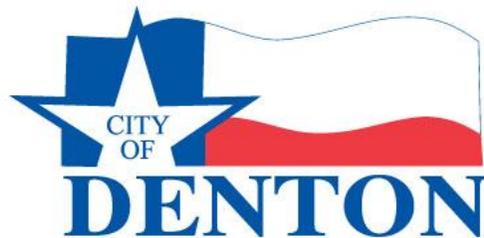


Contractor Services

Sean Jacobson
Senior Planner
3/23/2026



Background

- Since the adoption of the 2019 DDC, frequently businesses apply which do not clearly fit into a standard use category
- General characteristics:
 - Offsite manual labor
 - Need indoor storage location
 - May need small office or sales area - but minimal part of overall use, may have no public-facing element
 - Often need to park Company-branded vehicles
- Result: Generally classified as a type of office
- Concern:
 - Inconsistent or strained classification of similar uses
 - Potential for incompatible uses
 - Hinders provision of necessary use-specific standards
- Proposed: Contractor Services use to fully and clearly capture this class of businesses and provide appropriate use-specific standards

Background

- DCRC Discussion – March 9, 2026
 - Overall support for new use
 - Recommend adding RR and R7 as permitted districts with proper use-specific standards
 - Recommend reviewing use-specific standards related to Accessory Outdoor Storage to avoid over-regulation

Proposed Solution

- Create a new “Contractor Services” use that clearly describes and encompasses this missing use
- Benefits:
 - Consistent use classification
 - Clear expectations for businesses, residents, and planning staff
 - Appropriate parking standards
 - Enables the creation of use-specific standards to address unique issues with this use:
 - Standards for indoor and outdoor storage
 - Standards for parking of company vehicles

Definition: Contractor Services

“A business that specializes in providing services not classified elsewhere, which involve primarily offsite manual labor, including, but not limited to, plumbing, electrical, office cleaning, heating and air conditioning, construction, office equipment repair, pool maintenance, and landscape maintenance services. May primarily function as an indoor storage area for supplies and equipment used by the business in providing the service.

Accessory uses may include sales or service offices, outdoor storage, and display or showroom areas for services provided or products installed by the service provider.

Excludes vehicle leasing, sales, or repair; distribution warehouse; wholesale facility; and all manufacturing uses.”

Permitted Zoning Districts – New Use (Proposed)

RR, R7, MN, MD, MR, SC, HC, GO, LI, HI, PF

OFFICE, BUSINESS, AND PROFESSIONAL SERVICES

Table 5.2-A: Table of Allowed Uses
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards	
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF		
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K	
Bank or Financial Institution							S+	P+	P+	P	P	P	P				5.3.5L	
Musician Studio								P+	P+	P+	P+	P+	P+	P+			5.3.5M	
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N	
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P			
<u>Contractor Services</u>	<u>P+</u>							<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>P+</u>	<u>5.3.5AA</u>



Permitted Zoning Districts – Accessory Outdoor Storage (Proposed)

Adding RR

Accessory Uses																	
Accessory Dwelling Unit	P+									5.4.4A							
Donation Box																	5.4.4B
Home Occupation	P+						5.4.4C										
Outdoor Storage, Accessory	P+											P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	5.4.4E															
Solar Collector, (Ground- or Building-Mounted)	P+	5.4.4F															
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	P+	P+	P+	5.4.4G											
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	P+	P+	P+	5.4.4H											



Required Parking (Proposed)

Table 7.9-I: Minimum Required Off-Street Parking

DU = dwelling unit sq ft = square feet GFA = gross floor area

OFFICE, BUSINESS, AND PROFESSIONAL SERVICES

Administrative, Professional, and Government Office	1 space per 450 sq ft GFA
Bank or Financial Institution	
Musician Studio	
Credit Access Business	
Printing, Copying, and Publishing Establishment	
<u>Contractor Services</u>	<u>1 space per 250sf for showrooms, display areas, and other customer service areas, plus 1 space per every 1 employee working primarily onsite on largest shift and 1 space per commercial vehicle stored on site (shall include any motor vehicle owned by, or bearing the logo of, or used in the operation of the business, that is parked on the property for at least 8 hours every day and/or overnight).</u>

Use-Specific Standards:

AA. Contractor Services

1. **RR, HC, GO, LI, HI, and PF Districts:**

Accessory outdoor storage of materials and equipment associated with the principle use of the property is permitted as an accessory use in the RR, HC, GO, LI, HI, and PF districts, in compliance with standards in 5.4.4D Outdoor Storage, Accessory.

2. **R7, SC, MN, MD, or MR Districts:**

Accessory outdoor storage of materials and equipment associated with the principle use of the property is not permitted in the R7, SC, MN, MD, or MR District.

3. **Storage:**

- a. Indoor storage area shall not be visible through front façade windows or doors
- b. Outdoor storage of inoperable equipment and broken or discarded parts and materials shall not be permitted as part of this use.
- c. Commercial vehicles used in the operation of the business may be stored in any approved parking area on the lot. On-street parking shall not be used for commercial vehicle storage, including overnight.
- d. In the R7 zoning district, no more than 1 operational commercial vehicle used in the operation of the Contractor Services business shall be stored on site overnight.

4. **Hazardous Material or Waste:**

This use shall not include the bulk storage of materials that are flammable or explosive or that meet the DDC definition of Hazardous Material or Waste.

Use-Specific Standards:

D. Outdoor Storage, Accessory

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

1. Shall be limited to materials sold or used on the premises as part of the principal use of the property.
2. Shall not be located between the front building façade and the adjacent street frontage.
3. Materials shall not be stored in areas intended for vehicular or pedestrian circulation.
4. Materials stored outdoors shall be setback at least five feet from all property lines.
5. Within the HC and GO Zoning Districts outdoor storage shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials.
6. Within the RR, LI, HI, and PF Zoning Districts outdoor storage shall be opaquely screened from all rights-of-way, and adjacent residential zoning districts, and ~~residential~~-uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.

Next Steps

Prepare for Planning & Zoning Commission