

## Chapter 18.10

### C COMMERCIAL DISTRICTS

#### Sections:

- 18.10.010 Purposes and application.**
- 18.10.020 CN neighborhood commercial district.**
- 18.10.030 CC central commercial district.**
- 18.10.040 CS service commercial district.**
- 18.10.050 CH highway commercial district.**
- 18.10.060 C required conditions.**
- 18.10.070 C property development standards.**
- 18.10.080 C project review requirements.**
- 18.10.090 C general provisions and exceptions.**

#### **18.10.010 Purposes and application.**

The several classes of commercial districts included in this code are designed to provide the opportunity for various types of retail stores, offices, service establishments and wholesale business to concentrate for the convenience of the public, to be established in such relationships to each other as to be mutually beneficial, and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons which they serve. (Ord. 437 § 1 (part), 1989)

#### **18.10.020 CN neighborhood commercial district.**

A. Application. The CN neighborhood commercial district is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to his or her place of residence.

B. Permitted Uses. Office, retail stores and service establishments which supply commodities or provide services primarily to meet the convenience needs of residents of one or more residential

neighborhoods shall be permitted, including the following:

- Art supply stores;
- Automobile supply stores, not including repair or service garages;
- Bakery goods stores;
- Banks, including drive-in banks;
- Barber shops and beauty shops;
- Book stores and rental libraries;
- Cafeterias;
- Camera shops, photographic supplies and photography studios;
- Candy and confectionery stores;
- Christmas tree sales lots;
- Cleaning agencies (pickup and delivery only);
- Cleaning and dyeing shops (retail only, dry cleaning, cleaning clothes in enclosed machines, noninflammable cleaning compounds);
- Clinics (medical);
- Commercial offices;
- Dairy products sales stores;
- Drug stores;
- Dry goods stores;
- Electrical appliance and incidental repair shops;
- Florists;
- Food lockers (no slaughtering, handling of dressed meats only);
- Food stores, delicatessens and supermarkets;
- Garden supply stores and nurseries; provided, all equipment, supplies and merchandise, other than plants and mulches, shall be kept within completely enclosed buildings or under a lath or other type of sun screened structure, and provided further, that fertilizer of any type shall be stored and sold in packaged form only;
- Gift shops;
- Hardware stores;
- Hobby supply stores;
- Ice dispensers (coin-operated);
- Liquor stores;
- Locksmiths;
- Newsstands and magazine stores;

Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in this Title;

Pressing, altering and repairing of wearing apparel;

Radio and television stores and repair shops;

Restaurants, tea rooms and cafes, including outdoor cafes, but excluding the sale of alcoholic beverages;

Self-service laundry and dry cleaning establishments;

Shoe repair shops;

Shoe stores;

Signs in accordance with the provisions of Chapter 18.14;

Soda fountains;

Stationery stores;

Tailors and dressmakers;

Tobacco stores;

Variety stores, less than ten thousand square feet in area;

Incidental and accessory structures and uses on the same site as a permitted use.

Other uses added to this list according to the procedure in Chapter 18.15.

**C. Permitted Uses—Administrative Approval.** The following uses may be permitted in accordance with the provisions of Chapter 18.16:

City, county, state and federal administrative offices, libraries and police and fire stations;

Electric transmission lines subject to the provisions of Chapter 18.16, electric transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and/or elevated pressure tanks;

One-family dwellings over or to the rear of a permitted use; provided, such dwellings shall be subject to the use, site area, coverage and yard requirements of the RM-2 district;

Private clubs and lodges and drive-in restaurants;

Public parks and playgrounds, public and quasi-public uses of an educational or religious type, in-

cluding public and private elementary, junior and senior high schools, colleges, nursery schools, trade schools and private schools;

Service stations (gasoline), excluding automotive repair services not included in the definition of "service station" in this Title; provided, all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two sides;

Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval or conditional use;

Other uses that are added to this list according to the procedure in Chapter 18.15.

**D. Conditional Uses—City Council Approval.** The following conditional uses may be permitted in accordance with Chapter 18.17:

Bowling alleys;

Churches;

Convenience store/mini-mart;

Restaurants and cafes, and including alcoholic beverages where served incidental to food service;

Signs having an aggregate area greater than prescribed in Chapter 18.14;

Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to fifty percent or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars and nonconforming fences, walls and hedges;

Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24;

Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 479 § 1, 1996; Ord. 437 § 1 (part), 1989)

**18.10.030 CC central commercial district.**

A. Application. The CC central commercial district is intended to be applied both to the central commercial core of the city, and to central commercial areas outside of the central core as may be designated by the General Plan. These areas constitute the primary commercial districts of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Central commercial areas outside of the city's commercial core are intended to be developed only as unified commercial centers, except where the existing development pattern makes it impractical.

B. Permitted Uses. Office, retail stores and service establishments which supply commodities or provide services primarily to meet the convenience needs of residents of one or more residential neighborhoods shall be permitted, including the following:

- Art supply stores;
- Automobile supply stores, not including repair or service garages;
- Bakery goods stores;
- Banks, including drive-in banks;
- Barber shops and beauty shops;
- Book stores and rental libraries;
- Cafeterias;
- Camera shops, photographic supplies, and photography studios;
- Candy and confectionery stores;
- Christmas tree sales lots;
- Cleaning agencies (pickup and delivery only);
- Cleaning and dyeing shops (retail only, dry cleaning, cleaning clothes in enclosed machines, non-inflammable cleaning compounds);
- Clinics (medical);
- Commercial offices;
- Dairy products sales stores;
- Drug stores;
- Dry goods stores;
- Electrical appliance and incidental repair shops;
- Florists;

Food lockers (no slaughtering, handling of dressed meats only);

Food stores, delicatessens, and supermarkets;

Garden supply stores and nurseries provided all equipment, supplies, and merchandise, other than plants and mulches, shall be kept within completely enclosed buildings or under a lath or other type of sun screened structure, and provided further, that fertilizer of any type shall be stored and sold in packaged form only;

Gift shops;

Hardware stores;

Ice dispensers (coin-operated);

Hobby supply stores;

Liquor stores;

Locksmiths;

Newsstands and magazine stores;

Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in this title;

Pressing, altering, and repairing of wearing apparel;

Radio and television stores and repair shops;

Restaurants, tea rooms, and cafes, including outdoor cafes, but excluding the sale of alcoholic beverages;

Self-service laundry and dry cleaning establishments;

Shoe repair shops;

Shoe stores;

Soda fountains;

Stationery stores;

Tailors and dressmakers;

Thrift shops and secondhand stores;

Tobacco stores;

Variety stores, less than ten thousand square feet in area;

Signs in accordance with the provisions of Chapter 18.15;

Incidental and accessory structures and uses on the same site as a permitted use.

Other uses added to this list according to the procedure in Chapter 18.15.

**C. Permitted Uses—Administrative Approval.** The following uses may be permitted in accordance with the provisions of Chapter 18.16:

Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations.

Service stations (gasoline), excluding automotive repair services not included in the definition of "service station"; provided, that all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two sides.

Incidental and accessory structures and uses as defined in Chapter 18.24, located on the same site as a use permitted by administrative approval, or conditional use.

Other uses which are added to this list according to the procedure in Chapter 18.15.

**D. Conditional Uses—City Council Approval.** The following uses may be permitted in accordance with the provisions of Chapter 18.17:

Bars, cocktail lounges and nightclubs;

Car washing, self-service and coin-operated;

Churches;

City, county, state or federal administrative offices, libraries, police and fire stations;

Convenience store/mini-mart;

Dance halls;

Dwellings over a permitted use in accordance with requirements of the RM-1.5 district;

Farmers markets, including indoor and outdoor facilities;

Mini-storage facilities;

Pool halls;

Service commercial uses designated by an asterisk (\*) as listed under Section 18.10.040(B) of this chapter, which include incidental retail and/or office use;

Temporary revival church services;

Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, non-

conforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges;

Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.21.

Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 489 § 1 (part), 1998; Ord. 486 §§ 2, 3, 1997; Ord. 479 § 2, 1996; Ord. 437 § 1 (part), 1989)

#### **18.10.040 CS service commercial district.**

**A. Application.** The CS service commercial district is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale. Land requirements for most service commercial uses generally dictates its application along arterial and collector streets of the city which generally lie close to central commercial, highway commercial and industrial districts, in accordance with the general plan.

**B. Permitted Uses\*.** Parking lots improved in conformity with Chapter 18.13; service commercial establishments, including:

\*Addressograph services;

Automobile body and fender repair;

Automobile repairing, overhauling, rebuilding and painting;

\*Automobile sale and service (new);

Automobile supply stores;

\*Automobile and tractor parts and equipment stores;

Automobile upholstery and top shops;

\*Automobile washing involving the use of mechanical conveyors, blowers and steam cleaning;

\*Bakeries, retail and wholesale;

Bicycle shops;

Blacksmith shops;

\*Blueprint and photocopy shops;

\*Boat sales and service;

Book binding;

Bottling works;  
 \*Building materials yards;  
 Bus depots and transit stations (including repair and storage);  
 Business, professional and trade schools and colleges;  
 Cabinet shops;  
 \*Canvas shops;  
 Car washing;  
 Carpenters' shops;  
 Carpet stores;  
 Catering shops;  
 Ceramic and pottery works;  
 \*Cleaning, pressing and dyeing establishments (using noninflammable and nonexplosive cleaning fluid);  
 Cold storage plants;  
 Columbariums and crematoriums;  
 Communications equipment buildings;  
 Contractors' storage yards;  
 Dairy products plants;  
 Diaper supply services;  
 Drapery and interior decorating stores;  
 \*Electrical repair shops;  
 Equipment rental yards;  
 Exterminators;  
 Farm equipment sales and service;  
 Feed and seed stores;  
 Food lockers;  
 Freight forwarding terminals;  
 Furniture stores, new and used;  
 Furniture warehouses and van services;  
 \*Glass shops;  
 \*Gunsmith shops;  
 Heating and ventilating or air-conditioning shops, including incidental sheet metal;  
 Home improvement centers;  
 Household and office equipment and machinery repair shops;  
 \*Household repair shops;  
 Ice storage or sale houses;  
 Kennels located not closer than five hundred feet to an RA, R, RM, PO or CC district;  
 \*Laboratories;

\*Laundries;  
 \*Linen supply services;  
 Liquor stores;  
 Locksmith;  
 \*Lumber yards, not including planing mills or saw mills;  
 Machinery sales and rentals;  
 Mattress repair shops;  
 \*Mini-storage facilities;  
 \*Mortuaries;  
 \*Motorcycle sales and service;  
 \*Musical instrument repair shops and incidental sales;  
 Nurseries and garden supply stores;  
 Offices;  
 Packing and crating;  
 Paint and wallpaper stores;  
 \*Parcel delivery services;  
 \*Photographic and blueprint processing and printing;  
 Picture framing shops;  
 \*Plumbing and sheet metal shops;  
 \*Pressing establishments;  
 \*Printing, lithographing and engraving;  
 Public utility service yards;  
 Radio and television broadcasting studios;  
 Radio, television, VCR, video and related electronic equipment repair shops;  
 \*Railroad freight and passenger stations;  
 Repair garages;  
 Restaurants, including drive-in restaurants;  
 Rug and carpet cleaning and dyeing;  
 Safe and vault repairing;  
 Self-service laundry and dry cleaning establishments;  
 Service stations (gasoline), including dispensing of diesel fuel and complete truck service;  
 Sheet metal shops;  
 Shoe repair shops;  
 \*Sign painting shops;  
 Small animal hospitals or clinics and veterinarian offices including short-term boarding of animals and incidental care such as bathing and trimming provided that all operations are conducted

entirely within a completely enclosed structure which complies with specifications of soundproof construction as prescribed by the building official;

- Stone and monument yards or mills;
- Storage garages and buildings;
- Storage yards for commercial vehicles;
- \*Taxidermists;
- Thrift shops and secondhand stores;
- \*Tire sales, retreading and recapping;
- Tool or cutlery sharpening or grinding;
- \*Trade schools;
- Trailer sales and service and rentals;
- Transit terminals;
- Trucking terminals;
- \*Typewriter repair shops;
- \*Upholstery shops;
- \*Used car sales;

Warehouses, except for the storage of fuel oil or flammable liquids and explosives;

Welding and blacksmiths shops, excepting drop hammer;

- \*Wholesale establishments;

Other uses which are added to this list according to the procedure in Chapter 18.15;

Offices and retail stores incidental to and on the same site with a commercial service establishment;

Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks;

Incidental and accessory uses and structures located on the same site as a permitted use.

#### C. Permitted uses—Administrative Approval.

Christmas tree sales lots;

Gas and electrical transmission lines, in accordance with Chapter 18.16;

Incidental and accessory structures and uses as defined in Chapter 18.24 located on the same site as a use permitted by administrative approval, or conditional use;

Other uses which are added to this list according to the procedure in Chapter 18.15.

#### D. Conditional uses—City Council Approval.

Any use listed as a permitted use in the IL light industrial district.

Bars, cocktail lounges and nightclubs;

Convenience stores/mini-marts;

Drive-in theaters, golf driving ranges, pony riding rings, racetracks, riding stables, skating rinks, sports arenas and sports stadiums, and other similar, open, unenclosed commercial recreation facilities;

Electroplating shops;

Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Chapter 18.24;

Hotels and motels;

Modest expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges;

Pool halls;

Private clubs and lodges;

Public buildings and grounds;

Temporary revival church services;

Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 486 §§ 4, 5, 1997; Ord. 479 §§ 3, 4, 1996; Ord. 437 § 1 (part), 1989)

\* See also Section 18.10.030(C).

### 18.10.050 CH highway commercial district.

A. Application. The highway commercial district is intended primarily for application to areas along major highway entrances to the city in accordance with policies of the General Plan where controlled access to the highway is afforded for the convenience of patrons traveling the highway by the provision of frontage roads, interchanges and channelized intersections.

B. Permitted Uses. Highway commercial uses, including:

Ambulance service;

Automobile and farm equipment sales and supply stores;

Automobile sales, service and repair, including body and fender work;

Automobile washing;

Boat sales and service;

Bowling alleys;

Bus depots and transit stations hotels and motels;

Convenience stores and services for the highway traveler, only at locations close to highway inter-sections or freeway interchanges, including:

Barber and beauty shops;

Drug stores;

Food stores (under 10,000 square feet in area), excluding supermarkets;

Gift shops;

Laundromats;

Liquor stores;

Motorcycle sales, service and repair;

Offices providing financial lending services;

Offices and retail stores incidental to and on the same site with a highway commercial establish-ment;

Private clubs and lodges;

Public utility structures, service and facilities, including gas and electrical distribution and trans-mission substations, gas regulator stations, public service pumping stations;

Recreation vehicle sales and service;

Repair garages;

Restaurants, including drive-in restaurants;

Service stations (gasoline, butane and diesel fuels only);

Soda fountains;

Used car sales;

Utility trailer sales, service and rental;

Incidental and accessory structures and uses lo-cated on the same site as a permitted use;

Other uses which are added to this list according to the procedure in Chapter 18.15.

C. Permitted Uses—Administrative Approval.

Christmas tree sales lots;

Gas and electric transmission lines, in accor-dance with the provisions of Chapter 18.17;

Public buildings and grounds;

Incidental and accessory structures and uses lo-cated on the same site as a use permitted by admin-istrative approval or conditional use;

Other uses which are added to this list according to the procedure in Chapter 18.15.

D. Conditional Uses—City Council Approval.

Bars, cocktail lounges and nightclubs;

Drive-in theaters, golf driving ranges, pony rid-ing rings, race tracks, riding stables, skating rinks, sports arenas and sports stadiums, and other simi-lar, open, unenclosed commercial recreation facili-ties;

Mini-storage facilities;

Overnight parking for recreational vehicles;

Service stations involving the dispensing of pe-troleum gasoline fuels for use by the traveling pub-lic;

Modest expansion or remodeling of an existing non-conforming use of a structure or land, up to fifty percent or less of the assessed value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconform-ing signs and outdoor advertising structures, non-conforming uses occupying a structure with an as-sessed valuation of less than one hundred dollars, and nonconforming fences, walls and hedges;

Expansion, remodeling, or additions to a condi-tional use that are not considered an incidental or accessory use as defined in Chapter 18.24.

Other uses which are added to this list according to the procedure in Chapter 18.15. (Ord. 492 § 1, 1998; Ord. 486 §§ 6, 7, 1997; Ord. 437 § 1 (part), 1989)

**18.10.060 C required conditions.**

A. In a CN or CC district, all businesses, ser-vices and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, signs, Christmas tree sales

lots, bus depots and transit stations, public utility stations and used car sales incidental to new car sales.

B. No use shall be permitted and no process, equipment or materials shall be used which are found by the city council to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.

C. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.

D. All commercial site boundaries adjacent to any residential zoning district shall be visually screened with ornamental masonry walls and landscaping. Wall height shall be a minimum of seven feet, except as may be designated otherwise under Site Plan Review, Chapter 18.18 of this title.

E. Street trees and frontage landscaping, with automatic irrigation, shall be provided for all commercial sites. Parking area landscaping may also be required under Site Plan Review, Chapter 18.18 of this title. (Ord. 437 § 1 (part), 1989)

**18.10.070 C property development standards.**

A. Screening and Landscaping—Fences, Walls and Hedges.

1. Where a site adjoins or is located across a street or alley from an RCO, UR, R, RM or PO district, an ornamental solid wall or fence, seven feet minimum in height, or such other height or type of screening device as may be required by the city council, shall be located on the property line common to such districts, except in a required front yard.

2. Open storage of materials and equipment attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height, except as may be modified under Site Plan Review, Chapter 18.18 of this title. Said storage shall not be visible above said fence or wall.

3. Street trees and other forms of landscaping may be required under the provisions of Chapter 18.19.

B. Site Area. No limitation.

C. Frontage, Width and Depth of Site. No limitation.

D. Coverage. No Limitation.

E. Yard Requirements. The minimum front yard shall be as follows:

**Minimum on a Site Abutting on Property in an RCO, UR, R, RM or PO District and Fronting on the Same Street**

<u>District</u>	<u>Minimum</u>	<u>on the Same Street</u>
CN	15 ft.	15 ft.
CC	0 ft., except 15 ft. outside of the CBD	10 ft.
CS	0 ft.	10 ft.
CH	10 ft.	15 ft.

Except as specified in subsections (E)(1) and (2) of this section, no side yards or rear yards shall be required.

1. In any commercial district, the minimum side yard abutting an RCO, UR, RA, R, RM or PO district shall be ten feet.

2. In any commercial district, the minimum rear yard abutting an RCO, UR, RA, R, RM or PO District shall be ten feet.

F. Distances Between Structures. The minimum distance between a dwelling unit and another structure shall be ten feet.

G. Building Height. In a CN or CH district, fifty feet maximum; in a CC or CS district, seventy-five feet maximum except as may be provided under the provisions of Chapter 18.17.

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13.

I. Signs and Outdoor Advertising Structures. No sign or outdoor advertising structure of any character shall be provided except as prescribed in Chapter 18.14. (Ord. 437 § 1 (part), 1989)

**18.10.080 C project review requirements.**

A. Site Plan Review. Land uses listed under "Permitted Uses" in any C district shall require site plan review approval, consistent with the provisions of Chapter 18.18.

B. Administrative Approval. Land uses listed under "Permitted Uses—Administrative Approval" in any C district shall require administrative approval, consistent with the provisions of Chapter 18.16.

C. Conditional Use Permits. Land uses listed under "Conditional Uses—City Council Approval" in any C district shall require conditional use permit approval, consistent with the provisions of Chapter 18.17.

D. Temporary Use Permits. Temporary commercial or promotional use of any site in any C district shall require approval of a temporary use permit, consistent with the provisions of Section 18.17.180. (Ord. 489 § 1 (part), 1998)

**18.10.090 C general provisions and exceptions.**

All uses shall be subject to the general provisions and exceptions in Chapter 18.15. (Ord. 437 § 1 (part), 1989)