

CHAPTER 20.092 - C-2 GENERAL COMMERCIAL DISTRICT

Sec. 20.092.005 - Intent.

This district is intended to create and enhance commercial areas where complete retail sales and services are available and desirable for public service are available and desirable for public and convenience. Typically this district would be applied in the central core of community areas where central area commercial facilities were desired, or at major roadway intersections. Uses in this district are also intended to facilitate live/work convenience through multiple story construction and shared parking arrangements for a range of residential and commercial uses.

(Ord. No. 3639 (part), adopted 1987)

(Ord. No. 4213, 12-9-08)

Sec. 20.092.010 - Permitted Uses.

(A) Residential Use Types (see Chapter 20.016)

Family residential — single-family;

Family residential — two-family;

Family residential — multi-family;

Multifamily residential uses are allowable by right in the C-2 District subject to the following conditions:

The proposed project contains four (4) units or less and fulfills the following criteria:

- (1) lies within a water and sewer district
- (2) located more than 300 feet away from an industrial zoned parcel
- (3) not located on the same property with or within 300 feet of a gas station, dry cleaners, hazardous substance recycling facility, or automotive repair facility
- (4) not located in the A or B1 airport zones

If the project does not meet the above conditions, a use permit shall be required.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

- Ambulance services;
- Clinic services;
- Community recreation;
- Cultural exhibits and library services;
- Essential services;
- Fire and police protection services;
- Lodge, fraternal and civic assembly;
- Minor impact utilities;
- Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

- Administrative and business offices;
- Animal sales and services-household pets;
- Animal sales and services-veterinary (small animals);
- Automotive and equipment-cleaning;
- Automotive and equipment-fleet storage;
- Automotive and equipment-parking;
- Automotive and equipment-repairs, light;
- Automotive and equipment-sales/rentals;
- Business equipment sales;
- Commercial recreation-all types;
- Communication services;
- Eating and drinking establishments;
- Financial services;
- Food and beverage preparation-without consumption;
- Food and beverage retail sales;

Funeral and interment services;

Laundry services;

Mail order businesses;

Medical services;

Personal services;

Repair services, consumer;

Research services;

Retail sales-general;

Transient habitation-lodging;

Transient habitation-resort and recreational facilities;

Wholesaling, storage and distribution-mini-warehouse.

(D) Agricultural Use Types (See Chapter 20.032).

Forest production and processing-limited;

Horticulture;

Packing and processing-limited;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4017 (part), adopted 1998)

(Ord. No. 4213, 12-9-08)

Sec. 20.092.015 - Uses Subject to a Minor Use Permit.

The following use types are permitted in the C-2 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential-two family; —projects that do not meet the criteria of Sec. 20.088.010

Family residential-multifamily; —projects that do not meet the criteria of Sec. 20.088.010

Family residential-dwelling groups.

(B) Civic Use Types (See Chapter 20.020).

Day care facilities/small schools;

Group care.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services-kennels;

Agricultural sales and services;

Automotive and equipment-gasoline sales;

Automotive and equipment-repairs, heavy;

Automotive and equipment-storage, recreational vehicles and boats;

Construction sales and services;

Recycling centers;

Redemption centers;

Swap meet.

(D) Industrial Use Types (See Chapter 20.028).

Custom manufacturing.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 3867 (part), adopted 1993; Ord. No. 4017 (part), adopted 1998)

(Ord. No. 4213, 12-9-08)

Sec. 20.092.020 - Uses Subject to a Major Use Permit.

The following use types are permitted in the C-2 District upon issuance of a Major Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile home residential.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—veterinary (large animals);

Automotive and equipment—storage, nonoperating vehicles;

Transient habitation—campground;

Wholesaling, storage and distribution—light.

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.092.025 - Minimum Lot Area.

(A) Commercial: none.

(B) Residential: six thousand (6,000) square feet. Four thousand (4,000) square feet for mobile home subdivisions and manufactured home subdivisions.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.092.030 - Maximum Dwelling Density.

(A) Single-family: one (1) unit per six thousand (6,000) square feet.

(B) Two (2) family; Mobile Home Residential: one (1) unit per four thousand (4,000) square feet.

(C) Multifamily: one (1) unit per one thousand five hundred (1,500) square feet.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.092.035 - Minimum Front Yard.

Ten (10) feet.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.092.040 - Minimum Side and Rear Yard.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.092.045 - Building Height Limit.

Fifty (50) feet.

(Ord. No. 3639 (part), adopted 1987)