

**(DRAFT 17.10 Commercial Zones – PC Study Session 5-13-25)**

**17.10.010 Purpose and Intent.**

The purpose and intent of the Commercial Zones, a crucial aspect of our city's development, is as follows:

- A. Provide for the orderly, well-planned, and balanced development of commercial zones in the City.
- B. Require that new and remodeled or expanded commercial structures to comply with Zoning, Design Guidelines, and other standards and incorporate adequate amenities that contribute to a high quality of life for workers and patron
- C. Encourage the capturing of a greater variety of retail businesses, including stores, shops, and restaurants, so as to attract more patrons, generate more sales tax, and improve the community's image.
- D. Promote pedestrian-oriented development in appropriate locations in the City.

**17.10.020 Classification of Zones.**

- A. Neighborhood Commercial Office Zone (NCO). The Neighborhood Commercial Office Zone is intended to accommodate a mix of office, professional, and neighborhood-serving commercial uses in a cohesive and integrated setting. This zone supports development that provides essential goods, services, and professional activities primarily for nearby residents and the surrounding community. Uses may include retail sales of convenience items, personal and professional services, and related office functions that are compatible in scale and character with adjacent residential areas.
- B. Community Commercial (CC). The Community Commercial Zone allows medium-sized businesses to serve a community. The intent is to create areas with a wide variety of commercial establishments allowing for convenient day to day shopping and services.
- C. Regional Commercial (RC). The Regional Commercial Zone is intended to provide for planned, unified shopping centers that support commercial activities at a larger community and regional levels. These areas provide business opportunities and employment for residents.

**17.10.030 Permitted Use and Conditionally Permitted Uses**

Table 17.10.030 lists the allowed land uses and the land use permit required to establish for each use. Uses not explicitly listed in the table are considered prohibited. In cases where specific land use or activity is neither defined in the glossary nor listed in the land use tables, the director shall assign the land use or activity to a classification substantially similar to the business's operation and characteristics, in compliance with Chapter 17.xx. All land use activities must be conducted wholly inside the building premises unless otherwise permitted under this section or Chapter 17.xx (Conditional Use Permits). All uses shall be subject to the property development standards Sections 17.10.xxx and all provisions of CMC Title 17.

### 17.10.030 Permitted Use and Conditionally Permitted Uses

<b>Zoning Districts</b>				
<b>Definitions:</b>	<b>Neighborhood Commercial Office Zone (NCO; formerly CP, TC-P and C-2)</b>	<b>Community Commercial (CC; formerly C-3, C-3A, TC-C)</b>	<b>Regional Commercial (RC, formerly C-4, C-5)</b>	<b>Additional Regulations</b>
<b>P- Permitted by Right</b> <b>C- Conditional Use Permit</b> <b>N- Not Permitted</b> <b>A- Administrative Conditional Use Permit</b>				
<b>Land Use Classifications</b>				
<b>Administrative and Professional Services</b>				
General offices	P	P	P	
Finance and insurance offices	P	P	P	
Business support services	P	P	P	See glossary for examples land uses.
Computer system design and related services	P	P	P	
Advertising, public relations and related services	P	P	P	
Professional, scientific, and technical Services	P	P	P	See glossary for examples land uses.
Government offices	P	P	P	
Real estate offices and related services	P	P	P	
Travel agencies	P	P	P	
Security services, services to buildings and dwellings	P	P	P	See glossary for examples land uses.
<b>Alcohol Sales and Services</b>				
Alcohol sales for on-site consumption without entertainment	N	C	C	
Alcohol sales for on-site consumption with entertainment	N	C	C	
Alcohol sales for off-site consumption - beer, wine and liquor store	C	C	C	
Micro-brewery, wine bar or winery with food sales	C	C	C	Food service may be provided by mobile vendors
<b>Assembly Uses</b>				
Places of assembly with alcohol service	N	C	C	

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Places of assembly without alcohol service	C	C	C	See glossary for examples land uses.
<b>Automobile Sales and Services</b>				
Automobile and vehicle dealers with services and maintenance, including boat, RV, ATV, and other motor vehicle sales (new and used)	N	P	P	
Automobile rental services, except trucks and trailers	P	P	P	
Automobile repair services (minor)	N	P	P	17.02 definition & specific use regulations
Automobile repair services (major)	N	C	C	17.02 definition & specific use regulations
Automobile parts, tires and accessories sales	N	P	P	
Car washes, full service and mechanical	C	C	C	specific use regulations
Gas/service stations	C	C	C	specific use regulations
Towing services with indoor or outdoor vehicle storage	N	C	C	specific use regulations
<b>Communication and information</b>				
Computing infrastructure providers, data processing, web hosting and related services	P	P	P	
Publishing industries	P	P	P	
Radio and television broadcasting studios or stations	P	P	P	
Sound recording industries	P	P	P	
Satellite telecommunications (non-private or private use)	P	P	P	large dish?
Software publishers	P	P	P	
Wireless communication facilities (stealth or non-stealth)	P	P	P	
<b>Day Care Facilities</b>				
Pre-school and childcare centers	C	C	C	

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Senior day care centers	P	P	P	
<b>Educational Services</b>				
Kindergarten, elementary, junior and high schools, and colleges/universities (public)	P	N	N	
Kindergarten, elementary, junior and high schools (private)	C	N	N	
Vocational, trade, technical, and instructional schools	P	P	P	See glossary for examples land uses.
Colleges, universities and professional Schools, including satellite classroom facilities (private)	P	N	N	
Educational support services such as exam preparation and tutoring	P	N	N	
<b>Food and Beverage Retailers</b>				
Bakeries	P	P	P	Additional parking spaces require with 12 seats or more
Catering establishments	P	P	P	
Convenience markets	P	P	P	Alcohol sales require CUP
Grocery stores and supermarkets	N	P	P	Alcohol sales require CUP
Specialty food retailers such as meat, seafood and fish, fruit and vegetables	N	P	P	Alcohol sales require CUP
Confectionery and nuts retailers	P	P	P	
<b>Food and Beverage (Non-alcoholic) Services</b>				
Restaurants without alcohol	P	P	P	See glossary for examples land uses.
Restaurants with drive-through	C	C	C	
Food courts	P	P	P	Alcohol sales require CUP
Mobile food facilities, permanent and fixed location on private properties	C	C	C	Section 17.xx.xxx
Mobile food facilities, temporary placement on private properties	C	C	C	Section 17.62.xx

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Restaurants with alcoholic beverage sales and/or entertainment	C	C	C	Add section on entertainment
<b>General Merchandise and Retail Trade</b>				
Antique sales	P	P	P	
Art dealers, galleries and supplies	P	P	P	
Beauty Supplies	P	P	P	
Books and Magazines	P	P	P	
Building Materials and garden equipment and supplies such as home centers, hardware retailers, nurseries and garden centers	N	P	P	Outdoor storage subject to 17.XX.XXX
Camera and photographic studios	P	P	P	
Cannabis retailers (delivery only and/or storefront sales)	N	C	C	Subject to Section 17.84
Clothing, clothing accessories, shoe and jewelry retailers	P	P	P	
Consignment stores	P	P	P	
Department stores	N	P	P	
Electronic and appliance retailers	N	P	P	
Florists	P	P	P	
Furniture and home furnishings retailers	N	P	P	
General merchandise retailers	P	P	P	
Health and personal care retailers	P	P	P	See glossary for examples land uses.
Luggage and leather goods retailers	P	P	P	
Office supplies, stationery retailers, and gift, novelty and souvenir retailers	P	P	P	
Pet and pet supplies retailers	P	P	P	
Shared space for commercial and services	C	C	C	
Smoke Shops and Tobacco Stores	N	N	C	(Ordinance 14-2031 only conditionally allowed in C-4 and C-5)
Sporting goods including guns and ammunition, hobby and musical instrument retailers	N	P	P	

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Use merchandised stores, except indoor swap meets (need definition)	N	P	P	
Warehouse clubs, supercenters, and discount outlets	N	P	P	
<b>Lodging</b>				
Transient Lodging Facilities	N	C	C	See glossary for examples land uses.  Section 17.XX.XXX
Single-room occupant facilities (SRO)	N	P	P	
<b>Medical, Health Care and Social Assistance</b>				
Ambulatory healthcare service	P	P	P	
Residential care facilities	C	N	N	See glossary for examples land uses.
Family, youth, and childcare services	P	P	P	
Hospitals	P	N	N	
Medical and dental offices	P	P	P	See glossary for examples land uses.
Outpatient care centers and clinics	P	C	C	
Medical and diagnostic laboratories	P	P	P	
Pharmacies	P	P	P	Drive-through requires CUP
Biotech research and development Facilities and Pharmaceuticals	P	N	N	
<b>Other Uses</b>				
Conversion of residential building to nonresidential use	C	C	C	Section 17.76
<b>Personal Services</b>				
Animal hospitals, veterinaries, and pet grooming	P	P	P	
Body art facilities	?			Section 17.xx.xxx
Check cashing services	C	C	C	
Funeral services including funeral parlors, mortuaries, cemeteries, and crematories	N	C	C	

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Personal care services such as hair, nail and skin care, barber and beauty, diet, day spa, and weight-reducing centers	P	P	P	
Laundries, laundromats, and dry cleaning services	P	P	P	
Massage Services	N	C	C	Ordinance No. 11-1997
<b>Public and Quasi Public Uses</b>				
Public facilities	P	P	P	See glossary for examples land uses.
Service organizations	P	P	P	
<b>Recreation and Entertainment</b>				
Computer/Video Arcades	C	C	C	
Health Clubs, fitness centers, gymnasiums, dance studios, gymnastics, and sport training	C	C	C	
Indoor recreation facilities such as billiards, pool halls, bowling alleys, escape and virtual rooms, ice and roller skating rinks	N	C	C	
Outdoor recreation facilities such as amusement parks, athletic fields, miniature golf course, batting cages, and driving ranges,	N	C	C	
Theatres, Cinemas	N	C	C	
<b>Recycling Facilities</b>				
Reverse Vending Machines	A	A	A	
<b>Repair Services</b>				
Household Appliances and Furniture Repair	N	P	P	
Jewelry Sales and Repair	P	P	P	
<b>Temporary and Accessory Uses</b>				
Street/Craft Fairs and Farmer's Markets	A	A	A	
Outdoor displays in conjunction with retail stores	A	A	A	
Parking lot sales	A	A	A	Section 17.XX.XXX

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Temporary Fund Raising Activities	A	A	A	Section 17.XX.xxx
Temporary special events	A	A	A	Section 17.XX.XXX
EV chargers	P	P	P	Subject to SPR
<b>Transportation and Facilities</b>				
Transit and ground passenger transportation includes school, charter bus, employee bus transportation	N	N	C	
Limousine, taxi, and ride-sharing services	P	P	P	
Parking lot facilities (private)	P	P	P	
Express delivery services including postal services, courier, and messenger services	P	P	P	
<b>Utilities</b>				
Public utility substations, service structures, and company offices	P	P	P	

#### **17.10.040 Property Development Standards**

All lots and parcels must comply with the development standards of Table 17.10.040, including footnotes and all provisions of CMC Title 17.

<b>Table 17.10.040 Commercial Property Development Standards</b>				
<b>Development Standards</b>	<b>Neighborhood Commercial Office (NCO, formerly C-2)</b>	<b>Community Commercial (CC, formerly C-3, C-3A and TC-C)</b>	<b>Regional Commercial (RC, formerly C-4 and C-5)</b>	<b>Additional Regulations</b>
<b>Parcel</b>				
Minimum lot area (existing parcels)	none	none	none	
Minimum lot area for new parcels (acres)	1	5	10	
Minimum street frontage (feet)	50	75	100	
Minimum lot depth	100	150	150	

Minimum landscape area coverage (% percentage)	5	10	10	
<b>Building (feet)</b>				
Maximum height	35	35 (3)	50 (3)	
Maximum height abutting residential zone or use	35	35	35	
Minimum distance between buildings (feet)	10	10	10	
<b>Minimum Setbacks and yards from the ultimate property line (feet)</b>				
Front (1)	10	15	15	
Rear (2)	10	10	10	
abutting a residential zone	10	25	25	
abutting an alley	10	10	10	
Street side (1)	10	15	15	
Interior side (2)	10	10	10	
abutting a residential zone	10	25	25	
abutting an alley	10	10	10	
<b>Accessory structures (detached)</b>				
Interior side yard and rear yard	5	5	5	
Street side yard and front yard	10	15	15	
<b>Footnotes for additional requirements:</b>				
(1) The required front and street side setbacks and yards shall be landscaped and maintained. Encroachment (parking space or structures) into the setback and yards shall not be allowed. (2) Parking spaces may encroach into the required rear and interior setbacks and yards but must maintain a continuous 5-foot landscaped area, and a continuous 10-foot landscape area when the property abuts a residential zone. (3) An increase of building height may be allowed through Site Plan Review to be approved by the Planning Commission.				

#### **17.10.050 General Site Development Standards.**

New construction, additions, and alterations to existing sites, structures, and accessory structures shall comply with all provisions of Chapter 17.xx, site development standards. The site development standards include but are not limited to the following: accessory structures, fences, walls, corner cutbacks, ground-mounted and roof-mounted equipment and projection screening, outdoor storage screening, signs, performance standards, water-efficient landscape requirements,

transportation demand management, property maintenance, historic preservation, tree preservation, and dedication, public improvements, and underground services.

#### **17.10.060 Permitted Projections above Building Height Limit.**

Table 17.10.060 below outlines the types of architectural features may project above the building height limit and establishes the requirements for those projections.

Table 17.10.060 Allowed Projections above Building Height Limits (1)		
Structures Allowed Above Height Limit	Maximum Coverage	Maximum Projection Above Height Limit (feet)
Penthouses or roof structures for the housing of elevators, stairways, water tanks, ventilating fans or similar equipment required to operate and maintain the building	10% of roof area	16
Skylights,	20% of roof area	1
Chimneys not over 6 feet in width	10% of roof area	3
Fire or parapet walls,	NA	5
Mechanical equipment, must be totally screened by the parapet wall	NA	5, must be setback from the exterior wall one foot for every foot if projections above the height limit.
Building-mounted telecommunications facilities such as antennas, ,microwave equipment and radio towers	See CMC Chapter 17.XX	
<b>Footnotes for additional requirements:</b>		
(1) No penthouse, roof structures, or other space above the height limit shall be allowed to provide additional floor space.		

#### **17.10.070 Design Guidelines.**

New construction, additions, and alterations to existing sites, structures, and accessory structures shall comply with the adopted Design Guidelines consistent with the General Plan Land Use Plan policies.

#### **17.10.080 Landscaping requirements.**

- A. Landscaping around the building perimeter is required at a rate of one tree per 20 lineal feet.

- B. Within the landscaped area between the right-of-way and buildings (front and street-side yard areas), plant trees at a rate of one tree for every 20 square feet of landscaped area. Locate trees between four and 10 feet from the back of the sidewalk. The landscaped area shall include shrubs, ground covers, and mulches.
- C. Within the interior side and rear yard areas, plant trees at a rate of one tree for every 20 lineal feet.
- D. Plantings within the required front yard setback shall not exceed 42 inches (three and one-half feet in height).
- E. The landscaped area may include stormwater quality features and drainage treatments.
- F. All planting areas, plant species, and irrigation shall conform with the City's water-efficient landscaping regulations.
- G. Provide 1 tree per 8 parking spaces. Provide minimum 6-foot-wide landscape planters at end of a row of parking spaces. Within parking lots, tree wells shall have minimum dimensions of 5 feet by 5 feet. (need graphics)
- H. Minimum tree size shall be 24-inch box. All shrub species shall be 5-gallon size. Ground cover shall be 12 inches on center for flats and 18 inches on center for 1-gallon size. The depth of mulches shall be minimum 3 inches.

**17.10.090 Parking, access, and loading requirements.**

- A. Off-street parking and loading shall follow the parking and loading requirements of CMC Chapter 17.72.
- B. The drive aisle's minimum width is 25 feet.
- C. The driveway entry's minimum width is 30 feet up to a maximum of 35 feet.
- D. The fire accessway's minimum width is 28 feet. The accessway shall be free from any overhead obstruction and posted as a fire accessway with no parking permitted within 28 feet.
- E. All drive aisles or fire accessways shall have all-weather surfaces such as asphalt or concrete.

**17.10.100 Submittal Requirements, Review, Approval, and Appeals.**

The submission of new construction, additions, and alterations to existing structures and accessory structures shall comply with the requirements described in CMC Chapter 17.04 for Site Plan Review approvals, appeals, and any other entitlements required as deemed necessary by the director, as well as with the requirements described in CMC Chapter 17.02.