

## TITLE 9

### DIVISION 5: ZONING AREA ESTABLISHED

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#### CHAPTER 13: C-2 (MEDIUM COMMERCIAL)

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#### § 90513.00 PURPOSE & APPLICABILITY

The purpose of the C-2 (Medium Commercial) Zone is to designate areas for a wide range of retail, commercial activities, including shopping centers, and other medium to high density commercial uses. The C-2 Zones are generally located along major highways or collectors.

#### § 90513.01 PERMITTED USES IN THE C-2 ZONE

The following uses are permitted in the C-2 Zone provided they meet the requirements of this Title:

- a) All permitted uses in the C-1 zone under § 90512.01
- b) Ambulance
- c) Antique stores
- d) Appliance stores, including service and repair provided no outside storage or repair
- e) Auditoriums for public use
- f) Auto leasing facilities
- g) Auto rental
- h) Auto sales lots (new)
- i) Auto sales lots (used)
- j) Auto service, tire sales and repair
- k) Auto wash
- l) Bakery
- m) Bingo parlor, bowling alley, card room
- n) Boats sales, including service and parts, provided repairs are completed indoors
- o) Call Center
- p) Camera stores
- q) Carpet cleaning
- r) Catering
- s) Charitable public service organizations
- t) Classifying or experimental, not involving any materials of using explosive or hazardous materials
- u) Clinic (medical or physical therapy for outpatient use only)
- v) Clothing and apparel stores
- w) Club or lodge
- x) Commercial accessory structure(s) (including cargo containers)
- y) Computer stores (large retail/repair)

- z) Convalescent hospital
- aa) Dance hall, ballroom or discotheque
- bb) Dance school
- cc) Department stores
- dd) Electrical Vehicles Charging Stations as a Primary Use
- ee) Emergency Shelters
- ff) Equipment (small equipment rental, repair)
- gg) Farmers market
- hh) Feed stores
- ii) Fire/police station
- jj) Floor covering, drapery and upholstery stores
- kk) Furniture cleaning, refinishing upholstery
- ll) Furniture stores
- mm) Gardening and landscaping stores
- nn) General surplus
- oo) Golf/driving range
- pp) Gun stores (including repair)
- qq) Hardware (general), including lumber sales provided there is no outside storage of materials
- rr) Health club
- ss) Hobby supplies
- tt) Home or office furniture stores
- uu) Hospital
- vv) Janitorial service
- ww) Labor/union hall
- xx) Laboratory testing
- yy) Laboratory, including medical, optical and biological
- zz) Lapidary
- aaa) Lawn equipment, including repair located entirely within structures
- bbb) Leather goods and luggage
- ccc) Liquor stores
- ddd) Manager, caretaker or proprietors residential quarters (Accessory dwelling unit)
- eee) Military surplus
- fff) Miniature golf course
- ggg) Mini-warehouse (no outside storage)
- hhh) Mobile home sales, including rental and service
- iii) Mortuary or funeral parlor
- jjj) Motorcycle sales, including service and repair
- kkk) Movie theater (walk-in)
- lll) Music
- mmm) Newspaper or magazine stores
- nnn) Nursery
- ooo) Office machine/equipment
- ppp) Paint and wallpaper stores
- qqq) Pawn shops
- rrr) Pest control
- sss) Pet grooming
- ttt) Pet stores
- uuu) Photographic development
- vvv) Photographic studio
- www) Photographic supplier
- xxx) Picture framing
- yyy) Plumbing supply, provided no outside storage
- zzz) Pool or billiard parlor
- aaaa) Pottery stores
- bbbb) Printing

- cccc) Public agency
- dddd) Recreational vehicle sales and service
- eeee) Rehabilitation facility
- ffff) Sanitarium
- gggg) Self-service auto wash
- hhhh) Single-Room Occupancy Units (SRO) and Boarding/Rooming Houses
- iiii) Skating rink, roller or ice skating rink
- jjjj) Special Occasion Facility
- kkkk) Solar energy extraction generation provided that it is for on-site consumption only.
- llll) Sporting goods
- mmmm) Swim instruction school
- nnnn) Tennis or swim club
- oooo) Theaters (Live)
- pppp) Toy stores
- qqqq) Transitional Housing (as defined in Section 50675.2 of the Health and Safety Code)
- rrrr) Truck fueling station without repair
- ssss) Truck sales, including rental provided no repair or service
- tttt) Used clothing and household goods
- uuuu) Utility building
- vvvv) Veterinarians office
- wwww) Video game arcade
- xxxx) Wedding chapels

## § 90513.02 USES PERMITTED ONLY WITH A CONDITIONAL USE PERMIT

The following uses are permitted in the C-2 Zone provided they meet the requirements of this Title:

- a) Adult book stores
- b) Adult movie theater
- c) Airport (private)
- d) Airport (public)
- e) Amusement park
- f) Auto body repair and painting
- g) Auto parking garage
- h) Billboards/Off site advertising signs
- i) Bus depot
- j) Cemeteries, columbarium, mortuary, crematoriums and mausoleums
- k) Circus or carnival
- l) College or university
- m) Commercial Cannabis Retail Sales, Distribution and Testing subject to Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance
- n) Communication Towers: including radio, television, cellular, digital, along with the necessary support equipment such as receivers, transmitters, antennas, satellite dishes, relays, etc. (subject to requirements of this zone and Division 24; Section 92401 "Communications Facilities Ordinance" et al).
- o) Community care facility
- p) Community sewage treatment facility
- q) Community water treatment facility
- r) Contractors storage yard, provided it is incidental to a contractor's business that is that is wholly enclosed within a building or solid screen fence
- s) Drive-in movie theater
- t) Equestrian establishment
- u) Flea market
- v) Flood control facility
- w) Fraternity or sorority house
- x) Heliport

- y) Massage parlor
- z) Park or playground
- aa) Photographic processing plant or wholesale supply
- bb) Race track
- cc) Recreational vehicle storage facilities
- dd) Recreational vehicle park
- ee) Recycling Collection Facility, per Title 8, Chapter 8.68
- ff) Residential hotel
- gg) Shooting range or gun club
- hh) Sports arena (indoor)
- ii) Sports arena (outdoor)
- jj) Swimming pool
- kk) Taxi depot
- ll) Temporary fruit stands
- mm) Trade fairs
- nn) Transfer station
- oo) Veterinary hospital
- pp) Waste or energy facility
- qq) Water purification plants
- rr) Water storage and recharge facilities
- ss) Zoo

**§ 90513.03 PROHIBITED USES**

All other uses not permitted by Sections 90513.01 and 90513.02 above are prohibited in the C-2 Zone.

**§ 90513.04 MINIMUM LOT/PARCEL SIZE**

Except as otherwise provided within this Title no portion of any lot within the C-2 Zone shall contain less than 20,000 square feet, except in the case of conveyances to or from a governmental agency, public entity, public utility.

**§ 90513.05 REMOVED**

**§ 90513.06 YARDS AND SETBACKS**

The following yard and setback requirements shall apply in the C-2 Zone.

A. Front Yard. Except as otherwise provided, the front yard minimum setback for all buildings shall be as follows:

None provided that any structure built on property line or on the right-of-way line shall meet all California Building Code and California Fire Code requirements, for fire protection and shall be so located as to not create visual obstruction to traffic.

B. Side Yard. Except as otherwise provided, the side yard minimum setback for all buildings shall be as follows:

None required provided, except that any structure built on property line shall meet all California Building Code and California Fire Code requirements.

C. Rear Yard. Except as otherwise provided, the rear yard minimum setback for all buildings shall be as follows:

Shall be a rear yard of not less than 20 feet, except that no rear yard shall be required in the event that a public alley exists and is adequate size to accommodate large commercial vehicles for the loading and unloading of products to the site.

D. Yards and setbacks for residential developments approved to be developed on C-2 Zones, shall meet the requirements of the R-3 Zone, as far as setbacks.

**§ 90513.07 HEIGHT**

Building and/or structures within the C-2 Zone shall not exceed 6 stories or 75 feet, whichever is less.

**§ 90513.08 MINIMUM DISTANCE BETWEEN STRUCTURES**

There is no minimum distance between structures in the C-2 Zone.

**§ 90513.09 PARKING**

Off-street parking shall be provided in the C-2 Zone according to the standards contained in Sections 90402.00 through 90402.15 of this Title.

**§ 90513.10 LANDSCAPING**

Every C-2 lot/parcel shall be landscaped to meet the requirements of Section 90302.04.

**§ 90513.11 SIGNS**

The following signs shall be permitted in the C-2 Zone; however, all signs shall be subject to Section 90401.00 as applicable.

1. Temporary real estate signs, advertising property for sale or lease not to exceed 20 square feet.
2. Temporary construction signs.
3. Temporary political signs, not to exceed three (3) months
4. Institutional signs.
5. Signs attached to buildings.
6. Monument signs.
7. Pole signs advertising on-site identification uses only.
8. Off-site advertising signs when approved by a conditional use permit.

All signs shall meet requirement of Division 4, Chapter 1.

**§ 90513.12 YARD AND PROPERTY MAINTENANCE**

All areas within the C-2 lot/area shall be, at all times, maintained as not to create a fire or life safety or health hazard either to the occupants of the structures, property or the neighbors' property.

**§ 90513.13 SPECIAL PROCEDURES/DEVELOPMENT STANDARDS**

Any residential development authorized in the C-2 Zone shall meet the requirements of the R-2 Zone, and applicable Health and Safety regulations.

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