

Chapter 17.42 C-2 DOWNTOWN COMMERCIAL DISTRICT

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17.42.010 PURPOSE

The downtown commercial district is to be applied to the commercial core of the city, as may be designated by the general plan. These areas constitute the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community.

17.42.020 SPECIAL PROVISIONS AND DEVELOPMENT STANDARDS

All uses in the C-2 district shall be subject to the provisions of Chapter 17.71 of this title.

17.42.030 PERMITTED USES

Uses permitted by right and subject to approval of an administrative site plan or conditional use permit in the C-2 district shall be as listed in Section 17.48.030.

17.42.040 SCREENING AND LANDSCAPING—FENCES, WALLS AND HEDGES

In the C-2 district:

- A. Where a site adjoins or is located across a street or alley from any residential district, an ornamental solid wall or fence, six feet minimum in height, or such other height or type of screening device as may be required by the city, shall be located on the property line common to such districts, except in a required front yard.

- B. Open storage of materials and equipment attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six (6) feet minimum in height, except as may be modified under site plan review. Said storage shall not be visible above said fence or wall.
- C. Street trees and other forms of landscaping may be required under the provisions of Chapter 17.71 of this title.

17.42.050 REQUIRED CONDITIONS

Required conditions in the C-2 district are as follows:

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, signs, public utility stations, and temporary uses as prescribed in Chapter 17.71 of this title.
- B. No manufacturing or processing of any article or commodity shall be permitted except as follows:
 - 1. Only where incidental to a permitted use;
 - 2. Only where sold at retail on the premises; and
 - 3. Only where not more than five (5) persons are engaged in such manufacturing or processing.
- C. Wholesale sales and services shall not be conducted.
- D. No use shall be permitted and no process, equipment or materials shall be used which are found by the city to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosion.
- E. When an exterior wall of a building faces abutting property in any residential district, no advertising sign shall be painted or placed on such wall, or on any portion of the lot between the wall and the residential district.

17.42.060 SITE AREA

There shall be no minimum site area requirements in the C-2 district, subject to the following exceptions:

- A. In the case of buildings erected or structures altered after the date of passage of the ordinance codified in this title, for purposes of residence or human habitation (such as hotels and apartment hotels), there shall be a lot area of not less than eight hundred (800) square feet per

family; provided, however, that this regulation shall not apply to hotels or apartment hotels, if no cooking is done in any individual room, suite or apartment.

- B. For lots created subsequent to adoption of this title, the minimum lot size shall be three-thousand, seven hundred and fifty (3,750) square feet.

17.42.070 FRONTAGE, WIDTH AND DEPTH OF SITE

- A. In the C-2 district, each site shall have not less than twenty-five (25) feet of frontage on a public street.

- B. There are no width or depth of site limitations in the C-2 district.

17.42.080 SITE COVERAGE

In the C-2 district, there are no site coverage limitations.

17.42.090 BUILDING HEIGHT

No building shall exceed a height of seventy-five (75) feet in the C-2 district.

17.42.100 YARD – FRONT

Where a lot or lots in a C-2 zone are located in the same block as, and have a common frontage with, a lot or lots in any residential district, the minimum front yard depth of such lot or lots in such portion of such C-2 zone shall be a minimum of fifteen (15) feet. A minimum of fifty (50) percent of the required front yard shall be landscaped.

17.42.110 YARD – SIDE

There shall be no side yard requirements in the C-2 district except as follows:

- A. Where a lot abuts upon the side of a lot in any residential district, there shall be a side yard of a minimum width of ten (10) feet, which shall be landscaped.
- B. Where the rear of a corner lot abuts upon the rear of a lot in any residential district, the side yard on the street side shall have a minimum width the same as the required side yard of such abutting lot in said residential district, which shall be landscaped.
- C. Where the rear of a reversed corner lot abuts upon a lot in any residential district, the side yard on the street side of such reversed corner lot shall be a minimum of fifteen (15) feet and shall be landscaped.

17.42.120 YARD – REAR

There shall be no rear yard requirements in the C-2 district except as follows:

- A. Where a C-2 lot abuts a lot in any residential district, a landscaped rear yard of a minimum of ten (10) feet shall be provided.

17.42.130 DISTANCES BETWEEN STRUCTURES

The minimum distance between a dwelling unit and another structure in the C-2 district shall be ten (10) feet.

17.42.140 OFF-STREET PARKING AND OFF-STREET LOADING FACILITIES

In the C-2 district, off-street parking facilities and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.64 of this title.

17.42.150 SIGNS

No sign shall be provided in the C-2 district except as prescribed in Chapter 17.72 of this title.