

SECTION 838

"C-6" - GENERAL COMMERCIAL DISTRICT

The "C-6" District is intended to serve as sites for the many uses in the commercial classifications which do not belong in either the Neighborhood, Community or Central Trading District.

SECTION 838.1 - USES PERMITTED

The following uses shall be permitted in the "C-6" District. All uses shall be subject to the Property Development Standards in Section 838.5.

(Amended by Ord. 490.174 adopted 4-2-79)

1. Advertising structures.
2. Ambulances.
3. Animal hospitals (no kennels except for animals under treatment).
4. Antique shops.
5. Appliance sales.
6. Artists studios.
7. Automobile parts sales, (new).
8. Automobile re-upholstery.
9. Automobile and truck sales with incidental repairs and service within a completely enclosed building.
10. Automobile service stations.
11. Bakeries, retail.
12. Banks.
13. Bars and cocktail lounges.
14. Barber shops.
15. Baths (turkish, etc.).
16. Beauty shops.
17. Bicycle shops.
18. Boat sales and boat liveries.
(Amended by Ord. 490.8 adopted 9-17-63)
19. Body and fender shops (when located within a completely enclosed building).

20. Bowling alleys.
21. Building and loan offices.
22. Business colleges.
23. Communications equipment buildings.
24. Confectionaries (with incidental manufacturing).
25. Delicatessens.
26. Diaper service.
27. Drug stores.
28. Drive-in restaurants.
29. Electrical distribution substations.
30. Electrical supplies.
31. Equipment rental; except heavy construction equipment.
32. Farm equipment dealers.
33. Feed and fuel.
34. Florist.
35. Frozen food lockers.
36. Furniture stores.
37. Furniture upholstery shop (retail custom work).
38. Garden supplies.
39. Greenhouses.
40. Groceries.
41. Gymnasiums.
42. Hardware stores.
43. Hobby shops.
44. Trailer house sales and rentals and the use of a trailer house as a sales office in conjunction with trailer house sales yards.
(Added by Ord. 490.18 adopted 12-29-64)
45. Ice storage.

46. Laboratories:
 - a. Biological.
 - b. Dental.
 - c. Medical.
 - d. Optometrical.
 - e. Testing.
47. Laundry and dry cleaning pickup agencies for work to be done elsewhere.
(Added by Ord. 490.14 adopted 6-9-64)
48. Laundry, self-service.
49. Leather goods (including the sale of saddles) and retail custom work.
50. Libraries.
51. Liquor products (packaged).
52. Machinery sales and rental, except heavy construction machinery.
53. Mattress shops.
54. Meeting halls.
55. Miniature golf courses.
56. Model home display.
57. Monument and tombstone sales (retail only).
58. Mortuaries.
59. Motion picture theaters.
60. Newspaper stands.
61. Offices:
 - a. Administrative.
 - b. Business.
 - c. General.
 - d. Medical.
 - e. Professional.
62. Pet shops.
63. Photographic studios.
64. Photographic supplies.
65. Plant nurseries.
66. Plumbing supplies (when located within an enclosed building or solid masonry walls).

67. Pool and billiards.
(Added by Ord. 490.14 adopted 6-9-64)
68. Post offices.
69. Pottery sales.
70. Print shop, lithographing, publishing, blueprinting.
71. Public parking lots.
72. Radio and television broadcasting studios.
73. Radio and television sales and service.
74. Reading rooms.
75. Reducing salons.
76. Repair garages.
77. Restaurants.
78. Retail poultry and rabbit sales (with incidental slaughtering and dressing).
79. Secondhand stores (completely enclosed building).
80. Shoe repair shops.
81. Sign painting.
82. Signs, subject to the provisions of Section 838.5.
83. Skating rinks.
84. Sporting goods.
85. Storage garages.
86. Superdrug stores.
87. Swimming pools.
88. Taxidermist.
89. Tinsmiths.
90. Tire sales (retail only).
91. Temporary or permanent telephone booths.
92. Tobacco products.
93. Tropical fish raising.

94. Variety stores.
95. Veterinarians.
96. Water pump stations.
97. Recreation vehicle and boat storage yards.
(Added by Ord. 490.70 adopted 11-16-71)
98. Dance studios or dancing academies.
(Added by Ord. 490.111 adopted 1-6-76)
99. Temporary stands (not more than four hundred (400) square feet per District) for the sale of farm produce, subject to Section 855-N.
(Added by Ord. 490.166 adopted 12-19-78)
100. Retail lumber sales, provided that no lumber is cut on the premises and that all storage areas be within completely enclosed buildings.
(Added by Ord. 490.173 re-adopted 4-24-79)
101. Day nursery - commercial.
(Added by Ord. 490.188 adopted 10-29-79)
102. Video stores
(Added by Ord. T-046-315 adopted 1-5-93)
103. Automobile driver's training schools.
(Amended by Ord. T-070-341 adopted 4-23-02)

SECTION 838.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses may be permitted subject to review and approval as provided for in Section 872.

- A. Auditoriums.
- B. Churches.
- C. Lodges, clubs and fraternal organizations.
- D. Golf driving ranges.
- E. Ice and food products dispensing machines.
- F. Hotels.
- G. Apartment hotels.
- H. Motels.
- I. Sports arenas.
- J. Pitch and putt golf courses.
- K. Microwave relay structures.

- L. Walk-in, reach-in cold storage boxes designed to hold refrigerated food and dairy products for sale upon the premises.
(Added by Ord. 490.19 adopted 3-16-65)
- M. Mobile home occupancy for caretakers or a dwelling unit in a commercial structure and associated with the commercial activity where permitted by the General Plan.
(Added by Ord. 490.98 adopted 5-21-75; amended by Ord. 490.170 re-adopted 4-24-79)

SECTION 838.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to a Conditional Use Permit as provided for in Section 873.

- A. Auction houses.
- B. Buildings or structures not specifically regulated by Section 838.5-D.2, over two (2) stories or thirty-five (35) feet in height.
(Amended by Ord. 490.13 adopted 4-28-64)
- C. Bus terminals.
- D. Drive-in movies.
- E. Exterior storage of lumber in conjunction with permitted retail lumber sales.
(Added by Ord. 490.173 re-adopted 4-24-79)
- F. Flea markets, outdoor auction sales, and swap meet activities.
(Added by Ord. 490.110 adopted 12-2-75)
- G. Mechanical car washes.
- H. Motorcycle shops.
- I. Natatoriums.
- J. Planned Commercial Developments
(Added by Ord. T-284 adopted 5-26-87)
- K. Racetracks for non-motorized vehicles.
(Added by Ord. T-246 adopted 7-28-80)
- L. Recreational vehicle parks for users of recreational vehicles being used for travel or recreational purposes.
(Added by Ord. 490.18 adopted 12-29-64)
- M. Truck parking (2 2 ton - 2 axle maximum).
(Added by Ord. 490.76 adopted 7-17-72)
- N. Truck service stations.
(Added by Ord. 490.76 adopted 7-17-72)
- O. Multiple family dwellings where permitted by the General Plan.
(Added by Ord. 490.170 re-adopted 4-24-79)

SECTION 838.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "C-6" District.

- A. New residential uses other than those listed as permitted uses. Existing residential uses other than those listed as permitted shall be subject to the provisions of Section 876, Nonconforming Uses.
- B. Any combination of residential and non-residential uses except as provided in Section 838.2 and 838.3.
(Amended by Ord. 490.98 adopted 5-21-74; Ord. 490.170 re-adopted 4-24-79)
- C. Industrial uses.

SECTION 838.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "C-6" District.

A. LOT AREA

No requirements.

B. LOT DIMENSIONS

1. Width

No requirements.

2. Depth

Each lot shall have a minimum depth of one hundred fifty (150) feet.

C. POPULATION DENSITY.

1. For Commercial Uses

None.

2. For Residential Uses

- a. The density shall not exceed one dwelling unit for each two thousand four hundred (2,400) square feet of lot area subject to the additional requirement, except as provided for in Sections 838.2 and 838.3, that no fewer than three (3) dwelling units shall be constructed on any lot.
- b. Existing residential uses shall be subject to Section 838.4-A.
(Amended by Ord. 490.156 adopted 9-15-78 and by Ord. 490.170 re-adopted 4-24-79)

D. BUILDING HEIGHT

- 1. No building or structure erected in this District shall exceed thirty-five (35) feet in height.
(Amended by Ord. T-080-355, adopted 12-5-06)

2. For exceptions, the provisions of the "C-P" District, Section 832.5-D.2 shall apply.

E. YARDS

The provisions of the "C-4" District, Section 836-5.E shall apply.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

No requirements.

H. WALLS

The provisions of the "C-4" District, Section 836.5-H.1, 2, 3 and 4, shall apply.
(Amended by Ord. 490.123 adopted 12-7-76)

I. OFF-STREET PARKING

1. For Commercial Uses

- a. There shall be at least two (2) square feet of off-street parking for each one (1) square foot of gross floor space or fraction thereof, provided, however, that if such use falls into any of the special uses in the General Conditions, Section 855-I, such conditions shall apply.
- b. This required parking area shall be provided as in the "C-4" District, Section 836.5-I.1c, which shall apply.

2. For Residential Uses

There shall be at least one (1) parking space for each dwelling unit. These spaces shall be on the same lot with the main building which they are intended to serve, or on a contiguous lot, and located to the rear of any required front yard.

3. The provisions of the General Conditions, Section 855-I, shall apply.
(Amended by Ord. 490.170 re-adopted 4-24-79)

J. ACCESS

The provisions of the "C-1" District, Section 833.5-J.1 and 2, shall apply.

K. OUTDOOR ADVERTISING

Signs may be permitted in the "C-6" District under the conditions set forth in the following paragraphs:

1. General Requirements

No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of operators of motor vehicles, or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with

any authorized traffic sign, signal or device; or which makes use of the words "STOP," "DANGER," or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.

2. Location

No sign shall be located within fifty (50) feet of the boundary line between a "C-6" District and a residential district.

(Amended by Ord. T-079-357, adopted 10-10-06)

3. Size

No requirements.

4. Lighting

- a. No red, green or amber lights or illuminated signs may be placed in such positions that they reasonably can be expected to interfere with or be confused with any official traffic control device or traffic signal or official directional guide signs.
- b. Lights used to illuminate signs or advertising structures shall be so installed as to concentrate the illumination on the sign or advertising structure and so as to minimize glare upon a public street or adjacent property.

L. LOADING

The provisions of the "C-2" District, Section 834.5-L.1 and 2, shall apply.

SECTION 838.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.

(Added by Ord. 490.53 adopted 5-13-69)