

TABLE 15-1
Permitted and Conditional Uses - Commercial Zones

Use	C-N	C-O	CBD	C-G	C-H
Agricultural-Related Uses					
Agricultural Production	X	X	X	C	P
Fruit/Agriculture Stands	T	T	T	T	T
Agricultural Equipment and Supplies Sales and Repair	X	X	X	C	C
Auction, Livestock	X	X	X	X	C
Automotive/Vehicle-Related Uses					
Automobile Service Stations (fuel sales; see Chapter 16.72)	C*	C*	C*	C*	C*
Automotive Parts Sales, without Installation	X	X	C	P	P
Automotive Parts Sales, with Installation	X	X	X	C	C
Automotive Repair (Major) - bodywork/painting, engine repair	X	X	X	C	C
Automotive Repair (Minor) - lube/tune, window tinting, mufflers (not to include tractor, semi-trailer, or the like)	C	C	C	P	P
Automotive Sales (New/Used) - Car, RV, Truck	X	C	X	C	C
Automotive Wrecking	X	X	X	X	X
Car Washes, Full Service and Self Service	X	X	X	C	C
Truck Stop & Repair	X	X	X	X	C
Vehicle Impound or Storage Yard	X	X	X	X	X
Vehicle Leasing/Rental	X	C	X	C	C
Vehicle Storage Facility, including RVs and Boats	C	X	X	C	C

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 (See Chapter 16.218)
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Notes: (a) Any use involving alcoholic beverage sales requires a Conditional Use Permit.
 (b) Density bonus may apply

For uses not listed in Table 15-1, the provisions of Section 16.03.020 of this Title 16 will apply.

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Boarding and Lodging Facilities					
Bed and Breakfast Inn	C	C	C	C	C
Boardinghouse/Roominghouse	X	X	X	C	X
Congregate Care Housing Facility	X	C	C	C	X
Hotels/Motels	X	X	C	C	C
Conference Facility	X	C	C	C	C
Eating/Drinking Establishments					
Coffee, Juice Cafe	P	P	P	P	P
Delicatessen/Sandwich Shop (no alcoholic beverage sales)	P	P	P	P	P
Restaurant with no drive-through (a)	C	C	P	P	P
Restaurant with drive-through (see Chapter 16.66) (a)	X	X	X	C*	C*
Restaurant, Fast –food (a)	X	X	C	C	C
Restaurant (outdoor dining on private property) (a)	C	C	P*	P	P
Restaurant (outdoor dining on public right-of-way) (See Chapter 124) (a)	C	C	D	C	C
Night Club/Bar/Lounge (a)	X	X	C	C	C

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Entertainment/Recreation Uses					
Adult Business/Entertainment Enterprise (see Chapter 16.54)	X	X	X	X	C*
Amusement Park	X	X	X	C	C
Amusement Arcade or Center (see Chapter 16.56)	X	X	C*	C*	C*
Auditorium, Convention Halls, and Theaters	X	X	X	C	C
Batting Cage, Driving Range, or Similar Outdoor Sporting facility	C	C	X	P	C
Billiard/Pool Hall (a)	X	X	C	C	C
Bowling Alley	X	X	C	C	C
Cultural Center	P	P	P	P	P
Café Entertainment (See Chapter 124)	X	X	D	X	X
Health/Athletic Club	X	C	P	C	C
Indoor Recreation Center	C	C	C	C	C
Library or Museum	P	P	P	P	P
Massage Establishment (see Chapter 119 of Title 11)	X	X	M	M	M
Miniature Golf	X	X	X	C	C
Rodeo Arena	X	X	X	X	X
Skate Park or Rink	X	X	X	C	C
Slot Car Racing	X	X	X	C	C
Theater, Cinema (Movie)	X	X	C	C	P
Theater, Stage	C	X	C	C	C

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M = Massage Permit Required

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Financial Institutions					
Banks, Savings and Loans, and Credit Unions	P	P	P	P	P
Medical/Care Facilities					
Blood Bank	X	C	C	C	C
Day Care Home, Large Family - Adult or Child (See Chapter 16.60)	C*	A*	C*	C*	X
Day Care Home, Small Family - Adult or Child (See Chapter 16.60)	C*	A*	C*	C*	X
Child Day Care Center (See Chapter 16.60)	C*	C*	C*	P*	C*
Clinic, Outpatient	X	C	C	C	X
Community Care Facility (see Chapter 16.64)	X	C*	C*	C*	X
Drug and Alcohol Clinic/Rehabilitation (See Community Care Facility)	---	---	---	---	---
Convalescent Home or Hospital	C	C	C	C	C
Emergency Shelter	X	C	X	C	C
Hospital/Surgery (See Civic/Institutional Zone)	X	X	X	X	X
Medical Laboratory	X	X	X	C	C
Medical Office (see Professional & Administrative Offices)	---	---	---	---	---
Urgent Care Facility	X	C	C	C	C
Personal Service					
Barber/Beauty/Nail Shop	P	P	P	P	C
Dance/Music Schools/Martial Arts Studio	C	X	C	P	X

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Dry Cleaner without on-site cleaning facilities	P	P	P	P	X
Dry Cleaner with on-site cleaning facilities	X	X	X	C	C
Laundromat	P	X	X	P	X
Leather, Luggage and Shoe Repair	P	P	P	P	X
Professional and Administrative Offices					
Office - Medical, Dental, Optometry, Chiropractic and the like	P	P	P	P	P
Office - Business or Professional	P	P	P	P	P
Veterinary Office/Clinic	C	C	C	P	P
Residential Uses					
Live/work studio	C	C	C	C	X
Dwelling, Multi-Family (Constructed to R-4 Standards)(b)	X	C	C	C	X
Dwelling, Single-Family	X	X	X	X	X
Mixed Use Residential and Commercial Development (See Subsection 16.15.030(D)) (b)	X	P*	C*	C*	X
Home Occupations	A	A	A	A	X
Retail Commercial					
Antique Store (see also "Thrift Store")	P	P	P	P	X
Art Galleries and Studios	P	P	P	P	X
Auction businesses conducted within a building, excluding livestock sales	X	X	X	C	C
Automotive (see Automotive/Vehicle-Related Uses above)	---	---	---	---	---
Bakery, Retail (with or without on-premises baking)	P	P	P	P	P

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Book Store	P	P	P	P	P
Clothing/Apparel Sales	P	P	P	P	P
Confectionary Store, Candy Sales	P	P	P	P	C
Convenience Store or Mini-market (a)	C	C	C	C	C
Department Store	X	X	C	P	P
Discount Store	P	X	C	P	C
Fabric & Craft Store	P	P	P	P	P
Flower/Gift Shop	P	P	P	P	P
Furniture, Furnishings and Appliances (Sales)	P	P	P	P	P
Grocery Store or Market	C	C	C	C	C
Hardware Store	P	X	P	P	C
Home Improvement Store with Outdoor Display of Lumber/Garden	X	X	X	C	C
Jewelry Store	P	P	P	P	C
Liquor Store (see Chapter 16.58) (a)	C*	X	C*	C*	C*
Mobile Home Sales	X	X	X	C	C
Music Store	P	P	P	P	C
Nurseries/Garden Supplies	X	X	X	P	P

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Office Supplies/Equipment	X	P	P	P	P
Pet Shop/Store	X	X	C	P	P
Pharmacy	C	P	P	P	P
Plumbing Supplies	X	X	X	P	P
Shopping Center A (less than 50,000 gross square feet of leasable area)	C	X	C	C	C
Shopping Center B (from 50,000 gross square feet up to 150,000 square feet of leasable area)	X	X	X	C	C
Shopping Center C (from 150,000 gross square feet up to 400,000 square feet of leasable area)	X	X	X	C	C
Shopping Center D (over 400,000 gross square feet of leasable area)	X	X	X	X	C
Thrift Store, Secondhand Store or Sales (see also "Antique Store")	X	X	C	C	X
Warehouse Retail Store	X	X	X	C	C
Service Commercial					
Catering Service	C	C	C	P	P
Cleaning/Janitorial	X	P	X	P	P
Copy Center/Postal Center	P	P	P	P	X
Equipment Rental/Sales/Service Yard	X	X	X	C	C
Interior Design Shop	P	P	P	P	X
Laboratories (film, medical/dental)	X	C	X	C	C

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Photography Shop/Studio/Film Processing	P	P	P	P	X
Printing/Publishing Facilities	X	P	C	P	P
Recycling Center (See Industrial Zones for Recycling Facility)	X	X	X	C*	C*
Travel Agency	P	P	P	P	P
Welding/Repair and Related Uses	X	X	X	C	C
Other					
Alcoholic Sales (See Chapter 16.58)	C	C	C	C	C
Antenna, Satellite or Dish (See Section 16.50.020)	A*	A*	A*	A*	A*
Antenna, Wireless Communications (See Chapter 16.50)	C*	C*	C*	C*	C*
Assembly Halls (includes, Church, Temple, or Other Religious Institutions) (see Chapter 16.62)	C*	C*	C*	C*	C*
Carnival	X	T	T	T	T
Cemetery	X	X	X	C	C
Check Cashing Business	C	X	C	P	C
Club, Lodge, and Meeting Hall (See Assembly Hall above)	---	---	---	---	---
Educational Institutions (Public or Private)	C	P	C	P	P
Drive-Thru Establishment, Non-Restaurant (see Chapter 16.66)	X	C*	X	C*	C*
Funeral Parlor/Mortuary	X	C	X	C	C
Media Broadcasting Station	C	C	C	C	C

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Newsrack (See Chapter 16.68)	A*	A *	A*	A*	A*
Parking Lot for off-site use	C	C	C	C	C
Pawn Shop	X	X	C	P	X
Utility Substation	C	C	C	C	C
Swap Meet/Flea Market	X	X	T	T	T
Tattoo Studio	X	X	C	C	X
Trade/Technical School	X	P	C	P	P
Wedding Chapel	C	C	C	C	X

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For uses not listed in Table 15-1, the provisions of Section 16.03.020 of this Title 16 will apply. However, in no case will a building exceed 4 stories or 50 feet in the C-G zone, and 8 stories or 100 feet in the C-H zone.

(Ord. 1159, June 5, 2006)

TABLE 15-2
Development Standards - Commercial Zones

Development Standards	Zone				
	C-N	C-O	CBD (a)	C-G	C-H
1. Minimum Lot Size	5,000 sf	8,000 sf	3,000 sf	12,000 sf	20,000 sf
2. Minimum Lot Width	50 ft.	50 ft.	30 ft.	75 ft.	100 ft.
3. Minimum Lot Depth	50 ft.	50 ft.	50 ft.	75 ft.	200 ft.
4. Floor Area Ratio (FAR)-Maximum (b)	0.25	0.5	2.0	0.35	0.35
5. Front Yard Setback - Minimum	10 ft.	10 ft.	0 sf, or 10 ft. if across the street from a residential zone	10 ft.	10 ft.
6. Side Yard Setback - Minimum					
• Street Side	10 ft.	10 ft.	0 ft.	10 ft.	10 ft.
• Interior	5 ft.	5 ft.	0 ft.	5 ft.	5 ft.
• Abutting residential zone	10 ft.	10 ft.	10 ft..	10 ft.	10 ft.
7. Rear Yard Setback-Minimum	10 ft.	5 ft.	0 ft.	5 ft.	0 ft.
• Abutting residential zone	10 ft.	10 ft.	10 ft.	10 ft.	25 ft.
8. Lot Coverage (Maximum) (c)	75%	75%	100%	80%	80%
9. Building Height (Maximum)	1 story or 20 ft.	2-1/2 stories or 35 ft.	3 stories or 45 ft.	3 stories or 45 ft. (d)	3 stories or 45 ft. (d)

Abbreviations: sf = square feet, ft. = feet

- Notes: (a) See additional standards for CBD zone for development requirements and exceptions (Section 16.15.030 (C)).
 (b) Additional FAR may be approved through Conditional Use Permit review and approval.
 (c) Lot coverage includes building footprint, storage areas, driveways, parking lot, and other impervious surface areas.
 (d) Additional building height or stories may be approved through Conditional Use Permit review and approval. However, in no case will a building exceed 4 stories or 50 feet in the C-G zone, and 8 stories or 100 feet in the C-H zone.