

Chapter 16.40
GENERAL COMMERCIAL DISTRICT (C-2)

16.40.000 Purpose

The purpose of the C-2 District is to provide areas for the broad range of retail and service operations, as well as mixed use developments and live/work townhomes, which are dependent upon highway accessibility and visibility.

16.40.005 Permitted Uses

Permitted uses are subject to the requirements of Design Review, if applicable. Refer to Zoning Code Use Table.

- A. Accessory Use/Structures related to Commercial, Office, & Retail, Subject to Accessory Uses, Structures, & Dwellings of this chapter
- B. Alcoholic beverage establishment
- C. Amusement Enterprise, Indoor
- D. Animal Care Facility
- E. Art Studio/Gallery
- F. Catering Establishment
- G. Child Care, Certified Home, if part of a single family residential use
- H. Child Care, Registered Home, if part of a single family residential use
- I. Civic/Governmental Use
- J. Clinic, Medical & Dental
- K. Conference/Convention Center
- L. Drive-in/thru window
- M. Dry Cleaners & Laundry
- N. Franchise disposal service vehicle storage and repair, established as of September 2011
- O. Fuel Sales, Subject to Chapter 16.90
- P. Funeral Homes, Mortuaries, & Taxidermist
- Q. Garden/greenhouse, Commercial
- R. Home Occupations, Subject to Chapter 16.85
- S. Hotels & Motels
- T. Office, Business
- U. Parking as Primary Use
- V. Planned Unit Development, Subject to Planned Unit Development section of this chapter
- W. Recycling Drop-Off Center
- X. Restaurants
- Y. Retail Sales & Service
- Z. Vehicular Sales, Rental, Repair, and Service

16.40.010 Conditional Uses

Conditional uses subject to the requirements of Design Review, if applicable. Refer to Zoning Code Use Table.

The following uses and their accessory structures may be permitted in the C-2 District when authorized by the Planning Commission pursuant to Chapter

16.40.015 Conditional Use Permit.

- A. Amusement Enterprise, Outdoor
- B. Bed & Breakfast
- C. Bus Depot
- D. Child Care, Certified Center
- E. Educational Facility
- F. Educational Facility
- G. Extended Care Facility / Convalescent / Nursing Home
- H. Farm/logging/lumber supply/equipment sales & service
- I. Fraternal Lodge
- J. Hospital/Sanitarium
- K. Industrial, Light
- L. Live/Work townhomes; shall not occupy more than 25% of front building elevation on the ground floor
- M. Mixed Use developments; shall not occupy more than 25% of front building elevation on the ground floor
- N. Places of Worship
- O. Radio/TV Station/Studios
- P. Retail Sales & Service-Single Tenant over 30,000 sf
- Q. Scientific Testing/Research Laboratory
- R. Storage, self-service
- S. Storage, self-service/RV
- T. Utility Facilities
- U. Vehicle Wash
- V. Wholesales/services
- W. Wireless Telecommunication Facilities

16.40.020 Limitations on Use

The following conditions and limitations shall apply to development in the C-2 District.

- A. The Commission may impose the following conditions before a building permit will be issued for the proposed development:

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- B. Limit or prohibit access to streets not designated as major streets on an officially adopted plan where the principal uses along the street in the block are residential.
- C. Require sight or sound barriers.
- D. The use shall not be objectionable in relationship to surrounding residential zones because of odor, dust, smoke, cinders, fumes, noise, glare, heat, or vibration.

16.40.025 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the C-2 District except for modifications permitted under Lot, Building, & Yard Exceptions or Planned Unit Development sections of this chapter.

A. Lot Size

- 1. The minimum lot area shall be 5,000 square feet.
- 2. The minimum lot width shall be 50 feet at the street line.

B. Setback Requirements

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|---|---------------|
| 1. Front Yard | 20 feet |
| 2. Side Yard Adjacent to a Residential Zone | 10 feet |
| Adjacent to any other zone | None required |
| Adjacent to street | 20 feet |
| 3. Rear Yard | |
| Adjacent to a Residential Zone | 10 feet |
| Adjacent to any other zone | None required |
| Adjacent to street | 20 feet |

C. Height of Buildings

Buildings in the C-2 District shall not exceed a height of 45 feet.

16.40.030 Parking Requirements

Parking requirements for commercial uses are specified in Off Street Parking and Loading of this Ordinance.