

## Article 10. - Commercial Zones.

Footnotes:

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**Editor's note**— Ord. No. 6335, § II, adopted February 9, 2021, repealed the former Art. 10, and § III(Exh. A) of the same ord. enacted a new article as set out herein. The former Art. 10 pertained to RRD Resources and Rural Development. See Ordinance List and Disposition Table for a detailed history of derivation.

Sec. 26-10-010. - Purpose of article.

This article identifies allowed land uses in the commercial zones, permits required for allowed uses, and general standards for site development.

( Ord. No. 6335, § III(Exh. A), 2-9-2021)

Sec. 26-10-020. - Purpose of commercial zones.

- A. **General.** The commercial zones provide appropriately located areas for a wide range of business and employment activities with development standards to ensure well-designed facilities and compatibility with adjacent land uses.
- B. **Specific.**
  1. **Administrative and Professional Office District (CO).** The CO zone provides areas for administrative and professional office space in urban service areas that are designed and landscaped so as to be harmonious with adjacent residential uses.
  2. **Neighborhood Commercial District (C1).** This C1 zone provides areas for various retail business, service and professional activities in rural neighborhoods and within urban service areas.
  3. **Retail Business and Service District (C2).** The C2 zone provides areas for a full range of retail goods and services to serve the countywide residential and business community. The C2 zone provides for comparison retail shopping and direct consumer service uses which are usually sought on occasion, rather than daily.
  4. **General Commercial District (C3).** The C3 zone provides a location for wholesale and heavy commercial uses and services necessary within the county which are not suited to other commercial districts.
  5. **Limited Commercial District (LC).** The LC zone provides areas for retail sales and services necessary for the daily self-sufficiency of urban and rural areas in keeping with their character.
  6. **Commercial Rural District (CR).** The CR zone provides locations in rural areas and unincorporated communities for a mixture of residential and commercial uses. The CR zone supports compatibility between commercial uses and community residents by retaining discretionary jurisdiction over new commercial uses.

- 7. **Agricultural Services District (AS).** The AS zone limits allowed uses to those necessary to support local agricultural production.
- 8. **Recreation and Visitor-Serving Commercial District (K).** The K zone encourages a compatible blend of recreation and tourist-commercial uses to maintain and enhance Sonoma County's recreational resources.

( Ord. No. 6335, § III(Exh. A), 2-9-2021)

Sec. 26-10-030. - Allowed land uses.

**A. General.**

- 1. Table 10-1 identifies the allowed uses and permit requirements in the commercial zones.
- 2. All uses may be subject to additional standards and regulations and may require a zoning permit, design review or other additional review. Additional regulations that apply to allowed uses are noted in the "use regulations" column in Table 10-1.
- 3. If Table 10-1 shows two (2) permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions as described in the use regulations for the allowed use.

**B. Additional Permits.**

- 1. In addition to the permits required by Table 10-1, Design Review is required for all allowed uses in compliance with Article 36 (Specific permit requirements), except that design review is not required in the AS zone.
- 2. A zoning permit or other permits may be required in addition to those permits required by Table 10-1. See individual use regulations sections for additional requirements that may apply.

**Table 10-1: Allowed Land Uses in Commercial Zones**

Key of symbols for Table 10-1:

P = Permitted Use

P\* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
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<b>Agricultural and Resource-Based Land Use Category</b>									
Agricultural Crop Production and Cultivation	-	-	-	-	-	-	P	P	<a href="#">26-18-020</a>
Agricultural Processing	-	-	-	-	-	C	C	-	<a href="#">26-18-030</a>
Agricultural Support Services	-	-	-	-	-	P*/C	P*/C	-	<a href="#">26-18-050</a>
Animal Keeping: Beekeeping	P	P	P	P	P	P	P	P	<a href="#">26-18-060</a>
Animal Keeping: Livestock Feed Yards	-	-	-	-	-	C	C	-	<a href="#">26-18-090</a>
Farm Retail Sales	-	-	-	-	-	-	P	-	<a href="#">26-18-140</a>
Farm Stands	-	-	-	-	-	-	P	-	<a href="#">26-18-150</a>
Mushroom Farming	-	-	-	-	-	C	C	-	<a href="#">26-18-190</a>
Nursery, Wholesale	-	-	-	C	-	-	P	P	<a href="#">26-18-200</a>
Tasting Rooms	-	-	-	-	-	P*	P*	-	<a href="#">26-18-210</a>
<b>Industrial, Manufacturing, Processing and Storage Land Use Category</b>									
Animal Product Processing	-	-	-	-	-	C	C	-	<a href="#">26-20-020</a>
Fertilizer Plants						C			<a href="#">26-20-030</a>

Laboratories	-	-	-	C	-	-	-	-	<a href="#">26-20-040</a>
Laundry Plants	-	-	-	P	-	-	-	-	<a href="#">26-20-050</a>
Manufacturing/Processing, Light	-	-	-	P	-	-	-	-	<a href="#">26-20-070</a>
Manufacturing/Processing, Medium	-	-	-	P	-	-	-	-	<a href="#">26-20-080</a>
Recycling Collection Facilities	†	†	†	†	†	†	†	†	† See <a href="#">26-20-090</a> and <a href="#">26-88-070</a>
Recycling Processing Facilities	†	†	†	†	†	†	†	†	† See <a href="#">26-20-100</a> and <a href="#">26-88-070</a>
Storage: Contractor's Storage Yard	-	-	-	C	-	-	-	-	<a href="#">26-20-110</a>
Storage: Manufacture Home Storage	-	-	-	C	-	-	-	-	<a href="#">26-20-120</a>
Storage: Personal Storage	-	-	-	P	-	-	-	-	<a href="#">26-20-130</a>
Storage: Vehicle, Boat, and RV Storage	-	-	-	C	-	-	-	-	<a href="#">26-20-140</a>
Storage: Warehouses	-	-	-	P	-	-	-	-	<a href="#">26-20-150</a>
Storage: Wholesale and Distribution	-	-	-	P	-	-	-	-	<a href="#">26-20-160</a>
Wrecking and Salvage Yards	-	-	-	C	-	-	-	-	<a href="#">26-20-170</a>

<b>Recreation, Education and Public Assembly Land Use Category</b>									
Camp, Organized	-	-	-	-	-	-	-	C	<a href="#">26-22-020</a>
Campgrounds	-	-	-	-	-	-	-	C	<a href="#">26-22-030</a>
Civic Institution	C	-	-	-	-	-	-	C	<a href="#">26-22-040</a>
Community Meeting Facilities	C	C	C	-	C	C	-	C	<a href="#">26-22-050</a>
Country Clubs	-	-	-	-	-	-	-	C	<a href="#">26-22-060</a>
Educational Institutions: Colleges and Universities	-	C	P	-	C	-	-	C	<a href="#">26-22-070</a>
Educational Institutions: Specialized Education and Training	-	C	P	-	C	-	-	C	<a href="#">26-22-090</a>
Golf Course	-	-	-	-	-	-	-	C	<a href="#">26-22-100</a>
Parks and Playgrounds	C	-	-	-	-	-	-	P/C	<a href="#">26-22-110</a>
Periodic Special Events	P	P	P	P	P	P	P	P	<a href="#">26-22-120</a>
Recreation and Sports Facilities: Health/Fitness Facility	C	-	C	C	C	C	-	C	<a href="#">26-22-130</a>
Recreation and Sports Facilities: Recreation Facility, Indoor	C	-	C	C	C	C	-	C	<a href="#">26-22-140</a>

Recreation and Sports Facilities: Recreation Facility, Outdoor	-	-	-	-	-	-	-	C	<a href="#">26-22-150</a>
Recreation and Sports Facilities: Rural Sports and Recreation	-	-	-	-	-	-	-	C	<a href="#">26-22-160</a>
Recreation and Sports Facilities: Shooting Ranges	-	-	-	-	-	-	-	C	<a href="#">26-22-170</a>
Sports and Entertainment Assembly	-	-	-	-	-	-	-	C	<a href="#">26-22-180</a>
Studios for Art Crafts, Dance, Music	-	C	-	-	C	-	-	C	<a href="#">26-22-190</a>
Theater and Entertainment Venues	-	-	C	C	-	-	-	-	<a href="#">26-22-200</a>
Visitor/Interpretive Center	-	-	-	-	-	-	-	P	<a href="#">26-22-210</a>
<b>Residential Land Use Category</b>									
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	<a href="#">26-24-020;</a> <a href="#">26-88-060</a>
Caretaker Dwelling	-	-	-	-	C	-	C	C	<a href="#">26-24-080</a>
Dwelling, Single-Family	C	C	C	C	C	P	P	C	<a href="#">26-24-130</a>
Family Day Care Home, Large	-	P	P	-	P	P	P	P	<a href="#">26-28-150;</a> <a href="#">26-88-080</a>
Family Day Care Home, Small	-	P	P	-	P	P	P	P	<a href="#">26-28-150</a>

Home Occupation	P	-	-	-	-	P	P	P	<u>26-24-180;</u> <u>26-88-121</u>
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	<u>26-24-190;</u> <u>26-88-061</u>
Live/Work	C	C	C	C	C	C	C	C	<u>26-24-200;</u> <u>26-88-122</u>
Mixed-Use Development	C	P*/C	P*/C	-	P*/C	-	-	C	<u>26-24-210;</u> <u>26-88-123</u>
Permanent Supportive Housing	P	P	P	P	P	P	P	-	<u>26-24-230</u>
Residential Community Care, Large	C	C	C	C	C	-	C	C	<u>26-24-240</u>
Residential Community Care, Small	P	P	P	-	P	P	P	P	<u>26-24-240</u>
Single-Room Occupancy, Large	-	C	C	-	C	-	-	-	<u>26-24-250;</u> <u>26-88-125</u>
Single-Room Occupancy, Small	-	-	C	-	C	-	-	-	<u>26-24-250;</u> <u>26-88-125</u>
Transitional Housing	P	P	P	P	P	P	P	-	<u>26-24-270;</u> <u>26-88-127</u>
Retail Land Use Category									
Alcoholic Beverage Sales, Large		P	P	-	P	C			<u>26-26-020</u>
Alcoholic Beverage Sales, Small	-	C	C	C	C	C	-	-	<u>26-26-020;</u> <u>26-88-195</u>

Bar, Tavern, Nightclub	-	C	P	C	C	C	-	C	<u>26-26-030</u>
Building and Landscape Materials Sales	-	-	-	P	-	-	C	-	<u>26-26-040</u>
Farm Equipment and Supplies Sales and Rental	-	-	-	P	P		C	-	<u>26-26-050</u>
Fuel Dealers	-	-	-	C	C	C	-	-	<u>26-26-070</u>
Fuel Station	-	C	C	C	C	C	-	-	<u>26-26-080</u>
General Retail	-	P *	P	P	P*	C	-	C	<u>26-26-090</u>
Heavy Equipment Sales and Rentals	-	-	-	C	C	C	-	-	<u>26-26-100</u>
Manufactured Homes Sales and Rentals	-	-	-	P	-	-	-	-	<u>26-26-110</u>
Nursery, Retail	-	-	P	-	C	-	C	-	<u>26-26-120</u>
Outdoor Vendor	-	C	C	-	C	-	-	-	<u>26-26-130</u>
Restaurant	-	P/C	P	-	P/C	-	-	P/C	<u>26-26-140</u>
Vehicles/Boats Sales and Rentals	-	-	C	P	-	-	-	-	<u>26-26-150</u>
<b>Services Land Use Category</b>									
Adult Entertainment Establishment	-	-	-	C	-	-	-	-	<u>26-28-020;</u> <u>26-88-</u> <u>010(f)</u>

Banks and Financial Institutions	P	P	P	-	P	C	-	-	<u>26-28-030</u>
Business Support Services	-	-	C	P	-	-	-	-	<u>26-28-040</u>
Commercial Kennels	-	-	C	C	C	C	C	-	<u>26-18-070</u>
Day Care Center	C	C	C	C	C	C	C	C	<u>26-28-080</u>
Homeless Shelter: Emergency	-	-	C	C	C	C	-	-	<u>26-28-090;</u> <u>26-88-127</u>
Homeless Shelter: Small Scale	-	-	C	P	P	C	-	-	<u>26-28-090;</u> <u>26-88-127</u>
Lodging: Bed and Breakfast (B&B)	-	C	P	-	C	C	-	C	<u>26-28-130</u>
Lodging: Hosted Rental	-	-	-	P	P	-	-	-	<u>26-28-140</u>
Lodging: Hotel, Motel, and Resort	-	-	C	-	-	-	-	C	<u>26-28-150</u>
Lodging: Vacation Rental	-	-	P	-	P	-	-	P	<u>26-28-160</u>
Maintenance and Repair Service, Non-Vehicular	-	-	P	P	-	-	-	-	<u>26-28-170</u>
Medical Services: Hospitals	C	C	-	-	-	-	-	-	<u>26-28-180</u>
Medical Services: Offices and Outpatient Care	P	-	-	-	P	C	-	-	<u>26-28-190</u>
Personal Services	-	P	P	-	P	P	-	C	<u>26-28-200</u>
Professional Office	P	P	P	-	P	-	-	P*	<u>26-28-210</u>

Vehicle Maintenance and Repair	-	-	C	P	C	C	C	-	<a href="#">26-28-220</a>
Veterinary Clinic	C	C	C	C	C	C	-	-	<a href="#">26-28-230</a>
<b>Transportation, Energy, Public Facilities Land Use Category</b>									
Airfields and Landing Strips: Restricted Use Airfield	-	-	-	-	-	-	-	-	<a href="#">26-30-030</a>
Dispatch Facility	-	-	-	C	-	-	-	-	<a href="#">26-30-040</a>
Low Temperature Geothermal Resource Development	C	C	C	C	C	C	C	C	<a href="#">26-30-050</a>
Marinas	-	-	-	-	-	-	-	C	<a href="#">26-30-060</a>
Parking Facilities	-	-	C	C	-	-	-	-	<a href="#">26-30-080</a>
Public Safety Facilities	C	C	C	C	C	C	C	C	<a href="#">26-30-090</a>
Public Utility Facilities	C	C	C	C	C	C	C	C	<a href="#">26-30-100</a>
Renewable Energy Facilities	†	†	†	†	†	†	†	†	† See <a href="#">26-30-110</a> and <a href="#">Section 26-88-200</a>
Telecommunications Facilities	†	†	†	†	†	†	†	†	† See <a href="#">26-30-120</a> and <a href="#">Section 26-88-130</a>

Truck/Bus/Freight Terminal	-	-	C	C	C	C	-	-	<u>26-30-130</u>
Other Land Uses									
Commercial Cannabis Uses	†	†	†	†	†	†	†	†	† See <u>26-88-250</u> ; <u>26-88-254</u> ; <u>26-88-256</u>

C. **Amplified Live Music.** Amplified live music allowed with a Use Permit in the C2, C3, LC, AS, and K zones.

D. **Accessory Storage Yards:** In the C3 and LC zones, storage yards accessory to a permitted use are allowed provided the storage yards does not exceed one hundred percent (100%) of the gross area of the main building.

E. **Agricultural Products Sale and Promotion CR Zone.** In the CR zone, the sale and promotion of agricultural products grown, produced, or processed on site is allowed, subject to design review.

( Ord. No. 6363 § II(Exh. A), 12-14-2021; Ord. No. 6352, § VII, 9-14-2021; Ord. No. 6335, § III(Exh. A), 2-9-2021)

Sec. 26-10-040. - Development standards.

A. **General.** Table 10-2 identifies the development standards in the commercial zones.

B. **Combining Zones.** Properties with a combining zone designation as shown in the zoning database (ex. LG local guidelines combining district) may be subject to addition development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable combining zone may modify the development standards.

**Table 10-2: Development Standards in Commercial Zones**

Key of symbols for Table 10-2:

† = Standard indicated in Supplemental Standards column

Standard	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Supplemental Standards
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Lot size for lots with public sewer service or with both public sewer and public water service (min.)	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	
Lot size for lots with public water service and no public sewer service (min.)	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	
Lot size for lots with no public water service and no public sewer service (min.)	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	1.5 acres	
Lot Width (min.)	No min.	No min.	No min.	No min.	No min.	No min.	No min.	80 ft.	
Front Property Line Setbacks (min.)	See 26-10-040.F	No min.	No min.	No min.	No min.	See 26-10-040.D	No min.	See 26-10-040.H	26-10-040.E and G
Side Property Line Setbacks (min.)	See 26-10-040.F	No min.	No min.	No min.	No min.	See 26-10-040.D	No min.	See 26-10-040.H	26-10-040.E and G

Rear Property Line Setbacks (min.)	See 26-10-040.F	No min.	No min.	No min.	No min.	See 26-10-040.D	No min.	See 26-10-040.H	26-10-040.E and G
Lot Coverage (max.)	50%	50%	50%	50%	50%	50%	50%	50%	26-16-050.C
Height (max. ft.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	26-10-040.C
Maximum Building Intensity	†	†	†	†	†	†	†	†	† See 26-10-040.K
Parking	†	†	†	†	†	†	†	†	† See <u>Article 86</u>

C. **Increased Building Height.** The maximum allowed building height in Table 10-2 may be increased with a use permit. A building with increased allowed height may not exceed the maximum allowed building intensity in the applicable zone.

D. **CR Zone Setbacks.** Required setbacks in the CR are as follows:

1. Lots exclusively occupied by a commercial use: Same as LC zone.
2. Lots not exclusively occupied by a commercial use and less than 6,000 square feet: Same as R1 zone.
3. Lots not exclusively occupied by a commercial use and 6,000 square feet or more: Same as RR zone, but may be reduced if the planning director determines that a practical hardship exists.

E. **C2, C3, LC, AS Increased Setbacks.** Increased minimum setbacks in the C2, C3, LC, AS zones may be increased:

1. On properties abutting collector or arterials roads as designated in the general plan; and
2. To accommodate landscaping required by this article.

F. **CO Zone Setbacks.** Minimum setbacks in the CO zone are as follows:

1. Front property line: fifteen feet (15').
2. Front centerline of public road, street or highway: forty-five feet (45').
3. Side property line: five feet (5') or fifty percent (50%) of the building height, whichever is greater.
4. Rear property line: ten feet (10') or fifty percent (50%) of the building height, whichever is greater.

G.

**Residential Zone Setbacks.** Table 10-3 shows increased minimum setbacks required when a parcel in a commercial zone is opposite from or abuts a residential zone.

**Table 10-3: Setbacks from Residential Zones**

Property Line	Minimum Setback in C1, C3, LC, AS Zones	Minimum Setback in C2 Zone
Front property line opposite a residential zone	same as the residential zone	same as the residential zone
Side or rear property line that abuts a residential zone	10 ft.	5 ft.

#### H. K Zone Setbacks.

1. Minimum setbacks in the K zone are as follows:

- a. Front property line: fifteen feet (15'). Setbacks for individual buildings may be reduced up to five feet (5') so that the average setbacks for all buildings are at least fifteen feet (15').
- b. Front centerline of public road, street or highway: forty-five feet (45').
- c. Street side property line: fifteen feet (15')
- d. Interior side property line: five feet (5'); ten feet (10') on lots where access is gained to an interior court by way of a side yard, or where an entrance to a building faces the side line
- e. Rear property line: ten feet (10').

2. Minimum setbacks for commercial uses in the K zone may be waived by the BZA.

#### I. Guest Parking K Zone.

1. 0.5 uncovered guest parking spaces are required per unit in a garden apartment or dwelling groups involving four (4) or more dwelling units.
2. Developments with nine (9) or more dwelling units shall provide an additional 0.5 guest parking spaces per unit with two (2) or more bedrooms.

#### J. Planned Developments and Condominiums.

1. **Where Allowed.** Commercial planned developments and condominiums are permitted in the CO, C1, C2, C3, LC, and CR zones.
2. **Development Standards.**
  - a. Minimum setback requirements in Table 10-2 do not apply to planned developments and condominiums in the CO, C1, C2, and LC zones.

- b. Minimum lot size requirements in Table 10-2 do not apply to planned developments and condominiums in the CO, C1, and C2 zones.
  - c. Minimum project area in the CR zone: one (1) acre.
3. **Condominium Conversions.** Condominium conversions proposed as part of a planned development or condominium project may be approved through a use permit waiver in conformance with county code Chapter 25 (subdivisions) and 26-88-193.
  4. **Review Criteria.** Compatibility and provision of amenities shall be required and unique characteristics, design innovation and creativity shall be additional criteria utilized in evaluating proposed planned development and condominiums projects.
- K. **Maximum Building Intensity.**
1. **Definition.** Maximum building intensity is the maximum volume of structures permitted on a lot, as expressed in cubic feet.
  2. **Calculation.** Maximum building intensity is calculated by multiplying the maximum permitted building height by the maximum square footage of lot coverage permitted on a lot.
  3. **Example.** If a lot is ten thousand (10,000) square feet and the maximum permitted height in the applicable zoning district is thirty feet (30') and the maximum permitted lot coverage is forty percent (40%), the maximum building intensity equation would be  $(.4 * 10,000) * 30$  and the maximum intensity would be one hundred twenty thousand (120,000) cubic feet.
  4. **Relationship to Use Permits.** Height or lot coverage limits may be modified when a use permit is first secured, however maximum building intensity may not be increased beyond the amount calculated using the original height and coverage limits.

( Ord. No. 6335, § III(Exh. A), 2-9-2021)