

**17.12.040 - Permitted uses.**

The permitted uses of the C zone are grouped into categories of similar uses rather than an exhaustive list of single uses. Extensive examples are given for purposes of clarifying the types of uses allowed by each category. In addition, specific exceptions and development requirements have been applied to certain categories of uses where concerns may arise as to their impact on neighboring properties and the visual attractiveness of the city as a whole. The following categories of uses are permitted in the C zone subject to any stated exceptions, development requirements, and approval of the site plan as follows:

- A. Existing Residential Uses. This category may continue to be used as a permitted use. Expansion of existing residential uses shall be limited to a cumulative total of no more than 500 square feet of floor area. This size limit does not apply accessory dwelling units and junior accessory dwelling units subject to Chapter 17.41, Article I.
- B. Automobile, Motorcycle, Truck, Tractor and Boat Sales, Service, Repair, Accessories and Parts. This category includes but is not limited to motor vehicle dealerships; auto parts stores; tires, batteries and accessories stores; brake shops; muffler shops; radiator shops; repair shops, service stations, and similar uses. All repair activities shall be conducted within an enclosed building. Note: Auto repair uses and tire sales on lots within 300 feet of residentially zoned property shall be required to obtain a conditional use permit. (See Section 17.12.080A.)  
  
This category does not include car washes; establishments engaged in the sale, rental, service or repair of heavy equipment; auto body and paint shops; auto upholstery shops; automobile impound yards; and similar uses.
- C. Churches, Religious, Fraternal or Social Organizations. This category includes but is not limited to churches, temples, convents, monasteries, and other places used exclusively for religious worship, and the customary incidental educational and social activities therewith; temporary tent revival meetings (operated at one particular location and provided such location is not within 300 feet of any public park, school or residential zone, and not longer than 7 days in any six-month period); fraternities; lodge halls; societies, and sororities.  
  
This category does not include any use which could be construed as a privately owned business.
- D. Communication Facilities and Services, Public and Private. This category includes but is not limited to communications equipment, duplicating, faxing services, lithographers, microwave stations, photocopying, photo engravers, printers or publishers, radio and television broadcast studios, telegraph offices, telecommunication/telecommuting offices

and similar computer communications network services, telephone repeater stations, and tourist information centers. Ground or roof mounted satellite antennae shall be screened from view.

This category does not include radio and television transmission towers or wireless telecommunication facilities. (See Section 17.40.640.)

E. Eating and Drinking Establishments. This category includes but is not limited to restaurants, cafes, delicatessens, fast food operations, ice cream shops, and take-out food operations; any of which may include outdoor dining.

F. Financial Institutions and Services. This category includes but is not limited to banks, credit unions, finance companies, savings and loans, and similar uses.

This category does not include pawnshops, establishments which conduct check cashing services for a fee or donation, or establishments which do not loan money as part of their business operations.

G. Offices—Business, Government or Professional. This category includes but is not limited to general business offices; federal, state, county, city or special district offices, libraries and court facilities; associations; unions; and offices conducting accounting, dental, engineering, escrow, insurance, legal, medical, mortgage brokerage, real estate, security, and commodity brokerage, or similar professional services.

This category does not include bail bond services.

H. Public Safety Facilities and Services. This category includes but is not limited to ambulance services, fire stations, highway patrol stations, police stations, and similar uses.

I. Public Utilities. This category is limited to the following uses:

1. Publicly owned uses necessary to the maintenance of the public health, safety, convenience and welfare;
2. Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any uses normal and appurtenant to the storage and distribution of water.  
Exception: This use is not subject to site plan review (Section 17.12.120).

J. Recycling Facilities. This category is limited to reverse vending machines and is subject to the criteria and standards of Section 17.40.300.

K. Rental Establishments. This category includes but is not limited to auto, clothing, equipment, furniture, hospital equipment, mini-storage, recreational vehicles, and similar rental uses.

This category does not include the rental of heavy equipment.

L.

Repair Services. This category includes but is not limited to appliance repair, gunsmiths, jewelry repair, locksmiths, shoe repair, watch repair, and similar repair services. All repairs shall be conducted within an enclosed building.

This category does not include the repair of automobiles or heavy equipment.

M. Retail Sales Establishments. This category includes but is not limited to bona fide antique stores, apparel stores, appliance stores, bookstores (including used books), convenience market (without alcohol sales), craft stores, computer stores, department stores, grocery store/supermarket/drugstores (without alcohol sales), gift shops, hardware stores, jewelry stores, telephone stores, discounted and wholesale/warehouse type stores, and similar retail sales operations.

This category does not include adult-oriented businesses, pawnshops, secondhand stores (does not include bona fide antique stores), surplus stores, and establishments engaged in the sale of heavy equipment, or establishments engaged in the sale of any item otherwise prohibited by law.

N. Schools—Business and Professional. This category includes but is not limited to art, barber, beauty, dance, music, real estate, and similar schools.

This category does not include any school specializing in gymnastics, health and fitness services, manual training,\* martial arts, shop work,\* or training in the repair and maintenance of machinery or mechanical equipment.\* (\*See Section 17.16.040P.)

O. Services—Business or Personal. This category includes but is not limited to adult day care, adult day health care, answering service, bail bond services, barber and beauty shops, check cashing, credit bureaus, family day care home (large and small), day care center, dry cleaners and laundries, mortuaries, moving and storage, parcel delivery terminals, tailors, and other similar services.

This category does not include services which are industrial in nature such as pest control, industrial gases and chemicals, and similar services.

P. Low barrier navigation centers subject to Chapter 17.41, Article V.

Q. Other Uses. This category includes those uses which do not fall into any other C zone category, provided such uses are neither temporary, subject to director's review, nor uses subject to conditional use permit in this zone, and provided such uses are, in the opinion of the director, consistent with the purpose and intent of this zone and similar to other uses permitted herein.

(Ord. 896 § 1 (Exh. A § 5), 2008; Ord. 753 § 1 (Exh. A § 3), 1999; Ord. 711 § 15 (part), 1995: prior zoning ord. § 221.021)

(Ord. No. 1093, § 4(Exh. A), 10-11-2022; Ord. No. 1106, § 4(Exh. A), 10-10-2023)

17.12.070 - Uses subject to director's review and approval.

If site plans or other pertinent information for the proposed use are first submitted to and approved by the director in accordance with Article VI of Chapter 17.32, premises in the C zone may be used for the following uses:

- A. Access to property lawfully used for a purpose not permitted in the C zone provided no other practical access to such property is available and such access will not alter the character of the premises in respect to permitted uses in the C zone;
- B. Alcohol Beverage Establishments. This category is limited to the following uses below and shall be subject to the provisions in Chapter 17.42:
  - a. Alcohol production with a minimum 25% and maximum up to 40% retail. A full menu shall be available at all times that alcoholic beverages are offered;
  - b. Bona fide restaurant;
  - c. Convenience market/neighborhood market (beer and wine only) with a minor use permit subject to Section 17.42.060; and
  - d. Grocery store/supermarket/drugstore.
- C. Body piercing establishments;
- D. Carnivals, subject to the provisions of Chapter 9.46;
- E. Christmas Trees and Wreaths. This use is limited to the seasonal sale of such items, between November 1 and December 25, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used in connection with the sale of Christmas trees and wreaths shall be removed from the premises by December 31 of the same calendar year, and the property restored to a clean condition;
- F. Consignment store;
- G. Crops, field, tree, bush, berry and row, including nursery stock, flowers and vines, provided that no sludge or biosolid material shall be applied to any land as a soil amendment, roadside stands, retail sale of crops grown on the premises, and signs advertising products produced on the premises;
- H. Day care center;
- I. Health and Fitness Services. This category includes but is not limited to exercise/aerobic centers, figure salons, gymnasiums, health and fitness centers, health spas, martial arts schools, and similar uses;
- J.

Outdoor Sales and Promotional Activities. Outdoor sales and promotional activities in private parking lots, on private pedestrian ways, and on public sidewalks, incidental to a use conducted primarily within a building located on the premises as follows:

1. Parking lot sales may be allowed only where:
  - a. The use on the site complies with current parking standards, and
  - b. No more than 10% of the provided parking spaces are to be used for this purpose, and
  - c. Placement of the activity in the parking lot shall not significantly disrupt the circulation pattern on the site, and
  - d. Such sales are scheduled between January 15 and November 15 and shall not exceed a total of 12 days in any calendar year.
2. Private pedestrian way sales may be allowed where:
  - a. Placement of the activity on the pedestrian way allows for a clear aisle for pedestrian traffic of not less than 5 feet in width, and
  - b. Such sales are scheduled between January 15 and November 15 and shall not exceed a total of 12 days in any calendar year.
3. Sidewalk sales may be allowed where:
  - a. Placement of the activity allows for a clear aisle of not less than 5 feet in width, and
  - b. Such sales are scheduled between January 15 and November 15 and shall not exceed a total of 12 days in any calendar year, and
  - c. Insurance has been obtained by type and in an amount specified by the city attorney, and
  - d. An encroachment permit has been obtained from the department of building and engineering services;

K. Reserved;

L. Pawnshops;

M. Pumpkins and Other Seasonal Agricultural Products. This use is limited to the sale of such items from October 1 through Thanksgiving Day, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of pumpkins and other seasonal agricultural products shall be removed from the premises not later than 7 days following the closure of the sales operation. No other outdoor sales shall be permitted until property has been restored to a clean condition;

N. Recycling Facilities. The following recycling facilities may be allowed:

1. Small Collection Facility. Subject to the criteria and standards of Section 17.40.310,

2. Large Collection Facility. Subject to the criteria and standards of Section 17.40.320;

O. Residential Uses. This category is limited to the following uses:

1. Congregate living health facility (as defined in Section 1250 of the Health and Safety Code),
2. Mobilehome or other residence for use by caretaker and his immediate family in accordance with Article VIII of Chapter 17.40,
3. Residential facility (as defined in Section 1502 of the Health and Safety Code),
4. Rooming and boarding houses,
5. State authorized, certified or licensed family care home, foster home or group home serving 6 or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, if such homes provide care on a 24-hour a day basis. (Required by Section 5116 of the Welfare and Institutions Code);

P. Secondhand stores;

Q. Shopping centers and other commercial centers of more than 2 net acres but no greater than 10 net acres. (See definition in Section 17.04.240.) This category may include many of the categories listed for this zone;

R. Storage containers for goods and merchandise during the holidays or for special events. Placement shall be within loading areas or utilize nonessential parking areas behind the buildings so as not to restrict the use of heavily used parking areas during such holidays or special events. The use of such containers shall not exceed 3 months in any calendar year;

S. Surplus stores;

T. Tattoo parlors;

U. Minor, Co-located and Stealth Wireless Telecommunication Facilities. This category includes all minor wireless telecommunication facilities, as defined by this chapter, subject to Section 17.40.640 and the height limits of the C zone. Co-located telecommunication facilities within 100 feet of property with a residential zoning designation may be constructed over the required 35-foot height limit subject to review by the director of community development. Stealth telecommunications facilities located more than 100 feet from residentially zoned property may be constructed over the 50-foot height limit, subject to review by the director of community development. See Section 17.40.640 for submittal requirements and design standards;

V. Small wind energy systems (co-located), subject to the requirements of Section 17.40.690.

(Ord. 896 § 1 (Exh. A § 6), 2008; Ord. 758 § 1 (Exh. A § 4 (part)), 1999; Ord. 753 § 1 (Exh. A § 4), 1999; Ord. 711 § 15 (part), 1995; prior zoning ord. § 221.024)

(Ord. No. 941, § 1, 2-9-2010; Ord. No. 999, § 5, 8-26-2014; Ord. No. 1016, § 1, 12-13-2016; Ord. No. 1093, § 4(Exh. A), 10-11-2022; Ord. No. 1106, § 4(Exh. A), 10-10-2023)

#### 17.12.080 - Uses subject to conditional use permits.

The uses subject to permit in the C zone are grouped into categories of similar uses rather than exhaustive lists of single uses. Extensive examples are given for purposes of clarifying the types of uses included in each category. The following categories of uses may be permitted in the C zone, provided that a conditional use permit has first been obtained as provided in Article I of Chapter 17.32, that such permit is in full force and effect, and that the uses are in conformity with conditions of such permit for:

- A. Those uses identified in Section 17.12.040, Permitted uses, as requiring a conditional use permit. This category includes but is not limited to automobile repair and tire sales.
- B. Activity node (development of) subject to the requirements of Section 17.08.365.
- C. Entertainment and Recreation. This category includes but is not limited to amusement rides; bingo, billiard, dance, or pool halls; bowling alleys; card rooms; carnivals and circuses for longer than 10 days; golf driving ranges; miniature golf courses; night clubs; shooting ranges; skating rinks; all types of theaters; video game arcades, and similar uses.
- D. General Uses. This category includes only the following uses:
  1. Automobile body shop;
  2. Automobile upholstery shop;
  3. Alcohol beverage establishments. This category is limited to the following uses below and shall be subject to the provisions in Chapter 17.42:
    - a. Bar;
    - b. Convenience Market/Neighborhood Market (Beer, Wine and Spirits);
    - c. Liquor store;
    - d. Nightclub with alcohol sales;
  4. Butane and propane service stations;
  5. Car wash;
  6. Dry cleaning plant—Wholesale;
  7. Earth stations;
  8. Fortunetelling;
  9. Heliports or helistops;
  10. Laundry plants—Wholesale;
  11. Nightclub without alcohol;
  12. Model studio;

13. Radio or television transmission towers;
  14. Revivals or tent meetings, of more than 7 days' duration;
  15. Textile products manufactured from previously prepared materials.
- E. Long-Term Health Care Facility.
1. Intermediate care facility;
  2. Intermediate care facility/developmentally disabled;
  3. Intermediate care facility/developmentally disabled—Habilitation;
  4. Intermediate care facility/developmentally disabled—Nursing;
  5. Nursing facility;
  6. Skilled nursing facility.
- F. Public Utilities. This category includes only the following uses:
1. Electric transmission substations and generating plants including microwave facilities used in conjunction therewith;
  2. Gas distribution depots;
  3. Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
  4. Public utility service yards.
- G. Residential Uses. This category includes only the following uses:
1. Multiple-family project, as a separate development in the C zone (subject to the provisions of the HDR-1 zone except where specifically modified by the conditional use permit);
  2. Multiple-family project, combined with commercial development as a mixed use where said apartments are attached to the commercial building (for example, as the second story of a commercial retail center), subject to the provisions of Section 17.12.230, Design requirements;
  3. Transitional homeless shelters subject to Chapter 17.41, Article V.
- H. Shopping Centers and Other Commercial Centers of Greater Than 10 Net Acres. This category may include many of the categories listed for this zone.
- I. Transient Residential. This category is limited to only the following uses:
1. Hotels;
    - a. Alcohol sales in conjunction and incidental to the hotel shall be subject to a director's review and subject to Section 17.42.
  2. Motels;
  3. Recreational trailer parks in accordance with Section 17.40.540;



4. Travel trailer parks in accordance with Section 17.40.550.

J. Structures over 50 feet or 3 stories in height.

K. Major Wireless Telecommunication Facilities. This category includes all major wireless telecommunication facilities subject to the requirements of Section 17.40.640. Co-located and stealth communication facilities are subject to director's review.

(Ord. 896 § 1 (Exh. A §§ 7—9), 2008; Ord. 753 § 1 (Exh. A § 5), 1999; Ord. 711 § 15 (part), 1995: prior zoning ord. § 221.025)

(Ord. No. 1007, § 5, 10-13-2015; Ord. No. 1093, § 4(Exh. A), 10-11-2022; Ord. No. 1106, § 4(Exh. A), 10-10-2023)