

§ 4.5 Commercial Districts

4.5.1. Purpose Statements

A. Neighborhood Commercial Districts

The Neighborhood Commercial zoning districts provide areas for commercial activity such as sale of convenience goods and personal services that primarily benefit nearby residential areas. Neighborhood commercial areas are generally located within neighborhoods and have pedestrian access to adjacent residential areas.

B. Neighborhood Office District Regulations

The Neighborhood Office zoning district provides a location for office development. The uses allowed have relatively low traffic generation. Areas of the Neighborhood Office zoning district may be appropriate adjacent to most residential uses, and as a transition between residential and nonresidential areas.

C. Resort Commercial Districts

The Resort Commercial zoning districts provide for a wide variety of commercial activity such as tourist, water-oriented, retail commercial and indoor or outdoor amusement uses which reflect the character of a resort area. Emphasis is placed on establishing scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.

D. General Commercial Districts

The General Commercial zoning districts provide sufficient space in appropriate locations for all types of commercial and service activity, particularly along arterial streets where a general mixture of such activity now exists. Such uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing.

E. Intensive Commercial District

The Intensive Commercial zoning district is intended to provide for intense commercial service activities, as well as a few light manufacturing uses. Such uses may be large in scale and generate substantial traffic, making the Intensive Commercial zoning district only appropriate along freeways and major arterials.

F. Downtown Commercial District

The Downtown Commercial zoning district encompasses the retail and office core of the central business district. Individual uses are typically limited in size although there may be regular and occasionally heavy traffic. The zoning district is intended to ensure harmonious development, redevelopment and rehabilitation of uses in and around the core historic downtown by integrating an appropriate mix of residential, public and civic office, retail and entertainment, uses.

G. Business Park District

The “Business Park” zoning district provides uses in a modern, landscaped, park-like setting. In addition, the zoning district provides opportunities for employment closer to residences in residential areas with corresponding reduction of travel time from home to work. The Business Park zoning district typically has more traffic than in an office area, but fewer heavy vehicles than in an industrial area. Business parks often include commercial activities such as restaurants, banks, day care and similar uses that are intended only to serve the on-site community.

4.5.2. Permitted Uses

The following principal uses are permitted by right, permitted subject to limitations, or require a special use exception or special permit in the commercial zoning district. Uses may be subject to additional limitations as specified in Section 6.5 when located inside a Navy Air Installation Compatible Use Zone (AICUZ) (which includes Clear and Accident Potential Zones 1 and 2.)

Table 4.5.2 Permitted Uses (Commercial zoning districts)												
COMMERCIAL DISTRICTS												
P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [blank cell] = Not Permitted	CN-1	CN-2	ON	CR-1	CR-2	CR-3	CG-1	CG-2	CI	CBD	BP	Standards
Residential Uses												
Care takers quarters	L	L	L	L	L	L	L	L	L	L	P	5.2.20
Townhouse	P	P	P	P	P	P		P		P		
Multi family dwelling	P	P	P	P	P	P		P	P	P		
Cottage Housing Development	P	P	P	P	P	P		P				4.7
Upper-story residential unit within commercial business structures	L	L	L	L	L	L	L	L	L	P	L	5.2.1
Group Living Uses [5.1.2.B]	P	P	P	P	P	P		P		P		
Public and Civic Uses												
Day Care Uses [5.1.3.B]	L	L	L	L	L	L	L	L	L	L	L	5.2.4
Community Service Uses [5.1.3.A]	P	P	P	P	P	P	P	P	P	P	P	
Educational Facility Uses [5.1.3.C]	P	P	P	P	P	P	P	P	P	P	P	
Government Facility Uses [5.1.3.D] except for:	P	P	P	P	P	P	P	P	P	P	P	
---Detention facility								SP		SP	SP	
Medical Facility Uses [5.1.3.E]	P	P	P	P	P	P	P	P	P	P	P	
Parks and Open Area Uses [5.1.3.F] except for:	P	P	P	P	P	P	P	P	P	P	P	
---Cemetery, columbaria, mausoleum, memorial park	SP for existing facilities expanding on adjacent or same property only.											
Crematorium (human or animal)												
Golf course	P	P	P							P	P	

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Passenger Terminal Uses [5.1.3.G] except for:	P	P	P	P	P	P	P	P	P	P	P	
---Airport or landing field	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	5.2.2
---Helipad or heliport	L	L	L	L	L	L	L	L	L	L	L	5.2.2
Place of Worship Uses [5.1.3.H]	P	P	P	P	P	P	P	P	P	P	P	
Social Service Uses [5.1.3.H]							SP		SP			
Utilities, major [5.1.3.J] except for:	L	L	L	L	L	L	L	P	P	L	L	5.2.6
---Wind energy units	L	L	L	L	L	L	L	L	L	L	L	5.6.4
Utilities, minor [5.1.3.I]	P	P	P	P	P	P	P	P	P	P	P	
Wireless telecommunication facility	See Section 5.5											

(Ordinance 030832, 05/02/2016) (Ordinance [032357](#), 02/23/2021)

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Commercial Uses												
Commercial Parking Uses [5.1.4.A]	P	P	P	P	P	P	P	P	P	P	P	
Indoor Recreation Uses [5.1.4.B] except:	P	P	SP	P	P	P	P	P	P	P	P	
---Bar, tavern or pub				L	L	L	L	L	L	L	L	5.2.7
--- Smoking Lounge				P	P	P	P	P	P	P	P	
---Sexually oriented business	See Section 4.6.2											
Office Uses [5.1.4.C]	P	P	P	P	P	P	P	P	P	P	P	
Outdoor Recreation Uses [5.1.4.D] except:	SP	SP		P	P	P	P	P	P	SP	P	
Commercial amphitheater				SP	SP	SP	SP	SP	SP	SP	SP	
Overnight Accommodation Uses except:	P	P	P	P	P	P	P	P	P	P	P	
---Bed and breakfast home	L	L	L	L	L	L	L	L		L		5.2.8
---Recreational Vehicle Park					L	L	L	L	L	L	L	6.1.2
---Truck stop w/ overnight accommodations					L	L	L	L	L	L	L	4.6.2
Restaurant Uses [5.1.4.F]	L	L	L	P	P	P	P	P	P	P	P	5.2.11

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Retail Sales and Service Uses, sales- and service-oriented [5.1.4.G] Includes personal service uses except:	P	P	L	P	P	P	P	P	P	P	P	5.2.12
Game Processing	L	L		L	L	L	L	L	L	L	P	5.2.25
Retail Sales and Service Uses, repair-oriented[5.1.4.G]	P	P	L	P	P	P	P	P	P	P	P	5.2.13
Farmers market	SP	SP		L	L	L	L	L	L	L	L	5.2.9
Self-Service Storage Uses [5.1.4.I] except:					L		L	L	L	L	P	5.2.14
---Boat and RV storage					L		L	L	L		P	5.2.14
Vehicle Sales and Service Uses except:							P	P	P	P	P	
---Auto rental				P	P	P	P	P	P	P	P	
---Car wash, hand-operated				L	L	L	P	P	P	L	P	5.2.21
---Car Wash, Automated	L	L		L	L	L	P	P	P	L	P	5.2.21
---Bicycle or watercraft rental				P	P	P	P	P	P	P	P	
---Fuel sales	L	L		L	L	L	L	L	L	L	L	5.2.10
---Vehicle service, heavy												
---Vehicle service, limited	L	L		L	L	L	P	P	P	P	P	5.2.15
Water-Oriented Uses [5.1.4.J]				P	P	P	P	P	P	P	P	
Industrial Uses												
Light Industrial Service Uses 5.1.5.A]											P	5.2.17
Laboratory, research or experimental									P		P	
Storage of explosives or other hazardous materials	SUE	SUE	SUE	SUE	SUE	SUE	SUE	SUE	SUE	SUE	SUE	
Warehouse and Freight Movement Uses [5.1.5.B]									SP		SP	
Waste-Related Uses [5.1.5.C] except:									SP		SP	
---Recycling Drop-off Center	SP	SP	L	L	L	L	L	L	L	L	L	5.2.23
Wholesale Trade Uses [5.1.5.D]									SP		SP	5.2.16
Other Uses												
Kennel or animal shelter, indoor							L	L	L		L	5.2.18

(Ordinance 029770, 03/19/2013; Ordinance 030832, 05/02/2016;)

4.5.4. Nonresidential Development Standards

Nonresidential development in the commercial zoning districts shall be in accordance with the table below.

Table 4.5.4 Nonresidential Development (Commercial Zoning Districts)											
COMMERCIAL DISTRICTS	CN-1	CN-2	ON	CR-1	CR-2	CR-3	CG-1	CG-2	CI	CBD	BP
Min Lot Area (sq. ft.)											5 acres
Min. Lot Width (ft.)						50					
Min. Yards (ft.)											
Street (front)	20	20	20	20	20	10 ¹	20	20	0	0	35
Street (corner)	15	15	15	15	15	0	15	15	0	0	35
Side (single) Side (total)	0 ²	0 ²	10	0	0	0	0 ²	0	0 ²	0	20 ⁴
	0 ²	0 ²	20	0	0	0	0 ²	0	0 ²	0	40 ⁴
Rear	0 ²	0 ³	10	0	0	0	0 ²	0	0 ²	0	30 ⁴
Side and Rear, adjacent to residential use	See Section 4.2.8.C										
Min. Open Space	10%	25%									
Max Height (ft.)	35	26 ⁵	4 ⁵								
<p>1. See Section 4.5.5 below.</p> <p>2. 10 feet if adjacent to any residential use.</p> <p>3. 15 feet if adjacent to any residential use.</p> <p>4. No part of any <u>building</u> or <u>accessory structure</u> shall be closer than 100 feet to any residential district boundary.</p> <p>5. <u>Structures</u> with upper-story residential shall have a maximum height of 36 feet.</p>											

(Ordinance 030832, 05/02/2016)

