

18.45.030 Permitted uses.

CB-2

A. Any uses as permitted in Section 18.31.010 (TR Transitional Zone) and in Section 18.43.030 (CB-1 Local Business Zone).

B. Additional uses:

1. Ambulance service;
2. Amusement or recreational enterprise (within a completely enclosed structure), including:
 - a. Billiard or pool hall,
 - b. Bowling alley,
 - c. Dance hall,
 - d. Gymnasium,
 - e. Penny arcade or shooting gallery,
 - f. Skating rink,
 - g. Sports arena;
3. Amusement or recreational enterprise (outdoor), including:
 - a. Archery range,
 - b. Miniature golf or practice driving or putting range,
 - c. Games of skill or science,
 - d. Pony riding ring without stables,
 - e. Swimming pool or commercial beach or bathhouse,
 - f. Tennis court;
 - g. Off-road vehicle facility.
4. Auction: Public (no animals);
5. Auditorium or assembly hall;
6. Auto rental garage;

7. Auto repair: No body or fender work, painting or upholstery, except as incidental;
8. Bar;
9. Baths: Turkish, Swedish, steam, etc.;
10. Battery service: No body or fender work, painting or upholstery, except as incidental;
11. Billboard: In accordance with Chapter 18.79 (Sign Standards);
12. Blueprinting;
13. Boats: Storage or rental;
14. Cemetery or crematory; provided, that:
 - a. Cemeteries for human remains shall be located on a site of not less than five acres,
 - b. For animal pets not less than one acre, and
 - c. No crematory be erected closer than five hundred feet from any boundary of said site adjoining property in a rural or residential zone;
15. Cleaning establishment: If:
 - a. Only two clothes cleaning units of not more than forty pounds rated capacity, and
 - b. Using cleaning fluid which is noninflammable and nonexplosive at temperatures below 138.5°F;
16. Club: Athletic, private, social, sport or recreational (operated for profit), except sports stadium or field;
17. Cocktail lounge;
18. Drive-in theater, provided:
 - a. The face of any projection screen be not visible from any county road or any street or route shown on the major streets and scenic routes plan which is within five hundred feet of said screen,

b. The site for said theater shall consist of not less than ten acres of land and be a single tract or parcel not intersected or divided by any street, alley or by property belonging to any other owners,

c. Any lights used to illuminate the theater site shall be in accordance with the county outdoor lighting code (Title 15),

d. The plans for said theater shall have been approved by the county traffic engineer, indicating no undue traffic congestion due to the location and arrangement of the theater, including the car rows and aisles and minimizing the danger of fire and panic,

e. Acceleration and deceleration lanes shall be provided along the public thoroughfare adjacent to the entrance and exit of the theater,

f. Parking space or storage lanes for patrons awaiting admission shall be provided on the site in an amount equal to not less than thirty percent of the vehicular capacity of the theater,

g. Vehicular circulation shall be so designed and constructed as to permit only one-way traffic within the boundaries of the tract on which the theater is located,

h. Emergency exits shall be provided,

i. Sanitary facilities and the method of food handling shall be approved by the county health department,

j. Definite plans for shrubbery and landscaping shall be presented to the zoning inspector and made a part of the permit,

k. The nearest point of the theater property, including driveways and parking areas, shall be at least seven hundred fifty feet from the boundary of a district zoned for residential use, and

l. All other conditions of the zone are fully observed;

19. Fair, carnival or tent show for not longer than fifteen days: If sufficient parking area for patrons is provided;

20. Fortune telling;

21. Garage: Public (for commercial use);

22. Gymnasium;

23. Handyman shop;
24. Industrial or trade school: Teaching operations or occupation permitted in this zone;
25. Jukebox or coin machine business: Limited to assembly, repair and servicing;
26. Kennels, provided no such building or structure be within one hundred feet of any boundary of said site abutting property in a rural or residential zone;
27. Large scale retail establishment: In accordance with Chapter 18.39;
28. Laundry: Steam or wet-wash;
29. Lawn mower repairing;
30. Lumberyard, retail, provided no machinery is used other than a rip saw and cut-off saw;
31. Massage establishment;
32. Mattress shop: For repairing only (no renovating);
33. Mechanical or steam wash racks: No body or fender work, painting or upholstery, except as incidental;
34. Merchandise broker's display: Wholesale;
35. Motorcycle or motor scooter repair or storage;
36. Mortuary or embalming establishment or school;
37. Nightclub;
38. Oxygen equipment: Rental or distribution;
39. Pawn shop;
40. Photostating;
41. Piano repairing;
42. Reserved;

43. Record recording studio or sound score production: No manufacturing or treatment of records;
 44. Reducing salon;
 45. Refrigeration installation or service;
 46. School or college: Operated as a commercial enterprise, for dancing or musical instruction;
 47. Sign painting shop;
 48. Shopping center, regional: In accordance with Chapter 18.39;
 49. Shopping center, small: In accordance with Chapter 18.39;
 50. Taverns;
 51. Trade show, industrial show or exhibition;
 52. Truck-trailer repair: In conjunction with a truck stop, on a state or federal highway only;
 53. Upholstery shop;
 54. Veterinary hospital, provided no such building or structure be within one hundred feet of any boundary of said site abutting property in a rural or residential zone.
 55. Medical marijuana designated caregiver cultivation location subject to the following conditions:
 - a. All conditions and restrictions for medical marijuana dispensary offsite cultivation locations as provided for in Section 18.45.040E5 except that the designated caregiver cultivation location cultivation area is limited to two hundred fifty square feet.
 - b. More than one designated caregiver may co-locate cultivation locations as long as the total cultivation area does not exceed two hundred fifty square feet.
- C. Sale, rental or display of:
1. Airplanes or parts;
 2. Automobiles;

3. Barber's supplies or beauty shop equipment;
4. Butcher's supplies;
5. Clothing or accessories: Retail or wholesale;
6. Contractor's equipment or supplies;
7. Drugs or medical, dental or veterinary supplies: Retail or wholesale;
8. Farm equipment or machinery;
9. Feed: No wholesale;
10. Garage equipment;
11. Hardware;
12. Hotel equipment or supplies;
13. Household appliances, sewing machines, etc.: Retail or wholesale;
14. Machinery: Commercial and industrial;
15. Manufactured or mobile homes;
16. Monuments or tombstones: No wholesale;
17. Office equipment: Sales, business machines, etc. (retail or wholesale);
18. Painting equipment or supplies: Paint, varnish, etc.;
19. Pets: No boarding or hospital;
20. Plastic or plastic products: Wholesale and assembly only;
21. Plumbing, heating and ventilating fixtures or supplies: Retail or wholesale;
22. Restaurant or soda fountain equipment or supplies;
23. Secondhand goods: Personal, furniture, books, magazines, automobiles, but no secondhand supplies;
24. Tents or awnings;
25. Trunks or luggage: Retail or wholesale;

26. Upholsterer's supplies: Retail or wholesale;

27. Venetian blinds: Retail or wholesale;

28. Window shades: Retail or wholesale.

D. Light manufacturing or assembling incidental to retail sales from the premises; provided, that not more than twenty-five percent of the floor area occupied by such business is used for manufacturing, processing, assembling, treatment, installation and repair of products.

E. Wholesaling of products permitted in Section 18.45.030C, unless specifically prohibited, with storage space not exceeding one thousand five hundred square feet of floor area.

F. Self-storage facility subject to the following standards:

1. Single-story self-storage facilities, provided that:

a. All storage be in an enclosed building;

b. The structure be one story with a maximum height of nineteen feet;

c. All access lanes be of a paved or concrete surface;

d. Landscaping, buffering and screening is provided in accordance with Chapter 18.73, Landscaping, Buffering and Screening Standards; and

e. No activity occurs other than the loading and unloading of household and personal property.

2. Multi-story self storage facilities, provided that:

a. Such use is a Type 1 conditional use subject to the issuance of a conditional use permit in accordance with the provisions of Chapter 18.97;

b. All storage be in an enclosed building;

c. The structure be a single building, maximum of two stories (twenty-four feet in height);

d. All access lanes be of a paved or concrete surface;

e. Landscaping, buffering and screening is provided in accordance with Chapter 18.73, Landscaping, Buffering and Screening Standards; and

f. No activity occurs other than the loading and unloading of household and personal property.

G. Any of the following if conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall, compact evergreen hedge or uniformly painted board fence, not less than six feet in height:

1. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;
2. Contractor's equipment sales yard or plant;
3. Rental of equipment commonly used by contractors;
4. Retail lumberyard, including only incidental mill work;
5. Feed yard;
6. Public utility service yard;
7. Storage of operable automobiles, boats, motorcycles, recreational vehicles, and trucks and inhabitable manufactured or mobile homes, not intended for salvage.

H. Body or fender work, painting or upholstery: When the site is located adjacent to or abutting a state or federal highway but not extending more than six hundred feet therefrom; provided, that:

1. All body and fender work, painting and upholstering is performed in a completely enclosed building;
2. There is no open storage of parts, salvage materials, automobile bodies;
3. No storage of junk automobiles for salvage purposes and only automobiles parked on the premises may be those awaiting repairs. Said automobiles are to be parked in a neat and orderly manner, behind a solid wall or fence so that such automobiles will not be visible from surrounding properties or the highway; and
4. The permit for such use shall be revocable within thirty days on written notice from the zoning inspector when, in the opinion of the inspector, any one or all of the above requirements have not been complied with.

I. Nonexpressed commercial uses: All commercial uses not expressly permitted in any other commercial zone and which are not otherwise unlawful, injurious to the general health or welfare, or specifically excluded.

(Ord. 2020-41, § 3, 2020; Ord. 2019-26 § 5, 2019; Ord. 2018-33 § 3 (part), 2018; Ord. 2017-3 § 3, 2017; Ord. 2011-2 § 12, 2011; Ord. 2009-59 § 5, 2009; Ord. 2005-85 § 6, 2005; Ord. 2005-1 § 6 (part), 2005; Ord. 2001-165 § 1 (part), 2001; Ord. 1997-40 § 6, 1997; Ord. 1997-28 § 3, 1997; Ord. 1996-58 § 4 (part), 1996; Ord. 1994-114 § 4 (part), 1994; Ord. 1989-96 § 1 (part), 1989; Ord. 1987-187 § 1, 1987; Ord. 1985-187 § 1 (part), 1985; Ord. 1985-171 § 1 (part), 1985; Ord. 1985-82 (part), 1985)