

ARTICLE 9.00
C COMMERCIAL DISTRICT

SECTIONS:	9.01	Intent
	9.02	Permissive Uses
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	9.04	Conditional Uses
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9.01 INTENT. This district is intended to provide for a wide variety of commercial uses generally located at major intersections and along major roads. This district will include general commercial uses requiring large land areas, extensive retail operations, and outdoor display.

9.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the C Commercial District:

- (a) Office.
- (b) Bank or financial institution.
- (c) Group day care, day care center, group home.
- (d) Mortuary.
- (e) Indoor recreational facility.
- (f) Nursery or greenhouse.
- (g) Church.
- (h) Personal services.

9.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the C Commercial District in conformance with the conditions prescribed herein or by obtaining a conditional use permit for such uses in conformance with the requirements of Article 19.00:

- (a) Retail and wholesale trade or service, provided:
 - (1) For outside storage areas, a screening plan shall be submitted for staff approval.
 - (2) There is no storage of a regulated substance.
 - (3) The building contains 10,000 square feet of area or less.
- (b) Veterinarian clinic provided there is no outside kenneling of dogs.
- (c) Frozen food locker provided there is no slaughtering of animals on the premises.
- (d) Antenna support structure, subject to:
 - (1) Stealth design approved by the County Planning Director.

9.04 CONDITIONAL USES. A building or premises may be used for the following purposes in the C Commercial District if a conditional use permit for such use has been obtained in

conformance with the requirements in Article 19.00:

- (a) Drive-in theater.
- (b) Warehouse/mini-warehouse.
- (c) Bar, lounge or adult use.
- (d) Equipment sales, display and repair.
- (e) Motor vehicle sales, display, service and rental.
- (f) Auto body shop.
- (g) Transportation, including gasoline service station, truck stop, and terminal.
- (h) Recycling facility.
- (i) Fireworks sales provided sales are conducted from a permanent building when business operations exceed nine (9) days.
- (j) Uses which store or handle a regulated substance.
- (k) Lumberyard.
- (l) Contractor's shop and storage yard.
- (m) Car wash.
- (n) Airport/heliport.
- (o) Hospital.
- (p) Hotel or motel.
- (q) Motor vehicle repair shop.
- (r) Public utility facility.
- (s) Campground.
- (t) Commercial recreation facility.
- (u) Wind energy conversion system in conformance with Article 15.03.
- (v) Broadcast tower.
- (w) Electrical substation.
- (x) Telecommunications tower.
- (y) Off-premise signs in conformance with Article 17A.00.
- (z). Solar energy conversion system in conformance with Article 15.09. *(amended by MC30-34-14 7/28/14)*

9.05 ACCESSORY USES. Accessory uses permitted in the C Commercial District are accessory buildings and uses customarily incident to any permitted uses in this district.

9.06 PARKING REGULATIONS. Parking within the C Commercial District shall be regulated in conformance with the provisions of Article 16.00.

9.07 SIGN REGULATIONS. Signs within the C Commercial District shall be regulated in conformance with the provisions of Article 17.00.

9.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. A maximum height and minimum lot requirements within the C Commercial District shall be as follows:

(a) General Requirements:

	<u>All Uses</u>
Density.....	----
Lot Area.....	----

Lot Width.....	----
Front Yard.....	30'
Side Yard.....	10'
Rear Yard.....	20'
Maximum Height.....	35'

- (b) There shall be a required front yard on each street side of double frontage lots.
- (c) There shall be a required front yard on each street side of a corner lot.
- (d) Any accessory uses shall be required to comply with the height, front, rear and side yard requirements of the main building.