



Article 13. Community Commercial District (C-2)

To provide for a wide variety of retail sales and personal services that are primarily conducted within a building. The facilities may range from a single building to a neighborhood center with a supermarket as the primary tenant to a community center that may have several major tenants. This district is consistent with the Community Commercial and Regional Commercial General Plan designations.

Sec. 8-5.1302. Uses.

The following uses that are primarily conducted indoors, except as otherwise provided. Outdoor sales and storage shall be ancillary to the indoor use and shall meet the criteria provided in Sec. 8-5.5103 of this chapter.

Uses	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Auto service station, fuel sales			X	
Banks and financial institutions	X			
Bars and drinking places			X	
Card room	X			
Carnivals, fairs and festivals ⁽⁴⁾		X		Sec. 8-5.5110
Caretaker or night watchman's residence ⁽⁵⁾	X			
Car wash (self serve or full service) ⁽⁴⁾⁽⁶⁾	X			
Churches	X			
Clinic, intermediate care facility	X			
Commercial coach (temporary)			X	Sec. 8-5.5101
Day care center	X			
Drive-thru facilities			X	
Employment agency	X			
(continues)				

Uses (cont.)	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Health club	X			
Heliports			X	
Hospital	X			
Hotel	X			
Indoor entertainment facility (i.e., motion picture theater, live theater, video game center, skating rink, bowling alley, billiard parlor and other such uses)	X			
Laboratory (medical, dental and optical)	X			
Laundry and laundromat	X			
Mortuary	X			
Motel	X			
Nightclubs ⁽⁸⁾			X	
Nursery or garden supply ⁽⁴⁾	X			
Offices (administrative, business, government, medical and professional)	X			
Insurance, real estate, tax and travel offices	X			
One-family residence or multiple-family residence ⁽⁷⁾			X	
Outdoor sales (temporary)	X			Sec. 8-5.5105
Outdoor storage and sales areas	X			Sec. 8-5.5905
Photocopy and blueprint business	X			
Public and quasi-public			X	
Recycling collection facility ⁽⁴⁾⁽⁶⁾	X			Sec. 8-5.5106
Repair shop (i.e., shoes, bicycles, radios, televisions or other domestic appliances)	X			
Restaurant	X			
Retail sales, unless otherwise prohibited by this chapter	X			
Service and social clubs	X			
(continues)				

Uses (cont.)	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Studios (i.e., music, dancing, photography and art)	X			
Taxidermist	X			
Trade school	X			
Veterinarian (no outdoor boarding facilities)	X			

(1) The level of review is determined as provided in Sec. 8-5.7001.

(2) See Sec. 8-5.7002 for review process explanation.

(3) See Sec. 8-5.7003 for review process explanation.

(4) Business conducted primarily outdoors is permitted.

(5) Provided it is part of a bona fide commercial use and not a separate rental unit.

(6) Provided the operation is located a minimum of 100 feet from any residential district.

(7) Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story then the square footage of the residence shall not exceed the square footage of the building designated as part of the business.

(8) Nightclub uses shall not be located within 500 feet of a residential zone district as measured from the residential zone district boundary to the structure where the nightclub use is proposed.

Sec. 8-5.1303. Development Standards.

Minimum Lot Size	5,000 sq. ft. Special criteria and exceptions are provided in Article 55.
Maximum Building Height	4 stories not to exceed 52 feet, except as provided in Article 56.
Minimum Yards	Front - 10 feet. Street Side - 10 feet. Interior Side - None, except when abutting a residential district then 15 feet. Rear - None, except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.
Exterior Lighting	As provided in Article 58.
Fences, Walls, Hedges and Intersection Visibility	As provided in Article 59.
Landscaping	As provided in Article 60.
(continues)	

Development Standards (cont.)	
Off-street Parking and Loading	As provided in Article 61.
Public Improvements	As provided in Article 62.
Signs	As provided in Article 63.
Trash Enclosures	As provided in Article 64.