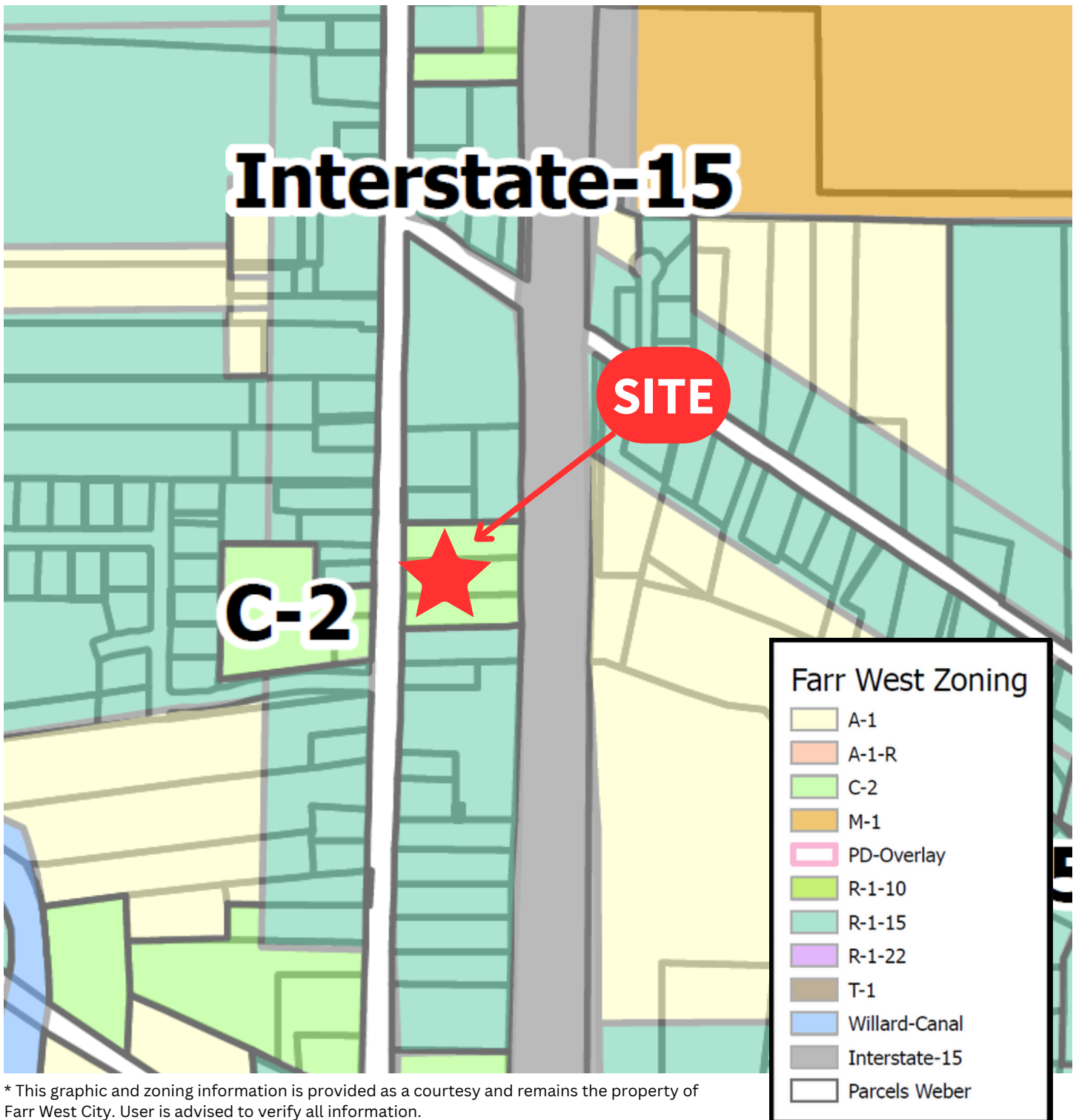


# Farr West City Zoning



**17.36.010: PURPOSE:**

The purpose of the C-2 or General Commercial Zone is to provide an area which will accommodate the orderly development of commercial businesses within the City. The businesses must have well landscaped lots and adequate off street parking. (Ord. 17-02)

**17.36.020: PERMITTED USES:**

The following uses shall be permitted subject to site plan approval and compliance:

Banks, financial institutions, and financial services.

Food sales: retail, restaurants and fast food.

Home improvement retail stores.

Offices, business and professional.

Personal care and fitness services; e.g., barbershop, hair/nail salon, massage therapy, or similar as allowed by ordinance.

"Residential facility for elderly persons" as defined in section 17.08.010 of this title.

"Residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Retail, general. Stores or shops intended for retail sales of goods or merchandise. Such stores or shops include, but are not limited to, department stores, convenience stores, discount stores, and grocery stores.

Retail motor fuel sales.

Theaters, amusement, and recreation facilities. (Ord. 2018-02: Ord. 17-02)

**17.36.030: CONDITIONAL USES:**

A. Permits for conditional uses shall be authorized only upon recommendation by the Planning Commission and approval by the City Council.

B. The Planning Commission review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs. In making a recommendation on conditional uses, the Planning Commission shall consider the existing zoning and use of the surrounding property; the present and future requirements for streets, off street parking, and on street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities, and other public requirements. The City Council, upon recommendation by the Planning Commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses are restricted to the following:

Construction businesses, as recommended by the Planning Commission and approved by the City Council.

Dry cleaning.

Hospital, medical, dental, and health services.

Light indoor manufacturing with associated retail sales.

Liquor stores.

Minor automobile repair and detailing services - not to include restoration, salvage, storage, or major repair of any kind.

Motels, hotels, and temporary lodging facilities.

Motor/recreation vehicle sales and service.

Public and quasi-public uses.

Warehousing, with at least twenty five percent (25%) of floor space for office use.

Wireless telecommunications facilities (subject to chapter 17.50 of this title). (Ord. 19-03)

**17.36.040: PROHIBITED USES:**

Bulk soil, rock, and aggregate sales, storage or processing.

Pawnshops.

Residential uses except a "residential facility for elderly persons" and a "residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Storage units or storage facilities for lease or rent to the general public.

Tattoo businesses.

Title loan and check cashing businesses.

Tobacco specialty stores.

Trucking companies, truck docks, cross docks, heavy equipment leasing, sales and/or repair and similar type businesses.  
(Ord. 2018-02)

**17.36.070: TRASH STORAGE:**

No trash, used materials, debris, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such material shall be stored in an area screened from public view by a sight obscuring fence or wall or within a fully enclosed building. (Ord. 17-02)