

[Title 19 ZONING](#)

Chapter 19.56 C-1 COMMERCIAL ZONE[19.56.010 Purpose of provisions.](#)[19.56.020 Commercial developments over twenty-one thousand square feet.](#)[19.56.030 Permitted uses.](#)[19.56.040 Conditional uses.](#)[19.56.050 Businesses and retail shops--Conditions.](#)[19.56.060 Front yard.](#)[19.56.070 Side yard.](#)[19.56.080 Rear yard.](#)[19.56.090 Building height.](#)[19.56.100 Coverage restrictions.](#)**19.56.010 Purpose of provisions.**

The purpose of the C-1 zone is to provide areas in the county for neighborhood commercial development. (Prior code § 22-25-1)

19.56.020 Commercial developments over twenty-one thousand square feet.

Commercial developments in the C-1 zone over twenty-one thousand square feet shall follow the conditional use permit procedure pursuant to Sections 19.84.020 through 19.84.130 of this title. ((Part) of Ord. passed 7/21/82; prior code § 22-25-2)

19.56.030 Permitted uses.

Permitted uses in the C-1 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Art needlework shop;
- Art shop and/or artist supply;
- Athletic goods store;
- Baby formula service; baby diaper service; babysitter agency;
- Bakery;

- Bank;
- Barbershop;
- Beauty shop;
- Bicycle shop;
- Bookstore;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- China and/or silver shop;
- Class A beer outlet;
- Clothes cleaning, dyeing and pressing agency;
- Clothing store (limited to a maximum of three thousand square feet of total floor area);
- Florist shop;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Gift shop;
- Greenhouse;
- Health food store;
- Ice cream shop;
- Ice vendor units and/or reach-in ice merchandiser units; electrical icemaker units; ice storage of not more than five tons' capacity;
- Key and lock service;
- Laundry, automatic self-help type; laundry agency;
- Manicuring, pedicuring and electrolysis of hair;
- Medical and dental clinic and laboratories;
- Newsstand;
- Notions;
- Nurses' agency;
- Office, business or professional;
- Optometrist and/or oculist;
- Pet shop;
- Photographer and/or sale of photographic supplies;
- Popcorn and/or nut shop;
- Radio and television sales and repair;
- Shoeshine shop; shoe repair shop;
- Stationery and greeting card sales;
- Tailor shop.

(Ord. 1130 § 2, 1990; 1986 Recodification; prior code § 22-25-3)

19.56.040 Conditional uses.

Conditional uses in the C-1 zone include:

- Ambulance service;
- An apartment attached to and on the same parcel as an automobile service station and occupied by a manager or other employee;
- Antique shop without outside display;
- Automobile service center which is limited to tune-ups, lubrication and oil change, front-end alignment and brake repair, providing there is not outside storage of parts or material;
- Automobile service station, excluding the repairing, painting or upholstering of motor vehicles; automatic automobile carwash, not to exceed four wash bays;

- Baking, ice cream making and/or candy making incidental to retail sales serving not more than three outlets in the county and employing not more than three persons;
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Class C fireworks store;
- Copy service;
- Day care/preschool center;
- Delicatessen;
- Dog and cat grooming, excluding overnight boarding;
- Drugstore;
- Frozen food locker incidental to a main grocery store or food business;
- Grocery;
- Home occupation;
- Massage (every massage technician shall be licensed by the state);
- Milk distributing station and sales of dairy products, excluding processing or bottling;
- Mobile store provided it meets the following requirements:
 - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
 - B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property,
 - C. Compliance with the sign ordinance,
 - D. The structures comply with the yard requirements of the zone,
 - E. The mobile store including display area shall not be located within the clear view of intersecting streets,
 - F. Written approval from the property owner to locate on the site;
- Parking lot;
- Planned unit development;
- Private school;
- Public and quasi-public use;
- Reception center and/or wedding chapel;
- Resource recycling collection point provided it meets the following requirements:
 - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
 - B. All material shall be contained within an enclosed container,
 - C. The structures or bins comply with the yard requirements of the zone,
 - D. Written approval from the property owner to locate on the site,
 - E. Maintenance of the site in a clean, neat and orderly manner;
- Restaurant;
- Shared parking;
- Tanning studio;
- Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction, and thirty days after notice, the buildings will be removed by the county at the expense of the owner. (Ord. 1416 § 2 (part), 1998; Ord. 1228 § 2 (part), 1993; Ord. 1198 § 7 (part), 1992; Ord. 1169 § 2, 1991; Ord. 1042 §§ 3 (part), 6 (part), 1988; Ord. 978 § 1, 1986; 1986 recodification; (part) of Ord. passed 12/22/82; (part) of Ord. passed 7/21/82; (part) of Ord. passed 4/21/82; Ord. passed 11/25/81; prior code § 22-25-4)

19.56.050 Businesses and retail shops--Conditions.

The stores, shops or businesses designated above in this chapter shall be retail establishments only, and shall be permitted only under the following conditions:

- A. Such business shall be conducted wholly within an enclosed building, except for the parking and servicing of automobiles, and service to people in automobiles;
- B. All products, whether primary or incidental, shall be sold at retail on the premises; no entertainment, except music, shall be permitted in cafes, confectioneries or refreshment stands;
- C. All uses shall be free from objection because of odor, dust, smoke, noise, vibration, or other causes. (§ 1 (part) of Ord. passed 2/1/84; prior code § 22-25-5)

19.56.060 Front yard.

In C-1 zones, the minimum depth of the front yard for all buildings, structures, walls or fences more than two feet in height shall be twenty feet. (§ 2 of Ord. passed 2/1/84: prior code § 22-25-7)

19.56.070 Side yard.

None; except that wherever a building in the C-1 zone is located upon a lot adjacent to a residential zone or agricultural zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line, and on corner lots the side yard which faces on a street shall be not less than twenty feet. (Prior code § 22-25-6)

19.56.080 Rear yard.

None; except that in the C-1 zone, on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten feet. (Prior code § 22-25-8)

19.56.090 Building height.

No building or structure in the C-1 zone shall contain more than two and one-half stories, or exceed thirty-five feet in height. (Ord. 1102 § 24, 1990: prior code § 22-25-9)

19.56.100 Coverage restrictions.

In the C-1 zone, no building or structure or group of buildings, with their accessory buildings, shall cover more than sixty percent of the area of the lot. (Prior code § 22-25-10)

[<< previous](#) | [next >>](#)