

ARTICLE 8 – C-COMMERCIAL DISTRICTS

SECTION 801 C-PURPOSES AND APPLICATION

The commercial districts included in this code are designed to provide the opportunity for various types of retail stores, offices, service establishments and wholesale business to concentrate for the convenience of the public; to be established in such relationships to each other as to be mutually beneficial; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and categories of patrons which they serve.

SECTION 802 CC-CENTRAL COMMERCIAL DISTRICT / RESIDENTIAL DISTRICT

A. CCRD-APPLICATION

The Central Commercial / Residential District are intended to be applied within and at the periphery of the Central Commercial / Residential District (CCRD) of the city as described by the General Plan. The CCRD serves as the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Central Commercial / Residential areas east of H Street are intended to be developed only as unified commercial centers, except where the existing development pattern makes it impractical.

B. CC – PERMITTED USES

1. Parking lots improved in conformity with the standards prescribed for required off-street parking facilities in Article 11.
2. Professional and commercial offices.
3. Retail stores, personal services and business services which supply commodities or provide services primarily to meet the needs of residents of the entire community.
4. Highway commercial uses intended primarily for the convenience of patrons traveling along State Highway 160 or major county roads serving the City of Isleton.

C. CC-CONDITIONAL USES: COMMISSION APPROVAL

The following uses may be permitted in accordance with the provisions of Article 14:

- A. Service commercial uses primarily engaged in servicing equipment, materials and products, but which do not involve the manufacturing, assembly, packaging or processing of articles of merchandise for distribution and retail sale. The operational characteristics of many service commercial uses may not always be compatible with the range of permitted uses within the CC District. Consequently, the conditional use permit process

provides the opportunity to achieve such compatibility through conditions of approval imposed by the City.

- B. Churches.
- C. City, county, state or federal administrative offices; libraries, police and fire stations.
- D. Dwellings over and to the rear of a permitted use in accordance with requirements of the RM-2 District.
- E. Electrical distribution substations, communication equipment buildings, gas regulator stations and utility pumping stations.
- F. Farmers markets, including indoor and outdoor facilities.
- G. Service stations (gasoline), including automotive repair services.
- H. Temporary revival church services.
- I. Warehouses except for the storage of fuel oil or flammable liquids and explosives.
- J. Wholesale establishments.
- K. Expansion or remodeling of an existing non-conforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure or re-establishment of a non-conforming use which has been damaged, except non-conforming signs and outdoor advertising structures, non-conforming uses occupying a structure with an assessed valuation of less than one hundred dollars (\$100), and non-conforming fences, walls and hedges.
- L. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Article 21.
- M. Incidental and accessory structures and uses located on the same site as a conditional use.
- N. Other uses which are added to this list according to the procedure in Article 13.
- O. Hotels, whether it be a new proposed use or an expansion of an existing usage.

SECTION 803 C-REQUIRED CONDITIONS

Revise by the addition of Item D to this section-

- A. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, signs, Christmas tree sales lots, bus depots and transit stations, public utility stations, and used car sales incidental to new car sales.

- B. No use shall be permitted and no process, equipment or materials shall be used which are found by the Planning Commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.
- C. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the City staff. Permanent use for such purposes is strictly prohibited.
- D. Non Residential uses, as allowed in this section, shall have a minimum area of 900 square feet or 50% shall take place at the front of the building. The front of the building is that portion adjacent to the street.

SECTION 804 C-PROPERTY DEVELOPMENT STANDARDS

- A. Screening and landscaping, fences, walls and hedges:
 - 1. Where a site adjoins or is located across a street or alley from a RCO, UR, R or RM District, an ornamental solid wall or fence, seven (7) feet minimum in height, or such other height or type of screening device as may be required by the Planning Commission, shall be located on the property line common to such districts, except in a required front yard.
 - 2. Open storage of materials and equipment intended to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under Site Plan Review. Said storage shall not be visible above said fence or wall.
 - 3. Street trees and other forms of landscaping may be required under the provisions of Articles 14, 15 and 16.
- B. Site area: No limitation.
- C. Frontage, width and depth of site: No limitation.
- D. Coverage: No limitation.
- E. Yard Requirements:
 - 1. No minimum front yard is required.
 - 2. Except as specified in paragraphs a. and b. hereunder, no side yards or rear yards shall be required.

- a. The minimum side yard abutting a RCO, UR, R or RM District shall be ten (10) feet.
 - b. The minimum rear yard abutting a RCO, UR, R or RM District shall be ten (10) feet.
- F. Distance between structures: The minimum distance between a dwelling unit and another structure shall be five (5) feet.
- G. Building height: Fifty (50) feet.
- H. Off-street parking and off-street loading: Off-street parking and off-street loading facilities shall be provided as prescribed in Article 11.
- I. Signs and outdoor advertising structures: No sign or outdoor advertising structure of any character shall be provided except as prescribed in Article 12.
- J. The minimum required area for commercial use shall be 50% of the floor area of the first or 900 square feet. Whichever is less.

SECTION 805 C-SITE PLAN AND ARCHITECTURAL DESIGN REVIEW

No use shall be erected on any lot or site in any C District until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Articles 15 and 17.

SECTION 806 C-GENERAL PROVISIONS AND EXCEPTIONS

All uses shall be subject to the general provisions and exceptions in Article 13.