

ARTICLE 13. C COMMERCIAL DISTRICTS

Sec. 1301. Purpose and objectives.

The several classes of commercial districts included in this ordinance are designed to provide the opportunity for the various types of retail stores, offices, service establishments and wholesale businesses 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.

Sec. 1302. CN Neighborhood commercial district.

A. Application:

The 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:

1. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

C. Permitted uses; site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Business offices
2. Professional offices
3. 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 including:
 - Apparel stores
 - Bakery goods stores
 - Banks, including drive-in banks
 - Barbeque facilities (Open-air) in accordance with Section 2102.C.17
 - Barbershops and beauty shops
 - Bookstores and rental libraries
 - Bus depots and passenger transit stations
 - Cafeterias
 - Camera shops, photographic supplies and photography studios
 - Candy and confectionery stores
 - Cleaning agencies (pickup and delivery only)
 - Clinics (medical)
 - Convenience stores
 - Dairy products stores
 - Drugstores
 - Dry goods stores
 - Electrical appliance and incidental repair shops
 - Fitness centers
 - Florists
 - Food lockers (no slaughtering)
 - Food stores, delicatessens, super markets

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

Gift shops

Hardware stores

Hobby and art supply stores

Locksmiths

Newsstands and magazine stores

Photo processing, pickup and delivery

Pressing, altering and repairing of wearing apparel

Radio and television stores and repair shops

Restaurants, tearooms and cafes, including drive-in restaurants, outdoor cafes, and internet cafes, excluding the sale of alcoholic beverages

Self-service laundries and self-service dry cleaning establishments

Shoe repair shops

Shoe stores

Soda fountains

Stationery stores

Tailors and dressmakers

Tanning salons

Variety stores

Video rentals and sales

4. Signs, in accordance with the provisions of Section 1318 of this Article and Section 1606.C.11 of Article 16.
5. City, county, state or federal administrative offices, libraries, police and fire stations; post offices.
6. A one-family dwelling over or to the rear of a permitted use, provided that such dwelling is primarily for the use of the person or persons owning or operating the commercial use on the same site, and further provided that each site so used shall be subject to the yard and parking requirements of the RM-2 District. A mobile home or manufactured home may be used for the dwelling.
7. Electric distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
8. Private clubs and lodges.
9. Reserved.
10. Incidental and accessory structures and uses located on the same site as a permitted use with site plan review, or a conditional use which has been approved by the Planning Commission.
11. Similar commercial uses when determined by the Zoning Administrator to be compatible with those uses listed in Section 1302.C, and residential areas.

D. Conditional uses, planning commission approval:

The following conditional uses may be permitted in accordance with the provisions of Article 19:

1. Churches or other religious institutions.
2. Restaurants and cafes serving alcoholic beverages.
3. Bowling alleys.
4. Single-family and multi-family residential uses in conformance with the standards prescribed in Articles 9 and 10 respectively.
5. Service stations (gasoline), excluding automotive repair services not included in the definition of "Service Station" as provided by this Ordinance, provided that all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two (2) sides.
6. Cleaning and laundry agencies including the use of synthetic dry cleaning machines using nonflammable and non explosive solvents and having a capacity of not to exceed forty (40) pounds per cycle.
7. Liquor Stores.

CN Neighborhood commercial district

8. New uses allowed under Section 1302.C. that include the incidental sales of alcoholic beverages and are located within 300 feet of any school site and/or Residential (R, RM, or RR) zone district. Existing uses allowed under Section 1302.C. that include the incidental sales of alcoholic beverages that were established prior to August 24, 2000, and are located within 300 feet of any school site and/or Residential Zone District shall not be required to obtain a new conditional use permit.
9. Tattoo and body piercing establishments.
10. Solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, State, and Federal regulations.

E. Required Conditions.

1. In a CN District, all business, services 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, Christmas tree sales lots, bus depot and passenger transit stations, electric distribution substations, automobile sales and mobile home/manufactured home sales.
2. In a CN District, all products produced on the site of any permitted use shall be sold primarily at retail on the site where produced.

(Ord. No. 269.1, § 15, 6-21-66; Ord. No. 269.3, § 18, 5-6-69; Ord. No. 269.4, § 25, 6-3-70; Ord. No. 269.33, §22, 9-21-82; Ord. No. 269.51, § 4, 7-25-00; Ord. No. 269.56, § 46, 9-10-03; Ord. No. 269.59, § 8, 11-9-04; Ord. No. 269.64, §§ 21,22, and 23, 10-16-07; Ord. No. 269.65, §§ 68 through 70, 10-28-08)

Sec. 1303. CC Central commercial district.

A. Application:

The Central Commercial District is intended primarily to serve as the central trading district of the county's large unincorporated communities. Because these communities are not sufficiently large enough to permit the distinct application of each of the commercial districts provided for by this Ordinance, the Central Commercial District must of necessity include uses of a neighborhood, commercial service and highway commercial nature if the community is to properly accommodate demands for commercial space convenient to the population they will serve.

B. Permitted uses:

1. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

C. Permitted uses; site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Business offices.
2. Professional offices.
3. Retail stores and service establishments which supply commodities or provide services primarily to meet the needs of residents of the community including:
 - Addressograph service
 - Antique stores
 - Apparel stores
 - Arcades, including video rentals and sales
 - Art and antique stores
 - Art and craft schools and colleges
 - Art galleries
 - Artists supply stores
 - Auction rooms

CC Central commercial district

Automobile, motorcycle and boat sales (new and used)
Automobile parts sales (new)
Automobile supply stores
Automobile wash racks
Bakery goods stores (retail and wholesale)
Banks, including drive-in banks, and other lending agencies
Barbeque facilities (Open-air) in accordance with Section 2102.C.17
Barbershops and beauty shops
Bars, cocktail lounges and nightclubs
Bicycle shops
Billiard and pool halls
Blueprint and photostat shops
Boat sales and service
Bookstores and rental libraries
Bottling works
Bowling alleys
Building material sales, excepting bulk storage of sand, gravel or cement
Bus depots and passenger transit stations, provided that buses or other transit vehicles shall not be stored on the site and no repair work or servicing of vehicles shall be conducted on the site
Business, professional and trade schools and colleges
Cabinet or carpenter shop
Cafeterias
Camera shops, photographic supplies and photography studios
Candy, nut and confectionery stores
Catering shops
Cleaning and laundry agencies including the use of synthetic dry cleaning machines using nonflammable and non-explosive solvents and having a capacity of not to exceed forty (40) pounds per cycle
Clinics
Clothing and costume rental establishments
Communications equipment buildings
Dairy products processing and stores
Dance halls
Department stores
Drugstores
Dry goods stores
Egg and poultry stores (no slaughtering, eviscerating or plucking)
Electrical appliances and incidental repair shops
Employment agencies
Exterminators
Farmers markets
Fast food restaurants
Feed and seed stores
Fire and police stations
Fitness centers
Florists
Food lockers (no slaughtering)
Food stores, delicatessens and super markets
Funeral parlors
Furniture stores
Furniture warehouse and van services
Garden shops
Garden supply stores and nurseries, provided that all equipment, supplies, and merchandise, other than plants, shall be kept within a completely enclosed building or under a lathed structure, and further provided that fertilizer of any type shall be stored and sold in packaged form only

CC Central commercial district

Gift, novelty or souvenir shops
Gunsmith shops
Gymnasiums
Hand laundries
Hardware stores
Health foods stores
Hobby and art supply stores
Home furnishings
Hotels, motels, and apartment hotels
Household appliance and repair shops
Interior decorating shops
Jewelry stores, including clock and watch repairing
Leather goods and luggage stores
Libraries
Liquor stores
Locksmiths
Massage and physical culture studios
Medical and orthopedic appliance stores
Medical buildings
Meeting halls
Messenger offices
Millinery shops
Mobile Home Sales and Service
Mortuaries
Movie theaters
Music stores
Music, dance and gymnastics studios
Newsstands and magazine stores
Office and business machines, equipment and furniture stores
Offices and office buildings other than professional and administrative offices
Optician and optometrist offices
Paint and wallpaper stores
Parcel delivery services
Pet and bird stores
Pet grooming, including incidental boarding of pets
Photographic supply stores
Photography studios
Picture framing shops
Plumbing, heating and ventilating equipment showrooms with storage of floor samples only
Pool halls
Post offices
Pressing, altering and repairing of wearing apparel establishments
Printing, lithography and engraving shops
Radio and television broadcasting studios
Radio and television stores and repair shops
Reading rooms
Restaurants, tearooms and cafes, including drive-in restaurants, and outdoor cafes
Satellite antenna sales
Scientific instrument stores
Secondhand and thrift stores and pawnshops
Secretarial, services and letter shops
Self-service laundries and cleaning establishments
Shoe repair shops
Shoe stores

CC Central commercial district

- Shooting galleries
 - Sign painting shops
 - Skating rinks
 - Soda fountains
 - Sporting goods stores, including incidental boat sales
 - Sports arenas within buildings
 - Stamp and coin stores
 - Stationery stores
 - Storage garages
 - Tailor and dressmaking shops
 - Tanning salons
 - Taxidermists
 - Telephone answering services
 - Telegraph offices
 - Theaters and auditoriums
 - Tire sales and service
 - Tobacco stores
 - Toy stores
 - Travel bureaus
 - Upholstery shops
 - Utility pumping stations
 - Variety stores
 - Walk-in food dispensaries (only where outdoor benches, tables and trash receptacles are provided)
 - Wedding chapels
4. A one-family dwelling over or to the rear of a permitted use, provided that such dwelling is primarily for the use of the person owning or operating the commercial use on the site, and further provided that each site so used shall be subject to the yard and parking requirements of the RM-2 District. A mobile home or manufactured home may be used as a dwelling.
 5. Service stations (gasoline), excluding automotive repair services not included in the definition of "Service Station" as provided by this Ordinance, provided that all operations, except the sale of gasoline and oil, shall be conducted in a building enclosed on at least two (2) sides.
 6. Electrical distribution substations and gas regulator stations.
 7. Incidental and accessory structures and uses located on the same site as permitted use requiring a site plan review, or a conditional use which has been approved by the planning commission except for those uses which are owned or operated by a public agency.
 8. Similar commercial uses when determined by the Zoning Administrator to be compatible with those uses included in Section 1303.C.
 9. Signs, in accordance with the provisions of Section 1318 of this Article and Section 1606.C.11 of Article 16.
 10. Outdoor advertising structures, in accordance with provisions of Section 1319 of this Article.

D. Conditional uses; planning commission approval:

The following conditional uses may be permitted in accordance with the provisions of Article 19:

1. Churches or other religious institutions.
2. Amusement parks; pony riding rings; riding stables; skating rinks; sports arenas and sports stadiums.
3. Private clubs and lodges.
4. Public buildings and grounds.
5. Single-family and multi-family residential uses in conformance with the standards prescribed in Articles 9 and 10 respectively.
6. Incidental and accessory structures and uses which are owned or operated by a public agency and are located on the same site as a conditional use requiring planning commission approval.
7. Automobile and truck repair garages (trucks up to and including one-ton rated capacity).
8. Tattoo and body piercing establishments.

CC Central commercial district

9. Emergency shelters pursuant to Government Code Section 65583, Health and Safety Code Section 50800, and Article 16, Section 1607 of this ordinance.
10. Solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, State, and Federal regulations.

E. Required Conditions.

1. In a CC District, all businesses, services 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, Christmas tree sales lots, bus depot and passenger transit stations, electric distribution substations, automobile sales and mobile home/manufactured home sales.

(Ord. No. 269.3, § 19, 5-6-69; Ord. No. 269.4, § 26, 6-3-70; Ord. No. 269.6, § 1, 4-6-71; Ord. No. 269.33, § 23, 9-21-82; Ord. No. 269.42, § 11, 5-7-96; Ord. No. 269.49, § 4, 12-7-99; Ord. No. 269.56, § 47, 9-10-03; Ord. No. 269.59, § 9, 11-9-04; Ord. No. 269.64, §§ 24 through 28, 10-16-07; Ord. No. 269.65, §§ 71 through 73, 10-28-08)

Sec. 1304. CT Thoroughfare commercial districts.

A. Application:

This district is intended primarily for application along certain major streets and highways of the county within urban areas where a mixture of commercial and other uses already exists to the extent that it is impractical to apply any other commercial zoning districts to such areas as provided by this Ordinance.

B. Permitted uses:

1. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

C. Permitted uses, site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Establishments which generally require large sites and do not require locations in close proximity to other retail uses including:
 - Automobile and light duty truck repair garages (light duty trucks up to and including one-ton in capacity)
 - Automobile sales and service
 - Automobile supply stores
 - Barbeque facilities (Open-air) in accordance with Section 2102.C.17
 - Bowling alleys
 - Convenience stores
 - Mobile home and recreation vehicle sales and service
 - Nurseries and garden supply stores, provided that all equipment, supplies and merchandise, other than plants, shall be kept within a completely enclosed building and that fertilizer of any type shall be stored and sold in packaged form only.
 - Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Article 15 of this ordinance.
 - Professional and administrative offices
 - Restaurants, including fast foods and drive-ins
 - Service stations (gasoline)
 - Skating rinks within buildings
 - Soda fountains
 - Sports arenas within buildings
 - Theaters and auditoriums within buildings

CT Thoroughfare commercial districts

Veterinarians' offices and small animal hospitals, 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 building of soundproof construction.

2. All uses permitted requiring site plan review in the CN District.
3. Reserved.
4. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
5. Incidental and accessory structures and uses located on the same site as a permitted use with site plan review or a conditional use which has been approved by the planning commission except for those uses which are owned or operated by a public agency.
6. Similar commercial uses when determined by the zoning administrator to be compatible with the uses listed in Section 1304.C.
7. Signs, in accordance with the provisions of Section 1318 of this Article and Section 1606.C.11 of Article 16.
8. Outdoor advertising structures, in accordance with provisions of Section 1319 of this Article.

D. Conditional uses, planning commission approval:

The following conditional uses may be permitted in accordance with the provisions of Article 19:

1. Churches or other religious institutions.
2. Columbariums and crematoriums.
3. Amusement parks, automobile and motorcycle racing stadiums and drag strips; drive-in theaters; golf driving ranges; pony riding rings; race tracks; riding stables and riding academies; skating rinks; sports arenas and sports stadiums.
4. Equipment rental yards for heavy construction or farm equipment exceeding fifteen thousand (15,000) pounds net weight.
5. Meeting halls.
6. Mortuaries and funeral parlors.
7. Private clubs and lodges.
8. Public buildings and grounds.
9. Incidental and accessory structures and uses which are owned or operated by a public agency and are located on the same site as a conditional use requiring Planning Commission approval.
10. New uses allowed under Section 1304.C. that include the incidental sales of alcoholic beverages and are located within 300 feet of any school site and/or Residential (R, RM, or RR) Zone District. Existing uses allowed under Section 1304.C. that include the incidental sales of alcoholic beverages that were established prior to August 24, 2000, and are located within 300 feet of any school site and/or Residential Zone District shall not be required to obtain a new conditional use permit.
11. Solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, State, and Federal regulations.

(Ord. No. 269.3, § 20, 5-6-69; Ord. No. 269.4, § 27, 6-3-70; Ord. No. 269.16, § 1, 11-1-77; Ord. No. 269.33, § 24, 9-21-82; Ord. No. 269.42, § 12, 5-7-96; Ord. No. 269.49, § 5, 12-7-99; Ord. No. 269.51, §§ 5 and 6, 7-25-00; Ord. No. 269.64, §§ 29, 30, & 31, 10-16-07; Ord. No. 269.65, §§ 74 through 76, 10-28-08)

Sec. 1305. CS Commercial service district.

A. Application:

The Commercial Service District is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembling, packaging or processing of articles of merchandise for distribution and retail sale. Land requirements for most commercial service uses generally dictate its application along major streets of the county which generally lie close to highway commercial and industrial districts.

CS Commercial service district

B. Permitted uses:

1. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

C. Permitted uses, site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Commercial service establishments including:
 - Addressograph services
 - Animal rescue shelters located not closer than 500 feet to a residential, professional or recreation district
 - Automobile body and fender repair
 - Automobile repairing, overhauling, rebuilding and painting
 - Automobile (new and used) sales and service
 - Automobile supply stores
 - Automobile and tractor parts and equipment stores
 - Automobile upholstery and top shops
 - Automobile washing including the use of mechanical conveyors, blowers and steam cleaning
 - Bakeries, retail and wholesale
 - Barbeque facilities (Open-air) in accordance with Section 2102.C.17
 - Bicycle shops
 - Blacksmith shops
 - Blueprint and photostat shops
 - Boat sales and service
 - Book binding
 - Bottling works
 - Building materials yards
 - Bus depots and passenger transit stations (including repair or storage)
 - Business, professional and trade schools and colleges
 - Cabinet shops
 - Carpenters' shops
 - Carpet and rug cleaning and dyeing establishments
 - Catering shops
 - Cleaning, pressing and dyeing establishments (using nonflammable and non explosive cleaning fluid)
 - Cold storage plants
 - Columbariums and crematoriums
 - Communications equipment buildings
 - Contractors' storage yards
 - Dairy products plants
 - Diaper supply services
 - Electrical distribution substations
 - Electrical repair shops
 - Elevated pressure tanks
 - Equipment rental yards
 - Exterminators
 - Feed and seed stores
 - Food lockers and services
 - Freight forwarding terminals
 - Freight transit yards
 - Furniture warehouses and van services
 - Gas regulator stations
 - Glass shops
 - Gunsmith shops

CS Commercial service district

Heating and ventilating or air-conditioning shops, including incidental sheet metal
Household and office equipment and machinery repair shops
Household repair shops
Ice storage or sale houses
Kennels, commercial and non-commercial, located not closer than 500 feet to a residential, professional or recreation district
Laboratories
Laundries
Linen supply services
Locksmiths
Lumber yards, not including planing mills or saw mills, bulk sand, gravel or cement
Machine shops
Machinery sales and rentals,
Mattress repair shops
Mobile home and recreation vehicle sales and service
Mortuaries
Motorcycle sales and service
Musical instrument repair shops
Nurseries and garden supply stores
Packing and crating
Parcel delivery services
Photographic and blueprint processing and printing
Photographic developing and printing
Picture framing shops
Plumbing and sheet metal shops
Poultry and rabbit butcher shops for retail sale on the premises (including live storage), provided that such uses shall not be established closer than five hundred (500) feet to any then existing R Zone
Pressing establishments
Printing, lithographing and engraving
Public service pumping stations
Public utility yards
Radio and television broadcasting studios
Radio and television repair shops
Railroad rights-of-way and freight and passenger stations
Recycling centers for aluminum cans, glass bottles, plastic bottles, and paper from households and small businesses
Refrigeration equipment sales and service
Repair garages including automobile, pick-up truck, semi tractor-trailer, farm equipment and boat service and repair
Restaurants, including drive-in restaurants
Rug and carpet cleaning and dyeing
Safe and vault repairing
Self-service laundries and 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 boarding located not closer than five hundred (500) feet to a residential, professional or recreation district
Small animal hospitals or clinics and veterinarians' offices, located not closer than five hundred (500) feet to a residential, professional or recreation district, 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 which shall be prescribed by the Zoning Administrator

CS Commercial service district

- Stone and monument yards or mills
 - Storage facilities (including mini storage), garages and yards
 - Storage yards for commercial vehicles
 - Taxidermists
 - Tire sales, retreading and recapping
 - Tool or cutlery sharpening or grinding
 - Trailer and recreational vehicle sales and service and rentals
 - Trucking terminals and freight transfer stations
 - Typewriter repair shops
 - Upholstery shops
 - Warehouses except for the storage of fuel or flammable liquids and explosives
 - Welding and blacksmith shops, excepting drop hammer
 - Wholesale establishments
2. Offices and retail stores incidental to and on the same site with a commercial service establishment prescribed in Paragraph 1 of this Section.
 3. Incidental and accessory uses and structures located on the same site as a permitted use, or a conditional use which has been approved by the planning commission except for those uses which are owned or operated by a public agency.
 4. Accessory structures and uses located on the same site as a conditional use which has been approved by the planning commission except for those uses which are owned or operated by a public agency.
 5. Mobile home or manufactured home on a temporary foundation as workman's or caretaker's quarters incidental to and used in connection with a permitted or conditional use for the duration of the use to which it is incidental, and further provided that each site so used shall be subject to the coverage, yard, and parking requirements of the RM-2 District.
 6. Hazardous waste treatment equipment which is added to an existing use.
 7. Similar commercial uses when determined by the zoning administrator to be compatible with the uses listed in Section 1305.C.
 8. Signs, in accordance with the provisions of Section 1318 of this Article and Section 1606.C.11 of Article 16.
 9. Outdoor advertising structures, in accordance with provisions of Section 1319 of this Article.

D. Conditional uses; planning commission approval:

1. Public buildings and grounds.
2. All uses permitted in Sections 1402.C.2 through 8 of the ML-Light Industrial Zone District.
3. Incidental and accessory structures and uses which are owned or operated by a public agency and are located on the same site as a conditional use requiring Planning Commission approval.
4. Storage of chemicals, gas, petroleum or inflammable liquids.
5. Motor vehicle dismantling or wrecking provided that all dismantling shall be conducted within an enclosed building, and that no burning of any portion of a motor vehicle is done on the site, and that the total site area does not exceed ten thousand (10,000) square feet in area.
6. Recycling centers for ferrous metals such as iron, steel, etc., and all other scrap metals provided that all of the processing of recycled material be conducted within an enclosed building, and that the total site area does not exceed ten thousand (10,000) square feet in area.
7. Solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, State, and Federal regulations.

Ord. No. 269.1, § 16, 6-21-66; Ord. No. 269.3, § 21, 5-6-69; Ord. No. 269.4, § 28, 6-3-70; Ord. No. 269.16, § 2, 11-1-77; Ord. No. 269.33, § 25, 9-21-82; Ord. No. 269.38, § 5, 9-25-90; Ord. No. 269.42, § 13, 5-7-96; Ord. No. 269.45, § 4, 6-23-98; Ord. No. 269.56, § 48, 9-10-03; Ord. No. 269.59, § 10, 11-9-04; Ord. No. 269.62, § 19, 10-25-05; Ord. No. 269.64, §§ 32 through 35, 10-16-07; Ord. No. 269.65, §§ 77 through 80, 10-28-08)

Sec. 1306. CHL Limited highway commercial district.

A. Application:

The Limited Highway Commercial District is intended primarily for application in rural areas along major highways at controlled access points for the convenience of the highway user.

B. Permitted uses:

1. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

C. Permitted uses; site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Motels and hotels with associated dining facilities but not including major entertainment areas designed to draw the non-traveling public to the rural areas and with not more than ten (10) per cent of the units containing kitchens and a total occupancy of thirty (30) or fewer people.
2. Restaurants, including coffee shops and cafes with an occupancy of thirty (30) or fewer people, but not including fast food and drive-in restaurants.
3. Convenience stores.
4. Gasoline service stations.
5. Truck service stations.
6. Roadside reststops.
7. Overnight dependent recreational vehicle parking areas limited to six (6) spaces in conjunction with another permitted use.
8. Incidental and accessory uses and structures located on the same site as a permitted use, or a conditional use which has been approved by the Planning Commission except for those uses which are owned or operated by a public agency.
9. Signs, in accordance with the provisions of Section 1318 of this Article and Section 1606.C.11 of Article 16.
10. Similar commercial uses when determined by the Zoning Administrator to be compatible with the other uses listed in Section 1306.C.

D. Conditional uses; planning commission approval:

1. Motels and hotels with associated dining facilities with an occupancy of more than thirty (30) people, but not including major entertainment areas designed to draw the non-traveling public to the rural areas; and over night dependent recreational vehicle parking in excess of six (6) spaces.
2. Restaurants, including coffee shops and cafes with an occupancy of more than thirty (30) people, including fast food and drive-in restaurants.
3. Emergency shelters pursuant to Government Code Section 65583, Health and Safety Code Section 50800, and Article 16, Section 1607 of this ordinance.
4. Solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, State, and Federal regulations.

(Ord. No. 269.4, § 29, 6-3-70; Ord. No. 269.14, § 1, 3-29-77; Ord. No. 269.33, § 26, 9-21-82; Ord. No. 269.64, § 36, 10-16-07; Ord. No. 269.65, §§ 81 through 83, 10-28-08)

Sec. 1307. CH Highway commercial district.

A. Application:

The Highway Commercial District is intended primarily for application to areas along major highway entrances to a community 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 provisions of frontage roads, interchanges and channelized intersections.

B. Permitted uses:

1. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

C. Permitted uses: site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. Establishments which provide services or supply commodities primarily for the convenience of patrons traveling on state highways and major county road entrances to the community including:
 - Automobile (new and used) sales
 - Barbeque facilities (Open-air) in accordance with Section 2102.C.17
 - Bars, cocktail lounges or nightclubs
 - Bowling alleys
 - Bus depots and transit stations
 - Convenience stores
 - Hotels and motels
 - Ice cream and confectionery stores
 - Public utility structures, services and facilities
 - Repair garages
 - Restaurants, including fast food and drive-in restaurants
 - Roadside rest areas
 - Service stations, for automobiles and trucks
 - Soda fountains
 - Trailer sales and service and rentals
2. Overnight dependent recreational vehicle parking areas limited to six (6) spaces in conjunction with another permitted use, subject to the provisions of Article 16.
3. Offices and retail stores incidental to and on the same site with a highway commercial establishment prescribed in Paragraph 1 of this Section.
4. Signs, in accordance with the provisions of Section 1318 of this Article and Section 1606.C.11 of Article 16.
5. Incidental and accessory structures and uses located on the same site as a permitted use, or a conditional use which has been approved by the Planning Commission except for those uses which are owned or operated by a public agency.
6. Outdoor advertising structures, in accordance with provisions of Section 1319 of this Article.
7. Accessory structures and uses located on the same site as a conditional use which has been approved by the Planning Commission, except for those uses which are owned or operated by a public agency.
8. Reserved.
9. Similar commercial uses determined by the Zoning Administrator to be compatible with the uses listed in Section 1307.C.
10. Open recreation uses including the following uses:
 - a. Outdoor festivals (not over 4 days in any one calendar year on any one site);
 - b. Carnivals (not over 4 days in any one calendar year on any one site);
 - c. Circuses (not over 4 days in any one calendar year on any one site).

CH Highway commercial district

D. Conditional uses; planning commission approval:

The following conditional uses may be permitted in accordance with the provisions of Article 19:

1. Churches and other religious institutions.
2. Private clubs and lodges.
3. Public buildings and grounds.
4. Incidental and accessory structures and uses which are owned or operated by a public agency and are located on the same site as a conditional use requiring Planning Commission approval.
5. Cemeteries.
6. Amusement parks, automobile and motorcycle racing stadiums and drag strips; drive-in theaters; golf driving ranges; pony riding rings; race tracks; riding stables and riding academies; skating rinks; sports arenas and sports stadiums.
7. Overnight recreational vehicle parking facilities of more than six (6) spaces.
8. In the immediate area of interchanges along Interstate-5, illuminated signs advertising highway traveler services at that interchange which exceed the maximum copy area per site or per use allowed by Section 1318 of this article and Section 1606.C.11 of Article 16 of this Ordinance, but not larger than is necessary to be clearly seen by travelers on Interstate 5, provided the structure is designed by a professional engineer and does not pose a safety hazard. Such structures may be located on the actual site of the business or service being advertised, or a group of signs may be clustered in two off premises sites per interchange, but within the CH Zone District at that interchange.
9. Towers used for commercial cellular telephone service.
10. Emergency shelters pursuant to Government Code Section 65583, Health and Safety Code Section 50800, and Article 16, Section 1607 of this ordinance.
11. Solar photovoltaic electrical generating facilities that commercially produce power for sale, which comply with all local, regional, State, and Federal regulations.

(Ord. No. 269.1, § 17, 6-21-66; Ord. No. 269.3, § 22, 5-6-69; Ord. No. 269.4, § 30, 6-3-70; Ord. No. 269.14, § 2, 3-29-77; Ord. No. 269.33, § 27, 9-21-82; Ord. No. 269.35, § 1, 7-24-84; Ord. No. 269.40, § 1, 10-4-94; Ord. No. 269.43, § 28, 1-21-97; Ord. No. 269.46, § 1, 10-20-98; Ord. No. 269.49, § 3, 12-7-99; Ord. No. 269.64, §§ 37, 38, & 39, 10-16-07; Ord. No. 269.65, §§ 84 through 88, 10-28-08)

Sec. 1308. CR Rural commercial district.

A. Application:

The Rural Commercial District is intended primarily for application to such rural service centers of the county as Armona, Kettleman City, Stratford, Grangeville, Hardwick, and Halls Corner to permit the establishment of uses which cater primarily to the needs of rural residents. Since it is not reasonable to expect large-scale urban development within these communities with an attendant demand for specialized commercial zones, the Rural Commercial District is established to permit the accommodation of most of the commercial uses otherwise provided for in other commercial districts.

B. Permitted uses:

1. Non-commercial, personal use solar electrical generation equipment with a design capacity to serve the electrical needs of only that site or use.

C. Permitted uses; site plan review:

The following uses may be permitted in accordance with the provisions of Article 21:

1. City, county, state or federal administrative offices; libraries; police and fire stations.
2. One one-family dwelling over or to the rear of a permitted use provided that such dwelling is primarily for the use of the person or persons owning or operating the commercial use on the same site, and further provided that each site so used shall be subject to the yard and parking requirements of the RM-2 District. A mobile home or manufactured home may be used for the dwelling.

CR Rural commercial district

3. All permitted uses requiring site plan review in the CN, CC, CT, CS, CH and ML Districts, except service stations, signs and outdoor advertising structures, watchmen's living quarters and uses allowed pursuant to Section 1402.C.1.
4. Signs, in accordance with the provisions of Section 1318 of this Article and Section 1606.C.11 of Article 16.
5. Incidental and accessory structures and uses located on the same site as a permitted use with site plan review, or a conditional use which has been approved by the Planning Commission except for those uses which are owned or operated by a public agency.
6. Similar commercial uses when determined by the Zoning Administrator to be compatible with the other uses listed in Section 1308.C.

D. Conditional uses; planning commission approval:

1. Service stations.
2. New uses allowed under Section 1308.C. that include the incidental sales of alcoholic beverages and are located within 300 feet of any school site and/or Residential (R, RM, or RR) Zone District. Existing uses allowed under Section 1308.C, that include the incidental sales of alcoholic beverages that were established prior to August 24, 2000, and are located within 300 feet of any school site and/or Residential Zone District shall not be required to obtain a new conditional use permit.
3. All conditional uses allowed under Section 1303.D.1, and D.3 through D.6.

(Ord. No. 269.1, § 18, 6-21-66; Ord. No. 269.4, § 31, 6-3-70; Ord. No. 269.33, § 28, 9-21-82; Ord. No. 269.51, § 7, 7-25-00; Ord. No. 269.64, §§ 40 and 41, 10-16-07; Ord. No. 269.65, §§ 89 and 90, 10-28-08)

Sec. 1309. Screening and landscaping; fences, walls, gates, and hedges.

Fences, walls, gates, and hedges shall be allowed under the provisions of Article 16, Section 1605.

(Ord. No. 269.51, § 8, 7-25-00; Ord. No. 269.56, § 49, 9-10-03; Ord. No. 269.59, § 11, 11-9-04)

Sec. 1310. Required conditions.

- A. No use shall be permitted and no process, equipment or materials shall be used which are found by the Zoning Administrator or the Planning Commission to be substantially injurious to persons or property in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare, or unsightliness or to involve any undue risk of fire or explosion.

(Ord. No. 269.49, § 6, 12-7-99; Ord. No. 269.59, § 12, 11-9-04)

Sec. 1311. Site area.

No limitation.

Sec. 1312. Frontage, width and depth of site.

No limitation.

Sec. 1313. Coverage.

No limitation.

Sec. 1314. Yard requirements.

A. The minimum front yard shall be as follows:

<u>District</u>	<u>Minimum</u>	<u>Minimum on site abutting on property in an RA, R, or RM District and fronting on the same street</u>
CN	15 feet	15 feet
CC	0 feet	10 feet
CT	5 feet	15 feet
CS	5 feet	15 feet
CHL	15 feet	20 feet
CH	15 feet	20 feet
CR	15 feet	20 feet

- B. Except as specified in paragraphs 1, 2, and 3, hereunder, no side yards or rear yards shall be required:
1. On a reversed corner lot adjoining a key lot in an RA, R or RM District, the minimum side yard adjoining the street shall be not less than one-half (½) the required front yard of the key lot.
 2. The minimum side yard abutting an RR, R or RM District shall be ten (10) feet.
 3. The minimum rear yard abutting an RR, R or RM District shall be ten (10) feet.
- C. If greater minimum distances between structures than those listed in section 1316 below are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

(Ord. No. 269.1, § 19, 6-21-66; Ord. No. 269.44, § 31, 7-29-97; Ord. No. 269.64, § 42, 10-16-07)

Sec. 1315. Height of structures

In the CN, CT, CH (except for signs and towers used for commercial cellular telephone service subject to Sections 1307.D.8. and 9., where the height shall be determined as part of the conditional use permit), CHL and CR Districts, no structure shall exceed fifty (50) feet in height. In the CC and CS Districts (except for uses subject to Sec. 1305.D.2, where the height shall be determined as part of the conditional use permit), no structure shall exceed seventy-five (75) feet in height. No structure exceeding three (3) feet in height may be located within a Traffic Safety Visibility Area.

(Ord. No. 269.43, § 29, 1-21-97; Ord. No. 269.46, § 2, 10-20-98; Ord. No. 269.65, § 91, 10-28-08)

Sec. 1316. Distance between structures.

The minimum distance between a dwelling unit and another structure shall be ten (10) feet. However, greater minimum distances between structures may be required if fire code regulations require greater separation between structures for safety and fire protection as per Article 5 of *Kings County Improvement Standards*. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or a part of such fire-related separation requirements.

(Ord. No. 269.44, § 32, 7-29-97; Ord. No. 269.64, § 43, 10-16-07)

Sec. 1317. Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities.

Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided on the site for each use as prescribed in Article 15.

(Ord. No. 269.65, § 92, 10-28-08)

Sec. 1318. Signs.

Except as provided by Section 1307.D.8. above, signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.11.

(Ord. No. 269.50, § 1, 3-21-00; Ord. No. 269.64, § 44, 10-16-07)

Sec. 1319. Outdoor advertising structures.

Except as provided by Section 1307.D.8, above, outdoor advertising structures shall be allowed only as follows:

A. Outdoor advertising structures:

1.	<u>District</u>	<u>Maximum permitted aggregate structural area per site</u>	<u>Maximum permitted aggregate copy area per site</u>
	CN	Not permitted	Not permitted
	CC	12.5 feet by 25 feet	240 square feet on each side
	CT	12.5 feet by 25 feet	240 square feet on each side
	CS	12.5 feet by 25 feet	240 square feet on each side
	CHL	Not permitted	Not permitted
	CH	12.5 feet by 25 feet	240 square feet on each side
	CR	Not permitted	Not permitted

2. All outdoor advertising structures shall comply with the yard requirements of the districts in which they are located.

- B. No outdoor advertising structure permitted by this Section shall be placed within thirty (30) feet of a street intersection (intersecting curb lines) unless placed on a pole at least twelve (12) feet above the ground or unless placed at a maximum height of three (3) feet above ground.
- C. No outdoor advertising structure permitted in accordance with this Section, which faces and is located directly across the street from property situated in an R or RM District, shall be directly illuminated or flashing.
- D. No red, green or amber lights or illuminated signs may be placed in such position that they could reasonably be expected to interfere with or be confused with any official traffic control device or traffic signal or official directional guide signs.
- E. Outdoor advertising structures may have copy on both sides of the structure, provided that the copy area on each side does not exceed the maximum area specified above in Sections 1319.A.1 for the zone district in which the site is located.

(Ord. No. 269.64, § 45, 10-16-07)

Sec. 1320. General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Article 17.

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