

## **ARTICLE IXb**

### **C-P-S ZONE (SCENIC HIGHWAY COMMERCIAL)**

The following regulations shall apply in all C-P-S Zones:

#### **SECTION 9.50. USES PERMITTED.**

a. The following uses are permitted, only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use, provided a plot plan shall have been approved pursuant to the provisions of Section 18.30 of this ordinance:

- (1) Ambulance services.
- (2) Antique shops.
- (3) Appliance stores, household.
- (4) Art supply shops and studios.
- (5) Auditoriums and conference rooms.
- (6) Automobile parts and supply stores.
- (7) Bakery goods distributors.
- (8) Bakery shops, including baking only when incidental to retail sales on the premises.
- (9) Banks and financial institutions.
- (10) Barber and beauty shops.
- (11) Bars and cocktail lounges.
- (12) Bicycle sales and rentals.
- (13) Billiard and pool halls.
- (14) Blueprint and duplicating services.
- (15) Book stores and binders.
- (16) Bowling alleys.
- (17) Catering services.
- (18) Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.
- (19) Cleaning and dyeing shops.
- (20) Clothing stores.
- (21) Confectionery or candy stores.
- (22) Costume design studios.
- (23) Dance halls.
- (24) Delicatessens.
- (25) Department stores.
- (26) Drug stores.
- (27) Dry goods stores.
- (28) Electrical substations.
- (29) Employment agencies.
- (30) Escort bureaus.
- (31) Feed and grain sales.
- (32) Fishing and casting pools.
- (33) Florist shops.
- (34) Food markets and frozen food lockers.
- (35) Gift shops.
- (36) Hardware stores.
- (37) Household goods sales and repair, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.
- (38) Hobby shops.
- (39) Ice cream shops.
- (40) Ice sales, not including ice plants.
- (41) Interior decorating shops.
- (42) Jewelry stores with incidental repairs.
- (43) Labor temples.
- (44) Laboratories, film, dental, medical, research or testing.
- (45) Laundries and laundromats.
- (46) Leather goods stores.

- (47) (Deleted)
- (48) Locksmith shops.
- (49) Mail order businesses.
- (50) Manufacturer's agent.
- (51) Market, food, wholesale or jobber.
- (52) Massage parlors, turkish baths, health centers and similar personal service establishments.
- (53) Meat markets, not including slaughtering.
- (54) Mimeographing and addressograph services.
- (55) Mobilehomes, provided they are kept mobile and licensed pursuant to State law, use for:
  - a) Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, providing they are inconspicuously located.
  - b) Agricultural worker employment offices for a maximum of 90 days in any calendar year.
  - c) Caretakers or watchmen and their families provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex.
- (56) Music stores.
- (57) News stores.
- (58) Notions or novelty stores.
- (59) Nurseries and garden supply stores.
- (60) Offices, business.
- (61) One on-site operator's residence, which may be located in a commercial building.
- (62) Paint and wall paper stores, not including paint contractors.
- (63) Parking lots and parking structures.
- (64) Pawn shops.
- (65) Pet shops and pet supply shops.
- (66) Photography shops and studios and photo engraving.
- (67) Plumbing shops, not including plumbing contractors.
- (68) Poultry markets, not including slaughtering or live sales.
- (69) Printers or publishers.
- (70) Produce markets.
- (71) Radio and television broadcasting studios.
- (72) Recording studios.
- (73) Refreshment stands.
- (74) Restaurants and other eating establishments.
- (75) Schools, business and professional, including art, barber, beauty, dance drama, music and swimming.
- (76) Shoe stores and repair shops.
- (77) Shoeshine stands.
- (78) Signs, on-site advertising.
- (79) Sporting goods stores.
- (80) Stained glass assembly.
- (81) Stationery stores.
- (82) Stations, bus, railroad and taxi.
- (83) Taxidermist.
- (84) Tailor shops.
- (85) Telephone exchanges.
- (86) Theaters, not including drive-ins.
- (87) Tobacco shops..
- (88) Tourist information centers.
- (89) Toy shops.
- (90) Travel agencies.
- (91) Typewriter sales and rental and incidental repairs.
- (92) Watch repair shops.
- (93) Wedding chapels.
- (94) Wholesale businesses with samples on the premises, but not to include storage.
- (95) Recycling collection facilities.

- (96) (Deleted)
- (97) Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (98) Golf cart sales and service.
- (99) Hotels, resort hotels and motels.
- (100) Day care centers.
- (101) Convenience stores, not including the sale of motor vehicle fuel. (102) Churches, temples and other places of religious worship.

Amended Effective: 10-21-99 (Ord. 348.3888)
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b. Uses Permitted by Conditional Use Permit. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Section 18.28 of this ordinance:

- (1) Automobile repair garages, body shops, spray painting shops.
- (2) Automobile sales and rental agencies.
- (3) Boat sales, rentals and services.
- (4) Car washes.
- (5) Drive-in theaters.
- (6) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment.
- (7) Heliports.
- (8) Liquid petroleum service stations, with or without the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.
- (9) Mortuaries.
- (10) Sale, rental, repair, or demonstration of motorcycles, scooters or motorbikes of two horsepower or greater.
- (11) Animal hospitals.
- (12) Sports and recreational facilities, not including motor-driven vehicles and riding academies, but including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools.
- (13) Tire recapping.
- (14) Tire sales and services, not including recapping.
- (15) Trailer and boat storage.
- (16) Travel trailers, mobilehomes and recreational vehicles sales and service.
- (17) Truck sales and services.
- (18) Trucks and trailers; the rental of trucks not over 19,500 pounds gross weight, with body not to exceed 22 feet in length from the back of the cab to the end of the body; and the rental of trailers not exceeding six feet in width or 22 feet in length.
- (19) Underground bulk fuel storage.
- (20) (Deleted)
- (21) All uses permitted in Subsection a. that have more than 200 square feet of outside storage of display of materials.
- (22) Gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption.
- (23) Convenience stores, including the sale of motor vehicle fuel.
- (24) Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this ordinance.

c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.

Amended Effective: 03-01-94 (Ord. 348.3584) 06-27-97 (Ord. 348.3793)
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d. Accessory Uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including but not limited to:

(1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:

a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.

b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.

c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

d) Accessory uses shall be conducted wholly within a completely enclosed building.

e. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

Amended Effective:

12-26-85 (Ord. 348.2535)

05-04-89 (Ord. 348.3023)

08-10-89 (Ord. 348.3047)

09-05-89 (Ord. 348.3078)

11-13-90 (Ord. 348.3217)

03-01-94 (Ord. 348.3584)

06-27-97 (Ord. 348.3793)

**SECTION 9.51. PLANNED COMMERCIAL DEVELOPMENT.** Planned commercial developments are permitted provided a land division is approved pursuant to the provisions of Ordinance No. 460.

**SECTION 9.52.** (Deleted)

**SECTION 9.53. DEVELOPMENT STANDARDS.** The following shall be the standards of development in the C-P-S Zones:

a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.

c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

Amended Effective:

05-24-01 (Ordinance 348.3990)

- d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.
- e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

Added Effective:  
07-19-67 (Ord. 348.517)

Amended Effective:  
05-30-74 (Ord. 348.1327)  
06-20-74 (Ord. 348.1340)  
07-25-74 (Ord. 348.1349)  
11-13-75 (Ord. 348.1476)  
12-10-75 (Ord. 348.1481)  
04-21-77 (Ord. 348.1564)  
04-12-79 (Ord. 348.1688)  
07-26-79 (Ord. 348.1702)  
10-23-80 (Ord. 348.1879)  
03-05-81 (Ord. 348.1926)

Amended Effective:  
09-04-81 (Ord. 348.2000)  
08-07-86 (Ord. 348.2591)  
09-05-89 (Ord. 348.3053)  
03-01-94 (Ord. 348.3584)  
06-27-97 (Ord. 348.3793)  
10-21-99 (Ord. 348.3888)  
05-24-01 (Ord. 348.3990)

#### **ARTICLE IXc**

#### **C-R ZONE (RURAL COMMERCIAL)**

**SECTION 9.61. INTENT.** The Board of Supervisors finds that because there is a need for small-scale, commercial uses in the outlying areas of the County along rural highway corridors for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 2 1/2 acres.

#### **SECTION 9.62. USES PERMITTED.**

a. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of this ordinance:

- (1) Automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption.
- (2) Bakery shops, including baking only when incidental to retail sales on the premises.
- (3) Barber and beauty shops.
- (4) Bars and cocktail lounges.
- (5) Confectionary and candy stores.
- (6) Churches, temples and other places of religious worship.

Amended Effective:  
09-10-99 (Ord. 348.3883)  
10-21-99 (Ord. 348.3888)

- (7) Clothing, shoe, shoe repair and leather goods stores.
- (8) Delicatessens.
- (9) Drug stores.
- (10) Dwelling, bed and breakfast.
- (11) Feed and grain sales, including outside storage.
- (12) Florist shops.
- (13) Gift, antique, curio, and art supply shops.
- (14) Grocery, dry goods, health food, and variety stores.
- (15) Hardware stores.
- (16) Hotels and motels, with no more than 25 guest rooms.
- (17) Ice cream shops.
- (18) Laundries, laundromats and dry cleaning shops.
- (19) Libraries.
- (20) Convenience stores, not including the sale of motor vehicle fuel.