

CHAPTER 2.95. - CB-2 GENERAL BUSINESS ZONE

2.95.010. - Uses permitted.

- A. Any use permitted in PCDSC [2.85.010](#)(B) through (J) (TR transitional zone) and in PCDSC [2.90.010](#) (CB-1 local business zone);
- B. Advertising sign, structure or billboard, subject to [chapter 2.145](#) PCDSC;
1. Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, penny arcade, shooting gallery, skating rink, sports arena;
 2. Amusement or recreational enterprise (outdoor) including archery range, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool or commercial beach or bathhouse, tennis court:
 - Auction, public (no animals);
 - Auditorium or assembly hall;
 - Auto rental garage;
 - Auto repair, mechanical or steam washracks, battery service (no body or fender work, painting or upholstery, except as incidental);
 - Bar, cocktail lounge, night club, tavern;
 - Baths (Turkish, Swedish, steam, etc.);
 - Blueprinting, photostating;
 - Boats, storage or rental;
 - Burglar alarm service;
 - Carpenter shop;
 - Cigar manufacturing (custom hand-rolled);
 - Cleaning establishment, if only two clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is nonflammable, and nonexplosive at temperatures below 138.5 degrees Fahrenheit;
 - Club: athletic, private, social, sport or recreational (operated for profit) except sports stadium or field;
 - Engraving, photo-engraving, lithographing;
 - Fortunetelling;
 - Garage, public (for commercial use);
 - Juke box or coin machine business (limited to assembly, repair and servicing);
 - Laundry, steam or wet-wash;
 - Lumber yard, retail (provided no machinery is used other than a rip saw and cut-off saw);
 - Locksmith, tool or cutlery sharpening, lawnmower repairing, fix-it or handyman shop;
 - Massage establishment, reducing salon or gymnasium;
 - Mattress shop for repairing only (no renovating);
 - Merchandise broker's display, wholesale;
 - Motorcycle or motor scooter repair or storage;
 - Mortuary or embalming establishment or school;
 - Newspaper office;
 - Oxygen equipment, rental or distribution;
 - Pawnshop;
 - Piano repairing;
 - Plumbing, retail custom;
 - Printing or publishing;
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Record recording studio or sound score production (no manufacturing or treatment of records);

- Refrigeration installation or service;
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone);
- Sheet metal or tinsmith shop;
- Sign painting shop;
- Storage building;
- Trade show, industrial show or exhibition;
- Transfer or express service;
- Upholstery shop;
- Wallpaper sales, paper hanging.

C. Sale, rental or display of:

- Airplanes or parts;
- Automobiles, recreational vehicles, travel trailers, motorhomes, and trailers;
- Barber's supplies or beauty shop equipment;
- Butcher's supplies;
- Clothing or accessories (wholesale);
- Contractor's equipment or supplies;
- Drugs or medical, dental, or veterinary supplies (wholesale);
- Farm equipment or machinery;
- Feed (wholesale);
- Garage equipment;
- Hardware (retail or wholesale);
- Hotel equipment or supplies;
- Household appliances, sewing machines, etc. (wholesale);
- Machinery, commercial and industrial;
- Monuments or tombstones (no wholesale);
- Office equipment (safes, business machines, etc.) (wholesale);
- Orthopedic appliances (trusses, wheelchairs, etc.);
- Painting equipment or supplies (paint, varnish, etc.);
- Pet (no boarding or hospital);
- Plastic or plastic products (wholesale);
- Plumbing, heating and ventilating fixtures or supplies;
- Restaurant or soda fountain equipment or supplies;
- Secondhand goods: personal, furniture, books, magazines, automobiles, but not secondhand auto parts;
- Tents or awnings;
- Trunks or luggage (wholesale);
- Upholsterer's supplies;
- Venetian blinds;
- Window shades.

D. Light manufacturing or assembling incidental to retail sales from the premises; provided, that not more than 25 percent of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.

E. Wholesaling of products permitted in subsection (C) of this section unless specifically prohibited, with storage space not exceeding 1,500 square feet of floor area.

F.

Cemetery or crematory; provided, that cemeteries for human remains shall be located on a site of not less than five acres and for animal pets not less than one acre, and that no crematory be erected closer than 500 feet from any boundary of said site adjoining property in a rural or residential zone.

- G. Drive-in theater; provided, that the face of any projection screen be not visible from any county road or any street or route shown on the adopted map of major thoroughfares and proposed routes (Map C, PCDSC 2.15.020), which is within 500 feet of said screen; provided further, that the site for said theater shall consist of not less than ten acres of land and be a single tract or parcel not intersected or divided by any street, alley or by property belonging to any other owners; that any lights used to illuminate the theater site shall be so arranged as to reflect the light away from adjoining property and streets; that the plans for said theater shall have been approved by the county engineer, indicating no undue traffic congestion, due to the location and arrangement of the theater, including the car rows and aisles and minimizing the danger of fire and panic; that acceleration and deceleration lanes shall be provided along the public thoroughfare adjacent to the entrance and exit of the theater; that parking space or storage lanes for patrons awaiting admission shall be provided on the site in an amount equal to not less than 30 percent of the vehicular capacity of the theater; that vehicular circulation shall be so designed and constructed as to permit only one-way traffic within the boundaries of the tract on which the theater is located; that emergency exits shall be provided; that sanitary facilities and the method of food handling shall be approved by the county health department; that definite plans for shrubbery and landscaping shall be presented to the zoning inspector and made a part of the permit; that the nearest point of the theater property, including driveways and parking areas shall be a least 750 feet from the boundary of a district zoned for residential use; and provided further, that all other conditions of the zone are fully observed.
- H. Racetrack or sports stadium, subject to the conditions set forth in PCDSC [2.20.010\(O\)](#), except the requirements for the filing of the consent of owners of adjacent property.
- I. Radio or television tower or booster station, provided such tower is no closer to any boundary of said site than the height thereof.
- J. Veterinary hospital or kennels, provided no such building or structure be within 100 feet of any boundary of said site abutting property in a rural or residential zone.
- K. One-family dwelling unit, conventional construction, mobile home, or manufactured home in conjunction with an established, permitted use.

(Ord. No. [012010-AEO](#), § 1; Ord. No. 61862, § 1601)

2.95.020. - Site development standards.

- A. Building height: Maximum height of any structure shall be 35 feet.
- B. Minimum lot area: None except for uses listed in PCDSC [2.95.010\(F\)](#) and (G).
- C. Minimum lot width: None.
- D. Minimum area for detached dwelling unit: 3,500 square feet for residential uses.
- E. Minimum front yard: 15 feet.
- F. Minimum side yards: None for uses listed in PCDSC [2.95.010\(A\)](#) through (J); seven feet each for residential uses.
- G. Minimum rear yard: Ten feet for uses permitted in PCDSC 2.95.010(A) through (J); 25 feet for residential use.
- H. Minimum distance between main buildings: None for uses listed in PCDSC [2.95.010\(A\)](#) through (K); 14 feet between residence and business.

(Ord. No. 61862, §§ 1602—1609)

2.95.030. - Detached accessory buildings.

- A. Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.
- B. Maximum height: 20 feet within the required rear yard; 35 feet within the buildable area.
- C. Minimum distance to main building: Seven feet.
- D. Minimum distance to front lot line: 15 feet.
- E. Minimum distance to side lot lines: None.
- F. Minimum distance to rear lot line: Four feet.