

CHAPTER 17.22 – COMMERCIAL ZONES**Sections:**

- 17.22.010 Zones Established; Applicability
- 17.22.020 Matrix of Allowed Uses
- 17.22.030 Commercial Zone Development Standards

17.22.010 Zones Established; Applicability

- A. As provided in the General Plan Policy 2.2.1.2, this Chapter establishes a number of commercial zones to direct specific categories of commercial uses to the appropriate areas of the County.
- B. This Chapter lists the uses that may be allowed within the Commercial zones established by Section 17.12.020 (Zoning Map and Zones), describes the types of planning permit/approval required for each use and provides basic standards for site layout and building size.
- C. The various Commercial zones and the manner in which they are applied are as follows.

1. **Commercial, Professional Office (CPO).** The CPO, Professional Office Commercial Zone is intended to regulate the development of land suitable for professional, administrative, and business offices and offices mixed with low to high intensity residential uses. It is intended that this zone be utilized as a transition between residential areas and higher intensity commercial uses by creating an environment which is compatible with surrounding residential uses while providing adequate economic incentive for development of such office space. Retail sales that are incidental to the primary office uses in this zone, are allowed subject to the provisions of the Ordinance.
2. **Commercial, Limited (CL).** The CL, Limited Commercial Zone, designates areas suitable for low-intensity retail and office uses oriented to serving the surrounding residential area while minimizing conflicts with the residential uses and outside traffic into the area. Mixed use development compatible with surrounding uses would also be appropriate.
3. **Commercial, Main Street (CM).** The CM, Main Street Commercial Zone, allows a wide range of pedestrian-oriented retail, office, and service uses, and mixed use development comprised of commercial and residential uses. Flexible development standards are applied to facilitate preservation of historic structures and to encourage new development compatible with the identity of each unique community. This zone is generally appropriate for historic downtown areas or town centers.

4. **Commercial, Community (CC).** The CC, Community Commercial Zone, provides for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. Mixed use development compatible with General Plan densities is appropriate in this zone.
5. **Commercial, Regional (CR).** The CR, Regional Commercial Zone, provides for large-scale retail services for a regional trade area. The CR zone applies to regional shopping centers that serve a market beyond the community and are located along arterials and at major intersections that provide convenient automobile access. Residential uses are generally inappropriate in the CR zone.
6. **Commercial, General (CG).** The CG, General Commercial Zone provides a mix of more intensive commercial uses, such as light manufacturing, automobile repair, and wholesale activity; where outdoor storage or activity commonly occurs; and where residential, civic, and educational uses are limited to avoid conflicts with allowed uses.
7. **Commercial, Rural (CRU).** The CRU, Commercial Rural Zone is utilized to provide limited commercial uses to support agricultural, tourism, recreational and resource based industry in the Rural Regions.

17.22.020 Matrix of Allowed Uses

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 17.22.020 below:

Table 17.22.020 Allowed Uses and Permit Requirements for the Commercial Zones

Use Type	CPO: Commercial, Professional Office CL: Commercial, Limited CM: Commercial, Main Street CC: Commercial, Community CR: Commercial, Regional CG: Commercial, General CRU: Commercial, Rural							Specific Use Regulation
	P	CL	CM	CC	CR	CG	CRU	
	Allowed use (Article 4) A Administrative permit required (17.52.010) TUP Temporary use permit required (17.52.060) CUP Conditional Use Permit required/ MUP Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.050) — Use not allowed in zone							
Commercial								
Agricultural Support Services	—	P	—	P	—	P	P/AP	17.40.070
Animal Sales and Service: Grooming and Pet Stores	—	P	P	P	P	P	—	
Kennel, commercial	—	—	—	P	P	P	CUP	
Veterinary Clinic	—	P	P	P	P	P	P	

Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP	
Paint and Body Shops	—	—	—	CUP	—	P	CUP	
Repair	—	—	—	CUP	CUP	P	CUP	
Sales and Rental	—	—	—	CUP	CUP	P	CUP	
Vehicle Storage	CUP	—	—	CUP	—	P	CUP	17.40.320
Banks and Financial Services	P	P	P	P	P	P	P	
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	
Brewery Large Commercial	—	—	CUP	P	CUP	P	CUP	
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	
Brewpub	CUP	P	P	P	P	—	P	
Broadcasting and Recording Studio	P	—	P	P	P	P	—	
Building Supply Store	—	—	—	P	P	P	P	17.40.220
Business Support Services	—	—	P	P	P	P	P	
Child Day Care Center	A	A	A	A	A	CUP	P	17.40.110
Commercial Recreation: Arcade	—	P	P	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	—	
Indoor Sports and Recreation	—	P	—	P	P	P	—	
Large Amusement Complex	—	—	—	CUP	CUP	—	—	
Outdoor Entertainment	—	—	—	CUP	CUP	—	CUP	
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	17.40.210
Contractor's Office: On-site	A	A	A	A	A	A	A	17.40.190
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	17.40.110
Food and Beverage Retail Sale	—	P	P	P	P	P	P	
Free Food Distribution Center	—	—	—	—	—	CUP	CUP	

Use Type	Specific Use Regulation							
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Funeral and Internment Services	—	P	CUP	P	—	P	CUP	
Lodging Facilities: Bed and Breakfast Inn	—	CUP	P	P	—	—	P	17.40.170
Health Resort and Retreat Center	—	—	—	P	—	—	P	
Hotel and Motel	CUP	—	P	P	P	—	P	
Maintenance and Repair	—	—	CUP	P	P	P	P	
Medical Services: Hospital	CUP	—	—	P	CUP	CUP	—	
Clinic	—	—	P	P	P	—	P	
Long-Term Care Facility	—	CUP	—	P	—	—	CUP	
Mobile/Manufactured Home Sales Lots	—	—	—	A	—	P	—	17.40.220
Offices: Professional	P	P	P	P	A	—	P	
Medical	P	P	P	P	CUP	—	P	
Recycling Facilities	—	—	—	P/A	—	P/A	CUP	17.40.280
Restaurant	CUP	P	P	P	P	—	P	
Retail Sales and Service: Indoor Sales	—	P	P	P	P	P	P	17.40.220
Permanent Outdoor Sales	—	CUP	CUP	P	P	P	P	
Temporary Outdoor Sales	A/ TUP	TUP ¹	TUP ¹	A/ TUP	A/ TUP	A/ TUP	A/ TUP	
Personal Services	—	P	P	P	P	P	P	
Property Services	—	P	—	P	—	P	P	
Specialized Education and Training	P	P	P	P	—	CUP	—	17.40.230
Storage, Self	—	—	—	CUP	—	P	CUP	17.40.320
Trade School: Indoor	CUP	CUP	—	CUP	—	P	CUP	
Outdoor	—	—	—	—	—	CUP	CUP	
Winery: Production	—	—	—	—	—	P	P	
Full-service Facility	—	P	CUP	P	—	—	P	

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Industrial								
Laundries, Commercial	—	P	—	CUP	—	P	P	
Light Manufacturing	—	—	CUP ²	CUP	—	P	CUP	
Ceramic products from compounded clay	—	—	CUP ²	CUP	—	P/CUP ³	CUP	
Lightweight nonferrous metal casting foundry	—	—	CUP ²	CUP	—	P/CUP ³	CUP	
Mineral Exploration and Mining	See Table 17.29.070.1 in Chapter 17.29							
Printing and Publishing	—	—	—	CUP	—	P	—	
Research and Laboratory Services	P	—	—	P	—	P	P	
Storage Yard, Equipment and Material:								
Permanent	—	—	—	—	—	P	CUP	17.40.320
Temporary	TUP	—	—	TUP	TUP	TUP	TUP	
Wholesale Storage and Distribution	—	—	—	CUP	—	P	CUP	
Agricultural								
Nursery, wholesale plant	—	—	—	CUP	—	P	P	
Packing: off-site products	—	CUP	—	—	—	P	P	
Residential								
Caretaker Unit:								
Permanent	A	A	A	A	A	A	A	17.40.120
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Child Day Care Home ^{5,6}								
Small family day care home	—	A	—	A	—	—	A	17.40.110
Large family day care home	—	A	—	A	—	—	A	
Community Care Facility:								
Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as part of a Mixed Use Development)	See 17.40.180							
Emergency Shelter	—	—	—	CUP	—	P	—	

CPO: Commercial, Professional Office	P Allowed use (Article 4)							
CL: Commercial, Limited	A Administrative permit required (17.52.010)							
CM: Commercial, Main Street	TUP Temporary use permit required (17.52.060)							
CC: Commercial, Community	CUP Conditional Use Permit required/							
CR: Commercial, Regional	MUP Minor use permit required (17.52.020)							
CG: Commercial, General	TMA Temporary mobile home permit (17.52.050)							
CRU: Commercial, Rural	— Use not allowed in zone							
Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
Employee Housing: Commercial Caretaker, permanent	A	A	A	A	A	A	A	17.40.120
Commercial Caretaker, temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Construction	—	—	—	—	—	TUP	TUP	17.40.190
Home Occupation ⁴	See Table in 17.40.170							
Lodging: Vacation Home Renta ⁵ ⁶	—	P	P	P	—	—	—	17.40.370
Transitional Housing: Large, only	—	—	—	CUP	—	A	—	17.40.360
Recreation and Open Space								
Golf Course	—	—	—	CUP	—	—	CUP	
Marina: Motorized Craft	—	—	—	CUP	—	CUP	CUP	
Non-Motorized Craft	—	—	—	P	—	—	P	
Parks: Day Use	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	—	p ⁶	17.40.210
Nighttime Use	CUP	CUP	CUP	CUP	CUP	—	—	
Snowplay Area	—	—	—	CUP	—	CUP	CUP	
Special Events, Temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Swimming Pool	—	CUP	—	CUP	—	—	—	17.40.210
Tennis Courts	—	CUP	—	CUP	—	—	—	
Trail Head Parking and Staging Area	—	—	—	CUP	—	CUP	P	
Civic								
Cemeteries	—	—	—	CUP	—	CUP	—	
Churches and Community Assembly Indoor	P	CUP	P	P	—	CUP	CUP	
Outdoor	CUP	CUP	CUP	CUP	CUP	—	CUP	
Community Services: Intensive	—	—	—	CUP	CUP	CUP	CUP	
Minor	P	P	P	P	P	—	P	

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CL: Commercial, Limited	A	Administrative permit required (17.52.010)							
CM: Commercial, Main Street	TUP	Temporary use permit required (17.52.060)							
CC: Commercial, Community	CUP	Conditional Use Permit required/							
CR: Commercial, Regional	MUP	Minor use permit required (17.52.020)							
CG: Commercial, General	TMA	Temporary mobile home permit (17.52.050)							
CRU: Commercial, Rural	—	Use not allowed in zone							
Use Type								Specific Use Regulation	
	CPO	CL	CM	CC	CR	CG	CRU		
Schools:									
College and University	P	—	CUP	P	CUP	—	—	17.40.230	
Elementary and Secondary, private	CUP	—	CUP	CUP	—	—	—		
Transportation									
Airports, Airstrips and Heliports	—	—	—	CUP	—	CUP	—		
Intermodal Facility	CUP	CUP	CUP	CUP	CUP	P	—		
Parking Lot	P	P	P	P	P	P	P		
Utility and Communications									
Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	17.40.130	
Public Utility Service Facilities:									
Intensive	CUP	—	—	CUP	CUP	CUP	CUP	17.40.250	
Minor	P	P	P	P	P	P	P		
Wind Energy Conversion System	See Table 17.40.390.1 (WECS Use Matrix)							17.40.390	
NOTES:									
¹ Excluding Subsections 17.40.220.E Garage Sales.									
² Limited to small-scale, artisanal production of goods (See Article 8: Light Manufacturing)									
³ CUP for larger scale, 'general industrial' use.									
⁴ As part of the residential component of a mixed use development.									
⁵ As a rental of an existing legal nonconforming residential structure.									
⁶ Allowed as an accessory use									

17.22.030 Commercial Zones Development Standards

Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title unless a variance is obtained in compliance with Section 17.52.070 (Variance):

Table 17.22.030 Commercial Zones Development Standards

Development Attribute	CPO	CL	CM	CC	CR	CG	CRU
Minimum Lot Size ¹ (in square feet)	6,000	4,000	None	4,000	100,000 ²	10,000	10,000
Minimum Lot Width (in feet)	60	60	20	60	70	70	100
Residential Density Range for Mixed Use	See Section 17.40.180 (Mixed Use)				N/A		
Setbacks (in feet) Front and secondary front ³	10	10	Min. 0 Max. 10	10	20	10	30
Sides and Rear ⁴	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	30.
Sides and Rear (Abutting R, R1A, R2A, R3A, and RE Zoned Land) ⁵	10 or 30					30	
Maximum Building Height (in feet)	50	50	50	50	50	50	40
Floor Area Ratio ⁶	.85	.85	2.0	.85	.85	.85	.50
Notes:							
¹ Mixed use development and commercial condominiums subject to 17.040.180.							
² Does not limit the creation of new smaller lots within a regional commercial facility.							
³ Subject to Landscaping requirements in the site planning and design manual.							
⁴ Zero lot line with fireproof wall and no openings, meeting building and fire code requirements, otherwise the 5 foot setback applies.							
⁵ Subject to Landscaping Ordinance requirements in the site planning and design manual.							
⁶ Ratio of allowable floor area to lot area.							
⁷ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones							