

## Chapter 20.10 - COMMERCIAL ZONING DISTRICTS

### Sections:

#### 20.10.010 Purpose of the Commercial Zoning Districts

#### 20.10.020 Land Use Regulations for Commercial Zoning Districts

#### 20.10.030 Development Standards and Guidelines for Commercial Zoning Districts

#### 20.10.010 Purpose of the Commercial Zoning Districts

- A. Neighborhood Commercial (C-N).** The C-N zoning district provides areas for shopping centers and other commercial uses that serve the day-to-day needs of residential neighborhoods. The C-N districts shall have a minimum area of three acres and shall be located only where analysis of the residential population demonstrates that the facilities are justified.
- B. Shopping Center Commercial (C-SC).** The C-SC zoning district provides areas for grocery stores, supermarkets, and other retail establishments selling groceries to serve local residents as well as the larger regional market. The C-SC districts shall have a minimum area of five acres.
- C. Regional/Central Commercial (C-C).** The C-C zoning district provides areas for a diversity of commercial and residential land uses in the central business district and regional centers. These uses help to support a vibrant retail destination, provide jobs for residents, and accommodate commercial and service uses to meet the needs of community and regional businesses and residents.
- D. Office Commercial (C-O).** The C-O zoning district provides a location for a broad range of office uses including professional offices, business offices, medical offices, and regional or “back” offices. The C-O zoning district can also accommodate limited “accessory” restaurant, retail, and service uses that cater to the needs of on-site employees and visitors.
- E. Thoroughfare Commercial (C-T).** The C-T zoning district provides areas for auto-oriented commercial uses that accommodate the needs of people traveling on highways and local motorists. The C-T zoning district also accommodates large recreational facilities and heavy commercial uses that benefit from proximity to the highway.
- F. General Commercial (C-G).** The C-G zoning district provides areas for heavy commercial and light industrial uses that may impact neighboring uses and often require large parcels and benefit from separation from retail uses. The C-G districts are to be established in areas of four acres or larger.
- G. Business Park (B-P).** The B-P zoning district provides a location for employment-intensive uses within an attractive campus-like setting. The B-P zoning district shall primarily allow “back” offices, research and development businesses but also limited commercial retail uses to serve employees in the area. The B-P zoning district shall have a minimum area of five acres.

### 20.10.020 Land Use Regulations for Commercial Zoning Districts

**A. Permitted Uses.** Table 20.10-1 identifies land uses permitted in commercial zoning districts.

**TABLE 20.10-1 PERMITTED LAND USES IN THE COMMERCIAL ZONING DISTRICTS**

| Key                                                               |            | Zoning District <sup>[1]</sup> |            |             |            |            |            |                               |
|-------------------------------------------------------------------|------------|--------------------------------|------------|-------------|------------|------------|------------|-------------------------------|
| <b>P</b> Permitted Use                                            | <b>C-O</b> | <b>C-N</b>                     | <b>C-C</b> | <b>C-SC</b> | <b>C-T</b> | <b>C-G</b> | <b>B-P</b> | <b>Additional Regulations</b> |
| <b>M</b> Minor Use Permit Required                                |            |                                |            |             |            |            |            |                               |
| <b>SP</b> Site Plan Review Permit Required                        |            |                                |            |             |            |            |            |                               |
| <b>C</b> Conditional Use Permit Required                          |            |                                |            |             |            |            |            |                               |
| <b>X</b> Use Not Allowed                                          |            |                                |            |             |            |            |            |                               |
| RESIDENTIAL USES <sup>[1]</sup>                                   |            |                                |            |             |            |            |            |                               |
| Group/Transitional/Supportive Housing                             | C          | C                              | P          | C           | C[3]       | C[3]       | C          |                               |
| Live/Work Units                                                   | C          | C                              | P [2]      | X           | X          | X          | C          | Sec. 20.44.080                |
| Multiple-Family Dwellings                                         | C          | C                              | P          | X           | X          | X          | C          |                               |
| Residential Care Facilities, Small <i>(6 or Less)</i>             | X          | X                              | P [3]      | X           | X          | X          | X          |                               |
| Residential Care Facilities, Large <i>(More than 6 residents)</i> | X          | X                              | P [3]      | X           | X          | X          | X          |                               |
| Single-Room Occupancy                                             | X          | X                              | P [3]      | X           | X          | X          | C          | Sec. 20.44.120                |
| COMMUNITY USES                                                    |            |                                |            |             |            |            |            |                               |
| Community Assembly                                                | C          | C                              | C          | X           | C          | C          | C          |                               |
| Community Garden                                                  | SP         | SP                             | SP         | SP          | X          | SP         | SP         | Sec. 20.44.050                |
| Colleges and Trade Schools                                        | C          | C                              | C          | SP[9]       | X          | C          | SP         |                               |
| Convalescent or Nursing Homes                                     | C          | C                              | C          | X           | X          | X          | C          |                               |
| Cultural Institutions                                             | C          | C                              | C          | X           | C          | C          | C          |                               |
| Day Care Centers (Children & Adults)                              | M          | M                              | M          | M           | X          | X          | M          |                               |
| Emergency Shelters                                                | X          | X                              | C          | X           | C          | P          | C          | Sec.20.44.150                 |
| Government Offices                                                | P          | P                              | P          | X           | P          | P          | P          |                               |
| Hospitals and Surgery Centers                                     | C          | C                              | C          | C[9]        | C          | C          | C          |                               |
| Instructional Services                                            | P          | P                              | P          | X           | X          | X          | P          |                               |
| Medical Offices and Clinics                                       | P          | P                              | P          | P[9]        | X          | X          | P          |                               |
| Parks and Recreational Facilities                                 | SP         | SP                             | SP         | X           | SP         | SP         | SP         |                               |
| Public Safety Facilities                                          | SP         | SP                             | P          | C           | SP         | SP         | SP         |                               |
| Rehabilitation Centers                                            | P          | P [6]                          | P[10]      | X           | X          | SP         | SP         |                               |
| Social Assistance Services                                        | C          | C                              | C          | X           | SP         | P          | SP         |                               |

| Key                                          | Zoning District <sup>[1]</sup>              |          |        |           |         |        |       | Additional Regulations |
|----------------------------------------------|---------------------------------------------|----------|--------|-----------|---------|--------|-------|------------------------|
| P Permitted Use                              | C-O                                         | C-N      | C-C    | C-SC      | C-T     | C-G    | B-P   |                        |
| M Minor Use Permit Required                  |                                             |          |        |           |         |        |       |                        |
| SP Site Plan Review Permit Required          |                                             |          |        |           |         |        |       |                        |
| C Conditional Use Permit Required            |                                             |          |        |           |         |        |       |                        |
| X Use Not Allowed                            |                                             |          |        |           |         |        |       |                        |
| COMMERCIAL USES                              |                                             |          |        |           |         |        |       |                        |
| Alcoholic Beverage Sales [7]                 | X                                           | P [7][8] | P [7]  | C [7] [9] | P [7]   | P [7]  | P [7] | Sec.20.44.010          |
| Bail Bond Businesses                         | C                                           | X        | C [10] | X         | C       | C      | C     |                        |
| Bars and Nightclubs                          | X                                           | C        | C      | X         | C       | C      | C     |                        |
| Banks, Retail                                | P                                           | P        | P      | P [9]     | SP      | SP     | P     |                        |
| Bed and Breakfast                            | X                                           | X        | C      | X         | C       | C      | C     | Sec.20.44.030          |
| Breweries, Distilleries, & Wineries          | X                                           | X        | P[19]  | X         | P[19]   | P[19]  | P[19] |                        |
| Building Supplies/Home Improvement           | X                                           | X        | C      | C[9]      | SP      | P      | P     |                        |
| Business Support Services                    | X                                           | C        | M      | X         | P       | P      | P     |                        |
| Cardrooms [5]                                | X                                           | X        | C [5]  | X         | C [5]   | C [5]  | X     | Chapter 9.08           |
| Cemeteries and Mausoleums                    | X                                           | X        | C      | X         | C       | P      | X     |                        |
| Check Cashing/Payday Loan Establishments     | C                                           | X        | C [10] | X         | C       | C      | C     | Sec.20.44.040          |
| Commercial Cannabis Businesses               | Refer to Table 20.44-1 in Section 20.44.170 |          |        |           |         |        |       |                        |
| Commercial Recreation, Indoor (Except Below) | X                                           | SP       | SP     | SP[9]     | P       | SP     | SP    |                        |
| Multi-Screen (6 or More) Movie Theaters      | X                                           | C        | P      | X         | C       | X      | SP    |                        |
| Commercial Recreation, Outdoor               | X                                           | X        | X      | SP [9]    | P       | C      | SP    |                        |
| Drive-Through and Drive-Up Sales             | C                                           | C        | SP     | SP [9]    | P       | P      | SP    |                        |
| Equipment Sales and Rental                   | X                                           | X        | X      | X         | P       | P      | SP    |                        |
| Farmer’s Market                              | C                                           | SP       | SP     | SP        | SP      | SP     | SP    | Sec.20.50.030B         |
| Flea Market                                  | X                                           | X        | X      | X         | C       | C      | C     |                        |
| Funeral Parlors and Mortuaries               | C                                           | C        | C      | X         | C       | P      | C     |                        |
| Gas and Service Stations/Car Washes          | X                                           | C        | SP     | SP [9]    | P       | P      | P     | Sec.20.44.070          |
| Hotels and Motels                            | X                                           | X        | P      | X         | P       | C      | P     |                        |
| Hookah Lounges                               | X                                           | C        | C      | X         | C       | C      | C     |                        |
| Kennels                                      | X                                           | X        | X      | X         | C       | P      | C     |                        |
| Maintenance and Repair Services              | X                                           | X        | X      | X         | P       | P      | P     |                        |
| Massage Establishments                       | C [16]                                      | C [16]   | C [16] | X         | C [16]  | C [16] | C[16] | Chapter 5.44           |
| Massage Therapy—Sole Practitioner            | P[17]                                       | P[17]    | P[17]  | X         | C [16]  | C [16] | C{16] | Chapter 5.44           |
| Mobile Food Vendors                          | C                                           | C        | C      | C[9]      | SP [11] | SP     | SP    | Sec. 5.54 & 20.44.020  |
| Mobile Home Sales                            | X                                           | X        | X      | X         | P       | P      | SP    |                        |
| Office, Professional                         | P                                           | P        | P      | SP [9]    | SP      | SP     | P     |                        |

| Key                                             | Zoning District <sup>[1]</sup> |        |                |        |        |        |        |                        |
|-------------------------------------------------|--------------------------------|--------|----------------|--------|--------|--------|--------|------------------------|
| P Permitted Use                                 | C-O                            | C-N    | C-C            | C-SC   | C-T    | C-G    | B-P    | Additional Regulations |
| M Minor Use Permit Required                     |                                |        |                |        |        |        |        |                        |
| SP Site Plan Review Permit Required             |                                |        |                |        |        |        |        |                        |
| C Conditional Use Permit Required               |                                |        |                |        |        |        |        |                        |
| X Use Not Allowed                               |                                |        |                |        |        |        |        |                        |
| COMMERCIAL USES (Continued)                     |                                |        |                |        |        |        |        |                        |
| Pawn Shops                                      | X                              | X      | C [10]         | X      | X      | P      | X      |                        |
| Personal Services                               | P                              | P      | P              | P [9]  | M      | M      | M      |                        |
| Retail, General                                 | SP[12]                         | P      | P              | P [9]  | P      | P      | P      |                        |
| Restaurants                                     | C [13]                         | P [8]  | P              | P [9]  | P      | M      | P      |                        |
| Tattoo Parlors                                  | X                              | SP     | M              | X      | M      | M      | M      |                        |
| Tobacco Retailers [18]                          | X                              | P [18] | P [18]         | P [18] | P [18] | P [18] | P [18] | Sec.20.44.160          |
| Vehicle Parts and Accessories Sales             | X                              | P      | P              | P[9]   | P      | P      | SP     |                        |
| Vehicle Rentals                                 | X                              | X      | M              | X      | P      | P      | SP     |                        |
| Vehicle Repair and Maintenance, Major           | X                              | X      | X              | X      | C      | P      | SP     |                        |
| Vehicle Repair and Maintenance, Minor           | X                              | SP     | P              | X      | P      | P      | P      |                        |
| Vehicle Sales                                   | X                              | X      | P [10]<br>[14] | X      | P      | P      | P      |                        |
| INDUSTRIAL USES                                 |                                |        |                |        |        |        |        |                        |
| Manufacturing and Processing, General           | X                              | X      | X              | X      | X      | M      | SP     |                        |
| Manufacturing and Processing, Light             | X                              | X      | X              | X      | X      | P      | SP     |                        |
| Research and Development                        | C                              | X      | C              | X      | SP     | SP     | P      |                        |
| Warehousing, Wholesaling, and Distribution      | X                              | X      | SP[15]         | X      | P      | P      | SP     |                        |
| Wrecking & Salvage Establishments               | X                              | X      | X              | X      | C      | C      | X      | Sec.20.44.140          |
| TRANSPORTATION, COMMUNICATION, AND UTILITY USES |                                |        |                |        |        |        |        |                        |
| Airports                                        | X                              | X      | X              | X      | C      | C      | C      |                        |
| Freight Terminals                               | X                              | X      | X              | X      | C      | C      | C      |                        |
| Heliports                                       | C                              | X      | C              | X      | C      | C      | C      |                        |
| Parking Facilities                              | P                              | P      | P              | P[9]   | P      | P      | P      |                        |
| Public/Mini Storage                             | X                              | X      | X              | X      | M      | M      | SP     |                        |
| Recycling Collection Facilities                 |                                |        |                |        |        |        |        | Sec.20.44.090          |
| Reverse Vending Machines                        | P                              | P      | P              | M[9]   | P      | P      | P      |                        |
| Small Collection Facilities                     | SP                             | SP     | SP             | SP[9]  | SP     | SP     | SP     |                        |
| Large Collection Facilities                     | X                              | X      | X              | X      | C      | C      | C      |                        |
| Utilities, Major                                | C                              | C      | C              | X      | C      | C      | C      |                        |
| Utilities, Minor                                | P                              | P      | P              | P[9]   | P      | P      | P      |                        |
| Wireless Communications Facilities              | See Chapter 20.58              |        |                |        |        |        |        |                        |

Notes:

- [1] A Minor Use Permit may be required per Chapter 20.32 (Interface Regulations) regardless of the uses shown in Table 20.10-1. Allowed Residential densities are as follows: a) 12.1 to 24.0 units/gross acre in the C-O, C-N, C-SC, C-T, C-G, and B-P Districts, but can be approved up to 36.0 units/gross acre with a Conditional Use Permit; and b) 12.1 to 36.0 units/gross acre in the C-C District but can be approved up to 200 units/gross acre for multi-story buildings over 5 stories with a Conditional Use Permit.
- [2] Residential use on the ground floor is prohibited unless it is located on the back of the property where it is not visible or approved with a Conditional Use Permit.
- [3] Allowed only for converted hotels or motels.
- [4] Use shall not exceed 20,000 square feet.
- [5] 24 hour operations limited to C-T and C-C zones per Chapter 9.08 (Gaming).
- [6] Rehabilitation centers for drug, methadone, and alcohol are prohibited.
- [7] A Conditional Use Permit is required for establishments smaller than 20,000 square feet.
- [8] A Site Plan Review Permit is required for alcoholic beverage sales for on-site consumption.
- [9] Permitted only as part of a shopping center or other retail establishment with a minimum of 8,000 square feet of floor area devoted to the sale of groceries.
- [10] Prohibited in the City Center area between 19th and 16th Streets and O Street and Martin Luther King, Jr. Way, including properties fronting on either side of each of the above streets, except vehicle sales showrooms can be allowed.
- [11] Includes refreshment stands.
- [12] Permitted only as an ancillary use to serve employees, not to occupy more than 5,000 square feet.
- [13] Conditional Use Permit required unless the use is ancillary to a principal permitted use. For restaurants, Conditional Use Permit is required unless the uses are conducted in and entered from within the building with no outside advertising.
- [14] A Site Plan Review Permit is required for used vehicle sales.
- [15] Temporary warehousing and storage only is allowed per the requirements of Section 20.10.030(D).
- [16] Provided that a massage establishment permit has not been revoked at that location within 12 months of the application for a conditional use permit and a massage establishment permit is obtained pursuant to Chapter 5.44.
- [17] Must have valid certificate from State of California as a massage therapist or massage practitioner pursuant to the Massage Therapy Act (Business and Professions Code Section 4600 *et seq.*).
- [18] Prohibited within 1,000 feet of schools and 600 feet of other uses per Sec. 20.44.160, unless building over 20,000 square feet or exemption granted per Sec. 20.44.160.
- [19] Provided that the business includes a full-service restaurant and the on-site sale of beer, liquor, or wine made by the same business either on-site or off-site.

