

Chapter 20.22 - C-N DISTRICT

Sections:

20.22.010 - Purpose.

The purpose of the C-N district is to provide a center for convenience shopping in a residential neighborhood. New 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. (Ord. 824 § 7.201, 1964).

20.22.020 - Permitted uses.

The following principal permitted uses are:

- A. Any local retail business or service establishment, such as but not limited to a grocery store, bake shop, drug store, barber and beauty shop, clothes cleaning and laundry pickup station, business or professional office, financial institutions, supplying commodities or performing services for residents of the neighborhood;
- B. Restaurant, cafe, and soda fountain, not including entertainment or dancing, or sale of liquor, beer and other alcoholic beverages by the glass, or for consumption on the premises;
- C. Commercial parking lots for passenger vehicles;
- D. Any other retail business or service establishment which is determined by the commission to be of the same general character as the above permitted retail business or service uses.
- E. Beauty salons, barber shops, licensed massage establishments, tanning salons, and nail salons.

(Ord. 2039 § 4, 2000; Ord. 824 § 7.202, 1964).

20.22.030 - Accessory uses.

The following are accessory uses:

Accessory buildings and uses customarily appurtenant to a permitted use, such as an incidental storage facility, garage, or off-street parking area.

(Ord. 824 § 7.203(A), 1964).

20.22.040 - Signs.

The following regulations shall apply to signs erected in the C-N district:

- A. Signs shall pertain only to a use conducted on the property.
- B. Freestanding double-face directional and off-street parking control signs may be located at each entrance or exit servicing off-street parking; provided, each sign face does not exceed four (4) square feet.
- C. Freestanding shopping center identification signs shall be permitted adjacent to each major street or each minor street on which the shopping center has at least two hundred feet of property frontage. The sign may be double-face, but shall not exceed one hundred square feet per face and shall contain only the name of the shopping center. If businesses located in the shopping center are listed, there may be an additional two square feet per listing per face.
- D.
 - 1. Signs shall only be erected parallel with the wall of the building most nearly facing the principal street and any minor street on which a neighborhood shopping center has more than a two hundred foot frontage. No sign attached to a building shall project beyond the limits of the structure as shown on the architectural or engineering plan elevation of the building facing the property line abutting the street toward which the sign faces.
 - 2. "Principal street," for purposes of this section, means a street designated on the general plan as a major street.
- E. Signs pertaining to the use of the building may be placed in the following locations:
 - 1. Attached to, parallel with, and with the face of the sign no more than eighteen (18) inches from the face of the building.
 - 2. Signs may be erected perpendicular to the face of the building if attached under a marquee or similar structurally permanent extension from the building; provided, that the signs shall not project beyond the limits of the marquee or roof. The signs shall not exceed eight (8) inches in height, five (5) feet in length, nor be less than seven (7) feet, six (6) inches above the sidewalk level.
 - 3. Other signs located on, under, or in front of a marquee shall be located not more than eighteen (18) inches from the edge of the marquee and shall not exceed eighteen (18) inches in height nor be less than seven (7) feet, six (6) inches above sidewalk level.

4. Signs may be located at the rear or side of a building if there is less than two hundred (200) feet on a minor street and the buildings are at least fifty (50) feet from adjacent residential areas.
- F. Sign areas shall be limited to one (1) square foot for each lineal foot of building width as shown on an elevation of the building, but in no case shall the sign area exceed one hundred (100) square feet, except as otherwise provided in this title. For shopping centers with less than two hundred (200) foot frontage on a minor street, signs shall be limited to one (1) square foot for each lineal foot of the building; provided, however, that no sign shall exceed fifty (50) square feet.
- G. Lighted signs shall be governed by the following:
1. Lighted signs with direct or reflected lighting, any part of which flashes, blinks, turns off and on or which has mechanical or electrical movement of any kind, are prohibited;
 2. Red, amber or green signs may not be placed in any manner conflicting with traffic signals or which, in the opinion of the traffic safety committee, may confuse or tend to confuse drivers or operators of vehicles using the streets of the city;
 3. Exterior signs may be illuminated until ten p.m. or the end of the business day, whichever is later;
 4. Spotlights or other illuminating devices may not be directed toward adjacent residentially zoned property.

(Ord. 824 § 7.203(B), 1964).

20.22.050 - Conditional uses.

The conditional uses are:

- A. Public and quasi-public uses appropriate to the C-N district;
- B. Auto service station;
- C. Sidewalk cafe;
- D. Social hall, lodge, fraternal organizations and clubs;
- E. Public utility uses, substations, and communication equipment buildings;
- F. Time and Temperature Signs. These signs are exempt from the provisions of Section 20.22.040, and only the words "time" and "temperature," or an abbreviation thereof, and the electrically controlled figures indicating the

time and temperature shall be permitted thereon, and the area of the sign shall not exceed twenty-four (24) square feet per face;

- G. Drive-in restaurant;
- H. Residential uses appropriate to R-1, R-2, R-3, or R-4 districts, subject to all restrictions and requirements of the residential zone that coincides with the density permitted;
- I. Theater;
- J. Restaurant or cafe, which includes the sale of liquor, beer, or other alcoholic beverages by the glass, or for consumption on the premises;
- K. Carwash;
- L. Convenience market with gasoline sales;
- M. Fast-food restaurants;
- N. Supermarket, super grocery store;
- O. Church;
- P. Shopping center;
- Q. Day care facilities for more than twelve (12) children;
- R. Day care facilities for the elderly of twelve (12) or fewer persons;
- S. Retail business of twenty thousand (20,000) square feet or less selling alcoholic beverages for off-site consumption;
- T. Tattoo parlors.

(Ord. 2039 § 5, 2000: Ord. 1909 § 1, 1995: Ord. 1767 § 5, 1990: Ord. 1578 § 2, 1985: Ord. 1472 § 1, 1983: Ord. 1361 § 1, 1980: Ord. 1226 § 1, 1978: Ord. 1213 § 1, 1978: Ord. 1197 § 1, 1977: Ord. 903, 1967: Ord. 824 § 7.204, 1964).

20.22.060 - Height regulations.

No principal or accessory building shall exceed two and one-half (2 ½) stories or thirty (30) feet in height except as provided in Section 20.62.020.

(Ord. 824 § 7.205, 1964).

20.22.070 - Yard requirements.

The following minimum requirements shall be observed except where increased for conditional uses:

A. Lot area (in square feet):	7,500
B. Yards:	
1. Exterior (in feet):	20
2. Interior (in feet):	None, except when abutting R district, then not less than twenty feet.

C. A reduction in exterior yard setback requirements for service station canopies only may be permitted by the planning commission upon issuance of a conditional use permit.

(Ord. 1721 § 1, 1988: Ord. 1368 § 1, 1981: Ord. 824 § 7.206, 1964).

20.22.080 - Additional conditions.

Other required conditions are that:

- A. All uses shall be conducted wholly within a completely enclosed building, except for service stations, public utility substations and off-street parking and loading facilities, except that the planning commission may permit the outdoor operation of any permitted use by approving a conditional use permit therefor;
- B. In any C-N district which is across a street or thoroughfare from any R district, or any district designated for future residential use in the Merced general plan, the parking and loading facilities shall maintain an average distance of at least eight (8) feet from the street and structures at least thirty-five (35) feet from the street;
- C. Goods for sale shall consist primarily of new merchandise and shall be sold at retail on the premises;
- D. Not more than three (3) persons shall be engaged in the fabrication, repair or other processing of goods in any establishment, and not more than five (5) aggregate horsepower shall be employed in the operation of all machines employed for the aforesaid purposes;
- E. Off-street loading and parking as required in Chapter 20.58
- F. Site plan approval of all conditional uses as required in Chapter 20.68

(Ord. 824 § 7.207, 1964).