

Section 3.040 Commercial Zone, C-1.

(1) **Uses Permitted Outright.** In the C-1 zone the following uses and their accessory uses are permitted outright:

- (a) A use permitted in the R-2, R-3 and R-4 zones.
- (b) Retail trade establishment (other than an auto wrecking yard or outdoor storage of scrap material).
- (c) Repair and maintenance service excluding gasoline stations, garages or other such large facilities.
- (d) Business office.
- (e) Restaurants or lounges.
- (f) Financial institutions.
- (g) Health facilities.
- (h) Government structure or facility such as a fire station.
- (i) Motels, hotels including eating and drinking establishments in conjunction therewith.
- (j) Airport and accessory uses.
- (k) Signs in accordance with Article 4, Section 4.070.
- (l) Parking lot.
- (m) Mixed use development [Added by Ord.03-06 passed July 9, 2003].
- (n) Personal or business service establishments. [Amended by Ord. 06-03, passed 9/18/06.]

(2) **Conditional Uses Permitted.** In the C-1 zone, the following conditional uses are permitted subject to the provisions of Article 5:

- (a) Cottage industries such as crafts manufacturing, woodworking shops, and similar activities which are small scale and low impact in terms of vehicle traffic generation, noise and pollutants.
- (b) Wholesale trade establishments.
- (c) Garages, mini-storage and gasoline stations located adjacent to U.S. Highway 101 and south of Laneda. [Amended by Ord. 95-4, passed March 6, 1996].

- (d) Recreation facilities.
 - (e) Drive-in restaurants or walkup, fast food operations.
- (3) Standards. In the C-1 zone the following standards shall apply:
- (a) The minimum lot size, setbacks and height for residential uses, except in mixed use development, shall be the same as in the R-2 zone. [Amended by Ord.03-06, passed July 9, 2003].
 - (b) For commercial, nonresidential, or mixed use development uses, the minimum front yard shall be 10 feet, the minimum side yard shall be 5 feet, and the minimum rear yard shall be 5 feet. For corner lots adjacent to Laneda Avenue, the yard facing Laneda Avenue shall be considered the front yard. [Amended by Ord. 11-04, passed November 9, 2011].
 - (c) The maximum building or structure height shall be 28 feet, 6 inches. However, if more than one-half of the roof area has a roof pitch of less than 3 in 12, the building or structure height shall not exceed 24 feet. The height of a stepped or terraced building shall be the maximum height of any segment of the building or structure. [Amended by Ord. 95-4, passed March 6, 1996; Amended by Ord. 01-03, passed 8/27/01]
 - (d) Minimum landscaped area: At least 10% of the total lot area of commercial, mixed use, or non-residential uses shall be devoted to landscaping or usable open space such as playgrounds, sitting areas or picnic areas. For developments exempt from on-site parking requirements under Section 4.090(2) and for commercial and mixed use developments providing less than the required number of parking spaces on-site, an additional 10% of the total lot area shall be devoted to landscaping. The minimum lot area required for landscaping in residential and other uses shall be 20%. Placement of landscaping is subject to standards specified in Section 4.156. [Amended by Ord. 11-04, passed November 9, 2011]
 - (e) Parking shall be in accordance with Article 4, Section 4.080.
 - (f) Signs shall be in accordance with Article 4, 4.070.
 - (g) In the C-1 zone, signs, awnings, marquees and sidewalk coverings shall extend not more than 10 feet from a building or more than 5 feet over a sidewalk, whichever is less. [Amended by Ord. 14-02, passed April 9, 2014].
 - (h) Adequate storm drainage shall be provided as specified by the City.
 - (i) Design review subject to Section 4.152. [Amended by Ord. 95-4, passed March 6, 1996].
 - (j) Building(s) on a lot shall have a floor area ratio of no more than 0.65. The combined floor area of all buildings on a lot shall be used in calculating the floor

area ratio. If a development is proposed on a lot divided between the R-4 and C-1 zones, the area in the R-4 zone shall be assumed to be no greater than the area in the C-1 zone for purposes of calculating the floor area ratio. [Added by Ord. 11-04, passed November 9, 2011]

- (k) If a development is proposed on a parcel consisting of two or more contiguous lots, the lots must be legally combined into one lot. [Added by Ord. 11-04, passed November 9, 2011]