

# **Chapter 17.124**

## **C-2 GENERAL COMMERCIAL DISTRICT**

### **17.124.010 Purpose.**

The intent of the C-2 district is to reserve appropriate locations consistent with the General Plan to accommodate a full range of retail stores, offices, personal and business service establishments offering commodities and services scaled to meet the needs of the residents of the entire City. Because of the intensity of use associated with the C-2 district, properties assigned this designation shall be located on streets that are categorized as secondary, major or arterial highways. C-2 properties should not be located in close proximity to residential uses unless the Planning Commission finds that the site is physically suitable for the proposed type and density of development and there is sufficient parcel size to ensure adequate buffering and screening of residential developments. [Ord. 772 § 17.48.010, 1986. Code 1987 § 17.48.010].

### **17.124.020 Permitted uses.**

Uses permitted in the C-2 district shall include those businesses listed below which operate in compliance with the intent and standards of this district and are conducted entirely within a completely enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

- A. Places of religious assembly or institution.
- B. All permitted uses of the C-O and C-1 districts as contained within LEMC 17.116.020 and 17.120.020.
- C. Antique shops and auction galleries.
- D. Bowling alleys; provided they comply with the requirements of Chapter 17.148 LEMC, Parking Requirements.
- E. Bus depots and transit stations.
- F. Department stores.
- G. Floor covering shops.
- H. Furniture stores.
- I. Home improvement centers.
- J. Hotels.
- K. Motels.
- L. Sale of motor vehicle, motorcycle and recreational vehicle parts and accessories and service incidental to the sale of parts.
- M. Skating rinks; provided they comply with the requirements of Chapter 17.148 LEMC, Parking Requirements.
- N. Secondhand and thrift shops.
- O. Service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.
- P. Theaters; provided they comply with the requirements of Chapter 17.148 LEMC, Parking Requirements.
- Q. Other uses that the Community Development Director determines to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this section. [Ord. 1415 § 3 (Exh. F § 59), 2019; Ord. 1259 § 12, 2009; Ord. 1086 § 16, 2002; Ord. 1064 § 3, 2000; Ord. 1012 § 3, 1996; Ord. 853 § 1, 1989; Ord. 842 § 2, 1988; Ord. 772 § 17.48.020, 1986. Code 1987 § 17.48.020].

### **17.124.030 Uses subject to a conditional use permit.**

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.124.020 may require outdoor operation and/or have the potential to impact surrounding properties and therefore

require additional approval and consideration. Such uses to be permitted in the C-2 district shall require a use permit pursuant to LEMC 17.415.070 and shall include the following:

- A. Uses permitted subject to a use permit in the C-1 district as contained in LEMC 17.120.030 except churches.
- B. Business colleges and professional schools.
- C. Car washes.
- D. Dance halls, discotheques, or any establishment providing live entertainment.
- E. Motor vehicle, motorcycle and recreational vehicle sales; and service incidental to the sale of parts but excluding major overhauls, painting, and body work.
- F. Outdoor sales and display incidental and accessory to a permitted use.
- G. Structures exceeding the maximum height permitted by LEMC 17.124.070.
- H. Cardrooms, or any other establishment associated with card playing as may be permitted under the provisions of Section 330 of the Penal Code of the State of California.
- I. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this section. A list of these uses shall be maintained in the Planning Division for future reference. [Ord. 1415 § 3 (Exh. F § 60), 2019; Ord. 1209 § 3, 2007; Ord. 1086 § 17, 2002; Ord. 853 § 1, 1989; Ord. 842 § 3, 1988; Ord. 772 § 17.48.030, 1986. Code 1987 § 17.48.030].

#### 17.124.040 Lot area.

The minimum lot area for new lots in the C-2 district shall be 25,000 square feet net. Within centers which have design review approval pursuant to LEMC 17.415.050 and 17.415.060 and which share reciprocal facilities such as parking and access, smaller lots in the form of individual pads may be permitted provided it can be shown that development upon those lots can comply, with the exceptions of street frontage width, with all of the standards of this chapter. [Ord. 1415 § 3 (Exh. F § 61), 2019; Ord. 772 § 17.48.040, 1986. Code 1987 § 17.48.040].

#### 17.124.050 Street frontage width.

The minimum street frontage width of any new lot created in the C-2 district shall be 100 feet. [Ord. 772 § 17.48.050, 1986. Code 1987 § 17.48.050].

#### 17.124.060 Setbacks.

The following minimum standards shall apply to all new construction in the C-2 district:

A. The front yard setback for any building or parking area shall average 20 feet, but shall not be less than 15 feet. However, City Council may allow a 10-foot reduction in the setback requirements to parking areas where enhanced decorative walls, artwork, public amenities (e.g., fountains or public seating areas) or other similar outstanding design features are provided to the satisfaction of the City Council.

B. Side and Rear Yard. No setback shall be required from interior lot lines except adjacent to a public right-of-way or a residential use, in which case the minimum setback shall be 15 feet. [Ord. 853 § 1, 1989; Ord. 772 § 17.48.060, 1986. Code 1987 § 17.48.060].

#### 17.124.070 Building height.

Except as otherwise provided by LEMC 17.124.030, the maximum building height shall be 45 feet. [Ord. 772 § 17.48.070, 1986. Code 1987 § 17.48.070].

#### 17.124.080 Landscape improvements.

All area not utilized for structures, parking, or other permitted use shall be landscaped. In addition, the following minimum standards shall apply:

A. Adjacent to Street. A continuous area, a minimum of 15 feet and an average of 20 feet in depth, shall be landscaped and maintained between the parking area and the public right-of-way. Parking areas should be screened as much as possible utilizing berms, shrubs, and other decorative treatments of sufficient size and height to meet this requirement.

B. Buffer Landscaping. A continuous visual landscape screen, a minimum of 15 feet in depth, shall be maintained adjacent to all interior property lines which abut residential uses. At minimum, said buffer shall contain one 15-gallon nondeciduous umbrella-form tree for each 30 lineal feet of boundary length. No structure or use, including parking, drive aisles, or trash enclosures, shall encroach within this area.

C. Generally. All building sites shall have a minimum landscaped coverage equivalent to 15 percent of the total lot area. Such landscaping shall be evenly distributed over the site and consist of an effective combination of trees, ground cover and shrubbery, which may include landscaping required for setbacks or buffers. A reduction in coverage may be sought and approved during the design review process in recognition of quality design. For the purpose of this provision, quality considerations include the use of courtyards, atriums, creative use of ground floor public space, creative use of water elements, and the incorporation of sculpture or artwork in the landscape proposal. [Ord. 1224 § 3, 2007; Ord. 1206 § 3, 2006; Ord. 772 § 17.48.080, 1986; Ord. 853 § 1, 1989. Code 1987 § 17.48.080].

#### 17.124.090 Lots of record.

Existing lots of record as of the date of the ordinance codified in this chapter, August 26, 1986, which do not comply with the required minimum lot standards contained herein may be used as a building site for a permitted use, provided the development complies with all other development standards and criteria contained herein. [Ord. 772 § 17.48.090, 1986. Code 1987 § 17.48.090].

#### 17.124.100 Parking.

The provisions of Chapter 17.148 LEMC shall be used to determine the parking for development in the C-2 district. [Ord. 772 § 17.48.100, 1986. Code 1987 § 17.48.100].

#### 17.124.110 Signs.

The provisions of Chapter 17.196 LEMC shall be used to determine permitted signs in the C-2 district. [Ord. 772 § 17.48.110, 1986. Code 1987 § 17.48.110].

#### 17.124.120 Design review.

No building permits shall be issued for the construction of any building or structure in the C-2 district until the applicant has obtained design review approval pursuant to the provisions of LEMC 17.415.050 and 17.415.060. [Ord. 1415 § 3 (Exh. F § 62), 2019; Ord. 772 § 17.48.120, 1986. Code 1987 § 17.48.120].

#### 17.124.130 Design standards.

Chapter 17.112 LEMC contains nonresidential development standards applicable to all projects within the City regardless of zoning district. It is therefore important that the provisions of Chapter 17.112 LEMC be considered together with the regulations contained herein for the C-2 district. [Ord. 772 § 17.48.130, 1986. Code 1987 § 17.48.130].