Chapter 20.10 - COMMERCIAL ZONING DISTRICTS

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20.10.010 Purpose of the Commercial Zoning Districts

A. Neighborhood Commercial (C-N). The C-N zoning district provides areas for shopping centers and other commercial uses that serve the day-to-day needs of residential neighborhoods. The C-N districts shall have a minimum area of three acres and shall be located only where analysis of the residential population demonstrates that the facilities are justified.

B. Shopping Center Commercial (C-SC). The C-SC zoning district provides areas for grocery stores, supermarkets, and other retail establishments selling groceries to serve local residents as well as the larger regional market. The C-SC districts shall have a minimum area of five acres.

C. Regional/Central Commercial (C-C). The C-C zoning district provides areas for a diversity of commercial and residential land uses in the central business district and regional centers. These uses help to support a vibrant retail destination, provide jobs for residents, and accommodate commercial and service uses to meet the needs of community and regional businesses and residents.

D. Office Commercial (C-O). The C-O zoning district provides a location for a broad range of office uses including professional offices, business offices, medical offices, and regional or "back" offices. The C-O zoning district can also accommodate limited "accessory" restaurant, retail, and service uses that cater to the needs of on-site employees and visitors.

E. Thoroughfare Commercial (C-T). The C-T zoning district provides areas for auto-oriented commercial uses that accommodate the needs of people traveling on highways and local motorists. The C-T zoning district also accommodates large recreational facilities and heavy commercial uses that benefit from proximity to the highway.

F. General Commercial (C-G). The C-G zoning district provides areas for heavy commercial and light industrial uses that may impact neighboring uses and often require large parcels and benefit from separation from retail uses. The C-G districts are to be established in areas of four acres or larger.

G. Business Park (B-P). The B-P zoning district provides a location for employment-intensive uses within an attractive campus-like setting. The B-P zoning district shall primarily allow "back" offices, research and development businesses but also limited commercial retail uses to serve employees in the area. The B-P zoning district shall have a minimum area of five acres.

20.10.020 Land Use Regulations for Commercial Zoning Districts

A. Permitted Uses. Table 20.10-1 identifies land uses permitted in commercial zoning districts.

TABLE 20.10-1 PERMITTED LAND USES IN THE COMMERCIAL ZONING DISTRICTS

Key	Zoning District [1]							
P Permitted Use **M** Minor Use Permit Required **SP** Site Plan Review Permit Required **C** Conditional Use Permit Required **X** Use Not Allowed	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	Additional Regulations
RESIDENTIAL USES								
Group/Transitional/Supportive Housing	X	X	P [3]	X	X	X	X	
Live/Work Units	C	C	P [2]	X	X	X	X	Sec. 20.44.080
Multiple-Family Dwellings	C	C	P	X	X	X	X	
Residential Care Facilities, Small *(6 or Less)*	X	X	P [3]	X	X	X	X	
Residential Care Facilities, Large *(More than 6 residents)*	X	X	P [3]	X	X	X	X	
Single-Room Occupancy	X	X	P [3]	X	X	X	X	Sec. 20.44.120
COMMUNITY USES								
Community Assembly	C	C	C	X	C	C	C	
Community Garden	SP	SP	SP	X	X	SP	X	
Colleges and Trade Schools	C	C	C	X	X	C	C	
Convalescent or Nursing Homes	C	C	C	X	X	X	X	
Cultural Institutions	C	C	C	X	C	C	C	
Day Care Centers (Children & Adults)	M	M	M	X	X	X	SP	
Emergency Shelters	X	X	C	X	C	P	X	Sec.20.44.150
Government Offices	P	P	P	X	C	C	C	
Hospitals and Surgery Centers	C	C	C	X	X	X	C	
Instructional Services	P	P	P	X	X	X	SP	
Medical Offices and Clinics	P	P	P	X	X	X	C	
Parks and Recreational Facilities	C	C	C	X	X	X	C	
Public Safety Facilities	SP	SP	P	C	SP	SP	SP	
Rehabilitation Centers	P	P [6]	P[10]	X	X	C	C	
Social Assistance Services	C	C	C	X	SP	P	X	

Key	Zoning District [1]							
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COMMERCIAL USES								
Alcoholic Beverage Sales [7]	X	P [7][8]	P [7]	C [7][8]	P [7]	P [7]	SP [7]	Sec.20.44.010
Bail Bond Businesses	C	X	C [10]	X	C	C	C	
Bars and Nightclubs	X	C	C	X	C	C	C	
Banks, Retail	P	P	P	P [9]	SP	SP	SP	
Bed and Breakfast	X	X	C	X	C	C	X	Sec.20.44.030
Building Supplies/Home Improvement	X	X	C	X	SP	P	SP	
Business Support Services	X	C	M	X	P	P	SP	
Cardrooms [5]	X	X	C [5]	X	C [5]	C [5]	X	Chapter 9.08
Cemeteries and Mausoleums	X	X	C	X	C	P	X	
Check Cashing/Payday Loan Establishments	C	X	C [10]	X	C	C	C	Sec.20.44.040
Commercial Recreation, Indoor (Except Below)	X	SP	SP	X	P	SP	C	
Multi-Screen (6 or More) Movie Theaters	X	C	P	X	C	X	C	
Commercial Recreation, Outdoor	X	X	X	X	P	C	C	
Drive-Through and Drive-Up Sales	C	C	SP	X	P	P	SP	
Equipment Sales and Rental	X	X	X	X	P	P	SP	
Farmer's Market	C	SP	SP	SP	SP	SP	SP	Sec.20.50.030B
Flea Market	X	X	X	X	C	C	C	
Funeral Parlors and Mortuaries	C	C	C	X	C	P	C	
Gas and Service Stations/Car Washes	X	C	SP	C [9]	P	P	SP	Sec.20.44.070
Hotels and Motels	X	X	P	X	P	C	C	
Hookah Lounges	X	C	C	X	C	C	C	
Kennels	X	X	X	X	C	P	C	
Maintenance and Repair Services	X	X	X	X	P	P	SP	
Massage Establishments	C [16]	C [16]	C [16]	X	C [16]	C [16]	X	Chapter 5.44
Massage Therapy—Sole Practitioner	P[17]	P[17]	P[17]	X	C [16]	C [16]	X	Chapter 5.44
Medical Marijuana Dispensaries	C [19]	X	X	X	X	X	X	Sec. 20.44.170
Mobile Food Vendors	C	C	C [10]	X	SP [11]	SP	C	Sec. 5.54 & 20.44.020
Mobile Home Sales	X	X	X	X	P	P	SP	
Office, Professional	P	P	P	C [9]	SP	SP	SP	

Key	Zoning District [1]							
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COMMERCIAL USES (Continued)								
Pawn Shops	X	X	C [10]	X	X	P	X	
Personal Services	SP	P	P	P [9]	SP	SP	SP [12]	
Retail, General	SP[12]	P	P	P [9]	P	SP	SP	
Restaurants	C [13]	P [8]	P	C [9]	P	M	SP [12] [13]	
Tattoo Parlors	X	SP	M	X	M	M	SP	
Tobacco Retailers [18]	X	P [18]	P [18]	P [18]	P [18]	P [18]	SP[18]	Sec.20.44.160
Vehicle Parts and Accessories Sales	X	P	P	X	P	P	SP	
Vehicle Rentals	X	X	M	X	P	P	SP	
Vehicle Repair and Maintenance, Major	X	X	X	X	C	P	C	
Vehicle Repair and Maintenance, Minor	X	SP	P	X	P	P	C	
Vehicle Sales	X	X	P [10] [14]	X	P	P	C	
INDUSTRIAL USES								
Manufacturing and Processing, General	X	X	X	X	X	M	C	
Manufacturing and Processing, Light	X	X	X	X	X	P	SP	
Research and Development	C	X	C	X	SP	SP	P	
Warehousing, Wholesaling, and Distribution	X	X	SP[15]	X	P	P	SP	
Wrecking & Salvage Establishments	X	X	X	X	C	C	X	Sec.20.44.140
TRANSPORTATION, COMMUNICATION, AND UTILITY USES								
Airports	X	X	X	X	C	C	C	
Freight Terminals	X	X	X	X	C	C	C	
Heliports	C	X	C	X	C	C	C	
Parking Facilities	P	P	P	P[9]	P	P	P	
Public/Mini Storage	X	X	X	X	M	M	SP	
Recycling Collection Facilities								Sec.20.44.090
Reverse Vending Machines	P	P	P	M[9]	P	P	P	
Small Collection Facilities	SP	SP	SP	SP[9]	SP	SP	SP	
Large Collection Facilities	X	X	X	X	C	C	C	
Utilities, Major	C	C	C	X	C	C	C	
Utilities, Minor	P	P	P	P[9]	P	P	P	
Wireless Communications Facilities	See Chapter 20.58							

Notes:

[1] A Site Plan Review Permit may be required per Chapter 20.32 (Interface Regulations) regardless of the uses shown in Table 20.10-1.

[2] Residential use on the ground floor is prohibited unless it is located on the back of the property where it is not visible or approved with a Conditional Use Permit.

[3] Prohibited as a single use. Permitted as part of a residential mixed-use project.

[4] Use shall not exceed 20,000 square feet.

[5] 24 hour operations limited to C-T and C-C zones per Chapter 9.08 (Gaming).

[6] Rehabilitation centers for drug, methadone, and alcohol are prohibited.

[7] A Conditional Use Permit is required for establishments smaller than 20,000 square feet.

[8] A Conditional Use Permit is required for alcoholic beverage sales for on-site consumption.

[9] Permitted only as part of a shopping center or other retail establishment with a minimum of 5,000 square feet of floor area devoted to the sale of groceries.

[10] Prohibited in the City Center area between 19th and 16th Streets and O Street and Martin Luther King, Jr. Way, including properties fronting on either side of each of the above streets, except vehicle sales showrooms can be allowed.

[11] Includes refreshment stands.

[12] Permitted only as an ancillary use to serve employees, not to occupy more than 5,000 square feet.

[13] Conditional Use Permit required unless the use is ancillary to a principal permitted use. For restaurants, Conditional Use Permit is required unless the uses are conducted in and entered from within the building with no outside advertising.

[14] A Site Plan Review Permit is required for used vehicle sales.

[15] Temporary warehousing and storage only is allowed per the requirements of Section 20.10.030(D).

[16] Provided that a massage establishment permit has not been revoked at that location within 12 months of the application for a conditional use permit and a massage establishment permit is obtained pursuant to Chapter 5.44.

[17] Must have valid certificate from State of California as a massage therapist or massage practitioner pursuant to the Massage Therapy Act (Business and Professions Code Section 4600 *et seq.)*.

[18] Prohibited within 1,000 feet of schools and other uses per Sec. 20.44.160, unless building over 20,000 square feet.

[19] Limited to no more than 4 dispensaries. Prohibited within 600 feet of schools; 500 feet of public parks, playgrounds, and sports fields; and 500 feet of youth centers, City-owned and operated recreational center, or public library. See Section 20.44.170 for details.

20.10.030 Development Standards and Guidelines for Commercial Zoning Districts

A. General Standards. Table 20.10-2 identifies development standards that apply to all parcels and structures located in commercial zoning districts. See Figure 20.10-1.

B. Outdoor Operation of Uses.

1. The outdoor operation of a land use in the C-C and C-N zoning districts shall require approval of a Site Plan Review Permit. Outdoor dining in accordance

with Chapter 12.36 (Restaurant Encroachment Permits), outdoor recreation, commercial parking lots, and other similar permitted uses that necessitate outdoor operation are exempt from this requirement.

2. The storage of vehicles, equipment, and materials in the C-T and C-G zoning district shall be either located entirely within a completely enclosed building; or entirely enclosed by a screen fence or hedge not less than 6 feet high. This requirement shall not apply to retail nurseries or vehicle sales and rental uses.

3. All land uses shall be located entirely within a completely enclosed building in the B-P zoning district.

C. Location of Parking and Loading Facilities. Parking and loading facilities in a commercial zoning district shall be set back a minimum of 8 feet from an exterior property line when located across the street from a residential zoning district.

D. Temporary Warehousing and Storage Uses in the Downtown C-C Zoning District. The following uses require a Site Plan Review Permit pursuant to Chapter 20.68.050 of this code in the Downtown C-C Zoning District:

1. Temporary warehouse and storage uses, but only within existing buildings or structures on properties with environmental issues, restrictions, or limitations identified by local, state, or federal agencies, subject to conditions in Section 20.10.030(D)(2) of this chapter. While warehouse and storage uses are generally prohibited and discouraged in the C-C district, it is recognized by the City that environmental issues, restrictions, or limitations identified by local, state, or federal agencies may limit or prohibit the uses, otherwise permitted or conditionally permitted in this district. The City further recognizes the substantial public and private investment made to both public and private properties in the Downtown C-C district and the need for property owners to have a source of funds to meet property expenses as well as to ensure that the public and private investments are protected by preventing these properties from falling into disrepair and becoming blighted. Temporary warehouse and storage use does not include traditional mini-storage where multiple tenants or customers rent or lease storage space from the property owner or mini-storage operator.

2. The following conditions shall be applied to the Site Plan Review Permit for Temporary Warehouse and Storage Uses in the Downtown C-C District:

   a. When a Site Plan Review Permit is granted for any property within the Downtown C-C district with environmental issues, restrictions, or limitations identified by local, state, or federal agencies, the use of the property shall have no more than the minimum number of employees for the minimal amount of time required for business operation in order to minimize human exposure.

   b. The Site Plan Review Permit shall be valid and last only until remediation of the environmental issue, restriction, or limitation is complete and the environmental issue, restriction, or limitation is officially "closed" by the local, state, or federal agency. The Site Plan Review Permit shall be reviewed at least every three (3) years to determine if the need still exists for the restriction. If the need no longer exists, the property shall be brought into compliance with Downtown C-C district within ninety (90) days after notice to the property owner.

   c. The Site Plan Review Permit shall require that commercial activities occur that are observable through any window facing Main Street at the street and sidewalk level. It is the intent of this condition not to allow window displays of stacked boxes or merchandise. Examples of commercial activities encouraged hereunder shall include, but are not limited to, window display of art, goods, merchandise for sale at a different location by the warehouse or storage user, and public service notices and announcements, with such display shielding warehoused merchandise from any window facing Main Street.

   d. The Site Plan Review Permit shall require that proper maintenance and upkeep of the appearance of the building and the property occur during the duration of the Site Plan Review Permit including, but not limited to, weed abatement, graffiti abatement, and such other conditions as the Site Plan Review Committee determines is appropriate.

TABLE 20.10-2 DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES

	Figure Label	Standard by Zone						
		C-O	C-N	C-C	C-SC	C-T	C-G	B-P
LOT AND INTENSITY STANDARDS (MINIMUMS)								
Parcel Area		7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	35,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.
PRIMARY BUILDING STANDARDS								
Setbacks (min.)								
Exterior	A	10 ft.	20 ft. [2]	0 ft. [2]	20 ft. [2]	0 ft.	0 ft.	25 ft.[2]
Interior	B	5 ft.	0 ft. [1]	0 ft. [1]	0 ft. [1]	0 ft.	0 ft.	20 ft.[1]
Height (max.) [3]	C							
Feet		40 ft.[3]	35 ft.[3]	60 ft.[3]	35 ft.[3]	40 ft.[3]	40 ft.[3]	40 ft.[3]
OTHER STANDARDS								
Accessory Structure Standards		See Chapter 20.28						
Separation Between Structures		As required by the California Building Code						
Off-Street Parking		See Chapter 20.38						

Notes:

[1] Minimum of 20 feet required when abutting a residential zoning district.

[2] Minimum of 35 feet required when across from a residential zoning district.

[3] Only applies when directly adjacent to residential zones. Exceptions to the height limitations in those cases may be granted by the Site Plan Review Committee.

FIGURE 20.10-1 COMMERCIAL DEVELOPMENT STANDARDS

E. Development Guidelines for the C-C (Regional Centers Only) and B-P Zoning Districts. The City shall consider the following guidelines when reviewing development project applications in the C-C (for Regional Centers only, outside of the Downtown C-C District) and B-P Zoning Districts:

1. **Site Design**
   a. All buildings should relate visually to one another and appear to be part of a unified design theme.
   b. Larger buildings should be broken down into a group of buildings clustered into traditional building compounds or campus configurations.

   c. When multiple structures are proposed as part of a single project, the structures shall be designed to appear as part of an integrated complex within a unified site design and architectural characteristics.

   d. Building entries should be located so that they are easily identifiable. Each project should provide a well-defined entry sequence for pedestrian and vehicular uses from the street to the building.

2. **Building Design.**
   a. Buildings shall feature quality design and architectural interest that enhances the aesthetics of the site and general vicinity.
   b. New development should include a variety of building types and designs in addition to the concrete tilt-up type construction which is often used.
   c. Buildings should appear to be of a pedestrian scale. Pedestrian scale building design can be achieved through outdoor patios; awnings, overhangs, and trellises; changes in building massing; changes in building materials and colors; defined building facades with an identifiable base, middle, and top; and other similar features.

3. **Landscaping.**
   a. Development projects shall provide adequate, sustainable, drought-tolerant landscaping to enhance the appearance of buildings and provide an attractive environment for employees and the general public.

b. Landscaping should provide an aesthetically pleasing transition between the building and adjacent sidewalks or pedestrian paths. Landscaping should soften the visual impact of buildings when viewed from the street, parking areas, or adjacent properties.

c. Landscaping shall be provided along street frontage to provide visual interest, support a unifying character to the street, incorporate on-site storm drainage facilities, and enhance the appearance of individual developments. Landscape elements should be coordinated with adjacent properties to provide a compatible visual character.

4. **Parking.**

a. In order to reduce public views of parking areas, a significant amount of a development's parking area should be located beside or behind the building that it serves.

b. Surface parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles.

c. Parking areas shall include designated pedestrian access to building entrances.

d. Visual screening shall be provided for parking areas that can be viewed from adjacent development sites or from public streets. Screening may be in the form of trees and shrubs and/or landscaped berms.

5. **Pedestrian Circulation**

a. Sidewalks and pathways shall be provided to accommodate pedestrian circulation from parking areas to buildings, between buildings, and to plazas, open spaces, and other outdoor amenities. This pedestrian network should enhance a campus-like appearance of the development site and functional awnings should be added to protect pedestrians from the rain when walking along building frontages of businesses which about each other.

b. Pedestrian systems should be physically separated from vehicular circulation as much as possible. Areas where the two systems cross or are physically adjacent should be minimized to reduce traffic hazards and make the pedestrian system more efficient, pleasant, and visually attractive.

c. Intersections where pedestrian routes cross vehicular circulation shall be clearly marked for visual identification by both motorists and pedestrians.

6. **Service Areas**
   a. Loading and service dock areas should be located to the rear or sides of buildings and away from main building entrances and other high visibility areas.

   b. Loading and service docks, truck areas, and outdoor storage areas, shall be screened from public view.
   c. Service areas should be visually unobtrusive and integrated with each building's architecture and site design.
7. **Utilities and Backflow Preventers**
   a. Utility cabinets and meters shall be contained within the building or otherwise fully screened.
   b. Backflow prevention devices shall be fully screened from public view through the use of landscaping, berms, low walls, or other screening techniques.
8. **Waste Storage**
   a. Trash bins shall be located within a trash enclosure at all times and screened from public view. Gates shall remain closed and secured except during pick-up.
   b. Trash enclosures should be located away from main entry driveways if feasible.
   c. Trash enclosures shall be constructed of durable materials with color, texture, and architectural detailing that is consistent with the overall site and building design.
   d. No materials, supplies, equipment, service vehicles, finished or semi-finished products, raw materials, or articles of similar nature shall be stored or permitted to remain outside of buildings or be visible from adjacent properties or adjoining streets.

9. **Signs and Lighting**
   a. All signs and exterior lighting shall be designed to support a unified design theme within a development area.
   b. Multiple-tenant buildings and complexes shall develop a master sign program that supports a unified design theme within a development area. The master sign program, to be approved by the Planning Commission, Site Plan Review Committee, or through an Administrative Conditional Use Permit for signs, shall establish requirements for consistent use of sign materials, location, size, height, color, and lighting.