

Chapter 19.09

COMMERCIAL ZONE

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19.09.010 Intent and purpose.

The purpose of the commercial (C-2) zone is to allow for the establishment and operation of retail and business uses in conveniently located areas of the city. These uses are intended to provide a variety of goods and services necessary to meet the needs of the resident and business populations. Development intensity is restricted in the commercial (C-2) zone to protect adjacent residential areas from unnecessary disruptions. Uses allowed in the C-2 zone include, but are not limited to, retail businesses, restaurants, personal services, offices, repair shops and parking. (Ord. 544 § 1(part), 2000).

19.09.020 Use regulations.

A. Table 19.09.010A identifies the uses permitted in the commercial (C-2) zone. Retail and service commercial uses represent the primary permitted uses, although other uses are allowed as accessory, conditionally permitted and temporary uses, as indicated in Table 19.09.010A.

B. Certain permitted uses and conditionally permitted uses may be subject to special conditions regarding the location, operation or design of the use. Such uses are marked in Table 19.09.010A with an asterisk (*), and the special conditions that apply are contained in Chapter 19.31 (Standards for Specific Land Uses).

C. When a use is not specifically listed, the community development director shall have the authority to determine what use the proposed use is most similar to and whether such proposed use is permitted within the context of existing regulations.

D. For any development or use proposal for which more than one use is proposed, and when at least one proposed use requires a conditional use permit, then a conditional use permit shall be required for the development or use application as a whole.

Table 19.09.010A
Permitted Uses—Commercial Zone

Use	C-2
Accessory Use and Building	A
Adult Business	X
Alcoholic Beverages, Sale of	C*
Antique Store	P
Appliance Store, Small or Large Appliances	P
Auction House or Store	C
Auto Body and Fender Repair, enclosed within a building	C
Auto Dealer, New or Used	C*
Auto Repair Garage, enclosed within a building	C
Bakery, Retail	P
Bank	P**
Barber Shop, Beauty Shop	P
Billiard or Pool Hall	C
Blueprinting and Photocopying	P
Book Store (excluding adult bookstores)	P
Bowling Alley	C
Camera Store	P
Candy Store	P
Cellular Car Phones and Pagers - Sales, Service or Installation	P
Child Care Center	C*
China/Pottery Store: no outside storage or display	P
Churches and Similar Religious Institutions	P
Cinema	C
Cleaning and Pressing, using nonflammables	C
Clothing Store (other than secondhand)	P
Clubs, Private and Fraternities/Sororities	C
Cocktail Lounges and Bars	C*
Community Care Facilities	C
Computer Sales and Service	P
Dance Establishment	C
Dance Studio	C
Delicatessens	P
Department Store	P
Dressmaking, Custom	P
Drug Store, Pharmacy	P
Dwelling, Multifamily (a)	P
Dwelling, Single-Family (a)	P
Electric Distribution and Transmission Substation, with microwave facilities	C
Electronic Sales and Service	P
Entertainment Establishment	C*

- Key: P = Permitted Use
A = Permitted as an Accessory Use
C = Conditional Use Permit Required (See Chapter 19.39, Division 7)
T = Temporary Use
X = Prohibited
* = Special use conditions and/or development standards apply
** = For check cashing establishments, only two such facilities are permitted in the city per 12,000 residents, as reported in the most recent U.S. Census

Use	C-2
Flower Shop	P
Fortunetelling	P
Funeral Parlor	C
Gaming Establishment	C
Greenhouse	P
Grocery, Fruit/Vegetable, Meat Market	P
Health Food Store	P
Hobby Shop	P
Interior Decorating Store	P
Jewelry Store (including repair)	P
Laundries	P
Laundry and Dry Cleaning	P
Laundry and Dry Cleaning Pick-up Station	P
Library	P
Lodging House	C
Medical and Dental Office, Clinic	P
Mini-Mart	C*
Mobile Office Trailer	C*
Music or Vocal Instruction	P
Music Store	P
Music Studio	P
Newsstand	P
Nursery, Flower or Plant, Retail or Wholesale	P
Office, Business	P
Office, Professional	P
Optometrist or Optical Goods Store	P
Outdoor Amusements, Recreational Uses	C
Parking Lot	P
Pet Shop, Bird Store	P
Photography Studio	P
Radio or Television Studio	P
Real Estate Office	P
Recreational Facilities, Commercial	C
Recycling Collection Center with Attendant - Permanent	X
Recycling Collection Center with Attendant - Temporary	P
Restaurant, Coffee Shop, Cafeteria (No Liquor Served)	P
Restaurant or Cafe Serving Liquor	C*
Restaurant with Dancing/Entertainment	C*
Restaurant, Fast Food or Drive-through	C*
School, Trade	C
Service Station, Gasoline	C*
Shoe Repair, Shop Shine Shop	P
Shoe Store	P
Shopping Center	P

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Use	C-2
Solid Waste Facilities, as defined in Public Resources	X
Stationary Store	P
Tailor Shop	P
Taxi Stands	C
Taxidermist	P
Theater or Auditorium, including movie theater (excluding adult theaters)	C
Tobacco Store	P
Toy Store	P
Travel Bureau	P
Upholstery Shop	P
Used Car Sales Lot	C*
Utility Business Office	P
Variety Stores	P
Videotape, Sales and Rental	P
Wholesale Business, Limited; no manufacturing/processing	P
Yardage and Fabric Shops	P

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- (a) A residential structure originally constructed for a residential use shall not be used for simultaneous tenancy of a residential use and commercial business.

(Ord. 574 §1, 2003; Ord. 544 § 1(part), 2000).

19.09.030 Development standards.

Development standards for the commercial (C-2) zone shall be as set forth in Table 19.09.030A.

**Table 19.09.030A
 Development Standards—Commercial Zone**

Development Standard	C-2
1. Minimum Lot Area	15,000 sf
2. Maximum Building Height	50 ft.
Within 500 ft. of residential zone	2 stories maximum
3. Front Yard Setback (Minimum)	
Adjoining residential zone	Not less than required front yard setback of adjoining residential zone
Adjoining park or school	Not less than required front yard setback of such adjoining use
All other uses	5 ft.

Abbreviations: sf = square feet; ft. - feet

Development Standards	C-2
4. Side Yard Setback (Minimum) <ul style="list-style-type: none"> • Adjoining street or residential zone • Reverse corner lot • All other uses 	10 ft. Same as adjoining front yard 0 ft.
5. Rear Yard Setback (Minimum) <ul style="list-style-type: none"> • Adjoining residential zone • All other uses 	10 ft. 0 ft.
6. Lot Coverage (Maximum)	50%
7. Floor Area Ratio (Maximum)	0.5 : 1

Abbreviations: sf = square feet; ft. - feet

(Ord. 544 §1(part), 2000).

19.09.040 Restrictions on outdoor use.

All uses within the C-2 zone shall be conducted within a completely enclosed building, with the exception of parking and loading facilities, uses and activities permitted by a conditional use permit, permitted temporary uses. (Ord. 544 §1(part), 2000).

19.09.050 Permitted projections.

Architectural and structural features on a building or structure are permitted to project into required setback areas as set forth in Table 19.09.050A, but shall be at least three feet from any property line.

**Table 19.09.050A
Permitted Projections into Required Setback Areas—
Commercial Zone**

Feature	C-2
Eaves, cornices, other architectural features	2 ft. maximum
Fireplace structures, 8 ft. wide or less	2 ft. maximum
Stairways, fire escapes	No restriction
Uncovered porches at first floor level	6 ft. into front yard
Balconies	3 ft. maximum
Planting boxes, planters	3.5 ft. maximum height
Guard railings around ramps	3.5 ft. maximum height

(Ord. 544 §1(part), 2000).

19.09.060 Fences, hedges, and walls.

A. No fence, wall, or hedge shall exceed six feet in height, except as provided for in subsection B of this section.

B. A solid masonry wall with a minimum height of eight feet shall be required along any property line adjoining a residential zone, school, church, or park. Such wall may be reduced in height to three and one-half feet along any such property line adjoining the front yard setback area.

C. Any fence, hedge, or wall located within a front yard shall be set back at least five feet from the front property line.

D. Any fence, hedge, or wall located in a front yard that adjoins the front yard of an adjacent property shall not exceed three and one-half feet in height.

E. Barbed wire and razor wire are not permitted on any fence, wall, or structure in the C-2 zone. (Ord. 544 §1(part), 2000).

19.09.070 Reserved.

19.09.080 Other applicable regulations.

In addition to the requirements contained in this Chapter 19.09, regulations contained in the following chapters of this Title 19 shall apply to development in the commercial (C-2) zone:

- Chapter 19.01: General Provisions
- Chapter 19.15: Planned Development Overlay Zone
- Chapter 19.19: Site Planning and General Development Standards
- Chapter 19.21: Off-Street Parking and Loading
- Chapter 19.23: Landscaping Standards
- Chapter 19.25: Signs
- Chapter 19.31: Standards for Specific Land Uses
- Chapter 19.37: Nonconforming Uses and Structure