

Chapter 17.28C-1 CENTRAL BUSINESS DISTRICTSections:

- 17.28.010 Purpose.
- 17.28.020 Permitted uses.
- 17.28.030 Special uses.
- 17.28.040 Height.
- 17.28.050 Yards, courts, coverage.

17.28.010 Purpose. It is the intent and purpose of this section to provide regulations for the central business district to encourage its continued use and development. (Ord. 471 §8.1, 1976).

17.28.020 Permitted uses. No building or premises shall be used and no building shall be erected or altered hereafter within any C-1 central business district, unless otherwise provided in this title, except for the following uses:

1. Any use permitted in the residential RC district, subject to the restrictions therefor set forth in Chapter 17.24;
2. Bakeries employing not more than eight persons;
3. Banks;
4. Barbershops, beauty parlors;
5. Business and professional offices;
6. Catering establishments;
7. Comfort stations;
8. Dancing academies;
9. Dressmaking establishments employing not more than eight persons;
10. Repair shops and services for home appliances employing not more than eight persons;
11. Employment agencies;
12. Plumbing shops;
13. Hotels;
14. Laundries or dry-cleaning plants employing not more than eight persons;
15. Laboratories;
16. Locksmith shops;
17. Lodge halls;
18. Messenger and telegraph services;
19. Millinery shops;
20. Painting and decorating shops;
21. Photography studios;
22. Government offices; post office;
23. Printing shops;

24. Roofing and plastering shops, with no open storage;
25. Restaurants, lunchrooms and cafeterias, and places for the sale and consumption of soft drinks, juices, ice cream and beverages of all kinds, including alcoholic beverages, but excluding drive-ins;
26. Sharpening or grinding shops;
27. Stores and shops for the conduct of retail business;
28. Shoe repair shops;
29. Studios;
30. Tailor shops employing not more than five persons;
31. Taverns and liquor stores;
32. Telephone exchanges;
33. Undertaking establishments;
34. Upholstery shops;
35. Signs only identifying the business, service or products available on the premises, provided that such signs shall not project over the property line; and shall not exceed in total area two times the lineal feet of street frontage of the establishment, not more than forty square feet per establishment; and shall not project above the top of the parapet or, if a free-standing sign, shall not exceed thirty-five feet in height; and shall not be placed, maintained, displayed or lighted in such manner as to hide from view or interfere with the movement of traffic or diminish the effectiveness of any traffic-control device. No flashing signs or rotating beacons shall be permitted. (Ord. 471 §8.2, 1976).

17.28.030 Special uses. The following uses shall be permitted only upon the review of the application and approval of the detailed site plans by the zoning board:

A. Gasoline and Oil Stations; Public Garages; Car-Wash. All gasoline pumps or appliances for dispensing motor fuel shall be located not less than thirteen feet from the street right-of-way. No banners, flags, pennants, whirligigs or other advertising devices shall be permitted. All products, appliances and parts for sale shall be stored and displayed only within the building or in permanent storage cabinets, the location of which shall be shown on the site plan. To such use shall be approved within three hundred feet of any church or public park. The zoning board of appeals shall find that the entrances and exits thereto will not create any undue hazard to vehicles or pedestrians; that any such establishments shall have adequate off-street car waiting space for the type of establishment involved, and that there will be adequate supervisory personnel on the premises at all times that the establishment is open to the public;

B. Self-service Laundries and Dry-cleaning Establishments. To grant such a use, the zoning board of appeals shall find that there will be adequate supervision on the premises at all times that the establishment is open to the public. (Ord. 471 §8.3, 1976).

17.28.040 Height. No building, whether a one-family or multifamily residence, sheltered care home, nursing home or business building, shall be erected or altered hereafter to exceed fifty-four feet in height. (Ord. 471 §8.4, 1976).

17.28.050 Yards, courts, coverage. A. There shall be a rear yard of not less than ten percent of the depth of the lot; provided, however, it need not exceed ten feet in depth.

B. No side yards are required; but, if provided, a side yard shall be not less than eight feet in width.

C. No front yard is required.

D. If an outer court is provided, it shall be not less than five feet wide, nor shall its area be less than one-sixth the length of such court from the closed end.

E. If an inner court is provided, it shall be not less than six feet wide, nor shall its area be less than twice the square of its least required dimension.

F. No building, with its accessory buildings, to be used for commercial purposes, shall occupy in excess of ninety percent of the lot area.

G. Notwithstanding any of the requirements in subsections A through F of this section, buildings used in whole or in part for residential purposes shall conform to the yard, floor area ratio and density restrictions for such buildings in Chapter 17.20 for one-family dwellings and in Chapter 17.24 for multifamily dwellings, as appropriate. (Ord. 471 §8.5, 1976).

## Chapter 17.32

### C-2 GENERAL BUSINESS DISTRICT

#### Sections:

- 17.32.010 Purpose.
- 17.32.020 Permitted uses.
- 17.32.030 Special uses.
- 17.32.040 Height.

17.32.010 Purpose. It is the purpose of the C-2 general business district to provide adequate and reasonable

regulations for those business areas in the city where general retail business is already established or where it may be appropriate to encourage such use. (Ord. 471 §9.1, 1976).

17.32.020 Permitted uses. No building or premises in the C-2 business district shall be hereafter erected or altered, unless otherwise provided for in this title, except for the following uses:

A. Uses permitted in the C-1 central business district, subject to the regulations of that district;

B. Offices;

C. Personal service shops;

D. Stores and shops for the conduct of any retail business, provided all goods or products offered for sale are displayed and stored within a building. Eating or drinking establishments, designed for consumption in cars parked or which may be parked on the premises, commonly known as "drive-ins," are not to be construed as permitted by this subsection, being designated a special use under Section 17.32.030.

E. Bowling alleys, indoor theaters, dancehalls, gymnasias, meeting halls, lodge halls, clubs and other recreational or fraternal establishments, but not including recreational uses conducted primarily in the open, such as golf driving ranges and miniature golf;

F. Business, trade, dancing, music or art schools;

G. Undertaking establishments and funeral parlors;

H. Electric substations and telephone exchanges.

(Ord. 471 §9.2, 1976).

17.32.030 Special uses. A. The following uses may be allowed by special use permit upon application to and approved by the zoning board of appeals;

1. Gasoline filling stations;

2. Used car sales lots;

3. Drive-in restaurants;

4. Roadside markets, landscape nursery sales yard, building material sales yards or similar uses where the products are primarily displayed outside of a building;

B. In its deliberation the zoning board of appeals shall give due consideration to the probable effect the proposed special use would have on surrounding land uses; the location of access drives into the site with respect to their creating traffic hazards; the adequacy of on-site parking; lighting of the premises; adequacy of supervision and hours of operation. (Ord. 471 §9.3, 1976).

17.32.040 Height. Height, yard, court and coverage requirements of Sections 17.28.040 and 17.28.050 shall apply to the C-2 general business district. (Ord. 471 §9.4, 1976).