

**CHAPTER 5 OF TITLE VI
COMMERCIAL ZONE DISTRICTS**

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6.5.10 **PURPOSE AND INTENT**

1. The General Plan outlines goals, objectives, and policies regarding the character and location of commercial uses and development within the City. It is the purpose of this Chapter to provide regulations which implement those goals, objectives, and policies, and which assure the availability of commercial uses within the City. Commercially zoned districts should be conveniently located, efficient, attractive, and designed in a manner that ensures safe and convenient commercial activity. In order to serve the retail and service commercial needs of City residents and businesses.
2. It is the further intent of the regulations contained in this Chapter:
 - a. To provide appropriately located areas for retail stores, service establishments, and commercial commodities and services required by residents of the City and the surrounding market area;
 - b. To encourage the concentration of commercial and office uses for the convenience of the public, and to secure mutually beneficial relationships to one another;
 - c. To provide adequate space to meet the needs of commercial development, including off-street parking and loading areas;
 - d. To minimize traffic congestion and to avoid the overloading of utilities by regulating the construction of buildings to excessive size relative to the land uses in the City;
 - e. To protect commercial properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses; and
 - f. To promote high standards of site planning, architectural and landscape design for commercial developments within the City.

6.5.20 **COMMERCIAL DEVELOPMENT ZONE DISTRICTS**

1. Mixed Use (MU) Zone District

The Mixed Use Zone District is intended to provide maximum flexibility by allowing combinations of commercial and multiple family residential uses on the same parcel of land. This Zone District is generally reserved for properties located in the City's downtown area.

2. General Commercial (GC) Zone District

The primary purpose of the General Commercial Zone District is to provide sites for commercial uses that will serve a large segment of the population with a wide variety of retail, wholesale, service, and office uses.

3. Downtown Commercial (DC) Zone District

The General Plan outlines the goals, objectives and policies establishing the character and location of the Downtown Commercial (DC) Zone District. It is the purpose of this Chapter to provide regulations that will implement those goals, objectives and policies that assure the preservation of the character and vitality of the City.

The provisions of this Chapter are intended to ensure that the limited commercial and office related development permitted within the DC Zone District respects the historic significance of the downtown area by requiring that all proposed buildings and structures reflect the downtown’s architectural theme and are compatible with the surrounding residential community.

6.5.30 USE REGULATIONS

Identified on Table 5.A of this Chapter are those land uses or activities that may be permitted in each commercial zone district, permitted subject to an approved conditional use permit, or prohibited. This table also indicates the development procedure and the approval type by which each listed land use or activity may be permitted in each commercial zone district.

**Table 5.A
Uses Permitted Within Commercial Zone Districts**

Legend

- P Permitted subject to Consistency Assessment
- C Permitted Subject to approval of a Conditional Use Permit application
- X Not permitted in this district

USE		MU	GC	DC
A. Office and Related Uses				
1.	Administrative and executive offices	P	P	P
2.	Artist and photographic studio, including sale of equipment or supplies	P	P	P
3.	Clerical and professional offices	P	P	P
4.	Financial Services and Institutions	P	P	P
5.	Medical, dental and related health services for humans, including clinics laboratories and the sale of articles clearly incidental to services provided	P	P	P

B. Commercial Uses				
1.	Adult Entertainment	X	X	X
2.	Agricultural	X	X	X
3.	Ambulance Service	P	C	X
4.	Antique Shops	P	P	P
5.	Apparel Stores (sales)	P	P	P
6.	Art, galleries, music, dance studios, photographic studios and supply stores	P	P	P
7.	Appliance stores and repair	P	P	P
8.	Arcades	C	C	C
9.	Auto Supply Store	P	P	P
10.	Automotive washing (self or full service)	X	P	X
11.	Auction Houses	X	C	X
12.	Automotive dealerships subject to Section 6.12.100 of this Title	C	P	X
13.	Automotive rental agencies (excluding outdoor storage)	P	P	P
14.	Automotive rental agencies (including outdoor storage)	C	C	C
15.	Automotive-paint and body	X	C	X
16.	Automotive and light truck sales/service	C	P	C
17.	Automobile repair	C	C	C
18.	Bail bond services	P	P	X
19.	Bakeries (retail)	P	P	P
20.	Barber and beauty shops	P	P	P
21.	Bicycle shops (non-motorized)	P	P	P
22.	Blueprint and photocopy services	P	P	P
23.	Boat and RV (sales only)	C	P	X
24.	Book, gifts, and stationary stores	P	P	P
25.	Building materials sales/home improvement (indoors)	P	P	P
26.	Building materials sales/outdoor storage (masonry, sand, gravel)	C	C	C
27.	Camera Shops	P	P	P
28.	Candle Shops	P	P	P
29.	Candy stores and confectioneries	P	P	P
30.	Catering establishments	P	P	P
31.	Cemetery (Human)	X	X	X
32.	Cleaning and pressing establishments	P	P	P
33.	Clothing and Costume Rental	P	P	P
34.	Cocktail lounge/bar, including upgrading an existing ABC license (e.g. Beer and Wine to a hard liquor license) Refer to Section 11.50 of this Title	C	C	C
35.	Communication and Telecommunication Facilities (radio and television)	C	C	C
36.	Commercial recreational facilities (indoor)	P	P	P
37.	Commercial recreational facilities (outdoor)	C	C	C
38.	Convenience Store (including alcohol sales)	C	C	C
39.	Convenience Store (no alcohol sales)	P	P	P
40.	Dairy products stores	P	P	P
41.	Department stores	P	P	P
42.	Drapery and decorating shops	P	P	P

43. Dress making shops	P	P	P
44. Driving Schools	P	P	P
45. Drugstore/Pharmacy	P	P	P
46. Electronic coin-operated games (commercially operated) less than 5 games	P	P	P
USE	MU	GC	DC
47. Electronic coin-operated games (commercially operated) 5 or more games (subject to Section 11.90 of this Title)	C	C	C
48. Drive-in/through businesses including theaters and restaurants	C	C	C
49. Feed and tack stores	P	P	P
50. Fireworks Stand, subject to the provisions of Section 11.160 of this Title	P	P	P
51. Floral shops	P	P	P
52. Food stores and supermarkets	P	P	P
53. Floor covering stores (may include incidental repair)	P	P	P
54. Furniture stores, repair and upholstery	P	P	P
55. General retail stores	P	P	P
56. Hardware stores (no outdoor storage)	P	P	P
57. Hardware stores (outdoor storage)	C	C	C
58. Home improvement (indoor)	P	P	P
59. Home improvement (outdoor)	C	C	C
60. Health clubs, dance studios, martial arts, weight training, and similar uses	P	P	P
61. Hobby shops	P	P	P
62. Hotels and motels	P	P	C
63. Insurance services	P	P	P
64. Internet café	P	P	P
65. Janitorial services and supplies	P	P	P
66. Jewelry stores	P	P	P
67. Kiosks (parking lot film processing and key shops)	P	P	P
68. Laundry pick-up and delivery agencies and self-service laundries (includes diaper service)	P	P	P
69. Liquor stores	C	C	C
70. Medical Marijuana Dispensaries (ord. 731-07)	X	X	X
71. Mortgage services	P	P	P
72. Motorcycle shops (sales and service)	P	P	C
73. Locksmith shops	P	P	P
74. Massage Therapist (subject to provision of Title VI, Chapter 4-20)	P	P	P
75. Meat markets	P	P	P
76. Mortuaries	C	C	C
77. Music stores	P	P	P
78. Newspaper and magazine stores	P	P	P
79. Mini-storage (for public use)	C	P	X
80. Miniature golf courses	C	P	C
81. Nurseries and garden supply stores (provided all equipment and supplies are kept within a building or fenced enclosed area)	P	P	P
82. Office and business machines stores (sales, service and repair)	P	P	P
83. Paint and wall covering stores	P	P	P

84.	Parking facilities (off site)	C	P	C
85.	Pet shops	P	P	P
86.	Political or philanthropic headquarters	P	P	P
87.	Pottery sales	P	P	P
88.	Printing and copy shops (other than newspaper)	P	P	P
89.	Recycling collection facilities including reverse vending machines and small collection facilities	P	P	P
90.	Plumbing shops and supplies	P	P	P
USE		MU	GC	DC
91.	Real estate services	P	P	P
92.	Restaurants other than fast foods (refer to Section 11.50 of this Title):			
	a. With entertainment and/or serving alcoholic beverages, including upgrading an existing ABC license (e.g. Beer and Wine to a hard liquor license)	C	C	C
	b. Without entertainment and/or serving alcoholic beverages	P	P	P
93.	Shopping centers	X	P	X
94.	Shoe stores (repairs)	P	P	P
95.	Second-hand stores/pawn shops	P	P	P
96.	Service Station (automotive, without convenience sales) subject to Section 6.12.220 of this Title	P	P	P
97.	Service stations (automotive, with convenience store, with or without alcoholic beverage sales)	C	C	C
98.	Sporting goods store	P	P	P
99.	Stamp and coin shops	P	P	P
100.	Stationary stores	P	P	P
101.	Statue shops	P	P	P
102.	Sign painting shops within a completely enclosed building	P	P	P
103.	Surveying services	P	P	P
104.	Swimming pool and spa (sales, service, and supply)	P	P	P
105.	Telegraph offices	P	P	P
106.	Tailor shops	P	P	P
107.	Tattoo parlor	C	C	C
108.	Taxidermists (no processing)	P	P	P
109.	Televisions (radio sales and repair)	P	P	P
110.	Theaters, including both motion picture and live performing arts	C	C	C
111.	Tire sales and service	C	C	C
112.	Toy stores	P	P	P
113.	Travel agencies	P	P	P
114.	Truck storage yard when adjacent to industrial zone district (ord. 773-09)	X	C	X
115.	Upholstering shops (indoor only)	P	P	P
116.	Variety stores	P	P	P
117.	Veterinary offices and animal hospitals including exterior kennels, pens or runs	X	C	X
C. Public and Quasi-Public Uses				
1.	Auditoriums	C	C	C

2.	Convalescent homes, hospitals	C	C	C
3.	Convention hall, trade show, exhibit building with incidental food services	C	C	C
4.	Churches, synagogues, mosques, temples	C	C	C
5.	Clubs, lodges fraternities and sororities	C	C	C
6.	Communication and telecommunication facilities (not including radio and television)	C	C	C
7.	Dances, per Chapter 6, Title IV on the Municipal Code	C	P	C
8.	Day nurseries, nursery schools, and child care facilities per state law	C	C	C
9.	Educational institutions (including public or private vocational schools)	C	C	C
10.	Fire and police stations	P	P	P
11.	Public administration buildings and civic centers	P	P	P
USE		MU	GC	DC
12.	Public libraries and museums	P	P	P
13.	Public parks and recreation facilities (public or private)	P	P	P
14.	Public utilities and public service sub-stations, reservoirs, pumping plants and similar installations not including public utility offices, unless project otherwise entails a public hearing; then permitted	C	C	C
15.	Residential care facility (per State law)	C	C	C
16.	Post offices	P	P	P
17.	Public utility services offices	P	P	P
18.	Transportation facilities	C	C	C
D. Residential Uses				
1.	Single family residential dwellings	X	X	X
2.	Residence in conjunction with a business	C	C	C
3.	Multi-family residential dwellings	C	C	C
E. Manufacturing Uses				
1.	Oil & Gas exploration and production; subject to the provisions of Chapter 6.10 of this Title	C	C	C
F. Accessory Uses				
1.	Accessory uses and structures located on the same site as a permitted use	P	P	P
2.	Accessory uses and structures located on the same site as a use permitted subject to a Conditional Use Permit	C	C	C
G. Temporary Uses				
1.	*Temporary uses as prescribed in Chapter 6.2, Permits and Approval, Section 6.2.90 of this Title, are permitted subject to issuance of a Temporary Use Permit.			
H. Other uses similar to, and no more objectionable than the uses identified above, shall be reviewed per the process required by the similar use, as determined by the Planning Commission.				

6.5.40 SITE DEVELOPMENT STANDARDS

1. General Requirements

Table 5.B of this Chapter describes the minimum site development standards applicable to proposed and existing development in all commercial zone

districts. All commercial development shall conform to the standards established in this Section.

- a. A development or commercial center may, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria, provided that the design for the entire site is integrated unified.
- b. In addition to the minimum standards established in Table 5.B, developments within the commercial zone districts shall also comply with the special requirements contained in Section 6.5.40.2 of this Chapter, Chapter 6.13 (Performance Standards) of this Title, other City regulations and ordinances, and the City's General Plan.

Table 5.B
Commercial Site Development Minimum Standards

REQUIREMENT	GC	DC	MU
1. Minimum site area (square feet, net)	6,500	5,000	*12,500
2. Minimum site width, in feet	65	50	65
3. Minimum site depth, in feet	100	100	100
4. Front building setback, in feet	0	0	0
5. Side street building setback area, street sides, in feet	0	0	0
6. Rear setback	0	0	0
7. Maximum Floor Area Ratio	0.50	0.85	0.85
8. Building height, in feet, maximum (may be exceeded with an approved conditional use permit).	45	35	45

2. Special Requirements

- a. All uses in the commercial districts shall comply with the provisions of Section 6.11.290 (Screening Requirements) of this Title and shall provide street side landscaping as required by the Planning Director.
- b. Where off-street parking areas in the General Commercial Zone Districts are situated in a visual corridor, as may be defined in a precise plan adopted by the City Council, screening, such as a landscaped earthen berm or decorative wall no less than two (2) feet in height, shall be erected between the street right-of-way and the parking area.
- c. In all commercial zone districts, no external security bars shall be permitted on structures.

- d. Parking for each use shall comply with the provisions of Chapter 6.14 of this Title.
3. Exceptions
- a. The creation of new lots within the commercial zone districts shall conform to the minimum allowable dimensions, except in the case of commercial condominium lots or lots within a shopping center, in which case no minimums are established, provided the commercial development is consistent with other requirements of this Title and applicable City standards, regulations, and ordinances.
 - b. Parcels created within shopping centers are exempt from the site development standards stated herein, as they relate to minimum site areas, and minimum lot width and depth, as long as a conceptual development plan for the entire center has been approved and if appropriate easements for reciprocal access parking and maintenance are provided.
 - c. When abutting a residentially zoned district, the front, side, and rear yard setbacks of that residentially zoned district shall apply to the commercial development abutting that residentially zoned district.
 - d. In the MU Zone District, the lot size may be reduced to the same size of the DC Zone District (6,500 square feet) provided that no multiple family units are proposed for the project site.