

## Chapter 20.33

### C-1 COMMERCIAL

#### Sections:

- 20.33.010 Purpose.
- 20.33.020 Permitted Uses.
- 20.33.030 Conditional Uses.
- 20.33.040 Development Standards.

**20.33.010 Purpose.** The purpose of the C-1 district is to stabilize, improve and protect the commercial characteristics of certain existing and proposed commercial areas of the city as indicated in the comprehensive plan, and to provide for the orderly growth of any new commercial development within these areas. Uses within these C-1 districts are intended to provide the community areas with a wide range of uses. The entire group or major elements thereof are primarily designated to serve the community area to which it is appurtenant. (Ord. 765, 2003.)

**20.33.020 Permitted Uses.** The following uses are permitted subject to regulations below and elsewhere in Chapters 20.02 through 20.67:

- A. Major department stores, specialty shops, sales and service establishments.
- B. Banks, financial and business institutions, business and professional offices.
- C. Newspaper publishing offices and T.V. and radio studios.
- D. Hotels, theaters, social halls, lodges, fraternal organizations and clubs.
- E. Business schools, art, music and dancing studios and similar academies.
- F. Restaurants, taverns, nightclubs, mini-casinos and cocktail lounges.
- G. Self-service laundries, cleaning and laundry pickup stations.
- H. Apartment buildings provided however, that retail sales or offices shall be on the street floor.
- I. Recreational Vehicle Parks.
- J. Similar uses and any other retail business or service establishment determined by the planning commission to be of the same general character as the above.
- K. Accessory uses and building appurtenant to any permitted use.
- L. Manufacturing and repair operations and services of permitted uses, which are clearly incidental to the sale of products at retail on the premises.
- M. Off-street parking garages and lots; impound lots used solely for the purpose of temporary storage. Temporary storage shall be for a period of not more than ninety days.
- N. Public and quasi-public uses.
- O. Sale yards for mobile homes, automobiles or recreational vehicles.
- P. Family Child Day Care Centers.
- Q. Churches and similar places of worship. (Ord. 765, 2003.)

**20.33.030 Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit.

- A. Automobile service stations, drive-in eating and drinking establishments, and similar auto-oriented uses.
- B. Adult Entertainment Uses subject to compliance with the provisions and standards set forth in Section 20.60.260 of this Code.
- C. Congregate care center, residential care facilities and senior center.
- D. Any similar or compatible use not specifically permitted in this district.
- E. Mini storage and storage facilities.
- F. Outdoor theaters.
- G. Wireless communication facilities.
- H. Marijuana retailer or marijuana retailer with medical marijuana endorsement subject to compliance with the provisions and standards set forth in Section 20.60.290 of this Code. (Ord. 856, Dec. 2016; Ord. 765, Sept. 2003; Ord. 716, Oct. 2000.)

**20.33.040 Development Standards.** Lots created in the C-1 district shall have the following specifications and be developed in accordance with the following regulations:

- A. District size: No requirement.
- B. Parcel size: No requirement.
- C. Temporary, modular or portable office structures.
- D. Yards.
  - 1. Street Frontage. There shall be a five-foot setback from any existing street frontage property line; provided, however, the five-foot setback shall apply only to the street floor. If the city engineer requires the deeding of additional right-of-way, as provided in Section 12.04 then the five-foot setback shall be from the newly established property line. The five-foot setback shall be maintained in at least one of the following manners, or some comparable manner:
    - a. Improve with asphalt, concrete, or some other comparable dust free and weed free material.
    - b. Landscape with an adequate type and amount of landscape material to prohibit dust and the growth of weeds. An adequate means of irrigation shall also be provided.
    - c. Take necessary steps to prohibit the growing of weeds, or the collection or accumulation of debris.
  - 2. Side and Rear Yard. Requirements: None; provided, however, that where any C-1 district abuts an R district, a twenty-foot yard shall be provided on the abutting side;
- E. Building height: No requirement.
- F. Off-street parking shall be as provided in Sections 20.57.010 through 20.57.130.
- G. Site approval is required for each new use or structure, or expansion of an existing structure or use.
- H. All service, processing and storage areas abutting any R district shall be within a completely enclosed building, or screened from view by a permanently maintained

sight-obscuring fence at least six feet in height on the abutting side; provided, however, that where the abutting side is a street, the screening requirement need not apply. (Ord. 765, 2003.)