

## TC HIGHWAY TRAVEL COMMERCIAL ZONE

409-80. PURPOSE. The purpose of this zone is to provide for an area to serve the highway traveler and highway user with uses and services normally associated with tourists and vacationers. It is intended that this zone promote the unified grouping of these uses at locations adjacent to or where access to major through highways or terminal facilities is convenient.

409-81. PERMITTED USES. The following uses shall be permitted in the TC zone:

- (a) AUTOMOTIVE SALES, SERVICE, REPAIR. Auto Rental or Lease Agency, Including Limousine Service; Auto Wholesaler, or Retail Auto Broker, with auto storage/display limited to a maximum of two vehicles; and Utility Trailer- Rental, Service, Sales.
- (b) BUSINESS SERVICES. Advertising Business; Computer Programming/Software and System Design; Computer Sales, Rental and Lease; Computer Services and Training; Photocopy Service; Print Shop; Signs, On-Site; Telegraph Office; and Ticket Agency.
- (c) HEALTH SERVICES. Ambulance Service.
- (d) PERSONAL SERVICES. Barber Shop; Beauty Shop; Electrolysis; and Massage (and as regulated by Business License Ordinance).
- (e) MISCELLANEOUS SERVICES. Laundromat, Self-Service; Travel Agency; and Veterinarian-Animal Hospital.
- (f) EATING/DRINKING/LODGING. Bar-Tavern; Bakery, Pastry Shop; Brew Pub (No Wholesale or Off-Site Sale of Beer, Wine, or Alcohol); Catering Service; Delicatessen; Hotel; Motel; and Soda Fountain-Ice Cream Parlor.
- (g) ENTERTAINMENT/RECREATION SERVICES. Art Gallery; Art Studio; Coin-Operated Amusement Machine; and Museum; Physical Fitness Studio.
- (h) FOOD, DRUG, LIQUOR SALES. Bakery, Pastry Shop; Coin-Operated Dispenser; Drive-In Dairy, Excluding Creamery; Drive-In Food Market or Stand; and Prescription Pharmacy.
- (i) GENERAL MERCHANDISE SALES. Gift-Card Shop; Newspaper-Magazine Stand; Photographic Supply- Camera Store; Power Tools-Sales, Repair; and Video Store, Sales and Rental.
- (j) HOME ACCESSORIES AND SERVICES. Antique Store.
- (k) RECREATION EQUIPMENT SALES. Bicycle Sales, Rent, Service; and Tackle Shop.

- (l) MEMBERSHIP ORGANIZATIONS. Church.
- (m) PUBLIC FACILITIES. Building and Facility owned by Federal and State Governments, and located on Federal and State owned property.
- (n) RESIDENTIAL. Home Occupation; Residence of a Caretaker, Proprietor or Owner of a Permitted Use; and Travel Trailer-Mobilehome, Camper, Motorhome-Repair or Service.
- (o) TRANSPORTATION FACILITIES AND SERVICES. Baggage Transfer Service.
- (p) PERMITS. Certificate of Nonconforming Use; and Home Occupation.

409-82      CONDITIONALLY PERMITTED USES. The following uses shall be conditionally permitted in the TC zone (see number in parenthesis after each use for special conditions):

- (a) AUTOMOTIVE SALES, SERVICE, REPAIR. Auto, Minor Service-Repair-Replacement (Automatic Transmission (2); Auto Tire Sales-Service (2); Auto Seat Covers, Reupholstery Shop (2); Auto Battery and Ignition (2); Auto Radio-Stereo-CB (7); Auto Radiator Replacement-Service (2); Auto Muffler Replacement-Service (2); Auto Electric (Starter-gen) Replacement-service (2); Auto Brake, Replacement-service (2); Auto Minor Repair, Service, Adjustment (7); Auto Trailer Hitch Installation (7); Auto Diagnosis and Tune-up (7); Auto Detailing (Servicing and Cleaning for Resale) (7); Auto Glass Installation and Sales (7); Auto Smog Inspection (No Repair) (7)); Auto-Major (Auto Major Repair; Auto Transmission Rebuild; Auto Radiators Rebuild; Starter-gen Rebuilding; Auto Body Repair; Auto Paint Shop; Auto Machine Shop) (7); Auto Service Station, Primary (8); Auto Service Station, Secondary (8); Auto Parts and Accessory Store (7); Auto Wash, Self-Service or Automatic (10); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped-Sales, Rent, Service, Repair, and Dismantling (15); Truck Sale, Lease, Rent or Repair-Primary Use (15); Truck Service Stations, Excluding Truck Terminal (8); and Utility Trailer or Truck, Rent or Storage as Ancillary to Permitted Use (27).
- (b) BUSINESS SERVICES. Off-Site Sign, Except Direction Subdivision Signs and Regional Directional Subdivision Signs (13); Relocation of Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs (25); Equipment Rental Agency- Office Related Uses Only (5); Mail or Delivery Service Pickup Station (14); Remote Teller, Freestanding for Pedestrian Use (10); Stenographic Service (5); and Telephone Answering Service (5).

- (c) PERSONAL SERVICES. Bath House- Sauna, Turkish, Steam, Spa and Tanning (5); Child Care Center (5); Reducing-Body Building/Aerobics Studio (5); Shoe Shine Parlor (5); and Wig Sales and Service (5).
- (d) MISCELLANEOUS SERVICES. Kennel, Cattery, Boarding/Training (10); Parking Lot or Garage as Primary Use (23); Storage Building-Mini (10); and Towing Service (2).
- (e) REPAIR SERVICES. Lawn Mower Engine and Garden Power Tool- Sales, Service, Repair (15); and Tool Reconditioning (3).
- (f) EATING/DRINKING/LODGING. Apartment Hotel (11); Bed and Breakfast Inn (24); Restaurant- Coffee Shop- Cafeteria (14); and Snack Bar Incidental to a Park, Boat Dock, Other Water-Oriented Use (14).
- (g) ENTERTAINMENT/RECREATION SERVICES. Arcade-Electronic, Mechanical, or Video Games (22); Card Room (8); Carnival (4); Circus (4); Dance Hall-Ballroom-Discotheque (9); Dancing as an Incidental Use in a Bar or Restaurant (9); Electronic, Mechanical, or Video Games (21); Motion Picture Theater (15); Recreation Facility, Indoor (15); Recreation Facility, Outdoor (10); and Sideshow (4).
- (h) FOOD, DRUG, LIQUOR SALES. Certified Farmers Market or Community Stand (28); Convenience Store/Neighborhood Market (Less than 6,000 square feet in size) (20); Food Market Ancillary to Service Station (20); Liquor Store (1); Supermarket-Food Store (10); and Winery Sales Facility-Tasting Room (15).
- (i) GENERAL MERCHANDISE SALES. Bottled Gas Sales and Related Storage (15); Curio-Novelty Shop (5); Firewood-Fuel Sales (1); Florist (5); Jewelry Store-Sales, Repair (5); Stationary Store (5); Tobacco Shop (5); and Toy Store (5).
- (j) RECREATION EQUIPMENT SALES. Athletic Equipment and Sporting Goods Store (10); Boat Parts and Accessories Store (10); Boat Sale, Rent Service (10); Camper Shell-Sales, Repair, Rent (10); Hang Glider-Sales and Service (15); Marine Supply Store (10); Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped-Sales, Rent, Service, Repair and Dismantling (15); Recreational Vehicle and Boat Storage (10); Travel-Trailer, Mobilehome, Motorhome, Camper- Sales, Rent, Storage (10); and Water Recreation Equipment-Rental, Sales (7).
- (k) MANUFACTURING /PROCESSING. Convenience Recycling Facility (29); and Minor Recycling Facility (29).
- (l) PUBLIC FACILITIES. Privately-Owned Uses within Public and Government-Owned Buildings (19); Public and Government-Owned Buildings and Facilities Other than Federal and State (10); Public and Government Uses, Other than Federal

and State, within Privately-Owned Buildings, Facilities and Grounds (18); Federal and State Uses within Privately-Owned Buildings, Facilities, and Grounds (18); and Public Utility and Public Service Facility (17).

- (m) RESIDENTIAL. Travel Trailer, Mobilehome, Camper, Motorhome-Repair or Service (10); and Travel Trailer Park (12).
- (n) TRANSPORTATION FACILITIES AND SERVICES. Bus Depot (8); and Parking Lot/Garage (Primary Use) (23).
- (o) PERMITS. Special Development Permit (10); Temporary Concession (16); and Temporary Uses (6).

SPECIAL CONDITIONS:

- (1) Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
- (2) Permitted as an incidental service in conjunction with a permitted retail sales or automobile service station operation provided all adjustments and installations are conducted completely within an enclosed building. Permitted as the principal use of the premises subject to issuance of a Conditional Use Permit by the Planning Commission.
- (3) Sale, installation and servicing are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a Conditional Use Permit by the Planning Commission.
- (4) Permitted only if specific approval is granted by the Board of Supervisors. Such approval may specify location, time period, hours, lighting, parking and related conditions of operation.
- (5) Permitted as an incidental service in a hotel or motel complex.
- (6) Permitted pursuant to the provisions of section 3.10., "Temporary Use Standards", of this Code.