

Chapter 18.33 GENERAL COMMERCIAL (C-3) DISTRICT

Title 18 ZONING

Chapter 18.33 GENERAL COMMERCIAL (C-3) DISTRICT

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18.33.010 Purpose.

The General Commercial (C-3) District establishes areas for the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses. The C-3 District should be located on major traffic arteries. (Ord. 90-10-572 § 3E(part), 1990)

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18.33.020 Uses permitted.

The following uses and all others determined to be similar to these uses pursuant to Chapter 18.08 are permitted:

A. Recreation, Entertainment, and Tourist Facilities.

1. Bingo parlor;
2. Bowling alley;
3. Card room;
4. Dance hall, ballroom, or discotheque;
5. Health club;
6. Hotel or motel;
7. Miniature golf course;
8. Movie theater, walk-in;
9. Pool or billiard parlor;
10. Skating rink, roller or ice;
11. Tennis or swim club;
12. Theater, live;
13. Video games arcade.

B. Commercial Uses.Offices

1. Business or professional;
2. Financial, including bank, savings and loan, or credit union;
3. Real estate;
4. Research and development;

General Retail Sales

5. Antiques, provided there is no outside display;
6. Appliances, including service and repair, provided there is no outside storage;
7. Art gallery;
8. Auto leasing;
9. Auto, new;
10. Auto, used;
11. Auto parts and accessories;
12. Auto tire, including service;
13. Bicycle, including rental and service;
14. Boat, including service and parts when incidental to sales;
15. Bookstore, general;
16. Christmas tree, temporary;
17. Clothing and apparel;
18. Computer, including service and repair;
19. Department store;
20. Drugs and pharmaceuticals;
21. Electric appliances, including service and repair;

22. Electric equipment, including service and repair;
23. Feed, provided there is no outside storage;
24. Fitness center/health club;
25. Floor covering, drapery, or upholstery;
26. Florist;
27. Furniture;
28. Gardening and landscaping supply, provided there is no outside storage;
29. Gift and card;
30. Gun, including repair;
31. Hardware, general, including lumber sales, provided there is no outside storage of materials;
32. Hobby supplies;
33. Home or office furnishings;
34. Jewelry and watches;
35. Ice vending machine;
36. Lapidary;
37. Lawnmower, including repair, when located entirely within a building;
38. Leather goods and luggage;
39. Locksmith or key and lock shop;
40. Military surplus, provided there is no outside storage;
41. Motorcycles, including service and repair;
42. Musical instruments (including repair);
43. Newspaper or magazine stand;
44. Nursery, plant;
45. Office machines and equipment;
46. Paint and wallpaper;
47. Pawn shop;
48. Pet store;
49. Photographic supply or camera;
50. Plumbing supply, provided there is no outside storage;
51. Pottery;
52. Recreational vehicle, including service;
53. Shoes;
54. Sporting goods and athletic equipment;
55. Stationery and office supply;
56. Tobacco;
57. Toys;
58. Truck, including rental;
59. Used clothing and household goods, provided there is no outside storage;
60. Variety;

Food and Beverage Retail Sales

61. Bakery;
62. Catering;
63. Convenience market;
64. Drive-in food market or dairy;
65. Farmers' market;
66. Food store;

- 67. Liquor store;
- 68. Specialized, including meat, vegetables, health foods or candy;

Eating and Drinking Establishments

- 69. Bar, tavern, or cocktail lounge;
- 70. Ice cream parlor;
- 71. Restaurant, cafe, or coffee shop;
- 72. Restaurant, fast-food;

Services

- 73. Ambulance;
- 74. Appliance repair;
- 75. Artist studio;
- 76. Auto service or repair;
- 77. Auto service station;
- 78. Auto wash;
- 79. Auto wash, self-service;
- 80. Tanning salon;
- 81. Barber or salon;
- 82. Carpet cleaning;
- 83. Clinic, medical or physical therapy, out-patient only;
- 84. Equipment, small, rental;
- 85. Furniture cleaning, refinishing or upholstery;
- 86. Hotels;
- 87. Interior decorator;
- 88. Janitorial service;
- 89. Laboratory, medical, dental, optical, soils, concrete, or biological;
- 90. Laundromat, self-service;
- 91. Laundry, drop off and pick up only;
- 92. Mini-warehouse, for storage of personal household goods, provided there is no outside storage;
- 93. Motels;
- 94. Mortuary or funeral parlor;
- 95. Pest control, administrative offices only;
- 96. Pet grooming;
- 97. Photography studio;
- 98. Picture framing;
- 99. Printing, lithography, or blue-printing;
- 100. Shoeshine stand;
- 101. Shoe repair;
- 102. Tailor or dressmaker;
- 103. Taxidermist;
- 104. Telegraph;
- 105. Ticket agency;
- 106. Travel agency;
- 107. Truck fueling station, without repair facilities;
- 108. Upholstery shops;
- 109. Veterinary, household pets only, provided there are no outside kennels;
- 110. Wedding chapel.

C. Utility and Communications Facilities.

1. Transmission lines, towers, poles, pipelines and underground facilities for gas, water, electricity, telephone, or telegraph service owned and operated by a public utility company under the jurisdiction of the California Public Utilities Commission pursuant to Chapter 18.08;

2. Utility substation.

D. Institutional Uses.

1. Auditorium, public;

2. Charitable or public service organization;

3. Church;

4. Club or lodge;

5. Convalescent hospital;

6. Government office or building;

7. Hospital;

8. Labor union hall;

9. Library;

10. Museum, indoor only;

11. Public agency or utility buildings and facilities;

12. Sanitarium;

Specialized Schools

13. Art, craft, or music school;

14. Business or trade school, provided that all instruction is conducted within a building and that there is no outside storage of materials or supplies associated with the school;

15. Dance school;

16. Driving school;

17. Martial arts school;

18. Swim school.

E. Resource Extraction and Energy Development Uses.

1. Solar energy electrical generator with a rated capacity of no greater than five kilowatts for on-site consumption of the electricity.

F. Miscellaneous Uses.

1. Construction trailer, temporary, during construction activity only;

2. Day-care center;

3. Drainage sump, if proposed and approved as part of a tentative subdivision map or tentative parcel map;

4. Revival, temporary, not to exceed fourteen days;

5. Studio, radio, television, recording, or movie;

6. Water system. (Ord. 90-10-572 § 3E(part), 1990)

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18.33.030 Uses permitted subject to conditional use permit.

The following uses and all others determined to be similar to these uses pursuant to Chapter 18.08 are permitted and shall be subject to conditional use permit as provided for in Chapter 18.104.

A. Residential Uses.

1. Boarding or rooming house;
2. Community care facility;
3. Residential accessory structures;
4. Residential hotel.

B. Recreation, Entertainment, and Tourist Facilities.

1. Equestrian establishment;
2. Park or playground;
3. Recreational vehicle park;
4. Sports arena, indoor;
5. Sports arena, outdoor;
6. Swimming pool, public.

C. Commercial Uses.**General Retail Sales**

1. Fruit stand, temporary;

Services

2. Veterinary, including veterinary hospital.

D. Educational Institutions and Schools.

1. Preschool;
2. Elementary school;
3. Junior high school;
4. Senior high school;
5. College or university.

E. Industrial Uses.

1. Contractor's storage yard, when accessory and incidental to a contractor's business office and wholly enclosed within a solid screening fence as approved by the city planner;
2. Photographic processing plant or wholesale supply;

F. Transportation Facilities.

1. Auto parking garage or lot;
2. Bus depot;
3. Heliport;
4. Taxi depot, including service and storage.

G. Utility and Communications Facilities.

1. Radio, television, or commercial communications transmitter, receiver, or translator.

H. Resource Extraction and Energy Development Uses.

1. Solar energy electrical generators, commercial or domestic, exceeding fifteen kilowatts capacity.

I. Miscellaneous Uses.

1. Commercial coach, temporary, when incidental to a permitted use;

2. Drainage sump;
3. Flea market or swap meet;
4. Flood control facilities;
5. Water storage or groundwater recharge facilities;
6. Water system, large;
7. Water treatment plant;
8. Off-site advertising signs subject to Chapter 18.84. (Ord. 90-10-572 § 3E(part), 1990)

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18.33.040 Uses expressly prohibited.

All other uses not expressly permitted in Sections 18.33.020 and 18.33.030 are prohibited. (Ord. 90-10-572 § 3E(part), 1990)

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18.33.050 Property development standards.

A. Site Area. No lot within the C-3 District shall contain less than seven thousand five hundred net square feet, excepting in the case of the conveyance to or from a governmental agency, public entity, public utility, community water company, or mutual water company for public purposes, public utility purposes, or for rights-of-way or well sites.

B. Yards and Setbacks.

1. Front Yard. The minimum front yard shall be as follows:

a. Thirty-five feet from the legal centerline of any existing or proposed public or private local street and access easements or a minimum of five feet from property line, whichever is greater;

b. Fifty feet from the legal centerline of any existing or proposed secondary street or a minimum of five feet from property line, whichever is greater;

c. Sixty feet from the legal centerline of any existing or proposed major street or a minimum of five feet from property line, whichever is greater.

In no case shall buildings be located in the right-of-way established by any official or specific plan line, street, or access easement.

2. Side Yard. In the C-3 District, no side yard shall be required.

3. Rear Yard. In C-3 parcels, rear yards shall be not less than twenty feet; provided, however, that if an alley exists at the rear of the lot, said yard may be measured to the centerline of said alley.

C. Building Height. In the C-3 District, no structure shall exceed thirty-five feet or three stories. A building may be erected to greater height when the cubage is not greater than that possible within the above specified height limit.

D. Outdoor Advertising. Permitted signs shall be regulated by Chapter 18.84.

E. Landscaping. Landscaping improvements shall be required as per Chapter 18.86.

F. Fences, Hedges, and Walls. Requirements for fences, hedges and walls are set forth in Chapter 18.100.

G. Off-Street Parking. Off-street parking requirements are set forth in Chapter 18.82.

H. Parking and Loading Facilities. The provisions of Chapter 18.82 shall apply for parking and loading regulations. (Ord. 90-10-572 § 3E(part), 1990)

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18.33.060 Site development plan review.

A site development plan approval, subject to the provisions of Chapter 18.80, shall be obtained from the planning commission prior to construction on any lot in this district. (Ord. 90-10-572 § 3E(part), 1990)