

*Chapter 17.36 GENERAL COMMERCIAL (C2) ZONE**

Sections:

17.36.010 Purpose.

The purpose of the C2 zone is to provide lands for intensive and general commercial use.
(Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

17.36.015 Definitions.

For definitions of terms and uses refer to Chapter 17.06.
(Ord. 2320 § 3 Exh. A(part), 1993).

17.36.020 Permitted uses.

The following uses are permitted in the C2 zone:

- A. Retail uses:
 - 1. Agriculture equipment sales, rental, service,
 - 2. Agriculture product sales,
 - 3. Antique shop,
 - 4. Appliance store,
 - 5. Arts and crafts store,
 - 6. Automotive and vehicle business:
 - a. Body shop,
 - b. Carwash,
 - c. Gas station,
 - d. Machine shop,
 - e. Painting,
 - f. Parts and tools, sales and rental,
 - g. Repair, maintenance, service,
 - h. Rental,
 - i. Sales,
 - j. Tire sales, repair, installation, service,
 - k. Upholstery,
 - 7. Bait shop,
 - 8. Bakery,

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9. Bar, tavern, cocktail lounge,
 10. Bicycle shop, sales, rental, service, repair,
 11. Boat and marine uses:
 - a. Repair, service,
 - b. Sales, rental,
 - c. Accessories,
 12. Bookstore,
 13. Candy store,
 14. Canvas article assembly, sales, repair,
 15. Catering service,
 16. Clothing store,
 17. Computer hardware, software, sales, rental, service,
 18. Cosmetic sales, studio,
 19. Department store,
 20. Drugstore,
 21. Electrical equipment, materials, part sales,
 22. Electronic equipment sales,
 23. Florist,
 24. Food product sales, grocery store,
 25. Furniture store,
 26. Garden shop,
 27. Gift shop,
 28. Glass products, sales, service, installation,
 29. Hardware store,
 30. Hobby shop,
 31. Household equipment, sales, service, rental,
 32. Liquor store,
 33. Lumberyard, door and trim shop,
 34. Machinery sales,
 35. Masonry product sales,
 36. Nursery,
 37. Pet shop,
 38. Photography equipment, supplies,
 39. Recreation vehicle uses:

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- a. Sales,
 - b. Rental,
 - c. Repair, service,
 - d. Accessory sales,
- 40. Rental equipment agency,
 - 41. Restaurant,
 - 42. Secondhand store,
 - 43. Shoe store,
 - 44. Ski equipment sales, rental, service,
 - 45. Sporting goods,
 - 46. Stereo and audio equipment sales, rental, service,
 - 47. Variety store,
 - 48. Video equipment, sales, rental, service,
 - 49. Feed store,
 - 50. Outdoor sales in conjunction with an established commercial use,
 - 51. Outdoor dining in conjunction with an established commercial use;
- B. Service businesses:
- 1. Agriculture product storage,
 - 2. Bank, savings and loan, financial institution, mortgage broker,
 - 3. Barber shop, beauty salon, hair-styling studio,
 - 4. Consumer service,
 - 5. Dry cleaning store,
 - 6. Frozen food locker,
 - 7. Funeral home,
 - 8. Gun shop/gunsmith,
 - 9. Health spa, including hot tub rentals, exercise equipment facilities, workout rooms,
 - 10. Laundromat,
 - 11. Locksmith,
 - 12. Machinery repair,
 - 13. Mini-storage warehouse,
 - 14. Personal service business,
 - 15. Photographer, studio,
 - 16. Pool, billiards facility, sales, rental,
 - 17. Printing, publishing,

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18. Recycling centers for paper, cans, and glass,
 19. Service shop,
 20. Tailor,
 21. Taxidermist,
 22. Upholstery repair related to furniture and not vehicles,
 23. Woodyard,
 24. Warehousing;
- C. Administrative and professional offices:
1. Administrative offices,
 2. Clinic,
 3. Public agency and utility uses,
 4. Hospital,
 5. Laboratory, not handling toxic or hazardous substances,
 6. Library,
 7. Medical practices office,
 8. Professional office,
 9. Radio or television broadcasting studios and offices,
 10. Real estate office,
 11. Veterinarian clinic, without overnight commercial boarding;
- D. Public assembly, meetings, accommodations:
1. Bed and breakfast inn,
 2. Bowling alley,
 3. Church, or other place of worship,
 4. Community hall,
 5. Conference center,
 6. Country club,
 7. Day care center, with no limit on the number of children,
 8. Garage, carport,
 9. Golf course, driving range,
 10. Grange hall,
 11. Group care home pursuant to California Health and Safety Code Section 1501,
 12. Hotel,
 13. Library,
 14. Marina,

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15. Motel,
 16. Museum,
 17. Park, playground, picnic area, rest area,
 18. Parking lot,
 19. Post office,
 20. School,
 21. Skating rink,
 22. Stadium,
 23. Tennis club, racquetball club,
 24. Videogame arcade,
 25. Ambulance services;
- E. Processing and assembly uses:
1. Agriculture product processing, canning,
 2. Bakery products processing, baking, manufacturing,
 3. Beverage, food, distribution,
 4. Electronic component assembly,
 5. Stone and monument sales, works;
- F. Accepted farming practices;
- G. The planning director may determine that commercial uses similar to the uses enumerated in this section may be found to be consistent with this section;
- H. Residential uses subordinate to a principal permitted use;
- I. Special events, subject to the provisions of Chapter 17.87.
- J. Emergency Shelters. Emergency Shelters shall be subject to only the same development and management standards that apply to other permitted uses in this zone.

(Ord. 2614 § 3 Exh. A(part), 2000; Ord. 2320 § 3 Exh. A(part), 1993; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1872 § 1(part), 1987; Ord. 1781 § 1(part), 1986).

(Ord. No. 3020, § I, 2-12-2013; Ord. No. 3050, § II, 1-13-2015)

17.36.030 Conditional uses.

The following uses are permitted in the C2 zone upon approval and validation of a temporary use permit:

- A. Temporary outdoor sales.

The following uses are permitted in the C2 zone upon approval and validation of a conditional use permit:

- A. Retail uses:
1. Adult business as defined in Section 17.06.0110,
 2. Retail sales other than those enumerated in Section 17.36.020,

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- 3. Cardroom or gaming establishment;
 - B. Service businesses:
 - 1. Billboard,
 - 2. Cabinet shop contained within a building,
 - 3. Contractor equipment yard,
 - 4. Truck terminal,
 - 5. Crematory, funeral and internment services;
 - C. Public assembly, meetings, accommodations:
 - 1. Airport,
 - 2. Reserved,
 - 3. Heliport;
 - D. Residential uses:
 - 1. One primary single-family residence per legal parcel,
 - 2. Duplexes in compliance with the density requirements in Section 17.36.070(B),
 - 3. Multiple-family residential in compliance with the density requirements in Section 17.36.070(B),
 - 4. Time sharing land use in compliance with the density requirements in Section 17.36.070(B),
 - 5. Garage or carport;
 - E. Commercial agriculture;
 - F. The planning director may determine that commercial uses similar to uses enumerated in this section are consistent with this section.

The following uses are permitted in the C2 zone upon approval and validation of an administrative use permit:

- A. Telecommunications facility and antennae.

(Ord. 2898 § 3(part), 2006; Ord. 2614 § 3 Exh. A(part), 2000; Ord. 2320 § 3 Exh. A(part), 1993; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1872 §§ 1(part), 3(part), 1987; Ord. 1781 § 1(part), 1986).

(Ord. No. 3020, § I, 2-12-2013; Ord. No. 3033, § I, 8-26-2014)

17.36.040 Temporary uses.

The following uses are permitted in the C2 zone on a temporary basis not to exceed twelve months, the duration of a building permit, or the provisions of this title, whichever is shortest:

- A. Continued use of an existing building during construction of a new or replacement building on the subject property;
- B. Temporary use of a mobile home in conformance with Section 17.04.130;
- C. Temporary storage of contractors' equipment during construction of new structures on-site.

(Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

17.36.050 Accessory uses.

The following accessory uses consistent with the definitions in Chapter 17.06 are permitted in the C2 zone:

- A. Swimming pool located not closer than ten feet to any property line or within the front setback;
- B. Fences, walls;
- C. Usual and customary accessory structures and uses associated with a permitted or conditional use;
- D. Signs in conformance with Chapter 17.72.

(Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

17.36.060 Performance standards.

In the C2 zone, the following performance standards shall apply in addition to any other standards in this title:

- A. The parking standards of Chapter 17.70;
- B. A minimum area equal to five percent of the land area devoted to structures and parking shall be planted with new landscaping. Landscaping shall be installed prior to use or occupancy, and shall be maintained in a vigorous and healthy condition in perpetuity;
- C. When a C2 zone adjoins an R1 zone, and the R1 zone is developed before the commercial parcel, the developer of the C2 parcel shall include a landscaped screen and fence combination on the property line between the commercial site and the residence. The standards of this section shall also apply when the rear of a commercial structure will face a parcel with R1 zoning;
- D. Exterior lighting shall be shielded and directed in such a manner that it does not directly shine into adjoining residences;
- E. Siting of structures and location of trees shall be undertaken with care to ensure that shadows do not block solar energy collection devices on adjoining parcels;
- F. Development in the C2 zone shall conform to the standards of the noise element of the general plan for average and maximum noise levels;
- G. Solid screening shall be provided around the perimeter of any outdoor storage area related to any business or service;
- H. Designated solid waste storage areas and recycling access areas shall be provided and paved in conformance with Section 8.12.050 of this code.

(Ord. 2402 § 3(part), 1994; Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

17.36.070 Site development standards.

In the C2 zone, the following site development standards apply:

- A. Minimum parcel size for new parcels shall be established according to the recommendations of the planning department upon consultation with the environmental health department, based upon an adequate water supply and sewage disposal system, or:
 - 1. With individual well and on-site sewage disposal system: five acres,

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2. With public water and on-site sewage disposal system: one acre,
 3. With public water and public sewage disposal: seven thousand square feet;
- B. Maximum density:
1. For residential uses:
 - a. With individual well and on-site sewage disposal system, one dwelling per five acres,
 - b. With public water and on-site sewage disposal system, one dwelling per one acre,
 - c. With public water and public sewage disposal: one dwelling per seven thousand square feet,
 2. For commercial uses: density is the same as lot coverage;
- C. Maximum lot coverage:
1. Residential: thirty-five percent,
 2. Commercial: one hundred percent less setback, landscaping and septic requirements;
- D. Maximum building height: forty-five feet;
- E. Lot width:
1. Average: seventy-five feet,
 2. At the road: sixty feet;
- F. Lot depth:
1. Average: one hundred feet,
 2. Minimum: seventy-five feet;
- G. Minimum building setbacks:
1. For purposes of this chapter, the following shall apply:
 - a. Front, zero feet from the property line, or thirty feet from the centerline of the road right-of-way or easement, whichever distance is greater,
 - b. Corner, or lots with multiple lot lines fronting roads, same distance as front for all property lines fronting road rights-of-way or easements,
 - c. Side, no requirement, when adjoining commercial zones (RC, C1, CP, C2), five feet when adjoining any other zone,
 - d. Rear, zero feet, or twenty feet when adjoining a residential zone (R1, R2, R3, and RR),
 - e. Between buildings, ten feet or the requirements of the responsible fire protection agency whichever is greater,
 - f. Vision clearance, thirty-five feet;
 2. In addition to the setbacks specified in subsection (G)(1) of this section, minimum building setbacks shall meet the requirements of Section 8.10.120 in order to achieve defensible space, which requires a thirty-foot setback from all property lines and/or center of the road for parcels one acre or larger, and same practical effect shall be provided for parcels less than one acre. Procedures for exceptions to these standards shall comply with Sections 8.10.150 and 8.10.190.

(Ord. 2320 § 3 Exh. A(part), 1993: Ord. 1781 § 1(part), 1986).
