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b. Multi-family Residential: 3 stories or 45 feet, whichever is lesser.

c. Non-Residential: 4 stories or 50 feet, whichever is lesser.

3.05.08 General Commercial District (C-1)

A. Intent and Purpose of District

This district is composed of certain land and structures used to provide for the retailing of commodities and the furnishing of several major services, selected trade shops, and automotive repairs. Characteristically, this type of district occupies an area larger than that of the Residential/Neighborhood Commercial District, is intended to serve a considerably greater population and offers a wider range of services.

B. Uses Permitted

The following uses shall be permitted within any General Commercial (C-1) District:

1. Any commercial use permitted in the Residential/Neighborhood Commercial (RC) District.
2. Amusement and recreational facilities such as, but not limited to arcades, amusement parks, shooting galleries, miniature golf courses, golf driving ranges, baseball batting ranges and trampoline centers, indoor recreation centers and gymnasiums.
3. Bowling alleys, skating rinks and billiard/pool parlors, providing such activities and facilities are enclosed within a soundproof building.
4. Carnival type amusement, when located more than 500 feet from any residential district.
5. Car wash.
6. Commerce Parks as defined in Appendix B
7. Commercial or trade schools such as dance and martial arts studios.
8. Community centers and fraternal lodges.
9. Community food banks, food distribution.
10. Country clubs and golf courses.
11. Department stores and other retail sales stores.
12. Drive-in restaurants.
13. Farm and Garden supply, building supplies.
14. Frozen food lockers.

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15. Garden centers and plant nurseries.
 16. Hospitals.
 17. Light garment manufacturing.
 18. Mechanical garages with body work and painting services provided that storage yards shall have a privacy fence with a minimum of six feet in height.
 19. Machine and welding shops.
 20. Movie theaters.
 21. Office Parks
 22. Pharmacies
 23. Printing, bookbinding, lithography, and publishing plants.
 24. Private clubs, lodges and therapeutic massage clinics.
 25. Radiator cleaning, repair and installation.
 26. Restaurants, both sit-down and fast-food
 27. Retail heating and air conditioning sales and service, provided that all refrigerators and freezers in outside storage area must comply with state laws pertaining to removal of doors. Storage areas shall have a privacy fence with a minimum of six feet in height.
 28. Shopping Centers.
 25. Taverns and night clubs.
 26. Theaters and auditoriums.
 27. Trade shops, including tinsmith, cabinet maker, rug and carpet cleaning, upholstery, mattress renovation, electrical, roofing and plumbing shop, provided that storage yards shall have a privacy fence with a minimum of six feet in height.
 28. Veterinary offices and animal hospital, provided the facility has no outside kennels.
 29. Washing and packaging of fruit when accessory to retail fruit sales on the premises.
 30. Other uses which are substantially similar to the uses permitted herein, which would promote the intent and purposes of this district. Determination shall be made by the development approval authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination from the City Council. Such determination shall be final.
 31. Planned development projects as provided for under Section 3.08.00.

C. Uses permitted as Variances

1. One single family dwelling which is accessory and attached to a permitted principal building, which principal; building is actively

engaged in a permitted use.

2. Apartment complexes when located above at least one story of commercial uses, provided that each dwelling unit shall have a minimum floor area of 500 square feet and that parking requirements for the residential use are met.

D. Site and Building Requirements

1. **Lot Area.** There shall be no minimum lot size.
2. **Lot Coverage.** The maximum combined area occupied by all principal and accessory buildings and impervious surfaces shall not exceed 70 percent of the total lot area.
3. **Lot Width.** There shall be no minimum lot width.
4. **Yard Requirements.** There shall be a rear yard of at least 15 feet. Where a commercial district is contiguous to a residential district, there shall be a minimum side yard of ten feet on the side abutting the residential district unless the two districts are separated by a public street, body of water, or similar man-made or natural buffer in which case no side yard is required. There shall be a front yard depth of not less than 15 feet, except as provided for in Section 3.07.03.
5. **Building Height Requirements.** No building shall exceed a height at the required front, rear and side yard lines of four stories or 50 feet from grade.
6. **Screening Requirements.** Where a lot line within a General Commercial (C-1) District abuts a side or rear lot line in any residential district, the open storage of Equipment, vehicles, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height; and shall be at least 50 percent opaque as viewed from any point along said residential lot line. Where such open storage exists unscreened as of the date of adoption of these regulations, the non-residential property owner shall be required to meet the screening requirements of this section within 18 months of the adoption date of this code. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.

7. **Other Requirements.** Driveways, streets, and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets shall not be hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent Residential Districts.

E. Performance Standards.

Each use, activity or operation within this district shall comply with the performance standards specified in Sections 3.11.00 and 3.12.00.

3.05.09 High Intensity Commercial District (C-2)

A. Intent and Purpose of District

This district is composed of those lands and structures which, by their use and location are high intensity commercial uses especially adapted to the conduct of the business of wholesale distribution, storage and light manufacturing. Such lands are conveniently located to principal thoroughfares and/or railroads.

B. Uses Permitted

The following uses shall be permitted within any High Intensity Commercial (C-2) District.

1. Any use permitted in the C-1 General Commercial District.
2. Bakeries and confectionary manufacturers.
3. Building material storage and sales.
4. Bus, car, truck repair, storage and terminals.
5. Commerce Parks
6. Financial institutions with drive-up facilities.
7. Flea markets or similar outdoor or indoor/outdoor sales complexes.
8. Furniture, decorating materials, and upholstery manufacture.
9. Garment manufacturing.
10. Machinery sales and storage.
11. Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment.
12. Manufacture of novelties and souvenirs.
13. Marinas.
14. Meat storage, cutting and distribution.
15. Milk bottling and distribution plants; ice cream manufacturing.
16. New and used automobile dealerships, mobile home and boat

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- sales.
17. Office Parks
 18. Pharmacies.
 19. Restaurants (sit-down or fast-food)
 20. Roadside produce stands, temporary or permanent.
 21. Shopping Centers as defined in Appendix B
 22. Soft Drink bottling.
 23. Storage and wholesale distribution warehousing.
 24. Storage yards for equipment, machinery, and supplies for building and trades contractors, garbage haulers.
 25. Testing of materials, equipment and products.
 26. Taverns, bars, lounges, night clubs and dance halls.
 27. Truck stop.
 28. Veterinary offices and animal hospitals and kennels.
 29. Wholesale meat and produce distribution.
 30. Other uses which are similar to the uses permitted herein, which are not specifically prohibited in "C" below, and which would promote the intent and purpose of this district. Determination shall be made by the development approval authority which shall be made without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the City Council. Such determination shall be final.
 31. Planned development projects as provided for under Section 3.08.00.

C. Uses Specifically Prohibited.

The following uses shall be prohibited in any High Intensity Commercial (C-2) District:

1. Any use or activity which is not in full compliance with all the requirement and standards set forth in this section.
2. Animal slaughtering or the confinement of animals for feeding, finishing and preparation for slaughter, including stockyards and feeding pens.
3. Asphalt manufacturing or refining, or any similar petroleum or petrochemical refining or manufacturing process.
4. Asphalt or concrete paving, mixing or batching plant.
5. Blast furnace or similar heat or glare generating operations.
6. Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish, or similar materials or products.
7. Cement, lime, gypsum or plaster-of-paris manufacture, or the open

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- storage of raw materials or finished products related to such manufacturing.
8. Corrosive acid manufacture or bulk storage, including but not limited to hydrochloric, nitric, sulphuric, or similar acids.
 9. Dwellings, except living quarters for custodians, guards and caretakers, when such facilities are accessory to the primary occupancy of the premises.
 10. Glue, size or gelatin manufacture where the process involves the refining or recovery of such products from fish, animal or refuse materials.
 11. Junk, salvage or wrecking yard or structure wherein motor vehicles, appliances or similar used equipment or material stored, dismantled or sorted for display, sale or packing.
 12. Tallow, grease, lard or vegetable oil refining.
 13. Other uses which are similar to those listed above which are not specifically permitted; the prohibition of which would promote the intent and purposes of this district. Determination shall be made by the Planning Director which shall be without public notice or public hearing. The Planning Director may, at his/her discretion, request a determination by the City Council. Such determination shall be final.

D. **Site and Building Requirements**

1. **Lot Area.** There shall be no minimum lot size.
2. **Lot Coverage.** The maximum combined area occupied by all principal and accessory buildings and impervious surfaces shall not exceed 70 percent of the total lot area.
3. **Lot Width.** There shall be no minimum lot width.
4. **Yard Requirements.** There shall be a rear yard of at least 15 feet. Where a commercial district is contiguous to a residential district, there shall be a minimum side yard of ten feet on the side abutting the residential district unless the two districts are separated by a public street, body of water, or similar man-made or natural buffer in which case no side yard is required. There shall be a front yard depth of not less than 15 feet, except as provided for in Section 3.07.03.
5. **Building Height Requirements.** No building shall exceed a height at the required front, rear or side yard lines of four stories or

50 feet, whichever is lesser, from grade.

6. **Screening Requirements.** Where a lot line of a lot within a High Intensity Commercial (C-2) District abuts a side or rear lot line of a lot in any residential district, the open storage or equipment, vehicles, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height; and shall be at least 50 percent opaque as viewed from any point along said residential lot line. Where such open storage exists unscreened as of the date of adoption of these regulations, the non-residential property owner shall be required to meet the screening requirements of this section within 18 months of the adoption date of this code. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.
7. **Other Requirements.** Other requirements are as follows: Driveways, streets, and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets shall not be hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts.

E. Performance Standards:

Each use, activity or operation within any High Intensity Commercial (C-2) District shall comply with the performance standards established in Sections 3.11.00 and 3.12.00.