

7-7-5-2: **HISTORIC VIEWSHED COMMERCIAL DISTRICT:** The boundaries of this commercial district parallel the main highway corridor and are consolidated into two (2) parcels of land on the east and west ends of town. These commercially zoned properties have been identified as good candidates for future commercial development, if the need arises. Refer to the 2006 Virginia City zoning map attached to the ordinance codified herein.

The east end district is generally defined by all frontage property along the south side of the highway from the current campground property extending westward until it meets the historic downtown commercial district, near the new fire hall. On the north side of the highway the historic viewshed commercial district consists of the three (3) blocks extending east from Old Town Pump block.

The west end is generally defined by the annexed property behind the Virginia City depot building extending from the Depot Pond to the Kids Fish Pond and the several blocks of commercial property located in the northwest corner of the original town site.

The boundaries of this commercial district parallel the main highway corridor. Due to the potentially high visual impact of development along the highway corridor all new construction must satisfy the design guidelines for historic commercial or historic residential development. The primary difference between the historic viewshed commercial district and the historic downtown commercial district is that zero setbacks will not be allowed and new construction will not be required to recreate previously existing historic structures, if applicable. Historically compatible commercial building designs are required.

Realizing that it will be difficult, if not impossible, to effectively reproduce the dense "main street" appearance of the historic downtown in these outlying commercial areas, these guidelines encourage commercial development that patterns after the design and scale of residential buildings. In the event larger commercial structures are needed, then the traditional design and scale of farming, ranching, and mining related structures, i.e., barns and mills, is encouraged. Maintaining some open space amongst these buildings will help to distinguish this commercial district from the historic downtown area and reflect traditional outlying commercial development patterns. This commercial district is more aptly referred to as a mixed used historic zoning district that allows for both historically compatible commercial and residential development. (Ord. 516, 4-19-2007, eff. 5-19-2007)