

## Chapter 20.10 - COMMERCIAL ZONING DISTRICTS

### Sections:

#### 20.10.010 Purpose of the Commercial Zoning Districts

#### 20.10.020 Land Use Regulations for Commercial Zoning Districts

#### 20.10.030 Development Standards and Guidelines for Commercial Zoning Districts

#### 20.10.010 Purpose of the Commercial Zoning Districts

- A. **Neighborhood Commercial (C-N).** The C-N zoning district provides areas for shopping centers and other commercial uses that serve the day-to-day needs of residential neighborhoods. The C-N districts shall have a minimum area of three acres and shall be located only where analysis of the residential population demonstrates that the facilities are justified.
- B. **Shopping Center Commercial (C-SC).** The C-SC zoning district provides areas for grocery stores, supermarkets, and other retail establishments selling groceries to serve local residents as well as the larger regional market. The C-SC districts shall have a minimum area of five acres.
- C. **Regional/Central Commercial (C-C).** The C-C zoning district provides areas for a diversity of commercial and residential land uses in the central business district and regional centers. These uses help to support a vibrant retail destination, provide jobs for residents, and accommodate commercial and service uses to meet the needs of community and regional businesses and residents.
- D. **Office Commercial (C-O).** The C-O zoning district provides a location for a broad range of office uses including professional offices, business offices, medical offices, and regional or “back” offices. The C-O zoning district can also accommodate limited “accessory” restaurant, retail, and service uses that cater to the needs of on-site employees and visitors.
- E. **Thoroughfare Commercial (C-T).** The C-T zoning district provides areas for auto-oriented commercial uses that accommodate the needs of people traveling on highways and local motorists. The C-T zoning district also accommodates large recreational facilities and heavy commercial uses that benefit from proximity to the highway.
- F. **General Commercial (C-G).** The C-G zoning district provides areas for heavy commercial and light industrial uses that may impact neighboring uses and often require large parcels and benefit from separation from retail uses. The C-G districts are to be established in areas of four acres or larger.
- G. **Business Park (B-P).** The B-P zoning district provides a location for employment-intensive uses within an attractive campus-like setting. The B-P zoning district shall primarily allow “back” offices, research and development businesses but also limited commercial retail uses to serve employees in the area. The B-P zoning district shall have a minimum area of five acres.

**20.10.020 Land Use Regulations for Commercial Zoning Districts**

**A. Permitted Uses.** Table 20.10-1 identifies land uses permitted in commercial zoning districts.

**TABLE 20.10-1 PERMITTED LAND USES IN THE COMMERCIAL ZONING DISTRICTS**

Key	Zoning District <sup>[1]</sup>							Additional Regulations
	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
<b>P</b> Permitted Use								
<b>M</b> Minor Use Permit Required								
<b>SP</b> Site Plan Review Permit Required								
<b>C</b> Conditional Use Permit Required								
<b>X</b> Use Not Allowed								
<b>RESIDENTIAL USES[1]</b>								
Group/Transitional/Supportive Housing	C	C	P	C	C[3]	C[3]	C	
Live/Work Units	C	C	P [2]	X	X	X	C	Sec. 20.44.080
Multiple-Family Dwellings	C	C	P	X	X	X	C	
Residential Care Facilities, Small (6 or Less)	X	X	P [3]	X	X	X	X	
Residential Care Facilities, Large (More than 6 residents)	X	X	P [3]	X	X	X	X	
Single-Room Occupancy	X	X	P [3]	X	X	X	C	Sec. 20.44.120
<b>COMMUNITY USES</b>								
Community Assembly	C	C	C	X	C	C	C	
Community Garden	SP	SP	SP	SP	X	SP	SP	Sec. 20.44.050
Colleges and Trade Schools	C	C	C	SP[9]	X	C	SP	
Convalescent or Nursing Homes	C	C	C	X	X	X	C	
Cultural Institutions	C	C	C	X	C	C	C	
Day Care Centers (Children & Adults)	M	M	M	M	X	X	M	
Emergency Shelters	X	X	C	X	C	P	C	Sec.20.44.150
Government Offices	P	P	P	X	P	P	P	
Hospitals and Surgery Centers	C	C	C	C[9]	C	C	C	
Instructional Services	P	P	P	X	X	X	P	
Medical Offices and Clinics	P	P	P	P[9]	X	X	P	
Parks and Recreational Facilities	SP	SP	SP	X	SP	SP	SP	
Public Safety Facilities	SP	SP	P	C	SP	SP	SP	
Rehabilitation Centers	P	P [6]	P[10]	X	X	SP	SP	
Social Assistance Services	C	C	C	X	SP	P	SP	

Key	Zoning District <sup>[1]</sup>							Additional Regulations
	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
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<b>C</b> Conditional Use Permit Required								
<b>X</b> Use Not Allowed								
<b>COMMERCIAL USES</b>								
Alcoholic Beverage Sales [7]	X	P [7][8]	P [7]	C [7] [9]	P [7]	P [7]	P [7]	Sec.20.44.010
Bail Bond Businesses	C	X	C [10]	X	C	C	C	
Bars and Nightclubs	X	C	C	X	C	C	C	
Banks, Retail	P	P	P	P [9]	SP	SP	P	
Bed and Breakfast	X	X	C	X	C	C	C	Sec.20.44.030
Breweries, Distilleries, & Wineries	X	X	P[19]	X	P[19]	P[19]	P[19]	
Building Supplies/Home Improvement	X	X	C	C[9]	SP	P	P	
Business Support Services	X	C	M	X	P	P	P	
Cardrooms [5]	X	X	C [5]	X	C [5]	C [5]	X	Chapter 9.08
Cemeteries and Mausoleums	X	X	C	X	C	P	X	
Check Cashing/Payday Loan Establishments	C	X	C [10]	X	C	C	C	Sec.20.44.040
Commercial Cannabis Businesses	Refer to Table 20.44-1 in Section 20.44.170							
Commercial Recreation, Indoor (Except Below)	X	SP	SP	SP[9]	P	SP	SP	
Multi-Screen (6 or More) Movie Theaters	X	C	P	X	C	X	SP	
Commercial Recreation, Outdoor	X	X	X	SP [9]	P	C	SP	
Drive-Through and Drive-Up Sales	C	C	SP	SP [9]	P	P	SP	
Equipment Sales and Rental	X	X	X	X	P	P	SP	
Farmer’s Market	C	SP	SP	SP	SP	SP	SP	Sec.20.50.030B
Flea Market	X	X	X	X	C	C	C	
Funeral Parlors and Mortuaries	C	C	C	X	C	P	C	
Gas and Service Stations/Car Washes	X	C	SP	SP [9]	P	P	P	Sec.20.44.070
Hotels and Motels	X	X	P	X	P	C	P	
Hookah Lounges	X	C	C	X	C	C	C	
Kennels	X	X	X	X	C	P	C	
Maintenance and Repair Services	X	X	X	X	P	P	P	
Massage Establishments	C [16]	C [16]	C [16]	X	C [16]	C [16]	C[16]	Chapter 5.44
Massage Therapy—Sole Practitioner	P[17]	P[17]	P[17]	X	C [16]	C [16]	C[16]	Chapter 5.44
Mobile Food Vendors	C	C	C	C[9]	SP [11]	SP	SP	Sec. 5.54 & 20.44.020
Mobile Home Sales	X	X	X	X	P	P	SP	
Office, Professional	P	P	P	SP [9]	SP	SP	P	

Key	Zoning District <sup>[1]</sup>							Additional Regulations
P Permitted Use	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
M Minor Use Permit Required					●			
SP Site Plan Review Permit Required								
C Conditional Use Permit Required								
X Use Not Allowed								
<b>COMMERCIAL USES (Continued)</b>								
Pawn Shops	X	X	C [10]	X	X	P	X	
Personal Services	P	P	P	P [9]	M	M	M	
Retail, General	SP[12]	P	P	P [9]	P	P	P	
Restaurants	C [13]	P [8]	P	P [9]	P	M	P	
Tattoo Parlors	X	SP	M	X	M	M	M	
Tobacco Retailers [18]	X	P [18]	P [18]	P [18]	P [18]	P [18]	P [18]	Sec.20.44.160
Vehicle Parts and Accessories Sales	X	P	P	P[9]	P	P	SP	
Vehicle Rentals	X	X	M	X	P	P	SP	
Vehicle Repair and Maintenance, Major	X	X	X	X	C	P	SP	
Vehicle Repair and Maintenance, Minor	X	SP	P	X	P	P	P	
Vehicle Sales	X	X	P [10] [14]	X	P	P	P	
<b>INDUSTRIAL USES</b>								
Manufacturing and Processing, General	X	X	X	X	X	M	SP	
Manufacturing and Processing, Light	X	X	X	X	X	P	SP	
Research and Development	C	X	C	X	SP	SP	P	
Warehousing, Wholesaling, and Distribution	X	X	SP[15]	X	P	P	SP	
Wrecking & Salvage Establishments	X	X	X	X	C	C	X	Sec.20.44.140
<b>TRANSPORTATION, COMMUNICATION, AND UTILITY USES</b>								
Airports	X	X	X	X	C	C	C	
Freight Terminals	X	X	X	X	C	C	C	
Heliports	C	X	C	X	C	C	C	
Parking Facilities	P	P	P	P[9]	P	P	P	
Public/Mini Storage	X	X	X	X	M	M	SP	
Recycling Collection Facilities								Sec.20.44.090
Reverse Vending Machines	P	P	P	M[9]	P	P	P	
Small Collection Facilities	SP	SP	SP	SP[9]	SP	SP	SP	
Large Collection Facilities	X	X	X	X	C	C	C	
Utilities, Major	C	C	C	X	C	C	C	
Utilities, Minor	P	P	P	P[9]	P	P	P	
Wireless Communications Facilities	<b>See Chapter 20.58</b>							