Chapter 17.72 C-1 AND C-P GENERAL COMMERCIAL ZONES

17.72.010 Uses permitted.

A. The following uses are permitted, only in enclosed buildings with not more than 200 square feet of outside storage or display of materials appurtenant to such use, provided a plot plan shall have been approved pursuant to provisions of Chapter 17.216:

1. Ambulance services;
2. Antique shops;
3. Appliance stores, household;
4. Art supply shops and studios;
5. Auction houses;
6. Auditoriums and conference rooms;
7. Automobile repair garages, not including body and fender shops or spray painting;
8. Automobile parts and supply stores;
9. Bakery goods distributors;
10. Bakery shops, including baking only when incidental to retail sales on the premises;
11. Banks and financial institutions;
12. Barber and beauty shops;
13. Bars and cocktail lounges;
14. Billiard and pool halls;
15. Blueprint and duplicating services;
16. Book stores and binders;
17. Bowling alleys;
18. Catering services;
19. Cleaning and dyeing shops;
20. Clothing stores;
21. Confectionery or candy stores;
22. Costume design studios;
23. Dance halls;
24. Delicatessens;
25. Department stores;
26. Drug stores;
27. Dry goods stores;
28. Employment agencies;
29. Escort bureaus;

30. Feed and grain sales;

31. Florists shops;

32. Food markets and frozen food lockers;

33. Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption;

34. Gift shops;

35. Hotels, resort hotels and motels;

36. Household goods sales, including, but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof;

37. Hobby shops;

38. Ice cream shops;

39. Ice sales, not including ice plants;

40. Interior decorating shops;

41. Jewelry stores, including incidental repairs;

42. Labor temples;

43. Laboratories, film, dental, medical, research or testing;

44. Laundries and laundromats;

45. Leather goods stores;

46. Locksmith shops;

47. Mail order businesses;

48. Manufacturer's agent;

49. Market, food, wholesale or jobber;

50. Massage parlors, Turkish baths, health centers and similar personal service establishments;

51. Meat markets, not including slaughtering;

52. Mimeographing and addressograph services;

53. Mortuaries;

54. Music stores;

55. News stores;

56. Notions or novelty stores;

57. Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate;

58. One on-site operator's residence, which may be located in a commercial building;

59. Paint and wallpaper stores, not including paint contractors;

60. Pawn shops;

61. Pet shops and pet supply shops;

62. Photography shops and studios and photo engraving;

63. Plumbing shops, not including plumbing contractors;

64. Poultry markets, not including slaughtering or live sales;

65. Printers or publishers;

66. Produce markets;

67. Radio and television broadcasting studios;

68. Recording studios;

69. Refreshment stands;

70. Restaurants and other eating establishments;

71. Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming;

72. Shoe stores and repair shops;

73. Shoeshine stands;

74. Signs, on-site advertising;

75. Sporting goods stores;

76. Stained glass assembly;

77. Stationery stores;

78. Stations, bus, railroad and taxi;

79. Taxidermist;

80. Tailor shops;

81. Telephone exchanges;

82. Theaters, not including drive-ins;

83. Tire sales and service, not including recapping;

84. Tobacco shops;

85. Tourist information centers;

86. Toy shops;

87. Travel agencies;

88. Typewriter sales and rental, including incidental repairs;

89. Watch repair shops;

90. Wholesale businesses with samples on the premises but not including storage;

91. Car washes;

92. Fortune telling, spiritualism, or similar activity;

93. Recycling collection facilities;

94. Convenience stores, not including the sale of motor vehicle fuel;

95. Day care centers.

B. The following uses are permitted, together with outside storage and display of materials appurtenant to such use, provided a plot plan has been approved pursuant to the provisions of Chapter 17.216:

1. Bicycle sales and rentals;

2. Boat and other marine sales;

3. Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet;

4. Electrical substations;

5. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 10 cubic feet in capacity and other similar equipment;

6. Fishing and casting pools;

7. Golf cart sales and service;

8. Hardware stores, including not more than 1,000 square feet of outside storage lumber;

9. Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons;

10. Mobilehomes, provided they are kept mobile and licensed pursuant to state law, used for:

a. Sales offices on mobilehome sales lots,

b. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located,

c. Caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial use is established. Not more than one mobilehome shall be allowed for a parcel of land or a shopping center complex;

11. Mobilehome sales and storage, trailer sales and rental house trailers;

12. Nurseries and garden supply stores;

13. Parking lots and parking structures;

14. Sports and recreational facilities, not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools;

15. Churches, temples and other places of religious worship;

16. Trailer and boat storage;

17. Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length;

18. Truck sales and service.

C. The following uses are permitted provided a conditional use permit has been granted pursuant to the provisions of Chapter 17.200:

1. Sale, rental, repair, or demonstration of motorcycles, scooters and motorbikes;

2. Drive-in theaters;

3. Heliports;

4. Tire recapping;

5. Animal hospitals;

6. Body and fender shops and spray painting;

7. Swap meets;

8. All uses permitted in subsection A of this section that have more than 200 square feet of outside storage or display of materials;

9. Lumber yards, including only incidental mill work;

10. Building materials sales yards;

11. Underground bulk fuel storage;

12. Congregate care residential facilities;

13. Convenience stores, including the sale of motor vehicle fuel;

14. Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption;

15. Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons;

16. Liquor stores pursuant to the provisions of Chapter 17.248;

17. Automobile sales and rental agencies.

D. The uses listed in subsections A, B and C of this section do not include sex-oriented businesses.

E. Accessory Uses. An accessory use to a permitted use is allowed provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:

1. Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:

a. The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25%.

b. The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.

c. The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

d. Accessory uses shall be conducted wholly within a completely enclosed building.

F. Any use that is not specifically listed in subsections A, B, and C of this section may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls. (Ord. 69 § 3, 2012; Ord. 18 § 2, 2008, RCC § 17.72.010)

17.72.020 Planned commercial developments.

Planned commercial developments are permitted provided a land division is approved pursuant to the provision of Title 16. (Ord. 18 § 2, 2008, RCC § 17.72.020)

17.72.030 Development standards.

The following standards of development are required in the C-1 and C-P zones:

A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

B. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back

from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.

C. No building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to Section 17.172.230. In no event, however, shall a building or structure exceed 75 feet in height, unless a variance is approved pursuant to Chapter 17.196.

D. Automobile storage space shall be provided as required by Chapter 17.188.

E. All roof-mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. (Ord. 18 § 2, 2008, RCC § 17.72.030)

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