

Chapter 17.10 REGULATIONS FOR THE MAJOR RETAIL OR "C-2" ZONING DISTRICT

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17.10.010 Purpose.

To provide for the full range of commercial, retail, and service establishments to the community. This is the principal retail designation, the place for regional, local, and commercial establishments. (Ord. 796 Att. A(part), 1999)

17.10.020 Performance standards/architectural and design review.

All uses permitted within the C-2 district shall be subject to the performance standards set forth in Chapter [17.28](#) and to architectural and design review guidelines set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

17.10.030 Uses permitted.

- A. Retail sales of food, appliances, paint, hardware, auto parts, liquor, new and used clothing, furniture, carpet, flowers, books, art, antiques, dry goods, pharmaceuticals, bait and tackle, books, magazines, and similar uses.
- B. Personal service establishments such as barber and beauty shops, tailors, laundromats and cleaners, dance and art studios, photocopying centers, photographic studios, dog grooming, and similar uses.
- C. Repair services such as appliance, radio, television, shoe, and jewelry repair shops.
- D. Food services such as restaurants, cafes, and delicatessens with on and off sale of wine, beer, and liquor.
- E. Banking, finance, loans, law, real estate, general administrative services, professional offices, and services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, and architectural services

- F. General health care services such as doctor and dental offices, medical clinics, and veterinarian offices.
- G. Health and fitness clubs.
- H. Entertainment facilities such as indoor theaters.
- I. Retail nurseries, without outdoor storage, sales, and display.
- J. Hotels and motels not exceeding fifty units.
- K. Other retail commercial uses similar in character to those uses listed above. (Ord. 796 Att. A(part), 1999)

17.10.040 Uses subject to the issuance of a zoning permit.

- A. Outdoor sales, outdoor food service/seating, short-term promotional events, and special outdoor events.
- B. Live entertainment.
- C. Bars, taverns, and cocktail lounges with live entertainment.
- D. Retail fuel sales, minor auto repair, and car washes.
- E. Farm and building supply stores, home improvement centers.
- F. Recreational facilities such as spas, saunas, and hot tub establishments.
- G. Used appliances, second-hand stores, and thrift stores.
- H. Accessory uses and structures.
- I. Temporary offices. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

17.10.050 Uses permitted subject to the issuance of a use permit.

The following uses are permitted subject to the issuance of a use permit.

- A. Private parking lot (unrelated to specific business/use).
- B. Outdoor sales, leasing, display of bulky merchandise/large equipment, plants, autos, trucks, trailers, boats, recreational vehicles, etc.

- C. Hotels and motels exceeding fifty units.
- D. Major auto repair when conducted within a completely enclosed building but not including body and paint shops.
- E. Funeral homes without crematoriums.
- F. Animal shelters.
- G. Churches, schools, and day care facilities.
- H. Residential uses in conjunction with a commercial business.
- I. Outdoor recreation facilities, bowling alleys, roller rinks, pool halls, arcades, cardrooms, and similar uses.
- J. Light manufacturing assembly, packaging, and processing of products when associated with retail or wholesale uses.
- K. Bed and breakfast inns with food service and catering.
- L. Residential care home, large.
- M. Residential care facility. (Ord. 893 §3(9), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)
- N. Commercial Cannabis consisting of testing and retailers uses not consisting of on-site consumption or microbusinesses subject to the regulations set forth in Title 5.34.***

17.10.060 Development standards.

- A. Minimum Lot Size.
 - 1. Interior lots: six thousand square feet.
 - 2. Corner lots: six thousand five hundred square feet.
- B. Minimum Average Lot Width.
 - 1. Interior lots: sixty feet.
 - 2. Corner lots: sixty-five feet.
- C. Minimum Lot Length. Eighty feet.

- D. Maximum Length to Width Ratio. Three to one.
- E. Maximum Lot Coverage. Eighty percent.
- F. Maximum Floor Area Ratio: .45.
- G. Minimum Yards.
 - 1. Front yard: as determined by architectural and design review.
 - 2. Rear yard: zero, or ten feet from a lot line when contiguous to a residential district.
 - 3. Side yard: zero, or ten feet from a lot line when contiguous to a residential district.
- H. Maximum Height.
 - 1. Principal structure: thirty-five feet.
 - 2. Accessory structures: fifteen feet.
- I. Parking. The parking standards set forth in Chapter [17.23](#) shall apply to all uses listed herein.
- J. Signs. All signs shall conform to the sign ordinance. (Ord. 796 Att. A(part), 1999)