

## Chapter 17.34 - LOCAL COMMERCIAL (C1) ZONE

Sections:*Footnotes:**--- (19) ---**Prior ordinance history: Chapter 17.34 was renumbered by Ord. 1810. Provisions of Chapter 17.34 were formerly codified at Chapter 17.32 deriving from Ords. 945 and 1115.*

## 17.34.010 - Purpose.

The purpose of the C1 zone is to provide areas for small-scale retail and service businesses that meet the needs of local community areas and are located in close proximity to residential neighborhoods. The C1 zone is the commercial zone considered best suited to serve single-family neighborhoods.

(Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

## 17.34.015 - Definitions.

For definitions of terms and uses, refer to Chapter 17.06.

(Ord. 2320 § 3 Exh. A(part), 1993).

## 17.34.020 - Permitted uses.

The following uses are permitted in the C1 zone:

## A. Retail uses:

1. Antique shop,
2. Appliance store,
3. Arts and crafts store,
4. Automotive and vehicle business parts and tools,
5. Bait shop,
6. Bakery,
7. Bicycle shop, sales, rental, service, repair,
8. Bookstore,
9. Candy store,
10. Catering service,
11. Christmas tree sales lots as a temporary use,

12. Clothing store,
  13. Computer hardware, software, sales, rental, service,
  14. Cosmetic sales, studio,
  15. Drug store,
  16. Florist,
  17. Garden shop,
  18. Gift shop,
  19. Grocery store, food product sales,
  20. Hardware store,
  21. Hobby shop,
  22. Household equipment, sales, service, rental,
  23. Liquor store,
  24. Nursery,
  25. Pet shop,
  26. Photography equipment, supplies,
  27. Restaurant, without a separate bar area,
  28. Secondhand store,
  29. Shoe stores,
  30. Ski equipment sales, rental, service,
  31. Sporting goods,
  32. Stereo and audio equipment sales, rental, service,
  33. Variety store,
  34. Video equipment, sales, rental, service,
  35. Feed stores,
  36. Outdoor sales in conjunction with an established commercial use,
  37. Outdoor dining in conjunction with an established commercial use;
- B. Service businesses:
1. Bank, savings and loan, financial institution, mortgage broker,
  2. Barber shop, beauty salon, hair-styling studio,
  3. Consumer service,
  4. Dry cleaning,
  5. Health spa, including hot tub rentals, exercise equipment facilities, workout rooms,

6. Laundromat,
  7. Locksmith,
  8. Personal service business,
  9. Photographer, studio,
  10. Tailor,
  11. Taxidermist,
  12. Furniture upholstery repair;
- C. Administrative and professional offices:
1. Administrative offices,
  2. Clinic,
  3. Library,
  4. Medical practices office,
  5. Professional office,
  6. Radio or television broadcasting studios and offices,
  7. Real estate office,
  8. Public agency and utility office,
  9. Veterinarian clinic, with hospitalization, but without overnight boarding;
- D. Public assembly, meetings, accommodations:
1. Bed and breakfast inn,
  2. Church, or other place of worship,
  3. Community hall,
  4. Daycare of preschool children, no limitation on number of students,
  5. Garage or carport,
  6. Golf course, driving range,
  7. Group care home pursuant to California Health and Safety Code Section 1501,
  8. Museum,
  9. Park, playground, picnic area, rest area,
  10. Parking lot,
  11. Post office,
  12. School,
  13. Tennis club, racquetball club,
  14. Ambulance services;

- E. Accepted farming practices;
- F. The planning director may determine that commercial uses similar to the uses enumerated in this section are consistent with this section;
- G. Residential uses subordinate to a principal permitted use;
- H. Special events, subject to the provisions of Chapter 17.87.
- I. *Emergency Shelters*. Emergency shelters shall be subject to only the same development and management standards that apply to other permitted uses in this zone.

(Ord. 2614 § 3 Exh. A(part), 2000; Ord. 2320 § 3 Exh. A(part), 1993; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1872 § 1(part), 1987; Ord. 1781 § 1(part), 1986).

(Ord. No. 3020, § I, 2-12-2013; Ord. No. 3050, § II, 1-13-2015)

#### 17.34.030 - Conditional uses.

The following uses are permitted in the C1 zone upon approval and validation of a temporary use permit:

- A. Temporary outdoor sales.

The following uses are permitted in the C1 zone upon approval and validation of a conditional use permit:

- A. Retail uses:
  1. Bar, tavern, cocktail lounge,
  2. Minimart with gas pumps,
  3. Retail sales other than those enumerated in this section,
  4. Gun shop/gunsmith;
- B. Service businesses:
  1. Auto upholstery repair,
  2. Funeral home,
  3. Warehouse,
  4. Crematory, funeral and internment services;
- C. Administrative and professional offices:
  1. Veterinarian clinic with overnight boarding facilities;
- D. Public assembly, meetings, accommodations:
  1. Reserved,
  2. Convalescent hospital,
  3. Country club,
  4. Grange hall,

- 5. Motel, hotel,
- 6. Videogame arcade;
- E. Residential uses:
  - 1. One primary single-family residence per legal parcel,
  - 2. Garage or carport;
- F. Commercial agriculture;
- G. The planning director may determine that commercial uses similar to the uses enumerated in this section are consistent with this section.

The following uses are permitted in the C1 zone upon approval and validation of an administrative use permit:

- A. Telecommunications facility and antennae.

(Ord. 2898 § 3(part), 2006; Ord. 2614 § 3 Exh. A(part), 2000; Ord. 2320 § 3 Exh. A(part), 1993; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1872 § 1(part), 1987; Ord. 1781 § 1(part), 1986).

(Ord. No. 3020, § I, 2-12-2013; Ord. No. 3033, § I, 8-26-2014)

#### 17.34.040 - Temporary uses.

The following uses are permitted in the C1 zone on a temporary basis not to exceed twelve months, the duration of a building permit, or the provisions of this title, whichever is shortest:

- A. Continued use of an existing building during construction of a new or replacement building on the subject property;
- B. Temporary use of a mobile home in conformance with Section 17.04.130;
- C. Temporary storage of contractors' equipment during construction of new structures on-site.

(Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

#### 17.34.050 - Accessory uses.

The following accessory uses consistent with the definitions in Chapter 17.06 are permitted in the C1 zone:

- A. Swimming pool located not closer than ten feet to any property line or within the front setback for residential use;
- B. Fences, walls;
- C. Usual and customary accessory uses and structures associated with permitted and conditional uses;
- D. Signs in conformance with Chapter 17.72.

(Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

#### 17.34.060 - Performance standards.

In the C1 zone, the following performance standards shall apply in addition to any other standards in this title:

- A. The parking standards of Chapter 17.70;
- B. A minimum area equal to five percent of the land area devoted to structures and parking shall be planted with new landscaping. Landscaping shall be installed prior to use or occupancy, and shall be maintained in a vigorous and healthy condition in perpetuity;
- C. When a C1 zone adjoins an R1 zone, and the R1 zone is developed before the commercial parcel, the developer of the C1 parcel shall include a landscaped screen and fence combination on the property line between the commercial site and the residence. The standards of this section shall also apply when the rear of a commercial structure will face a parcel with R1 zoning;
- D. Exterior lighting shall be shielded and directed in such a manner that it does not directly shine into adjoining residences;
- E. Siting of structures and location of trees shall be undertaken with care to ensure that shadows do not block solar energy collection devices on adjoining parcels;
- F. Development in the C1 zone shall conform to the standards of the noise element of the general plan for average and maximum noise levels;
- G. All business, services and processes, except outdoor dining areas, nurseries, produce sales, and Christmas tree lots, shall be conducted entirely within a building;
- H. Designated solid waste storage areas and recycling access areas shall be provided and paved in conformance with Section 8.12.050 of this code.

(Ord. 2402 § 3(part), 1994; Ord. 2320 § 3 Exh. A(part), 1993; Ord. 1781 § 1(part), 1986).

#### 17.34.070 - Site development standards.

In the C1 zone, the following site development standards apply:

- A. Minimum parcel size for new parcels shall be established according to the recommendations of the planning department upon consultation with the environmental health department, based upon an adequate water supply and sewage disposal system, or:
  - 1. With individual well and on-site sewage disposal system: five acres,
  - 2. With public water and on-site sewage disposal system: one acre,
  - 3. With public water and public sewage disposal: seven thousand square feet;

- B. Maximum density:
1. For residential uses:
    - a. With individual well and on-site sewage disposal system, or one dwelling per five acres,
    - b. With public water and on-site sewage disposal system, or one dwelling per one acre,
    - c. With public water and public sewage disposal: one dwelling per seven thousand square feet;
  2. For commercial uses: density is the same as lot coverage;
- C. Maximum lot coverage:
1. Residential: fifty percent,
  2. Commercial: one hundred percent less setback, landscaping, and septic requirements;
- D. Maximum building height: thirty-five feet;
- E. Lot width:
1. Average: seventy-five feet,
  2. At the road: sixty feet;
- F. Lot depth:
1. Average: one hundred feet,
  2. Minimum: seventy-five feet;
- G. Minimum building setbacks:
1. For purposes of this chapter the following shall apply:
    - a. Front, zero feet from the property line, or thirty feet from the centerline of the road right-of-way or easement, whichever distance is greater,
    - b. Corner, or lots with multiple lot lines fronting roads, same distance as front for all property lines fronting road rights-of-way or easements,
    - c. Side, no requirement when adjoining commercial zones (RC, C1, CP, C2), five feet when adjoining any other zone,
    - d. Rear, zero feet, or twenty feet when adjoining a residential zone (R1, R2, R3, and RR),
    - e. Between buildings, ten feet or the requirements of the responsible fire protection agency, whichever is greater,
    - f. Vision clearance, thirty-five feet,
  2. In addition to the setbacks specified in subsection (G)(1) of this section, minimum building setbacks shall meet the requirements of Section 8.10.120 in order to achieve defensible space, which requires a thirty-foot setback from all property lines and/or center of the

road for parcels one acre or larger, and the same practical effect shall be provided for parcels less than one acre. Procedures for exceptions to these standards shall comply with Sections 8.10.150 and 8.10.190.

(Ord. 2320 § 3 Exh. A(part), 1993; Ord. 2017 § 3 Exh. A(part), 1989; Ord. 1781 § 1(part), 1986).