

Section 17.04.110 Village Center District (VC)

- A. Characteristics and Objectives. Village Center zoning districts shall be established in those areas, which are located at the intersection of at least one (1) community arterial street and community collector street. The VC zoning district is intended to provide shopping goods and services for surrounding neighborhoods, such as small-scale retail, professional offices and services, live/work development and medical offices. The intent of this zoning district is to encourage a mix of complementary commercial uses that share ingress and egress and clustered on-site parking and that are linked by pedestrian walkways, corridors and plazas.
- B. Use Regulations. Any of the following uses are permitted if the gross floor area of a single building or structure containing the use does not exceed one hundred thousand (100,000) square feet.
1. Permitted Principal Uses:
- a. Retail establishments.
 - b. Offices: professional, financial, insurance, personal services, medical and other office uses deemed to be of similar impact by the Zoning Administrator.
 - c. Veterinary clinic (no boarding).

City of Fountain Zoning Ordinance
Adopted – January 14, 2020

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ARTICLE II. DISTRICT REGULATIONS.
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- d. Pharmacies.
 - e. Studios for professional work or services.
 - f. Ambulance facilities.
 - g. Eating and drinking establishments.
 - h. Places of worship.
 - i. Commercial uses and professional services deemed to be of similar impact.
 - j. Health or fitness center; personal fitness, including crossfit gyms; martial arts school; dance, yoga or pilates studios.
 - k. Auto service/repair.
2. Permitted Accessory Uses:
- a. Storage of materials accessory to any of the uses listed in permitted uses for this district provided all such storage is located within a structure.
 - b. Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot.
3. Conditional Uses:
- a. Recreational facilities and clubs.
 - b. Theaters, meeting rooms and convention centers.
 - c. Hospitals and clinic facilities.
 - d. Indoor entertainment facilities, excluding adult-oriented uses and including but not limited to, bowling alleys, arcades (pinball, video, etc.), movie theaters, dinner theaters, skating rinks, billiard parlors, teen clubs, concert or music hall and organizational clubs.
 - e. Child care facilities.
 - f. Non-public schools.
 - g. Lodging and meeting facilities, including hotels, motels and extended stay lodging, reception and banquet halls, event and conference centers, and excluding RV parks.