)	*	*	*	*	*	C	A	A	A	*	*	*
Food Service, Catering	*	*	*	*	*	A	A	A	A	*	A	*
Food Service, Restaurant (including alcohol sales)	*	*	*	*	*	A	A	A	A	*	A	*
Food Service, Restaurant (Not including alcohol sales)	*	*	*	*	*	A	A	A	A	*	A	*
Farm Implement/Equipment Sales/Service	*	*	*	*	*	A	A	A	A	*	*	*
Flea Market/Farmer's Market	*	*	*	*	*	C	C	C	C	A	*	*
Feed Store	*	*	*	*	*	C	A	A	A	*	*	*



All Other Retail Sales and Service	*	*	*	*	*	A	A	A	A	*	C	*
------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---

