

TITLE 9

DIVISION 5: ZONING AREA ESTABLISHED

CHAPTER 13: C-2 (MEDIUM COMMERCIAL)

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§ 90513.00 PURPOSE & APPLICABILITY

The purpose of the C-2 (Medium Commercial) Zone is to designate areas for a wide range of retail, commercial activities, including shopping centers, and other medium to high density commercial uses. The C-2 Zones are generally located along major highways or collectors.

§ 90513.01 PERMITTED USES IN THE C-2 ZONE

The following uses are permitted in the C-2 Zone provided they meet the requirements of this Title:

- a) All permitted uses in the C-1 zone under § 90512.01
- b) Ambulance
- c) Antique stores
- d) Appliance stores, including service and repair provided no outside storage or repair
- e) Auditoriums for public use
- f) Auto leasing facilities
- g) Auto rental
- h) Auto sales lots (new)
- i) Auto sales lots (used)
- j) Auto service, tire sales and repair
- k) Auto wash
- l) Bakery
- m) Bingo parlor, bowling alley, card room
- n) Boats sales, including service and parts, provided repairs are completed indoors
- o) Call Center
- p) Camera stores
- q) Carpet cleaning
- r) Catering
- s) Charitable public service organizations
- t) Classifying or experimental, not involving any materials of using explosive or hazardous materials
- u) Clinic (medical or physical therapy for outpatient use only)
- v) Clothing and apparel stores
- w) Club or lodge
- x) Commercial accessory structure(s) (including cargo containers)

- y) Computer stores (large retail/repair)
- z) Convalescent hospital
- aa) Dance hall, ballroom or discotheque
- bb) Dance school
- cc) Department stores
- dd) Electrical Vehicles Charging Stations as a Primary Use
- ee) Emergency Shelters
- ff) Equipment (small equipment rental, repair)
- gg) Farmers market
- hh) Feed stores
- ii) Fire/police station
- jj) Floor covering, drapery and upholstery stores
- kk) Furniture cleaning, refinishing upholstery
- ll) Furniture stores
- mm) Gardening and landscaping stores
- nn) General surplus
- oo) Golf/driving range
- pp) Gun stores (including repair)
- qq) Hardware (general), including lumber sales provided there is no outside storage of materials
- rr) Health club
- ss) Hobby supplies
- tt) Home or office furniture stores
- uu) Hospital
- vv) Janitorial service
- ww) Labor/union hall
- xx) Laboratory testing
- yy) Laboratory, including medical, optical and biological
- zz) Lapidary
- aaa) Lawn equipment, including repair located entirely within structures
- bbb) Leather goods and luggage
- ccc) Liquor stores
- ddd) Manager, caretaker or proprietors residential quarters (Accessory dwelling unit)
- eee) Military surplus
- fff) Miniature golf course
- ggg) Mini-warehouse (no outside storage)
- hhh) Mixed use (residential units over commercial)
- iii) Mobile home sales, including rental and service
- jjj) Mortuary or funeral parlor
- kkk) Motorcycle sales, including service and repair
- lll) Movie theater (walk-in)
- mmm) Music
- nnn) Newspaper or magazine stores
- ooo) Nursery
- ppp) Office machine/equipment
- qqq) Paint and wallpaper stores
- rrr) Pawn shops
- sss) Pest control
- ttt) Pet grooming
- uuu) Pet stores
- vvv) Photographic development
- www) Photographic studio
- xxx) Photographic supplier
- yyy) Picture framing
- zzz) Plumbing supply, provided no outside storage
- aaaa) Pool or billiard parlor

- bbbb) Pottery stores
- cccc) Printing
- dddd) Public agency
- eeee) Recreational vehicle sales and service
- ffff) Rehabilitation facility
- gggg) Sanitarium
- hhhh) Self-service auto wash
- iiii) Single-Room Occupancy Units (SRO) and Boarding/Rooming Houses
- jjjj) Skating rink, roller or ice skating rink
- kkkk) Special Occasion Facility
- llll) Solar energy extraction generation provided that it is for on-site consumption only.
- mmmm) Sporting goods
- nnnn) Swim instruction school
- oooo) Tennis or swim club
- pppp) Theaters (Live)
- qqqq) Toy stores
- rrrr) Transitional Housing (as defined in Section 50675.2 of the Health and Safety Code)
- ssss) Truck fueling station without repair
- tttt) Truck sales, including rental provided no repair or service
- uuuu) Used clothing and household goods
- vvvv) Utility building
- wwwv) Veterinarians office
- xxxx) Video game arcade
- yyyy) Wedding chapels

§ 90513.02 USES PERMITTED ONLY WITH A CONDITIONAL USE PERMIT

The following uses are permitted in the C-2 Zone provided they meet the requirements of this Title:

- a) Adult book stores
- b) Adult movie theater
- c) Airport (private)
- d) Airport (public)
- e) Amusement park
- f) Auto body repair and painting
- g) Auto parking garage
- h) Billboards/Off site advertising signs
- i) Bus depot
- j) Cemeteries, columbarium, mortuary, crematoriums and mausoleums
- k) Circus or carnival
- l) College or university
- m) Commercial Cannabis Retail Sales with Delivery, Distribution and Testing (adult and medicinal) subject to Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance
- n) Communication Towers: including radio, television, cellular, digital, along with the necessary support equipment such as receivers, transmitters, antennas, satellite dishes, relays, etc. (subject to requirements of this zone and Division 24; Section 92401 "Communications Facilities Ordinance" et al).
- o) Community care/Veteran facility
- p) Community sewage treatment facility
- q) Community water treatment facility
- r) Contractors storage yard, provided it is incidental to a contractor's business that is that is wholly enclosed within a building or solid screen fence
- s) Drive-in movie theater
- t) Equestrian establishment
- u) Flea market

- v) Flood control facility
- w) Fraternity or sorority house
- x) Heliport
- y) Massage parlor
- z) Park or playground
- aa) Photographic processing plant or wholesale supply
- bb) Race track
- cc) Recreational vehicle storage facilities
- dd) Recreational vehicle park
- ee) Recycling Collection Facility, per Title 8, Chapter 8.68
- ff) Residential hotel
- gg) Shooting range or gun club
- hh) Sports arena (indoor)
- ii) Sports arena (outdoor)
- jj) Swimming pool
- kk) Taxi depot
- ll) Temporary fruit stands
- mm) Trade fairs
- nn) Transfer station
- oo) Veterinary hospital
- pp) Waste or energy facility
- qq) Water purification plants
- rr) Water storage and recharge facilities
- ss) Zoo

§ 90513.03 PROHIBITED USES

All other uses not permitted by Sections 90513.01 and 90513.02 above are prohibited in the C-2 Zone.

§ 90513.04 MINIMUM LOT/PARCEL SIZE

Except as otherwise provided within this Title no portion of any lot within the C-2 Zone shall contain less than 20,000 square feet, except in the case of conveyances to or from a governmental agency, public entity, public utility.

§ 90513.05 REMOVED

§ 90513.06 YARDS AND SETBACKS

The following yard and setback requirements shall apply in the C-2 Zone.

- A. Front Yard. Except as otherwise provided, the front yard minimum setback for all buildings shall be as follows:

None provided that any structure built on property line or on the right-of-way line shall meet all California Building Code and California Fire Code requirements, for fire protection and shall be so located as to not create visual obstruction to traffic.

- B. Side Yard. Except as otherwise provided, the side yard minimum setback for all buildings shall be as follows:

None required provided, except that any structure built on property line shall meet all California Building Code and California Fire Code requirements.

- C. Rear Yard. Except as otherwise provided, the rear yard minimum setback for all buildings shall be as follows:

Shall be a rear yard of not less than 20 feet, except that no rear yard shall be required in the event that a public alley exists and is adequate size to accommodate large commercial vehicles for the loading and unloading of products to the site.

- D. Yards and setbacks for residential developments approved to be developed on C-2 Zones, shall meet the requirements of the R-3 Zone, as far as setbacks.

§ 90513.07 HEIGHT

Building and/or structures within the C-2 Zone shall not exceed 6 stories or 75 feet, whichever is less.

§ 90513.08 MINIMUM DISTANCE BETWEEN STRUCTURES

There is no minimum distance between structures in the C-2 Zone.

§ 90513.09 PARKING

Off-street parking shall be provided in the C-2 Zone according to the standards contained in Sections 90402.00 through 90402.15 of this Title.

§ 90513.10 LANDSCAPING

Every C-2 lot/parcel shall be landscaped to meet the requirements of Section 90302.04.

§ 90513.11 SIGNS

The following signs shall be permitted in the C-2 Zone; however, all signs shall be subject to Section 90401.00 as applicable.

1. Temporary real estate signs, advertising property for sale or lease not to exceed 20 square feet.
2. Temporary construction signs.
3. Temporary political signs, not to exceed three (3) months
4. Institutional signs.
5. Signs attached to buildings.
6. Monument signs.
7. Pole signs advertising on-site identification uses only.
8. Off-site advertising signs when approved by a conditional use permit.

All signs shall meet requirement of Division 4, Chapter 1.

§ 90513.12 YARD AND PROPERTY MAINTENANCE

All areas within the C-2 lot/area shall be, at all times, maintained as not to create a fire or life safety or health hazard either to the occupants of the structures, property or the neighbors' property.

§ 90513.13 SPECIAL PROCEDURES/DEVELOPMENT STANDARDS

Any residential development authorized in the C-2 Zone shall meet the requirements of the R-2 Zone, and applicable Health and Safety regulations.

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TITLE 9

DIVISION 5: ZONING AREA ESTABLISHED

CHAPTER 12: C-1 (LIGHT COMMERCIAL)

§ 90512.00	PURPOSE & APPLICABILITY
§ 90512.01	PERMITTED USES IN THE C-1 ZONE
§ 90512.02	USES PERMITTED WITH CONDITIONAL USE PERMIT ONLY
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§ 90512.04	MINIMUM LOT SIZE
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§ 90512.08	MINIMUM DISTANCE BETWEEN STRUCTURES
§ 90512.09	PARKING
§ 90512.10	LANDSCAPING
§ 90512.11	SIGNS
§ 90512.12	YARD AND PROPERTY MAINTENANCE
§ 90512.13	SPECIAL PROCEDURES/DEVELOPMENT STANDARDS

§ 90512.00 PURPOSE & APPLICABILITY

The purpose of the C-1 (Light Commercial) Zone is to designate areas for low density commercial activities that are oriented to serving and compatible with nearby residential areas. The C-1 Zone may also be combined with the combination use MP Zone (Multi-Purpose Overlay) referenced Title 9, Division 3, Chapter 6 to achieve innovative unique and inventive office or commercial development. The C-1 Zone typically includes small retail service oriented commercial activities. The C-1 Zones are generally located in residential neighborhoods along major or secondary highways.

§ 90512.01 PERMITTED USES IN THE C-1 ZONE

The following uses are permitted in the C-1 Zone provided they meet the requirements of this Title:

- a) Art gallery
- b) Artist studio
- c) Automobile parking areas when developed as required by this Division if adjacent to a residential zone
- d) Automobile service station (containing not more than 6 pumps)
- e) Auto parts and accessory retail store
- f) Bakeries
- g) Banks
- h) Barber/beauty shop
- i) Bar/tavern/cocktail lounge
- j) Bath house (including saunas, spa, Turkish, steam or tanning)
- k) Bicycle sales (including rental and service)
- l) Book store
- m) Business or professional office
- n) Caretaker, security or proprietor residential quarters (Accessory Dwelling Unit per Section 90405.02)
- o) Charitable or public service organizations
- p) Christmas tree sales (temporary)
- q) Church
- r) Clinic (medical for out-patient use only)
- s) Clothing and apparel stores (small not large department stores)
- t) Commercial accessory structure(s) (including cargo containers)
- u) Community or senior service center

- v) Computer Stores (retail and repair)
- w) Confectionery stores
- x) Convenience Market
- y) Dress making or millinery shops
- z) Drive-in food market or dairy
- aa) Driving school
- bb) Drug and pharmacy store
- cc) Dry cleaning, pressing and laundry agencies
- dd) Dry goods and notions stores
- ee) Electric appliance stores and repairs
- ff) Electrical Vehicles Charging Stations as a Primary Use
- gg) Elementary School
- hh) Fast food restaurant
- ii) Financial institutions
- jj) Florists shops
- kk) Food store
- ll) Gift and cards store
- mm) Government office or government building
- nn) Grocery, fruit and vegetable stores
- oo) Hardware stores (general), excluding outside storage of material
- pp) Health club, tennis or swim club (in door use only)
- qq) High school
- rr) Hotels and motels (including bed and breakfasts)
- ss) Household pets (with no outside kennel)
- tt) Ice cream parlor (including yogurt)
- uu) Ice storage houses or not more than 5 ton capacity
- vv) Ice vending machines
- ww) Instruction school
- xx) Interior decorating
- yy) Jewelry stores
- zz) Junior high school
- aaa) Laboratory for medical, dental, optical, or biological
- bbb) Laundry mat/laundry
- ccc) Lawn mower, including repair, sales and service (including service and repairs, provided it is contained within a building)
- ddd) Library
- eee) Locksmith and key shop
- fff) Martial arts school
- ggg) Meat markets or delicatessen stores
- hhh) Museum
- iii) Newspaper, magazine stand
- jjj) Offices, business, professional or public utility
- kkk) Photographic shops
- lll) Pre-school
- mmm) Public buildings
- nnn) Real estate offices
- ooo) Research and development office
- ppp) Restaurant/cafe/coffee shop/team rooms where all customers are served at a table or counter (excluding dancing and entertainment)
- qqq) Retail appliance store (including service and repairs, provided it is contained within a building)
- rrr) Retail store, general
- sss) Satellite dish (sales and repair)
- ttt) School
- uuu) Self-service laundries
- vvv) Shoe stores, shoe repair or shoe sales

www)	Single-Room Occupancy Units (SRO) and Boarding/Rooming Houses
xxx)	Solar energy extraction generation provided that it is for on-site consumption only.
yyy)	Specialized stores including meat, vegetable, health foods.
zzz)	Stationary and office supply
aaaa)	Tailor, clothing or wearing apparel shops
bbbb)	Taxidermists
cccc)	Telegraph
dddd)	Ticket agency
eeee)	Tobacco store
ffff)	Trade school
gggg)	Travel agency
hhhh)	Utility sub-station
iiii)	Variety Store
jjjj)	Video Rental

The above specified stores, shops and businesses shall be retail establishments selling new merchandise exclusively and shall be permitted only under the following conditions:

Such stores, shops or businesses except automobile service stations shall be conducted entirely within an enclosed building

Products made incidental to a permitted use shall be sold at retail on the premises.

Any exterior sign displayed shall pertain only to a use conducted within the building.

The accessory building and structures necessary to such use located on the same lot or parcel of land, including a storage garage for the exclusive use of the patrons of the above stores or businesses.

§ 90512.02 USES PERMITTED ONLY WITH A CONDITIONAL USE PERMIT

The following uses are permitted in the C-1 Zone provided they meet the requirements of this Title:

- a) Airports or aircraft landing fields
- b) Ambulance
- c) Mixed use (residential units over commercial)
- d) Auto wash
- e) Automobile parking garage or parking lot
- f) Billboard and advertising structures
- g) Cemeteries, columbariums, crematories and mausoleums
- h) Cemetery
- i) Circus or carnival
- j) City, County, State and Federal enterprises, including buildings, facilities and uses of departments or institutions thereof which are necessary or advantageous to the general welfare of the community
- k) Club or lodge
- l) Communication Towers: including radio, television, cellular, digital, along with the necessary support equipment such as receivers, transmitters, antennas, satellite dishes, relays, etc. (subject to requirements of this zone and Division 24; Section 92401 "Communications Facilities Ordinance" et al).
- m) Community care/Veteran facility
- n) Convalescent home
- o) Day nurseries and nursery schools
- p) Educational institutions including schools, elementary and high
- q) Electrical generation plants
- r) Electrical substations in an electrical transmission system (500 kv/230 kv/161 kv)

- s) Establishments or enterprises involving large assemblages of people or automobiles, including amusement parks, circuses, carnivals, exposition, fairground, open-air theatres, racetracks, recreational and sport centers
- t) Facilities for abused women
- u) Facilities for the transmission of electrical energy (100-200 kV)
- v) Farm implement sales and metal fabrication
- w) Fire or police station
- x) Fraternity or sorority house
- y) Heliport
- z) Hospital
- aa) Hospitals, sanitariums and rest homes
- bb) Hotels
- cc) Institutions of a philanthropic nature
- dd) Labor or union hall
- ee) Libraries, museums, private clubs and golf courses
- ff) Major facilities relating to the generation and transmission of electrical energy, provided such facilities are not, under state or federal law, to be approved exclusively by an agency or agencies of the state and/or federal governments and provided that such facilities shall be approved subsequent to coordination and review with the Imperial Irrigation District for electrical matters. The maximum allowance of battery shall be in a ratio of 2 to 1 compared to solar.
- gg) Mausoleums
- hh) Mini storage
- ii) Miniature golf course
- jj) Mobile home parks
- kk) Mortuaries
- ll) Movie Theater
- mm) Nursery
- nn) Park or playground
- oo) Parks, playgrounds and community buildings
- pp) Pool or billiard parlor
- qq) Post office
- rr) Printing (topography or blueprints)
- ss) Public agency or utility buildings or facilities
- tt) Recycling Collection Facility, per Title 8, Chapter 8.68
- uu) Rehabilitation facility
- vv) Residential hotel
- ww) Rest home
- xx) Retirement home
- yy) Sanitarium
- zz) Swap meets
- aaa) Swimming (public)
- bbb) Tennis club (outdoor-public)
- ccc) Used car sales and repair facilities
- ddd) Video game arcade

§ 90512.03 PROHIBITED USES

All other uses not permitted specifically by Sections 90512.01 and 90512.02 of this Chapter are prohibited in the C-1 Zone.

§ 90512.04 MINIMUM LOT SIZE

Except as otherwise provided within this Title no lot, parcel or portion thereof within the C-1 Zone shall be less than 8,000 square feet net, except in the case of conveyances to or from a governmental agency, public entity, public utility. No parcel within this zone shall have less than 60 feet of street frontage.

§ 90512.05 MINIMUM LOT AREA PER DWELLING UNIT

Where a residential use is permitted on a C-1 Zone lot or parcel, there shall be a minimum of 1,500 square feet of lot area per dwelling unit, in addition to the minimum lot size.

§ 90512.06 YARDS AND SETBACKS

The following yard and setback requirements shall apply in the C-1 Zone.

A. Front Yard. Except as otherwise provided, the front yard minimum setback for all buildings shall be as follows:

1. 10 feet from front yard property line or right-of-way of public street or easement.
2. 0 feet from property line or right-of-way line upon the approval of a full site plan review by Public Works, Fire/OES, and Planning/Building.

B. Side Yard. Except as otherwise provided, the side yard minimum setback for all buildings shall be as follows:

None required provided that adequate fire segregation is provided between all structures as required under the California Building Code and California Fire Code.

C. Rear Yard. Except as otherwise provided, the rear yard minimum setback for all buildings shall be as follows:

Shall be a minimum of 20 feet rear yard, except for lots that have public alley access. The Director of Planning may reduce the rear yard requirement to a minimum of 5 feet, provided written concurrence is obtained from the Imperial County Fire/OES and Imperial County Public Works Department.

D. Front, rear and side yard setbacks for residential occupancies permitted within the C-1 Zone shall meet the same setbacks as those contained in the R-3 Zone.

§ 90512.07 HEIGHT

Building and/or structures within the C-1 Zone shall not exceed 5 stories or 50 feet whichever is less.

§ 90512.08 MINIMUM DISTANCES BETWEEN STRUCTURES

There are no minimum distances between structures in the C-1 Zone.

§ 90512.09 PARKING

Off-street parking shall be provided in the C-1 Zone according to the standards contained in Sections 90402.00 through 90402.15 of this Title. Where off-street parking is prohibited vis-à-vis enclosed parking garages that are not readily visible from the street a 5% reduction in the density may be allowed.

§ 90512.10 LANDSCAPING

Every C-1 lot/parcel shall be landscaped to meet the requirements of Section 90302.04.

§ 90512.11 SIGNS

The following signs shall be permitted in the C-1 Zone; however, all signs shall be subject to Section 90401 as applicable.

1. Temporary real estate signs, advertising property for sale or lease not to exceed 20 square feet.
2. Temporary construction signs.
3. Temporary political signs, not to exceed three (3) months.
4. Institutional signs.
5. Signs attached to buildings.
6. Monument signs.
7. Pole signs advertising on-site identification uses only.
8. Off-site advertising signs when approved by a conditional use permit.

All signs shall meet requirement of Division 4, Chapter 1.

§ 90512.12 YARD AND PROPERTY MAINTENANCE

All areas within the C-1 Zone shall be, at all times, maintained as not to create a fire or life safety or health hazard either to the occupants of the structures or to neighboring properties.

§ 90512.13 SPECIAL PROCEDURES/DEVELOPMENT STANDARDS

Any residential development allowed within the C-1 Zone either as an outright use or as a conditional use shall comply with the provisions and standards as contained in the R-2 Zone and meet all applicable Health and Safety regulations.

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