

Chapter 5

Commercial Zone Districts

18.05.010 PURPOSE AND INTENT

1. The General Plan outlines goals, objectives, and policies regarding the character and location of commercial uses and development within the County. It is the purpose of this Chapter to provide regulations which implement those goals, objectives and policies, and which assure the availability of commercial uses within the County. Development in Commercial (C) zone districts should be conveniently located, efficient, attractive, and designed in a manner that ensures safe and convenient commercial activity, in order to serve the retail and service needs of County residents and businesses, as well as visitors.
2. It is the further intent of the regulations contained in this Chapter:
 - a. To provide appropriately located areas for retail stores, service establishments, and commercial commodities and services required by residents of the County and the surrounding market area;
 - b. To encourage the concentration of commercial and office uses for the convenience of the public, and to secure mutually beneficial relationships to one another;
 - c. To provide adequate space to meet the needs of commercial development, including off-street parking and loading areas;
 - d. To minimize traffic congestion and to avoid the overloading of utilities by regulating the construction of buildings of excessive size relative to the land uses in the County;
 - e. To protect commercial properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses; and
 - f. To promote high standards of site planning, architecture and landscape design for commercial developments within the County.

18.05.020 COMMERCIAL ZONE DISTRICTS

1. Central Business (CB) zone district

The purpose of the CB zone district is intended to provide maximum flexibility by allowing combinations of commercial and multiple family residential uses on the same parcel of land. However, the primary land use in the CB zone district is to provide for a variety of small commercial retail, service and office uses. This zone district is generally reserved for properties located in the County's downtown areas.

2. General Commercial (C-1) Zone District

The primary purpose of the General Commercial (C-1) zone district is to provide suitable lands and locations for various retail, service, office and general commercial activities to serve a large segment of the County's commercial needs.

3. Highway Service and Tourist Commercial (C-2) Zone District

The Highway Service and Tourist Commercial (C-2) zone district is established to provide space for highway and tourist related enterprises adjacent to major routes of travel. It is further the intent of this zone district to prevent the impairment of safe and efficient movement of traffic and to encourage attractive development, compatible with adjacent land uses.

4. Administrative and Professional Offices (C-3) Zone District

The intent and purpose of the Administrative and Professional Offices (C-3) zone district is to provide a limited commercial zone for offices for professional services and those business activities that are related to professional type services and will be compatible with professional service type uses.

5. Commercial Recreation (C-5) Zone District

The intent and purpose of the Commercial Recreation (C-5) zone district is to provide a zone for commercially operated recreational activities, including resorts, lodges, motels, restaurants, general stores, campgrounds, mobilehome parks, recreational vehicle campgrounds, service stations, dude ranches and other uses oriented primarily to the traveler and tourist.

18.05.030 USE REGULATIONS

Table 5.A identifies those land uses or activities that may be permitted or conditionally permitted in each C zone district.

**Table 5.A
Permitted/Conditionally Permitted Uses within Commercial Zone Districts**

Legend

- P Permitted subject to Consistency Assessment
- C Permitted Subject to approval of a Conditional Use Permit

Table

18.050.40 ACCESSORY USES

Accessory structures and uses customarily incidental to any permitted or conditionally permitted use are permitted when located on the same parcel subject to other relevant regulations in this Title. These accessory structures and uses include, but are not limited to, outbuildings, garages, signs, swimming pools, fences, hedges, walls, landscaping, irrigation, mechanical equipment, and solar and geothermal energy systems for onsite use.

18.05.050 SITE DEVELOPMENT STANDARDS

1. General Requirements

Table 5.C lists development standards specific to the C zone districts.

**Table 5.C
Development Standards in Commercial Zone Districts**

	CB	C-1	C-2	C-3	C-5
Minimum Parcel Area <i>(Refer to Note Nos. 1 and 2)</i>	10,000 square feet	10,000 square feet	10,000 square feet	7,500 square feet	5 acres
Minimum Parcel Width	50 feet	75 feet	75 feet	60 feet	350 feet
Minimum Parcel Depth	n/a	n/a	100 feet	n/a	100 feet
Front Yard Setback <i>(Refer to Note No. 3)</i>	0	0	25 feet	0	25 feet
Side Yard Setback <i>(Refer to Note No. 3)</i>	0	0	0	0	20 feet
Rear Yard Setback <i>(Refer to Note No. 3)</i>	0	0	0	0	20 feet
Maximum Height (Primary Structures) <i>(Refer to Note Nos. 4 and 5)</i>	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet	2½ stories or 30 feet
Maximum Height (Accessory Structures) <i>(Refer to Note Nos. 4 and 5)</i>	2 stories or 25 feet	3 stories or 40 feet	3 stories or 40 feet	3 stories or 40 feet	2 stories or 25 feet
Minimum Distance Between Buildings	n/a	n/a	n/a	10 feet	10 feet
Residential Density	As specified by General Plan				
Maximum Floor Area Ratio					

1. Minimum parcel area may be modified on the official Zoning Map.
2. Parcels within the CB zone district with less than 10,000 square feet that exist as of the effective date of Ordinance No. 1128 comply with the minimum parcel area requirement.
3. R Zone District Adjacency Exceptions in CB, C-1, C-2, and C-3 Zone Districts: where a parcel in the CB, C-1, or C-2 zone district abuts an R zone district and no public right-of-way for a street or alleyway lies between the C zone district and R zone district, the rear and/or side yard setback(s) in the CB, C-1, and C-2 zone district directly abutting the R zone district shall be as specified for the R zone district. In the C-3 Zone District, if the parcel directly abuts an R zone district, then the required side yard setback shall be the same as the abutting R zone district.
4. R Zone District Adjacency Exception in CB Zone District: where a CB zone district abuts an R zone district and no public right-of-way for a street or alleyway lies between the CB zone district and the R zone

- district, the maximum permitted height shall be average of the CB zone district and the directly abutting R zone district.
5. R Zone District Adjacency Exception in the C-1 and C-2 Zone Districts: in C-1 or C-2 zone districts within 50 feet of an R zone district, the maximum height shall be 20 feet.