

[Title 19 ZONING](#)

Chapter 19.62 C-2 COMMERCIAL ZONE[19.62.010 Purpose of provisions.](#)[19.62.020 Commercial developments over one acre.](#)[19.62.030 Permitted uses.](#)[19.62.040 Conditional uses.](#)[19.62.050 Businesses and uses--Conditions.](#)[19.62.060 Lot area.](#)[19.62.070 Lot width.](#)[19.62.080 Front yard.](#)[19.62.090 Side yard.](#)[19.62.100 Rear yard.](#)[19.62.110 Building height.](#)[19.62.120 Coverage restrictions.](#)[19.62.130 Density.](#)**19.62.010 Purpose of provisions.**

The purpose of the C-2 zone is to provide areas in the county for community commercial development. (Prior code § 22-27-1)

19.62.020 Commercial developments over one acre.

Commercial developments in the C-2 zone over one acre must follow the conditional use permit procedure pursuant to Sections 19.84.020 through 19.84.130 of this title. (Prior code § 22-27-2)

19.62.030 Permitted uses.

Permitted uses in the C-2 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Addressograph shop;
- Antique shop without outside display;
- Archery shop and range, providing the use is conducted within a completely enclosed building;
- Art needlework shop;
- Art shop and/or artist supply;
- Athletic goods store;
- Automobile service station;
- Awning sales and repair;
- Baby formula service; baby diaper service; babysitter agency;
- Bakery;
- Bank;
- Barbershop;
- Beauty shop;
- Bicycle shop;
- Blueprinting and/or photostating;
- Bookstore;
- Bowling alley, including billiard and/or pool tables;
- Bus terminal;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- Carbonated water sales;
- Class A beer outlet;
- Class B beer outlet;
- Clothes cleaning, dyeing and pressing;
- Clothing store;
- Coal and fuel sales office;
- Costume rental;
- Dancing;
- Department store;
- Delicatessen;
- Dog training, provided all training is within a completely enclosed building;
- Dramatics school;
- Drapery and/or curtain store;
- Dressmaking;
- Drive-in refreshment stand;
- Drugstore;
- Dry goods store;
- Electrical and heating appliances and fixture sales and repair;
- Egg candling and sales;
- Employment agency;
- Film exchange;
- Five-and-ten cent store;
- Fix-it shop;
- Flooring or floor repair shop;
- Florist shop;

- Fountain equipment supply;
- Frozen food lockers;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Fur sales, storage and/or repair;
- Furniture sales and/or repair;
- Gift shop;
- Greenhouse and nursery; plant materials; soil and lawn service;
- Grocery;
- Gunsmith;
- Gymnasium;
- Hardware store, not including the sale of lumber;
- Health food store;
- Hobby and/or crafts shop;
- Home day care/preschool, subject to Section 19.04.293;
- Hospital supplies;
- House cleaning and repair; house equipment display;
- 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;
- Insulation sales;
- Interior decorating store;
- Jewelry store;
- Janitorial service;
- Key and lock service;
- Laundry, automatic self-help type; laundry agency;
- Leather goods sales;
- Linen shop;
- Luggage shop;
- Machine tools sales;
- Manicuring, pedicuring and electrolysis of hair;
- Medical and dental clinic and laboratory;
- Milk distributing station and sale of dairy products, excluding processing or bottling;
- Military store;
- Mobile lunch agency;
- Monument sales, retail;
- Motorboat sales;
- Music store;
- Newsstand;
- Notions;
- Novelty shop;
- Numismatic shop; gold, silver and platinum dealer;
- Nurses' agency;
- Office, business or professional; office supply; office machines sales and repair;
- Oil burner shop;
- Optometrist and/or oculist;
- Ornamental iron, sales only;
- Painter and/or paint store;

- Pest extermination and control office;
- Pet shop;
- Photographer and/or sale of photographic supplies;
- Popcorn and/or nut shop;
- Radio and television sales and repair and/or station;
- Residential facility for elderly persons;
- Restaurant;
- Roofing sales;
- Safe sales;
- Secondhand shop;
- Shoe shop; shoeshine shop; shoe repair shop;
- Sewing machine shop;
- Stationery and greeting card sales;
- Swimming pool;
- Tailor shop;
- Taxidermist;
- Taxi stand;
- Tire shop, sales only;
- Theater, indoor;
- Tobacco shop;
- Towel and linen supply service;
- Travel bureau;
- Upholstery shop;
- Variety store;
- Wallpaper store;
- Weather-stripping shop.

(Ord. 1323 § 2 (part), 1995; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; Ord. 978 § 3, 1986: 1986 Recodification: §§ 1 (part) and 2 (part) of Ord. passed 3/20/85: § 1 (part) of Ord. passed 2/1/84; (part) of Ord. passed 4/22/82; prior code § 22-27-3)

19.62.040 Conditional uses.

Conditional uses in the C-2 zone include:

- Agency for the sale of new motor vehicles, trailers and campers, including the incidental sale of used motor vehicles, trailers and campers, provided this use is incidental and located on the same property as the primary use of new motor vehicle sales; agency for the rental of motor vehicles, trailers or campers;
- Ambulance service;
- Apartments for elderly persons;
- Arcade, not to be located within a one thousand foot distance, via the most direct pedestrian route, of the property line of any school or private educational institution having an academic curriculum similar to that ordinarily given in public schools. For purposes of measuring distance, a pedestrian route shall not include a route which requires crossing a physical barrier such as a fence, canal or freeway, or include trespassing across private property.
- Athletic club and/or health club;
- Automobile repair, including incidental body and fender work, painting and upholstering and/or welding; automatic automobile wash;
- Automobile service center, which is limited to tune-ups, lubrication and oil change, front-end alignment, brake repair, and muffler repair, providing there is not outside storage of parts or materials;
- Baking, ice cream making and/or candy making;

- Bath and massage (every massage technician shall be licensed by the state);
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Cat and dog grooming, excluding overnight boarding;
- Cemetery, mortuary, etc.;
- Class C fireworks store;
- Copy service;
- Day care/preschool center;
- Golf course;
- Hardware store, including the sale of lumber, providing all storage of lumber is within a completely enclosed building;
- Home day care/preschool, subject to Section 19.04.293;
- Home occupation;
- Hospital;
- Hotel and apartment hotel;
- Indoor firearms and/or archery range;
- Mini-storage units, secondary to the main use of the parcel;
- Mobile home park;
- 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;
- Motel;
- Multiple dwellings; group dwellings;
- Neighborhood storage;
- Open storage for recreational vehicles only (campers, snowmobiles, etc.), but not to include the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery, or parts thereof, as in an impound lot or junkyard, etc.; and such use will be required to install a six-foot solid visual barrier fence or masonry wall around the entire storage area (chain-link with slats is acceptable) as a conditional use in the commercial C-2 zone, and as an accessory use only to a main use, such as a service station, carwash or similar use. Gravel or grass surfacing will be allowed for the storage area;
- Package agency;
- Parking lot;
- Planned unit development;
- Plumbing shop;
- Printing shops;
- Private nonprofit locker club;
- Private post office box service;
- Private school;
- Public and quasi-public use;
- Rail transit mixed-use, provided it meets the following requirements:
 - A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
 - B. The property is located within one-quarter mile of a rail station.
 - C. Buildings and impervious areas shall not cover more than eighty percent of the site.
 - D. Commercial uses shall be allowed on the first floor of buildings fronting on a public street.

- E. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
- F. Parking is not allowed between the building and the public street.
- G. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
- H. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.
- I. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."
- J. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.
 - Reception center and/or wedding chapel;
 - Recreation, commercial;
 - Rent-all store, provided that there is not outside storage;
 - 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 liquor license;
 - Seed and feed store;
 - Shared parking;
 - Sign-painting shop;
 - Single-family dwelling in conjunction with a service station;
 - State store;
 - Swap meets and flea markets within drive-in theaters or enclosed buildings;
 - 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;
 - Theaters, outdoor, providing:
 - A. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides;
 - B. Driveways and parking areas shall be provided with properly maintained dustless surfaces;
 - C. Automobile off-street storage areas for automobiles awaiting entrance to the theater shall have a capacity of at least fifteen percent of the number of automobile parking spaces provided inside the theater;
 - D. Minimum area for a single-screen theater shall be ten acres; minimum area for a two-screen theater shall be twelve acres;
 - Transfer company, provided trucks no larger than two tons' capacity are used;
 - Unoccupied model buildings for display, accessory to a sales office;
 - Veterinary, providing operation is completely enclosed within an air-conditioned building. (Ord. 1574 § 2 (part), 2005; Ord. 1416 § 2 (part), 1998; Ord. 1331 § 5, 1996; Ord. 1198 § 8 (part), 1992; Ord. 1188 § 2, 1992; Ord. 1179 § 6 (part), 1992; Ord. 1170 § 2 (part), 1991; Ord. 1169 § 3, 1991; Ord. 1042 § 3 (part), 6 (part), 1988; Ord. 1008 § 3 (part), 1987; Ord. 978 § 2, 1986; 1986 Recodification; § 3 (part) of Ord. passed 3/20/85; (part) of Ord. passed 10/5/83; (part) of Ord. passed 12/22/82; (part) of Ord. passed 3/3/82; (part) of Ord. passed 8/21/80; prior code § 22-27-4)

19.62.050 Businesses and uses--Conditions.

The uses specified above in this chapter for the C-2 zone shall be permitted only under the following conditions:

- A. All manufacturing shall be done wholly within a completely enclosed building, and shall be incidental to and operated in connection with a use permitted in this chapter;

B. All uses shall be free from objections because of odor, dust, smoke, noise, vibration, or other causes. (Ord. 1228 § 3 (part), 1993; prior code § 22-27-5)

19.62.060 Lot area.

In the C-2 zone:

- A. Multiple and/or Group Dwellings. The minimum lot area shall be not less than five thousand square feet for the first separate dwelling structure, with three thousand square feet for each additional separate dwelling structure, and with seven hundred fifty square feet additional for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure;
- B. Other Buildings and Structures. None. (Prior code § 22-27-6)

19.62.070 Lot width.

In the C-2 zone:

- A. Multiple and/or Group Dwellings. The minimum width of any lot shall be fifty feet at a distance twenty-five feet back from the front lot line;
- B. Other Buildings and Structures. None.
(Prior code § 22-27-7)

19.62.080 Front yard.

In C-2 zones:

- A. Multiple and/or Group Dwellings. The minimum depth of the front yard for dwellings and for private garages which have a minimum side yard of eight feet shall be twenty-five feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings other than private garages shall be located at least six feet in the rear of the main building.
- B. Other Buildings, Walls or Fences. The minimum depth of the front yard for buildings, walls or fences more than two feet in height shall be twenty feet. (§ 1 (part) of Ord. passed 2/1/84; prior code § 22-27-9)

19.62.090 Side yard.

In the C-2 zone:

- A. Multiple and/or Group Dwellings. The minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet, except that dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height. The minimum side yard for a private garage shall be eight feet, except private garages and other accessory buildings located at least six feet in the rear of the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both dwellings and accessory buildings shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet.
- B. Other Buildings and Structures. None, except that wherever a building 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 § 22-27-8)

19.62.100 Rear yard.

In the C-2 zone:

A. Multiple and/or Group Dwellings. The minimum depth of the rear yard for any dwelling shall be thirty feet, and for accessory buildings one foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard;
 B. Other Buildings and Structures. None, except that 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 § 22-27-10)

19.62.110 Building height.

No building or structure in the C-2 zone shall contain more than six stories, or exceed seventy-five feet in height, and no dwelling structure shall contain less than one story. (Ord. 1102 § 26, 1990: prior code § 22-27-12)

19.62.120 Coverage restrictions.

In the C-2 zone, no building or group of buildings, with their accessory buildings, shall cover more than sixty percent of the area of the lot. (Prior code § 22-27-11)

19.62.130 Density.

The allowable density for planned unit developments, multiple dwellings and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings	7.0 units per acre
Two-family dwellings	12.0 units per acre
Three-family dwellings	15.0 units per acre
Four-family dwellings	18.0 units per acre
Multi-family dwellings	25.0 units per acre*
Rail transit mixed-use	No maximum density

(Ord. 1574 § 2 (part), 2005: Ord. 1539 § 15, 2004)

* Where supported by the community general plan, and found by the planning commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities, and features, may be approved by the planning commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.

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