

Table of Contents

Agenda	2
NB 1. Town Center Specific Plan Permitted Uses and Development Standards.	
Town Center Specific Plan	4
NB 2. Commercial Zones Permitted Uses and Development Standards.	
Commercial Zones	38
NB 3. Covina Irrigating Company – Rate and Water Supply Update.	
Covina Irrigating Company	82

THIS PAGE LEFT INTENTIONALLY BLANK



STUDY SESSION AGENDA
234 N. Second Avenue, Covina, California
Covina Library Community Room
Tuesday, April 19, 2016

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY
SPECIAL JOINT MEETING—STUDY SESSION
5:00 p.m.**

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Delach, King, Mayor Pro Tem/Vice Chair Marquez and Mayor/Chair Stapleton

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card and give it to the City Clerk/Agency/Authority Secretary. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

NEW BUSINESS

NB 1. Town Center Specific Plan Permitted Uses and Development Standards.

Report: [Town Center Specific Plan](#)

Staff Recommendation:

Direct City staff to update the Covina Town Center Specific Plan and provide additional direction as appropriate.

NB 2. Commercial Zones Permitted Uses and Development Standards.

Report: [Commercial Zones](#)

Staff Recommendation:

Direct City staff to continue to work with the Planning Commission on updating the Commercial Zones and provide additional direction as appropriate.

NB 3. Covina Irrigating Company – Rate and Water Supply Update.

Report: [Covina Irrigating Company](#)

Staff Recommendation:

Review and discuss Covina Irrigating Company rate and water supply update.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, April 19, 2016, at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber, 125 East College Street, Covina, California, 91723.

Any member of the public may address the Council/Agency/Authority during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Mayor/Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the City Clerk; cards are located at the City Clerk's desk.

MEETING ASSISTANCE INFORMATION: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the Tuesday, April 19, 2016, meeting was posted on April 14, 2016, on the City's website and near the front entrances of: 1) Covina City Hall, 125 East College Street, Covina; and 2) Covina Public Library, 234 N. Second Avenue, Covina.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.



CITY OF COVINA

STUDY SESSION REPORT

MEETING DATE: April 19, 2016

TITLE: **Town Center Specific Plan Permitted Uses and Development Standards**

PRESENTED BY: Brian K. Lee, Director of Community Development

RECOMMENDATION: Direct City staff to update the Covina Town Center Specific Plan and provide additional direction as appropriate.

BACKGROUND:

This item was originally scheduled for the March 1, 2016 City Council Study Session. Due to a full City Council Study Session agenda and related time constraints, the item was not discussed. Subsequently, the Planning Commission discussed the Covina Town Center Specific Plan at a Planning Commission Study Session on April 12, 2016.

At the April 12, 2016 Planning Commission Study Session, the March 1, 2016 City Council Study Session staff report was presented and the Planning Commission discussed the various land use policy issues presented in the March 1, 2016 staff report.

DISCUSSION:

At the April 12, 2016 Planning Commission Study Session, the Planning Commission discussed the contents of the March 1, 2016 City Council Study Session staff report. In summary, the Planning Commission reached the following general consensus:

- **Metro TOD Planning Grant.** The City should leverage the financial resources of the Metro TOD Planning Grant and update the Town Center Specific Plan; and,
- **Recommended Actions presented in the March 1, 2016 City Council Study Session Staff Report.** The Planning Commission, in principle, endorsed the “Recommended Actions” and encouraged City staff to proceed in implementing and/or studying the Recommended Actions, as appropriate.

As a follow on to previous City Council dialog about other downtown districts that have merit as examples for downtown Covina; the zoning “use tables” and General Plan policies for Monrovia and Claremont downtown are included as attachments. In brief, the following observations are warranted in regards to the downtown development standards for Monrovia and Claremont:

- **Downtown Monrovia.** Monrovia has adopted a unique strategy in regards to downtown “use restrictions”. Their strategy is very broad. In fact, there is only five (5) “use categories”, and two (2) situational categories. The “use categories” consist of “Residential Uses”, “Commercial Uses”, “Industrial Uses”, “Institutional Uses”, and “Other Uses”. As far as situational categories, there are “Street Level” and “Non-Street Level”. A total of twenty-two (22) actual uses are identified in their “use table”.

- **Downtown Claremont.** In contrast to Monrovia, Claremont’s downtown land use regulations are very detailed, with two (2) downtown zones (“Claremont Village Overlay” and “Claremont Village Overlay w/display windows”). Downtown Claremont’s “use table” identifies twenty (20) “use categories”, with numerous uses listed in the corresponding category groupings.

However, even with the level of specificity of “use categories”, Claremont appears to have a very contemporary “use table”. Examples include micro-breweries (with or without on-site consumption and with or without food service), music, gymnastic, martial arts instruction and similar uses, and indoor amusement/recreation uses.

For consideration at the Study Session, various Town Center Specific Plan issues will be presented, along with a “Recommended Action”. Also, the “use tables” of both downtown Monrovia and Claremont will be presented for comparison with Covina’s Town Center Specific Plan.

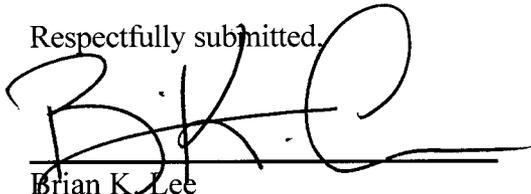
FISCAL IMPACT:

None at this time.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This item is not subject to the provisions of CEQA.

Respectfully submitted.



Brian K. Lee
Director of Community Development

ATTACHMENTS:

Attachment A: March 1, 2016 City Council Study Session Staff Report

Attachment B: City of Monrovia – Historic Commercial District Development Guidelines and General Plan Guidelines

Attachment C: City of Claremont Permitted Use Chart and Land Use, Community Character and Heritage Preservation Element

Attachment A

March 1, 2016 City Council Study Session Staff Report



CITY OF COVINA STUDY SESSION REPORT

MEETING DATE: March 1, 2016

TITLE: Covina Town Center Specific Plan

PRESENTED BY: **Brian K. Lee, Director of Community Development**

RECOMMENDATION: Direct City staff to update the Covina Town Center Specific Plan and provide additional direction as appropriate.

BACKGROUND:
The Covina Town Center Specific Plan was adopted on November 2004. The geographic area of the Covina Town Center Specific Plan is essentially, Covina Park to the west, First Street to the east, the northerly edge of the Covina Metrolink Station to the north, and the alley south of Badillo Street to the south. Figure 1.0 below illustrates the adopted boundaries of the Covina Town Center Specific Plan as approved in November 2004.

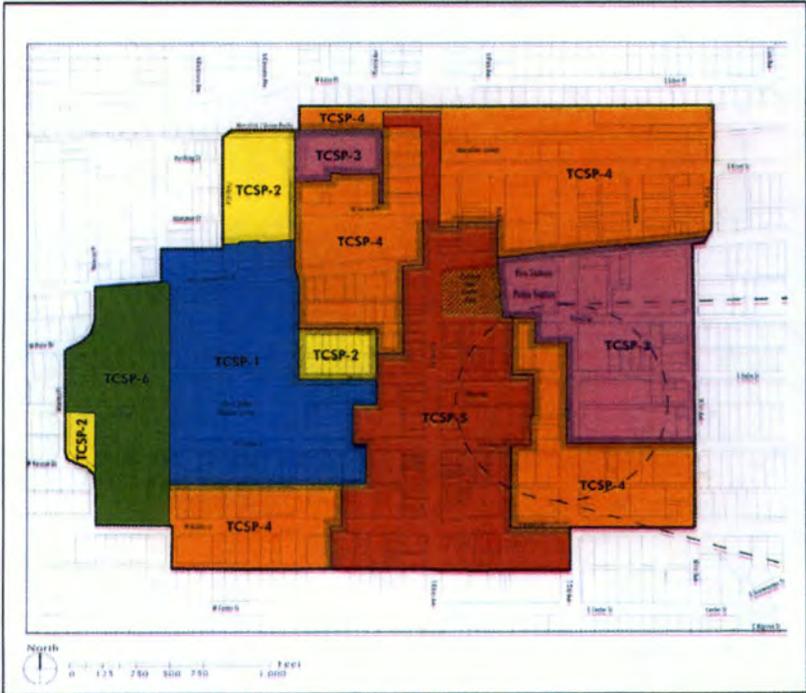


Figure 1.0 - Covina Town Center Specific Plan Area

Prior to the adoption of the Covina Town Center Specific Plan, it appears as if in 2001 and 2002 there was an effort by the former Covina Redevelopment Agency to prepare a Downtown Conceptual Master Plan. In the 2004 Covina Town Center Specific Plan there is reference to the 2001 and 2002 Downtown Conceptual Master Plan.

In addition to the aforementioned planning documents, in 2014 the City of Covina applied for a Metro Transit-Oriented-Development (TOD) Planning Grant to update the Covina Town Center Specific Plan. In 2015, Metro informed City staff that the City of Covina was awarded the Planning Grant. However, it should be noted, that once Metro approves Covina's planning work program, the Metro TOD planning effort would encompass an approximate 18 month time period.

DISCUSSION:

As with the overall city-wide zoning code, it is prudent to assess the adequacy of the Covina Town Center Specific Plan on a periodic basis. The pending Metro TOD Planning Grant would implement that adequacy assessment, and lead to an update of the specific plan. However, because of the lead time required for the comprehensive specific plan update, there is a need to review the current status of the specific plan and if modest adjustments are appropriate, then those revisions may be made on a more expeditious time schedule. This is because there may be current development pressures, economic development opportunities or land use issues that are time-sensitive. The areas within the Covina Town Center Specific Plan where future development and the recycling of current properties is most likely to occur is the northerly portion of the specific plan, notably the Citrus Avenue/San Bernardino Road intersection, extending northerly to the Metrolink Station. This area of the Covina Town Center Specific Plan is designated as the TCSP-4, with portions of those properties as TCSP-5. Therefore, the portions of the Covina Town Center Specific Plan where development pressure is expected, is basically the northerly portion, focused along the San Bernardino Road axis.

In addition, it is anticipated there may be development proposals for properties not within the current specific plan boundaries. The proximity of these properties and how they relate to the Covina Town Center Specific Plan may warrant consideration to expand the specific plan boundaries to include those properties. Specifically, the Vita Pakt and LA Engineering property on the west side of Barranca Avenue, north of San Bernardino Road.

The reason these issues are time sensitive is because City staff is receiving increasing interest by developers, businesses and potential investors about opportunities within the Covina Town Center. Because of the cyclical nature of development, waiting the approximate 18 months it will require to prepare and eventually adopted the Metro TOD Specific Plan is not desirable. The following is a discussion on the time sensitive issue topics for consideration by the City Council.

○ **Overall Design Theme/Atmosphere of the Covina Town Center Specific Plan:**

Downtown Covina is a community asset. As such, it is important there be a clear vision of not only how the downtown should appear, but also how it is a part of the overall Covina community fabric. As a "special place", the downtown area is more than a collection of parts. It should have a clear comprehensive vision in order to ensure not only that ongoing development and new businesses conform to the specific plan, but also that the "fabric", "atmosphere" and desired "vibe" of the downtown district is consistent with the City Council's vision.

Recommended Action: Reaffirm commitment to the preserving the pedestrian-oriented downtown district. Direct staff to include these features into a draft document for Planning Commission consideration.

○ **Permitted Uses, Uses Permitted with a Conditional Use Permit and Prohibited Uses:**

The Covina Town Center Specific Plan contains six (6) sub-areas, called “Focused Activity Area” These geographic areas are delineated with the code “TCSP”, followed by a number one (1) through six (6) to identify the particular “Focused Activity Area”. For example, the portion of the Covina Town Center Specific Plan that pertains to the Citrus Avenue streetscape between Badillo Street and San Bernardino Road is within “Focused Activity Area 5”. Thus, for the purposes of identifying the allowable uses and development standards, similar to a conventional zoning code reference, the plan reference is TCSP-5.

Given the number of specific plan “Focused Activity Areas”, each with delineated Permitted Uses and Conditional Uses it would be useful to revisit the current relevance of the Covina Town Center Specific Plan in regards to allowable uses as follows:

● **Existing published uses vs. current use trend demands.**

As with any zoning code, a specific plan is a “snapshot in time” from when it is originally prepared and adopted. Because the Covina Town Center Specific Plan was adopted in 2004, it is prudent to examine the uses that are permitted and conditionally permitted in regards to current lifestyle, economic and development trends. An evaluation of current use trend demands versus what was articulated in the adopted 2004 specific plan reveals a need to update and/or amend the specific plan document. Some examples to consider include, but are not limited to, the following:

- ✓ Personal service, administrative offices, and medical-related uses;
- ✓ Gymnasiums, physical therapy, martial arts studios, dance studios and related uses;
- ✓ Microbreweries and wine production (with on-site consumption and off-site sales);
- ✓ Educational facilities (public and private), such as performing arts, college extension, occupational/vocational; and,
- ✓ Shared-space retail establishments, such as food courts, jewelry marts and similar uses.

Recommended Action: Direct staff to include updated uses into the draft document for Planning Commission consideration. Specifically add new allowable uses that would promote current commercial activity, such as microbreweries and shared space retail concepts.

● **Desirability of existing published uses vs. “pyramid-style” methodology.**

Related to the above discussion point, the Covina Town Center Specific Plan articulates both “Permitted Uses” and “Conditional Uses” in the “menu of uses” that can possibly be established within the downtown area. The menu of possible uses should be examined as to if it’s desirable to revise the identified uses. In addition, TCSP-4 has a “pyramid-style” use menu. Basically, the “Permitted Use” language references any “Permitted Use” in any other Town Center Focused Activity Area is permitted in TCSP-4.

Uses that may merit discussion, currently identified within the specific plan as either “Permitted” or “Conditionally Permitted” including, but not limited to:

- ✓ Single-Room Occupancy residential (SRO) as “Conditional Uses”;
- ✓ Multiple family residential as a “Permitted Uses”;
- ✓ Light industrial as “Conditional Uses”;
- ✓ Parking facilities as “Conditional Uses”; and,
- ✓ Boarding and rooming houses.

Recommended Action: Direct staff to include re-evaluate the “use menus” and include recommended revisions for consideration by the Planning Commission.

- **Building and storefront vacancies.**

One of the challenges of building a vibrant downtown is vacant or empty storefronts. There are several factors that contribute to this situation. Essentially, these are as follows:

- ✓ Aging and obsolete physical plant;
- ✓ Absentee property owners;
- ✓ Property is owned “free and clear”/economic considerations;
- ✓ Confusing zoning requirements and/or specific plan requirements/standards;
- ✓ Cost to upgrade the property; and,
- ✓ Access to parking, trash facilities, loading, etc.

Recommended Action: Direct staff to study potential incentive programs to encourage property owners and the development community to invest in existing properties within the downtown area. Develop a strategy for consideration by the City Council at a future study session for further consideration.

- **Administrative interpretation of uses – implementing the specific plan.**

One of the current challenges with the Covina Town Center Specific Plan is “interpreting” the language of what are the “Permitted Uses” and “Conditional Uses”. One of the challenges of writing a zoning code, listing allowable uses, is describing what the permitted and conditionally permitted uses are, and creating a mechanism for administrative interpretation of a proposed use that is not specifically listed. The Covina Town Center Specific Plan document is no exception.

One of the historical issues that have created administrative challenges is the so-called “40% rule”. There have been proposals to establish uses in the TCSP-5 area, which is the core downtown area along Citrus Avenue, that are not specifically articulated in the menu of “Permitted Uses” or “Conditional Uses”; and, interpretations have been made that were deemed to make a use “consistent” with the intent of the Covina Town Center Specific Plan. At least on two (2) occasions a determination was made by City staff that a martial arts studio and a medical office would be acceptable, if 40% of the floor area was used for “retail”. In the case of the martial arts studio, display cases and some retail clothing racks were placed at the entry area, creating the “40%” retail space. In regards to the medical use, an actual interior demising wall was constructed, placing the medical use in the rear area of the building, with the front portion of the building unoccupied.

More recently, proposals have been received to establish new uses within currently unoccupied buildings that rekindles the discussion on how to interpret the Covina Town Center Specific Plan. Specific proposals have included a special needs children’s “Gymboree-style” activity use, a physical therapy facility and a T-shirt printing operation. All proposed uses have offered to create a “retail” component as part of the overall operation.

Recommended Action: Direct staff to work with the Planning Commission on the following:

- ✓ ***Reduce the number of specific plan “Focused Activity Areas”;***
- ✓ ***Eliminate conflicting and confusing zoning standards; craft development standards that are measurable, enforceable, quantifiable and understandable;***
- ✓ ***Identify more relevant permitted uses; and,***
- ✓ ***Develop a strategy to allow for greater administrative discretion, while ensuring procedural safety through Planning Commission or City Council endorsement of administrative determination.***

○ **Economic Development/Regional Image/Long Range Vision:**

In reading both the 2002 Downtown Conceptual Master Plan and the adopted 2004 Covina Town Center Specific Plan, it appears as if a discussion on a regional view of how Covina relates to the east San Gabriel Valley, as well as how the two (2) planning documents intended to foster a positive economic vitality of the downtown was not fully explored. The 2002 Conceptual Downtown Master Plan stresses urban design principals and what were the popular downtown revitalization trends during the early 2000’s. The adopted 2004 Covina Town Center Specific Plan is very articulate in allocating specific uses within small geographic areas of the downtown specific plan boundaries and suggests the overall expectation of the specific plan build out is a robust, energetic downtown experience.

However, neither plan addresses the positive role that a strong daytime professional population plays in the downtown experience. Also, creating a vibrant streetscape and public plaza experience in the downtown is now recognized as very critical in the success of downtown districts. Neither of the aforementioned subject areas is fully addressed in the specific plan.

Recommended Action: Include a specific “carve out” economic development strategy for the downtown area as an element of the city-wide Economic Development Action Plan. Include a strategy on how the downtown will promote Covina in a regional context with specific action items. Include the downtown “carve-out” economic development strategy as a future study session topic along with the Economic Development Action Plan.

○ **Issue Questions:**

There are several issue discussion topics that will shape the future Metro TOD Planning project effort. In addition, it may be desirable to initiate some interim steps in addressing some or all of the issues presented in this staff report. Essentially, the issues questions are as follows:

- Should the current “menu” of “Permitted Uses” and “Conditionally Permitted Uses” be evaluated for current lifestyle, economic and development trends? If so, should that effort proceed independently of the future Metro TOD Planning project?

Recommended Action: Yes. The menu of uses should be updated to reflect current economic, demographic, commercial retail and lifestyle trends.

- Should the boundaries of the Covina Town Center Specific Plan be expanded?

Recommended Action: Yes. Study and consider extending the specific plan area easterly to Barranca Avenue to include the Vita Pakt properties, as well as the light industrial properties along San Bernardino Road.

Issue Questions, Cont'd.

- What role should public space, urban design principles and economic factors have in a revised specific plan? Should there be an initial effort to proceed with an interim strategy until the future Metro TOD Planning project is completed?

Recommended Action: The pending updated specific plan should promote and include criteria for additional public space, public plazas, improvement to existing public spaces and strong emphasis on quality design and architecture. Direct staff to proceed with developing an interim specific plan strategy while the more comprehensive Metro TOD Planning project is developing.

- Should a comprehensive development strategy for older, existing vacant downtown buildings be created as a parallel project effort?

Recommended Action: Yes. Direct staff to study potential incentive programs to encourage property owners and the development community to invest in existing properties within the downtown area. Develop a strategy for consideration by the City Council at a future study session for further consideration.

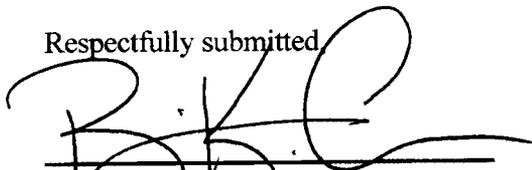
- Should consideration be given in regards to non-retail uses in the downtown? If so, it would be recommended that quantifiably standards that can be pragmatically administered be developed.

Recommended Action: There is merit to allowing non-retail uses into the downtown. Strong consideration should be given to allow for non-retail uses to be able to locate within the downtown district. However, very specific, quantifiable standards that are enforceable, easily understood and pragmatic have to be created. Direct staff to work with the Planning Commission for future consideration.

- What is the desired look, “feel”, atmosphere of the downtown? How should public space, public plazas, information (wayfinding) signage, public art, building signage and design criteria be used to promote the desired vision?

Recommended Action: Include strong criteria and measureable development standards to implement the desired downtown vision. Quality public space and plazas are critical to the success of a robust downtown environment. Direct staff to include these goals into the pending Metro TOD Planning program as well as create an interim strategy.

Respectfully submitted



Bryan K. Lee
Director of Community Development

Attachment B

**City of Monrovia
Historic Commercial District Development Guidelines
and General Plan Guidelines**



DEVELOPMENT GUIDELINES - HCD

PLANNING DIVISION

- 17.14.010 Purpose
- 17.14.020 Use Restrictions for the HCD Zone
- 17.14.030 Non Conforming Uses
- 17.14.040 Development Standards
- 17.14.050 Historic Preservation of the HCD Zone

17.14.010 Purpose

The purpose of these regulations is to provide and promote the historic role of the Historic Commercial Downtown (HCD) zone as the downtown retail business district of the City. Notwithstanding any other provision of this code, the following regulations shall apply throughout the HCD zone.

17.14.020 Use Restrictions for the HCD Zone.

Use types permitted in the HCD zone is shown in the following table. Uses not listed on the following table are not permitted. Use type definitions are set forth in §17.08.030.

<u>Legend:</u>	
Blank	- means the use is not permitted
"P"	- means the use is permitted
"C"	- means the use requires a <u>major</u> conditional use permit
"Cm"	- means the use requires a <u>minor</u> conditional use permit

Use	Street Level	Non-Street Level
Residential Uses		
Multi-family Residential		C
Senior Citizen Housing		C
Single Family Residential		Cm
Commercial Uses		
Administrative/Professional Services	P ^{1,2,4}	P
Antique Store	Cm	Cm
Athletic Clubs/health spa	P ²	P
Business support services	P ⁴	P
Entertainment facilities	C ^{5,6}	C ^{5,6}
Family day care home		P
Financial institutions	P	P
Hotel/motel	C	C
Instructional Services		Cm
Postal Services	P	P
Restaurant	P	P
Retail (indoor)	P	P
Service Commercial	P ^{3,4}	P
Theme shopping	C	C
Industrial Uses		
Research and Development		C
Institutional Uses		
Club and lodge facilities		C
Cultural exhibits		P
Religious Assembly		C
Other Uses		
Other Uses	C	C

†All new construction and additions (regardless of use) over 10,000 square feet in area and/or with an occupant load of 30 persons or more shall require a conditional use permit.

1. Only the following administrative/professional uses shall be permitted at street level: insurance agents, real estate offices, employment agencies, legal offices, income tax preparation, and ticket sales offices.
2. Allowed for buildings with a minimum of 5,000 square feet of existing undivided floor area.
3. Excluding beauty shops, nail salons, barbershops, and pet grooming.
4. For buildings in the HCD zone where a portion of the ground floor is divided with separate businesses that do not have access to Myrtle Avenue, all administrative/professional uses, all service commercial uses and business support services shall be permitted in those portions of the building.
5. Theaters in the HCD zone and PD-5 Zone shall not exceed a maximum of 12 screens.
6. For example, movie theaters, night clubs, dancing, music.

17.14.030 Nonconforming Uses.

Nonconforming uses may be allowed to be expanded in the HCD zone subject to approval of a conditional use permit if the following findings are made:

- (A) The expansion of the use will not significantly impact the availability of parking in the downtown area;
- (B) The expansion of the use will be consistent with the retail nature of the HCD zone; and
- (C) The existing building and/or its renovation will further the historic architectural character of the downtown area.

17.14.040 Development Standards.

- (A) *Lot size.* The minimum lot area shall be 10,000 square feet. A minimum lot width of 50 feet and a minimum lot depth of 100 feet are required.
- (B) *Floor area and lot coverage.* The ratio of total gross floor area to lot area shall not exceed a FAR of 200%. Basement area shall not count in the determination of FAR. Minimum lot coverage is 75%. Maximum lot coverage is 100%.
- (C) *Setbacks.* No setback is required for buildings in the HCD zone. Additionally, buildings with property lines bounded by public streets, no setback is allowed, with the exception that storefront entries adjacent to Myrtle Avenue shall be recessed a minimum of 3' from the front property line.
- (D) *Building height.* Buildings in the HCD zone shall have no more than two stories (excluding basements) and shall not be taller than 35 feet in height.
- (E) *Retail storefront appearance required.* All uses located at street level must have a front window corridor consistent with the retail nature of Myrtle Avenue.
 - (1) Building partitions shall not be constructed within the front 25 feet as measured from the wall closest to the front lot line on Myrtle Avenue.
 - (2) Windows facing any street shall not be tinted.
 - (3) Storefront windows shall not be obscured. Window coverings on the ground floor shall be reviewed by the Development Review Committee and shall maximize the appearance of an open storefront.
 - (4) Bars or other physical security devices shall be discouraged however if installed the following shall apply:
 - (a) Installation shall only be allowed on the interior of the building and shall be setback from the store front.
 - (b) Devices shall be retractable and not visible when open.
 - (c) Devices shall be opened during normal business hours. Normal business hours shall mean 10:00 a.m. to 5:00 p.m.
 - (d) The Development Review Committee shall review the design and location of the installation.

(F) *Parking.* Notwithstanding the provisions of the Parking Ordinance in Chapter 17.24 of this Code, the parking requirements in this section shall apply to all property within the HCD Zone. (see *Parking Standards* handout)

- (1) *Residential – Existing buildings.* When existing floor area is converted to a residential use, assigned open spaces shall be provided as follows:
 - (a) Dwelling units 600 square feet and less shall provide one space.
 - (b) Dwelling units over 600 square feet in floor area shall provide two spaces.
- (2) *Residential – New Construction.* When new residential uses are built, enclosed parking spaces shall be provided as follows:
 - (a) Dwelling units 600 square feet and less shall provide one enclosed garage space.
 - (b) Dwelling units over 600 square feet in floor area shall provide two enclosed garage spaces.

(G) *Residential Development.*

The following development shall apply to all residential units in the HCD zone.

- (1) *Dwelling size.* Dwelling units shall have the minimum floor area as indicated in the table below (in square feet). Dwelling units shall have no more than two bedrooms.

Studio/ Efficiency	1-bedroom	2-bedroom
500	600	800

- (2) *Density.* Maximum permitted density is 25 dwelling units per acre.
 - (3) *Accessory structures.* Detached accessory structures that are considered part of a residential use are not permitted.
 - (4) *Outdoor storage prohibited.* For dwelling units that have balconies, only patio furniture shall be permitted on balconies.
- (H) *Fences and Walls.* Fences and walls shall not be permitted adjacent to any public street. All other locations and materials used shall be approved by the Development Review Committee. Barbed wire and chain link are not permitted materials.
- (I) *Trash areas.* Each use shall either (a) provide trash containers on site or (b) financially contribute to and use shared trash facilities within the HCD Zone. If trash containers are provided on site:
 - (1) The containers shall provide sufficient capacity to contain all refuse generated by the use.
 - (2) All trash containers shall be enclosed or screened from public view and shall not be adjacent to any public street and shall be located so as to allow for convenient pickup and disposal.
 - (3) All trash containers shall be provided with lids.
- (J) Outside storage prohibited.
- (K) *Mechanical equipment.* Ground-mounted mechanical equipment shall be completely screened from public view and shall only be permitted at the rear of buildings. Roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of a building and is visible from adjacent properties or a public street shall not be permitted. Exceptions: The Development Review Committee may permit an enclosure that screens mechanical equipment if the material is durable and consistent with the architecture of the building. Satellite dishes shall not be visible from the public right-of-way.
- (L) *Signage.* Sign standards are pursuant to the Sign Ordinance in Chapter 17.28. (see Sign Standards – Commercial).

17.14.050 Historic Preservation of the HCD Zone

(A) *Purpose.* To preserve, protect and enhance the unique architectural, historical, aesthetic, and cultural heritage of Monrovia's historic downtown. The provisions of this section shall apply to all work involving construction, alteration or demolition of structures within the HCD Zone where such work requires a building permit or demolition permit and affects the exterior architectural appearance of a building. No building permit or demolition permit for such work shall be issued without the necessary approval required by this section.

(B) *Definitions.* As used in this chapter, these words have the following meanings:

ALTERATION. A process that changes one or more of the exterior architectural features of a structure, including but not limited to the erection, construction, reconstruction or removal of any structure, in whole or in part.

CONSTRUCTION. The act of erecting a new principal or accessory structure, or adding to an existing structure.

DEMOLITION. Any act that destroys in whole or in part a structure.

EXTERIOR ARCHITECTURAL APPEARANCE. The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material, and the type, design and character of all windows and doors.

(C) *Historic Preservation Commission Authority.* The Historic Preservation Commission, as established in Title 2, shall have under its auspices the administration of this chapter as it relates to the Commission's goals and purposes.

(D) *Application For Building Permit In The HCD Zone.* Every application for a building permit for work affecting the exterior architectural appearance of a building in the HCD Zone shall be submitted to the Historic Preservation Commission for review and approval pursuant to this section.

(E) *Determination by Historic Preservation Commission.* The Historic Preservation Commission shall approve, conditionally approve or deny each application for a building permit involving new construction or alterations affecting the exterior architectural appearance of a building in the HCD Zone. The Commission shall review each application for a demolition permit and make a recommendation to the City Council regarding such demolition pursuant to the economic hardship provisions in Chapter 17.40.

(F) *Standards for Review—Alteration.* In considering an application for a building permit for alteration of an existing building or structure, the Historic Preservation Commission shall be guided by the following general standards in addition to any other applicable regulations contained in this code:

- (1) For those structures that have been covered by stucco or other materials, reasonable efforts shall be made to explore the original structure and restore the building to its original design and exterior appearance.
- (2) The distinguishing original qualities or character of a building, structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.
- (3) Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be preserved whenever reasonably possible.
- (4) Deteriorated architectural features shall be repaired rather than replaced whenever reasonably possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities, whenever reasonably possible. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence.

- (G) *Standards for Review—New Construction.* In considering an application for a building permit for new construction, the Historic Preservation Commission shall be guided by the following general standards in addition to any applicable regulations contained in this code.
- (1) Height. The height of any proposed construction should be compatible with the style and character of surrounding structures.
 - (2) Proportions of windows and doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the surrounding structures.
 - (3) Relationship of building masses and spaces. The relationship of a structure and adjoining structures should be compatible.
 - (4) Roof shape. The designs of the roof should be compatible with the architectural style and character of surrounding structures.
 - (5) Landscaping. Landscaping should be compatible with the architectural character and appearance of surrounding landscaping.
 - (6) Scale. The scale of the structure should be compatible with the architectural style and character of the surrounding structures.
 - (7) Directional expression/facades. Facades in the HCD Zone should blend with other structures with regard to directional expression. Structures in the HCD Zone should be compatible with the dominant horizontal or vertical expression of surrounding structures.
 - (8) Architectural details. Architectural details including materials, colors and textures should be treated so as to make any new construction compatible with the architectural style and character of the HCD Zone.
- (H) *Demolition—Economic Hardship Prerequisite.* Demolition of a structure in the HCD Zone shall only be permitted upon a finding that continued use of the structure for which demolition is proposed would cause an economic hardship on the property owner pursuant to the economic hardship provisions contained in § 17.40.100.
- (I) *Emergency Demolition.* Emergency demolition shall be pursuant to the procedure contained in §17.40.120.
- (J) *Enforcement.* Preservation of buildings in the HCD Zone is essential to the long-term value and character of this unique shopping district. Any alteration, construction or demolition of a structure in the HCD Zone in violation of the provisions of this chapter and Chapter 17.40 shall result in the application of the enforcement and penalties contained in § 17.40.150.

This handout is intended to be used as a guide and may not contain all development requirements. Specific regulations are in the Monrovia Municipal Code and are available in the Planning Division or online at www.cityofmonrovia.org/planning. If you have any questions, please feel free to contact the Planning Division at (626) 932-5565.)

AREA PD-5: DOWNTOWN: These areas are adjacent to the Historic Commercial Downtown designations along Myrtle Avenue and generally encompass the side streets running through Old Town Monrovia to Primrose Avenue on the west and Ivy Avenue on the east. The area has historically been the commercial core of the City; however, there are a substantial number of residential units. These areas can support a variety of uses but the uses should be related to Myrtle Avenue and be of a quality in keeping with Old Town Monrovia.

The following development guidelines shall apply to PD Area 5:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point.
2. Encourage businesses such as theaters, restaurants, and specialty retail that support the Myrtle Avenue downtown commercial corridor and other similar uses as determined by the Development Review Committee. Stand alone bars, cocktail lounges, and liquor stores shall not be allowed.
3. Residential development shall only be allowed in mixed-use developments on sites exceeding 2 acres in size and shall require the approval of a specific plan.
4. No building setbacks are required except for the following:
5. Where a building is adjacent to a residential zone, the multiple story setback standards for the residential zone shall apply.
6. For property lines adjacent to Ivy Avenue a ten-foot setback shall be required.
7. The Development Review Committee shall determine appropriate setback requirements based on adjacent land uses.
8. Public improvements shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping.
9. Public parking lots are permitted.

AREA PD-5a: DOWNTOWN/COLORADO COMMONS: This is a 2.11 acre site directly to the west of Downtown which is currently used for public parking. This area can be developed to provide additional residential opportunities in downtown, providing additional customers for downtown businesses enhancing the economic and social vitality of Old Town by adding residents that will participate in a variety of activities throughout the day. Design of the development will provide a transition between the commercial corridor and the residential neighborhood to the west.

The following development guidelines shall apply to PD Area 5a:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point. This area will be primarily developed as residential with incidental commercial and live/work opportunities.
2. The non-residential spaces shall be lower intensity commercial uses and shall be sensitive to the



surrounding residential uses. Use of commercial spaces shall be limited to types of uses that are open to the public, support downtown commercial uses and will encourage pedestrian activity such as retail, food service, service commercial, and office. New uses shall be reviewed by the Homeowners Association and approved by the DRC prior to issuance of a Business License and are subject to the Performance Standards in the Monrovia Municipal Code.

3. Uses allowed in live/work units shall be approved by the Homeowners Association.
4. High density urban residential and mixed-use development is encouraged. High quality design and materials on all elevations is required. The following development standards shall apply to development in PD-5a:
 - a. Provide shared public/private parking that supports Old Town. Two dedicated parking spaces for each residential and live/work unit. Commercial spaces shall provide one space for each 250 square feet of building area. In addition to the required spaces generated by the new development, all public parking spaces shall be replaced within the structure.
 - b. Minimum unit size is 750 square feet.
 - c. Maximum permitted number of stories is four.
 - d. Maximum permitted residential density is 35 dwelling units per acre.
 - e. No setback is required on property lines adjacent to public streets. Setback requirements from the project's interior property lines shall be subject to the determination of the Development Review Committee. Setback areas adjacent to the condominiums in that block shall be planted with ample landscaping.
 - f. Signage for commercial spaces shall be subject to the Sign Ordinance. Signage for the parking structure and live/work spaces shall be included in a detailed sign program, which shall be submitted to the Development Review Committee for approval. Illuminated signage shall be allowed subject to a lighting study. No illuminated signage will be permitted on live/work units.

Public improvements and interior common areas shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping



Attachment C

City of Claremont Permitted Use Chart and Land Use, Community Character and Heritage Preservation Element

Claremont Municipal Code

Up **Previous** **Next** **Main** **Search** **Print** **No Frames**

TITLE 16 ZONING
Chapter 16.051 COMMERCIAL DISTRICTS

16.051.020 USES AND DEVELOPMENT PERMITTED

A. Permitted Uses

The uses and development permitted in the Commercial Districts are listed in the following Table 16.051.A as indicated in the columns beneath each commercial district. Where indicated with the letter "P," the use or development shall be permitted. Where indicated with the letters "CUP," the use or development shall require approval of a conditional use permit pursuant to Chapter 16.303. Where indicated with the letters "SUDP," the use or development shall require approval of a special use and development permit pursuant to Chapter 16.306. Where indicated with the symbol <>, the use is prohibited. In the event a use is not listed or there is difficulty in categorizing a use as one of the uses listed in Table 16.051.A, the use shall be prohibited unless a Finding of Similar Use is approved by the Director of Community Development pursuant to Chapter 16.339. In addition, a permitted use may include ancillary uses, provided the Director of Community Development determines such ancillary uses are appropriate, compatible with, and secondary to the permitted use, and are consistent with the intent of the district in which such uses are located.

PERMITTED USE CHART – TABLE 16.051.A

Permitted, Special and Conditional Uses and Developments for
 Commercial and Industrial Districts

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
1) Administrative/Professional													
Architectural, design, and engineering services	P	P	P	P	<>	P	<>	P	P	P	P	P	I
Art studios with less than 15% sales area	P	P	P	P	<>	P	<>	P	P	P	P	P	I
Attorney/legal services	P	P	P	P	<>	P	<>	P	P	P	P	P	I
Banks, credit unions and remote ATMs (stand alone facilities – without drive-through)	P	P	P	P	P	P	P	<>	P	P	P	P	I
Banks, credit unions and remote ATMs (with drive-through) See Chapter 16.094	<>	<>	<>	<>	CUP	<>	<>	CUP	CUP	<>	CUP	CUP	CU
Brokerage firms and financial institutions	P	P	P	P	CUP	P	<>	<>	P	P	P	P	I
Business management services	P	P	P	P	<>	P	<>	P	P	P	P	P	I
	P	P	P	P	<>	P	<>	P	P	P	P	P	I

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Exhibit halls and galleries with 15% or less retail sales area (For galleries with more than 15% retail sales area – see art gallery under 6) General Merchandise)													
General administrative offices	P	P	P	P	<>	P	<>	P	P	P	P	P	I
Government offices	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CU
Insurance and accounting offices	P	P	P	P	<>	P	<>	P	P	P	P	P	I
Massage/acupressure as primary use (see also Municipal Code Chapter 5.36 and special CVO parking standards in Section 16.060.030.A.6)	CUP	<>	CUP	CUP	<>	CUP	<>	<>	<>	CUP	CUP	CUP	CU
Massage as ancillary use to primary permitted use – less than 40% of gross floor area of business (see Municipal Code Chapter 5.36)	CUP	<>	CUP	CUP	<>	CUP	CUP	CUP***	<>	CUP	CUP	CUP	CU
Medical/dental/electrolysis offices – see use under 9) Medical/Health Services													
Real estate, escrow & property management offices	P	P	P	P	<>	P	<>	P	P	P	P	P	I
Recording/film studios	CUP	<>	<>	CUP	<>	CUP	<>	CUP	<>	CUP	CUP	CUP	CU
2) Animal Services	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Feed, tackle supplies for large animals (large animal defined in Section 6.20.010)	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<>	<
Pet grooming	<>	<>	P	P	P	<>	<>	P	P	<>	P	P	I
Pet hospitals and boarding/kennels	CUP	<>	<>	CUP	<>	<>	<>	CUP	<>	<>	CUP	CUP	CU
Pet sales and supplies (no outdoor storage)	<>	<>	P	P	P	P	P	<>	P	P	P	P	I
Veterinarian office (with no boarding of pets)	P	P	P	P	<>	P	<>	P	P	P	P	P	I
3) Alcoholic Beverage Sales	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Alcoholic sales for off-site consumption with or without tasting room	<>	CUP	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CUP	CU
On-site sales in connection w/restaurant	<>	CUP	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CUP	CU
	<>	<>	<>	<>	<>	<>	<>	SUDP	<>	<>	<>	<>	<

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Manufacturing, wholesale and distribution, including winery or micro-brewery with or without tasting room and no restaurant													
Micro-breweries in connection w/restaurant	<>	<>	<>	CUP	CUP	CUP	CUP	<>	<>	CUP	CUP	CUP	CUP
4) Educational/Instructional/Day Care Uses													
Adult day care	CUP	CUP	<>	<>	<>	CUP	<>	<>	<>	CUP	<>	<	<
Children tutorial classes	SUDP	SUDP	SUDP	SUDP	<>	SUDP	<>	SUDP	SUDP	SUDP	SUDP	SUDP	CUP
Colleges	<>	<>	<>	CUP	<>	<>	<>	CUP	<>	<>	CUP	CUP	CUP
Elementary, junior and high schools	<>	<>	<>	CUP	<>	<>	<>	CUP	<>	<>	CUP	CUP	CUP
Music, art, dance, gymnastic, martial arts instruction, yoga, talent/acting studio with greater than 1,500 sq. ft.	CUP	P	P	P	<>	CUP	CUP	CUP	P	CUP	P	P	I
Music, art, dance, gymnastic, martial arts instruction, yoga, talent/acting studio with less than 1,500 sq. ft.	SUDP	P	P	P	<>	SUDP	SUDP	SUDP	P	SUDP	P	P	I
Licensed nurseries, pre-schools and day care facilities for children	CUP	CUP	<>	<>	<>	CUP	<>	<>	<>	CUP	<>	<	<
Adult vocational classes, trade schools, computer training, traffic and driving schools greater than 500 sq. ft.	CUP	<>	<>	CUP	<>	CUP	<>	CUP	<>	CUP	CUP	CUP	CUP
Adult vocational classes, trade schools, computer training, traffic and driving schools less than 500 sq. ft.	SUDP	<>	<>	SUDP	<>	SUDP	<>	SUDP	<>	SUDP	SUDP	SUDP	SUDP
Ancillary uses to permitted primary uses	P	P	P	P	P	P	P	P	P	P	P	P	I
5) Food/Restaurants/Eating Establishments													
Bakeries – commercial with ancillary sales – see use under 8) Manufacturing/Industrial Uses													
Bakery – primarily retail sales	<>	P	P	P	P	P	P	<>	P	P	P	P	I
Catering services as primary use – may include on-site dining facilities	<>	<>	<>	P	CUP	P	<>	P	<>	P	P	P	I
Commercial test kitchen	CUP	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<>	<
Convenience store – see use under 6) General Merchandise/Retail Trade													
Ice cream, juice, tea and candy shops	<>	P	P	P	P	P	P	<>	P	P	P	P	I
Food markets – see Food/drug and kindred products under 6) General Merchandise/Retail Trade													

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Micro-brewery in connection w/restaurant – see use under 3) Alcoholic Beverage Sales													
Restaurant w/drive through – see Chapter 16.093 for special standards.	<>	<>	<>	<>	CUP	<>	<>	<>	<>	<>	<>	<	
Restaurants/coffee shops with no drive through facilities (for entertainment permit, see Chapter 5.45 of Municipal Code)	<>	P	P	P	P	P	P	SUDP	P	P	P	F	
Retail food including specialty food markets – see Food/drug and kindred products category under 6) General Merchandise/Retail Trade													
6) General Merchandise/Retail Trade	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Antiques retail sales (for antique warehouse, see warehouse distribution/operations under 19) Warehouse/Storage)	<>	P	<>	P	SUDP	P	P	<>	<>	P	P	F	
Appliance, consumer electronic, computer and phone/telecommunication equipment retail sales	<>	P	P	P	P	P	P	<>	P	P	P	F	
Art gallery with retail sales (If retail sales area is less than 15% – see exhibit hall and gallery under 1) Administrative/Professional)	<>	P	P	P	P	P	P	SUDP	P	P	P	F	
Art supplies, framing	<>	P	P	P	P	P	P	SUDP	P	P	P	F	
Beauty supplies	<>	P	P	P	P	P	P	<>	P	P	P	F	
Books and magazines	<>	P	P	P	P	P	P	<>	P	P	P	F	
Camera and photographic supplies	<>	P	P	P	P	P	P	<>	P	P	P	F	
Clothing/shoes stores	<>	P	P	P	P	P	P	<>	P	P	P	F	
Cigar/cigarette/smoke shops/electronic cigarettes as a primary use	<>	<>	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CU	
Consignment clothing sales	<>	P	P	P	P	P	P	<>	P	P	P	F	
Convenience stores	<>	CUP	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CU	
Discount variety, volume liquidation/seconds/cut-rate merchandise, army surplus, or thrift stores	<>	<>	<>	CUP	<>	<>	<>	<>	<>	<>	CUP	CU	
Equipment sales/rentals w/outdoor storage	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Equipment sales/rentals with no outdoor storage	<>	<>	<>	CUP	P	<>	<>	<>	<>	<>	CUP	CU	
Floor covering	<>	<>	P	P	P	P	CUP	<>	P	P	P	F	

USE	ZONE											
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU
Florists	<>	P	P	P	P	P	P	<>	P	P	P	I
Food/drug and kindred products	<>	P	P	P	P	P	P	<>	P	P	P	I
Fabric stores	<>	<>	P	P	P	P	P	<>	P	P	P	I
Firearms, ammunition and related products – retail sales	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<
Furniture, office and home furnishings	<>	<>	P	P	P	P	P	<>	P	P	P	I
Garden supply with outdoor display of plants	<>	<>	<>	P	P	P	P	CUP	P	P	P	I
General merchandise, specialty, gift, craft items, candles, house wares, and variety (non-discount) stores	<>	P	P	P	P	P	P	<>	P	P	P	I
Hardware/home improvement stores	<>	P	P	P	P	P	P	<>	P	P	P	I
Health, herbal, botanical stores	<>	P	P	P	P	P	P	<>	P	P	P	I
Hobby, toy and game	<>	P	P	P	P	P	P	<>	P	P	P	I
Hookah lounge/smoking room	<>	<>	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CU
Indoor swap meets/concession malls	<>	<>	<>	CUP	<>	<>	<>	<>	<>	<>	CUP	CU
Interior decorating, linen, and bath stores	<>	<>	P	P	P	P	P	<>	P	P	P	I
Jewelry sales and repair	<>	P	P	P	P	P	P	<>	P	P	P	I
Leather goods and equipment	<>	P	P	P	P	P	P	<>	P	P	P	I
Luggage sales	<>	P	P	P	P	P	P	<>	P	P	P	I
Music, CD, tape and video sales	<>	P	P	P	P	P	P	<>	P	P	P	I
Musical instruments	<>	P	P	P	P	P	P	<>	P	P	P	I
Office supplies/stationery/cards	<>	P	P	P	P	P	P	<>	P	P	P	I
Outdoor sale or display of merchandise, or provision of services in conjunction with primary use in a building – see Chapter 16.090 for restrictions and special permit requirements												
Pharmacies (without drive-through)	<>	P	P	P	P	P	P	<>	P	P	P	I
Pharmacies (with drive-through) See Chapter 16.094	<>	<>	<>	<>	CUP	<>	<>	<>	CUP	<>	CUP	CU
Shoe stores	<>	P	P	P	P	P	P	<>	P	P	P	I
Sporting goods and equipment (no gun sales)	<>	<>	P	P	P	P	P	<>	P	P	P	I
Thrift stores – see Discount variety, volume liquidation/seconds/cut-rate merchandise, army surplus, and thrift stores under 6) General Merchandise/ Retail												
Travel agencies	P	P	P	P	P	P	P	<>	P	P	P	I
7) Lodging Places	CP	CN	CL	CH	CF			B/IP	MU1**	MU2**	MU3**	MU

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
						CV/ CVO*	CVO w/ display window						
Bed and breakfast facilities	CUP	<>	<>	CUP	CUP	CUP	<>	<>	<>	CUP	CUP	CU	
Hotels and motels	<>	<>	<>	CUP	CUP	CUP	<>	<>	<>	CUP	CUP	CU	
8) Manufacturing/Industrial Uses	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Apparel/textile products	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Assembly of products	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Auxiliary uses that the Community Development Director finds appropriate and compatible with a permitted manufacturing/industrial use	<>	<>	<>	<>	<>	<>	<>	SUDP	<>	<>	<>	<	
Bakery - commercial with ancillary sales	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Blueprint services	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Catalog distribution with no retail sales on the premises	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Electronic, optical and scientific products	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Food and kindred products	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Furniture and household products	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Limited retail in conjunction with permitted manufacturing/ industrial use (provided retail < 20% total floor area and < 20% of gross sales revenue)	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Laundry/dry cleaners – commercial	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Lumber/wood products	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Manufacturing as a minor ancillary use to a permitted retail use	<>	<>	<>	CUP	CUP	CUP	CUP	P	<>	CUP	CUP	CU	
Metalwork fabrications	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Micro-brewery, winery, distillery – manufacturing, wholesale, tasting – see Manufacturing, wholesale and distribution under 3) Alcoholic Beverage Sales													
Micro-brewery in connection w/restaurant – see this use under 3) Alcoholic Beverage Sales													
	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Outside operations with permitted manufacturing/industrial uses													
Paper products	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Photocopying, computer publishing and related personal services – see photocopying and photo development under 11) Personal Services													
Printing/publishing – commercial, large volume/heavy equipment	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Research, development and testing of products	CUP	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Sand and gravel extraction	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Stone, clay and glass products	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Water resource development	CUP	CUP	CUP	CUP	CUP	<>	<>	CUP	CUP	<>	CUP	CU	
9) Medical/Health Services	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Acute care/walk-in medical services	CUP	<>	<>	CUP	<>	<>	<>	CUP	<>	<>	CUP	CU	
Ambulance services	CUP	<>	<>	CUP	<>	<>	<>	P	<>	<>	CUP	CU	
Hospitals	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Medical/dental/counseling/psychology/electrolysis/hearing aids/acupuncture/ homeopathy/physical therapy/sports therapy – (for massage, see use under 1) Administrative/Professional)	P	P	P	P	<>	P	<>	CUP	P	P	P	I	
Optometry related sales	P	P	P	P	CUP	P	P	<>	P	P	P	I	
10) Motor Vehicles Services	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Automobile body and painting as primary use	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Automobile broker offices	SUDP	<>	SUDP	SUDP	CUP	SUDP	<>	SUDP	SUDP	SUDP	SUDP	SU	
Automobile car washes	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Automobile, motorcycle, and RV sales – new	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Automobile, motorcycle, and RV sales – used cars sales permitted only in connection with new car sales													
	<>	<>	CUP	CUP	CUP	<>	<>	CUP	CUP	<>	CUP	CU	

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Automobile rental agencies with parking for vehicle rentals													
Automobile/motorcycle repair – general, including quick lube, smog check, transmission service	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Automobile upholstery	<>	<>	<>	P	P	<>	<>	P	<>	<>	P	F	
Automobile car alarm and stereo installation (within an enclosed building only)		<>	<>	P	P	<>	<>	CUP	<>	<>	P	F	
Commercial parking lots and garages	<>	<>	<>	CUP	CUP	CUP	<>	CUP	<>	CUP	CUP	CU	
Gas/service station (see Chapter 16.087)	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Gas station with mini mart, car wash and/or restaurant (see Chapter 16.087 for special standards)	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Limousine service with parking for limousine vehicles	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Truck, trailer and equipment rentals	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
11) Personal Services	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Banks, credit unions, financial institutions – see use under 1) Administrative/Professional													
Barbers, hair/nail/skincare/tanning salons and day spas * (see special parking standards for CV District, Section 16.060.030.A.6)	<>	P	P	P	P	P	<>	<>	P	P	P	F	
Body art (tattooing, body piercing, and/or permanent cosmetics)	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Check cashing/deferred deposit or payday advance uses with or without ancillary services	<>	<>	<>	CUP	CUP	<>	<>	<>	<>	<>	CUP	CU	
Cemeteries and mausoleums	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<	
Crematory	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Dry cleaners/laundry – non-commercial (for com., see use under 8 Manufacturing/Industrial Uses)	<>	<>	P	P	P	P	P	P	P	P	P	F	
Fortune telling (see also Municipal Code Chapter 5.38)	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Funeral parlors	CUP	<>	<>	CUP	<>	<>	<>	CUP	<>	<>	CUP	CU	
Locksmith and key shops	<>	P	P	P	P	P	P	P	P	P	P	F	

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Pawnshops/cash for gold and diamonds (as primary use)	<>	<>	<>	CUP	<>	<>	<>	<>	<>	<>	CUP	CU	
Photocopying and photo developing -retail	<>	P	P	P	P	P	P	<>	P	P	P	F	
Photography studios	P	P	P	P	P	P	P	P	P	P	P	F	
Printing/publishing – commercial, large volume/heavy equipment – <i>see this use under 8) Manufacturing/Industrial Uses</i>													
Postal services/mail box rentals	<>	P	P	P	P	P	P	<>	P	P	P	F	
Shoe repair	<>	P	P	P	P	P	P	<>	P	P	P	F	
Tailor and alterations	<>	P	P	P	P	P	P	<>	P	P	P	F	
12) Public Facilities/Utilities	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Government office uses – <i>see use under 1) Administrative/Professional</i>													
Public park	CUP	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CUP	CU	
Public maintenance yard and other non-office uses	CUP	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Public utility structures	CUP	CUP	CUP	CUP	CUP	CUP	<>	CUP	CUP	CUP	CUP	CU	
13) Recreation/Entertainment	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Cyber cafe/billiards and pool halls/game and video arcades	<>	<>	CUP	CUP	CUP	CUP	<>	<>	CUP	CUP	CUP	CU	
Golf course and driving ranges	<>	<>	<>	CUP	<>	<>	<>	<>	<>	<>	CUP	CU	
Indoor – amusement/recreation/sports and health clubs/skating/batting cages/roller hockey facilities (not within a public park) – <i>for instructional uses, see 4) Educational/Instructional/Day Care Uses</i>	<>	<>	<>	CUP	<>	CUP	<>	CUP	<>	CUP	CUP	CU	
Outdoor – amusement/recreation/sport club/skating/batting cages/roller hockey facilities (not within a public park)	<>	<>	<>	CUP	<>	<>	<>	CUP	<>	<>	CUP	CU	
Public assembly/auditoriums/meeting halls	<>	<>	<>	CUP	<>	<>	<>	<>	<>	<>	CUP	CU	
Theatres (live stage and movie) and concert halls	<>	<>	<>	CUP	CUP	CUP	CUP	<>	<>	CUP	CUP	CU	

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
14) Religious Institutions													
Churches and places of worship with accessory uses including garths and columbariums	CUP	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<
Monasteries and religious group quarters permitted only in conjunction with a church or place of worship													
15) Repair Services													
Antique restoration	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<>	<
Equipment and appliance repair	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<>	<
Furniture refinishing	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<>	<
Furniture upholstery	<>	<>	<>	P	P	<>	<>	P	<>	<>	P	P	I
16) Residential													
Assisted living facilities	CUP	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<
Caretaker's or watchman's quarters	CUP	<>	<>	<>	CUP	<>	<>	CUP	<>	<>	<>	<>	<
Congregate care facilities	CUP	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<
Continuing care facilities	CUP	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<
Convalescent care	CUP	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<
Group care 7 or more people	CUP	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<
Multiple family development (for MU districts, see Chapter 16.040)	CUP	<>	<>	<>	<>	<>	<>	<>	P	P	P	P	I
Residential within mixed use development having a commercial component (may include senior and other types of apartments) – for MU districts, see Chapter 16.040	CUP	CUP	CUP	CUP	<>	CUP	<>	<>	P	P	P	P	I
Senior housing – for MU districts, see Chapter 16.040	CUP	<>	<>	<>	<>	<>	<>	<>	P	P	P	P	I
Student housing/dormitory/group quarters	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<
Residential use of existing residential development – see Section 16.060.010.H													

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
17) Service/Non-Profit Organizations	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Offices for philanthropic, charitable and service organizations	P	P	P	P	<>	P	<>	P	P	P	P	I	
Temporary political campaign offices and headquarters	P	P	P	P	P	P	<>	P	P	P	P	I	
Public utility structures – see use under 12) Public Facilities/Utilities													
Second-hand clothing/household goods sales – see Discount variety, volume liquidation/second-hand/cut-rate merchandise, army surplus, and thrift stores under 6) General Merchandise/Retail													
Social clubs/meeting halls – see Public assembly/auditoriums/meeting halls under 13) Recreation/Entertainment													
18) Temporary and Special Uses (Chapter 16.306)	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Christmas tree and pumpkin sales (temporary outside sales)	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SU	
Commercial/office use of residential structures	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SU	
Fruit stands	SUDP	<>	SUDP	SUDP	<>	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SU	
Large family day care	SUDP	<>	<>	<>	<>	<>	<>	<>	<>	<>	<>	<	
Mobile recycling and reverse vending units	<>	SUDP	SUDP	SUDP	SUDP	<>	<>	SUDP	SUDP	<>	SUDP	SU	
Parking lot sale	<>	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SU	
Temporary outdoor displays, sales, storage and provisions of services	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SU	
Temporary parking lots	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	<>	SUDP	SUDP	SUDP	SUDP	SU	
Temporary use of structures for carnivals, farmers markets, fairs, circuses & religious gatherings	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SU	
Temporary use of structures, trailers and facilities related to established uses	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SUDP	SU	
19) Warehouse/Storage Uses	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	

USE	ZONE												
	CP	CN	CL	CH	CF	CV/ CVO*	CVO w/ display window	B/IP	MU1**	MU2**	MU3**	MU	
Lumber yard as primary use (for lumber yard as an ancillary use see Hardware/ Home Improvement or Discount/big box under 6) General Merchandise/Retail Trade)	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Mini-storage/warehouse facilities – see Chapter 16.096	CUP	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Outdoor storage as primary use	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Outdoor storage as ancillary use to a permitted use in a building	<>	<>	<>	CUP	CUP	<>	<>	CUP	<>	<>	CUP	CU	
Outdoor storage for gardening/landscape companies	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Parcel delivery service	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Warehouse distribution/operations	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
Wholesale building materials w/outdoor storage	<>	<>	<>	<>	<>	<>	<>	CUP	<>	<>	<>	<	
Wholesale building materials w/no outdoor storage	<>	<>	<>	<>	<>	<>	<>	P	<>	<>	<>	<	
20) Wireless Antennas – see Chapter 16.100 for permitted antennas													

- P = Permitted
- SUDP = Special Use & Development Permit Required
- CUP = Conditional Use Permit Required
- <> = Not Permitted
- CP = Commercial Professional
- CN = Commercial Neighborhood
- CL = Commercial Limited
- CH = Commercial Highway
- CF = Commercial Freeway
- CV/CVO* = Commercial Village/Overlay without display window
- CVO w/display window = Commercial Village Overlay w/display window on ground floor
- B/IP = Business/Industrial Park

** MU1, MU2, MU3, MU4 – Development in Mixed Use Districts requires approval of MUDDP (see Chapter 16.040)

*** Massage in B/IP zone permitted with CUP only if ancillary to the following uses: gym, health club, yoga studio, pilates studio, or similar use.

B. Outside Uses

All sales, services, and storage in the Commercial Districts shall only be conducted within a totally enclosed building, except as otherwise specifically permitted in this title. Temporary and minor special outdoor uses may be permitted with approval of a special use and development permit pursuant to Chapter 16.306, and incidental outdoor uses abutting and operated as part of permanent commercial uses, including incidental outdoor displays, outdoor seating, and sidewalk sales, may be permitted pursuant to Chapter 16.090.

C. Manufacturing, Fabrication or Wholesaling of Goods Prohibited

No manufacturing, fabrication, or wholesaling of goods shall be permitted in the Commercial Districts, except as otherwise permitted by this title or when the Director of Community Development determines that the manufacturing of goods is minor and clearly ancillary to a permitted commercial use located on the same lot.

D. On-Site Sale of Alcoholic Beverages

The on-site sale of alcoholic beverages shall be permitted in the Commercial Districts only in conjunction with a bona fide public eating-place, as defined in the State Business and Professions Code (Business and Professions Code Section 23038) and with approval of a conditional use permit pursuant to Chapter 16.303. Such eating-places shall make meals available to patrons at all times when serving alcoholic beverages. "Meals" means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed a compliance with this requirement.

E. Sale of Alcohol for Off-site Consumption

In granting a conditional use permit for the sale of alcohol for off-site consumption, the Planning Commission shall be required to make the finding that the public convenience or necessity will be served by the proposed use in addition to the required findings in Chapter 16.303. Such finding shall be written and submitted to the local office of the Department of Alcoholic Beverage Control as required by Section 23958.4 of the Business and Professions Code.

F. Automobile Service Centers

Automobile service stations shall be subject to Chapter 16.087 Automobile Service Stations.

G. Drive-Through Facilities

No drive-through facilities shall be permitted in the Commercial Districts, except a drive-through restaurant may be permitted in the CF Commercial Freeway District with approval of a conditional use permit pursuant to Chapters 16.093 and 16.303.

H. Mixed Residential/Commercial Use Developments

Residential development may be permitted in the Commercial Districts, except in the CF Commercial Freeway District, with a conditional use permit approved pursuant to Chapter 16.303, and provided such residential development is a component of a larger mixed-use development. Such mixed-use development shall include commercial uses located on the ground floor. Residential uses are encouraged to be located on the second floor above commercial uses. Parking for the residential uses shall be provided as required by the parking standards for the RM 2,000 District except if reduced with the approval of a density bonus pursuant to Chapter 16.033. No residential uses shall be permitted in the CF District. (15-09; 14-04; 12-01; 08-05)

View the [mobile version](#).

LAND USE, COMMUNITY CHARACTER, AND HERITAGE
PRESERVATION ELEMENT

swimming pool. The homes are built to the property line on one side, with garage doors dominating the street view.

Neighborhood Vision: Retain the pedestrian amenities and open spaces in the neighborhood.

Via Zurita

Location: North of Foothill Boulevard, east of Indian Hill Boulevard, and south and west of the golf course and Rancho Santa Ana Botanic Garden

Via Zurita is a small residential neighborhood west of the Claremont School of Theology and Rancho Santa Ana Botanic Garden. The area was developed in the 1930s on land owned by Scripps College (part of the Scripps Trust Land). Many of the original owners were college faculty. The neighborhood is named after its defining feature: a traffic circle along Via Zurita. Its location near Foothill Boulevard will encourage pedestrian activity as Foothill makes the transition to a broader mix of commercial and residential uses.



Neighborhood Vision: Preserve eclectic styles of homes and uniqueness of the neighborhood while allowing for home improvements and reinvestments.

The Village

Location: North of the Santa Fe Railroad tracks, west of College Avenue, east of Cambridge, south of Bonita Avenue, (west of Indian Hill) and Harrison Avenue (east of Indian Hill Boulevard)

The Village is Claremont's central business district. First platted in 1889, The Village has become one of Claremont's most beloved public spaces and home to many of the City's most distinguished buildings, including City Hall, the Santa Fe Depot, and the U.S. Post Office.



LAND USE, COMMUNITY CHARACTER, AND HERITAGE
PRESERVATION ELEMENT

The physical design of the district east of Indian Hill Boulevard was established by the 1987 *Village Design Plan*, which stated that the City should enhance the "pedestrian nature of the district, maintain the views of the San Gabriel mountains, provide for mature trees, rock curbs, significant buildings, and their pattern, rhythm, scale and relationship to one another and the street". Building heights are limited to 40 feet, and many structures are only one story. Most buildings have no setback from the sidewalk, helping to contribute to the well-defined and distinct outdoor room effect along the streets. The addition of street furniture and sidewalk cafes has enhanced the pedestrian experience.



Several large commercial structures located along the railroad tracks do not share the same high level of architectural integrity found within the rest of The Village. These buildings along First Street have much larger mass than the surrounding buildings, and the retail uses are depressed slightly below grade and set back from the street.

Several older homes within The Village have been built north of Bonita Avenue along Harvard and Harrison Avenues. The preservation and/or adaptive reuse of these homes is encouraged.



Development within The Village is reviewed by the Architectural Commission. Much of the area is required to conform to the *Claremont Village Design Plan*. The pattern of buildings and streets establishes a rhythm, scale,

and relationship that are greater than the sum of its parts. As The Village has expanded west across Indian Hill Boulevard, opportunities have increased to enhance pedestrian activity within and beyond Claremont's core.

Historically, the area west of Indian Hill was the heart of Claremont's citrus industry. Farmers would bring their goods to the packing houses to be shipped by rail to destinations throughout the United States and around the world.



By the mid-1970s, the citrus industry had moved out of Claremont and the industrial area did not attract new businesses. By the early 1990s, the City recognized that The Village would have to grow if it were to remain economically competitive in the region. Constrained on the east by The Colleges, on the north by residential areas, and south by the railroad tracks, the only way to meet this need was to expand across Indian Hill Boulevard. In January 2001, the City Council adopted the *Village Expansion Specific Plan* with the goal to encourage retail and commercial uses that were



LAND USE, COMMUNITY CHARACTER, AND HERITAGE
PRESERVATION ELEMENT

currently not available in Claremont. Some of those uses include regional retail stores that would be more attractive to college students and residents, a hotel, multi-family housing, and a cinema. The design intent is to preserve the intimate, walkable character of The Village while providing larger commercial spaces that are desirable to regional and national retailers.

Key projects for The Village are adaptive reuse of the College Heights Lemon packing house, construction of a parking structure to support new businesses, and new residences at varying densities.

Neighborhood Vision: Maintain the traditional role of The Village as a place where people meet, and preserve the character of The Village which is derived from its pedestrian nature and elements such as mature trees, rock curbs, and the pattern, rhythm, scale, and relationship of its buildings. Continue to implement *The Village Design Plan*, as it may be amended from time to time. Ensure that new development will complement the traditional development in The Village and surrounding neighborhoods.

Village Residential

Location: North of the Santa Fe Railroad tracks, south of Harrison, west of The Village, and east of Cambridge Avenue

The Village Residential neighborhood consists of several residential complexes of various styles, heights, and unit types, and is home to hundreds of Claremont residents. Apartments include courtyard structures, long houses arranged around common areas, and units oriented toward the street with parking at the rear. The newer condominium and townhomes have multiple stories. Neighborhood assets include Our Lady of the Assumption Catholic Church and private school (K-8).



With its location near The Village and within easy walking distance of The Village and the Metrolink/Gold Line train depot, The Village Residential area represents an opportunity to link multi-family housing with nearby community services, retail, and regional transportation.

Neighborhood Vision: Allow for enhancement and/or redevelopment of multi-family residential areas consistent with General Plan density limits.



CITY OF COVINA

STUDY SESSION REPORT

MEETING DATE: April 19, 2016

TITLE: **Commercial Zones Permitted Uses and Development Standards**

PRESENTED BY: Brian K. Lee, Director of Community Development

RECOMMENDATION: Direct City staff to continue to work with the Planning Commission on updating the Commercial Zones and provide additional direction as appropriate.

BACKGROUND:

This item has been discussed by the Planning Commission at study sessions on January 26, 2016 and April 12, 2016. The current effort by the Planning Commission to assess the adequacy and philosophical format of the Commercial Zones is the first component of the Planning Commission studying all the Covina zoning categories.

The purpose of the Planning Commission Study Sessions is to evaluate the current zoning classifications in regards use tables, development standards and entitlement process. The reason for this effort is to determine if there is a need to update one (1) or more zoning classification categories of the Covina Municipal Code.

DISCUSSION:

The Planning Commission's study sessions focused on the following study session components:

- Overall objective of the zoning standards as it pertains to the Commercial Zones;
 - Organization of the current Commercial Zones;
 - Objectives of zoning "use tables"; and,
 - Proposed Commercial Zoning organization.
- **Overall objective of the zoning standards as it pertains to the Commercial Zones.**

Essentially, land use zoning practices in the United States as it is known today can be traced back to the landmark United States Supreme Court case, Village of Euclid, Ohio v. Ambler Realty Co. (1926). Subsequent to the Euclid ruling, by the late 1920's a significant portion of America's cities had adopted zoning ordinances. In its most basic concept, zoning is a tool for managing land, controlling uses, and managing the bulk, density, and massing of development. Zoning ordinances have also been used by municipalities to guide economic development, implement urban design objectives and to encourage certain types of development deemed to be consistent with the land use goals of a municipality.

However, ultimately, zoning practices are the regulation of the use of private property in a manner deemed in the overall best interest of the larger community. The tipping point of where a zoning practice is deemed to be onerous and overly restrictive versus too permissive and harmful to the overall community is an ongoing point of debate, especially in communities that are “built out”. Therefore, it is a prudent and reasonable practice for a municipality to self-assess its zoning standards to determine if those practices are reasonable, effective and consistent with the overall goals and objectives of the community.

○ **Organization of the current Commercial Zones.**

Currently, the City of Covina has eight (8) zoning categories that can be described as “commercial”. Notwithstanding the Covina Town Center Specific Plan (downtown Covina), the eight (8) Commercial zoning categories are considered to be “city-wide”. These zoning classifications are as follows:

- C-P Zone (Administrative and Professional Office);
- C-1 Zone (Neighborhood Stores);
- C-2 Zone (Neighborhood Shopping Center);
- C-3 Zone (Central Business);
- C-3A Zone (Commercial Zone – Regional or Community Shopping Center);
- C-4 Zone (Commercial Zone – Highway);
- C-5 Zone (Specified Highway); and,
- C-R Zone (Recreation).

○ **Objectives of zoning “use tables”.**

Zoning use tables are included in the zoning code to provide a list of uses and activities that are either permitted by-right, or allowed with the approval of a conditional use permit. The length and breadth of the listed uses can vary by jurisdiction. The format of a “use table” can also vary, ranging from a list of uses organized by number or letter sequence, or a matrix of uses organized into “groupings” of similar activities or uses. In any case, the intent of the use table is to provide a quick and readable list of uses that are easily understood by City staff and the public as to what is allowed within a particular zone.

The challenge with “use tables” is they are basically a “snapshot in time” of uses and activities known and understood at the time when the use table is adopted by the particular jurisdiction. The challenge is when technology, lifestyle changes, demographic shifts and other influences on the business and entertainment sectors evolve the uses identified in a 1970’s vintage zoning document may be obsolete. Furthermore, in some cases, obsolete use tables may hinder economic development because the time element needed to procedurally change the zoning code becomes burdensome.

Another consideration when articulating uses within the zoning code is what level of City review of the proposed use is considered appropriate. What is the reason to require the approval of a conditional use permit for some uses; is it public safety concerns, potential operational impacts upon adjoining properties, or economic considerations. A privately owned shopping center may decide upon only leasing out store space to a certain number of a certain type of store, but is it appropriate for a city to essentially do the same thing through the land use entitlement process.

Finally, a contemporary use table should have some ability to evaluate uses not otherwise listed or articulated within the zoning code. The evaluation process could be at the staff level, it could require the approval of the Planning Commission, or City Council.

o **Proposed Commercial Zoning organization.**

At this point, there is no “preferred” style of zoning code structure. However, the Planning Commission has expressed preference for a “Table Matrix” layout format for the zoning “use tables”. Attached as Attachment “A” are the existing City of Covina Commercial Zone sections, including the “listing of uses”. (Note: The current layout of Permitted Uses and Uses Permitted with a Conditional Use Permit is in a “List” format.) Attached as Attachment B, is the draft conceptual Commercial Zone format that has been discussed by the Planning Commission at their January 26, 2016 and April 12, 2016 study sessions. There are two (2) noticeable revisions being considered. The first is the reduction of the individual commercial zones into four (4) zoning classifications. The second is the reconfiguration of the “Permitted Uses” and “Permitted with a Conditional Use Permit” into a “Table Matrix” format.

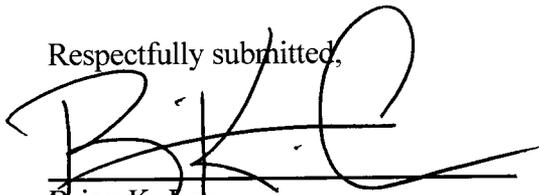
FISCAL IMPACT:

None at this time.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

This item is not subject to the provisions of CEQA.

Respectfully submitted,



Brian K. Lee
Director of Community Development

ATTACHMENTS:

Attachment A: Current City of Covina Commercial Zone (CMC Chapter 17)

Attachment B: Draft conceptual Commercial Zone format that has been discussed by the Planning Commission at their January 26, 2016 and April 12, 2016 study sessions.

Attachment A

Current City of Covina Commercial Zone (CMC Chapter 17)

Chapter 17.34

**C-P COMMERCIAL, ADMINISTRATIVE
AND PROFESSIONAL OFFICE ZONE**

Sections:

- 17.34.010 Intent.
- 17.34.020 Permitted uses.
- 17.34.030 Uses permitted subject to conditional use permit.
- 17.34.040 Prohibited uses.
- 17.34.050 Property development standards generally.
- 17.34.060 Lot area.
- 17.34.070 Lot dimensions.
- 17.34.080 Population density.
- 17.34.090 Building height – Generally.
- 17.34.100 Building height – Exceptions – Permitted projections above limit.
- 17.34.110 Yards.
- 17.34.120 Distance between buildings.
- 17.34.130 Fences and walls – Required walls.
- 17.34.140 Fences and walls – Hazardous areas.
- 17.34.150 Fences and walls – Swimming pools.
- 17.34.160 Fences and walls – Corner cutback area regulations.
- 17.34.170 Permitted fences, hedges and walls.
- 17.34.180 Off-street parking.
- 17.34.190 Access.
- 17.34.200 Signs – Generally.
- 17.34.210 Allowable signs and special regulations.
- 17.34.220 Loading.
- 17.34.230 Site plan review.

17.34.010 Intent.

The C-P commercial, administrative and professional office zone is intended to provide for the development of an integrated office and professional zone wherein all of the related types of uses and facilities may be located. (1964 Code Appx. A § 7.00.)

17.34.020 Permitted uses.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following purposes, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious

or detrimental to the public health, safety and welfare. Uses shall be subject to the property development standards of CMC 17.34.050 through 17.34.220:

A. Office and service uses (which no chattels or goods, wares or merchandise are manufactured or sold):

1. Administrative and professional offices,
2. Ambulance service,
3. Dental clinic,
4. Emergency medical clinic,
5. General research, not involving manufacturing, fabrication or processing or sale of products listed in any commercial or manufacturing zone,
6. Hospitals,
7. Laboratories, biological, medical, dental and X-ray,
8. Medical, dental and therapeutic clinics,
9. Notary public,
10. Optometrists,
11. Podiatrist,
12. Real estate appraiser,
13. Real estate broker,
14. Stock exchange and broker,
15. Tax consulting and accounting services;

B. Other:

1. Churches,
2. Libraries and reading rooms,
3. Museum,
4. Off-street parking facilities when operating in conjunction with a permitted use,
5. Private dance only when conducted in conjunction with a church or public school;

C. Related Uses, Including Limited Commercial. The following uses shall be permitted only when operated within a totally enclosed building having more than 5,000 square feet of gross floor area, when 90 percent of the gross floor area in a building having a gross floor area between 5,001 and 10,000 square feet is utilized for those uses permitted in subsections (A) and (B) of this section; when 80 percent of the gross floor area in a building having a gross floor area between 10,001 and 20,000 square feet is utilized for those uses permitted in subsections (A) and (B) of this section; or when 70 percent of a building having a gross floor area in excess of 20,001 square feet is utilized for those uses permitted in subsections (A) and (B):

1. Medical equipment and supplies,

2. Orthopedic equipment and supplies;
3. Pharmacy;

D. Commercial Uses. The following uses shall be permitted only when operated within a totally enclosed building having more than 15,000 square feet of gross floor area, when 95 percent of the gross floor area in the building is utilized for those uses permitted in subsections (A), (B) and (C) of this section; or when 85 percent of the building having a gross floor area in excess of 25,001 square feet is utilized for those uses permitted in subsections (A), (B) and (C) of this section:

1. Deleted;
2. Book and/or stationery shop;
3. Coffee shop;
4. Confectionery shop;
5. Employment agency;
6. Florist;
7. Gift shop;
8. Mimeographing;
9. Office supply store;
10. Restaurant, tearoom, cafe; provided no dancing or theatrical performances are permitted;
11. Tobacconist. (Ord. 11-1997 § 3, 2011; Ord. 1693 §§ 1, 2, 1989; Ord. 1671 § 1, 1988; Ord. 1535 § 4, 1983; Ord. 1180 §§ 1, 2, 1972; 1964 Code Appx. A § 7.01.)

17.34.030 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

- A. Call office for delivery of laundry and/or dry cleaning;
- B. Convalescent hospital, when in conjunction with a hospital;
- C. Conversion of residential buildings to non-residential uses subject to CMC 17.76.010 through 17.76.040;
- D. Day nursery;
- E. Educational or health activities including private schools, trade schools and health spas;
- F. Electrical distribution and public utility substation;
- G. Hotel;
- H. Liquor, on-sale in conjunction with a bona fide eating establishment;

I. Off-sale beer and wine in conjunction with a gift shop or delicatessen, subject to the provisions of CMC 17.62.026;

J. Public parking lot;

K. Barber and beauty shop. (Ord. 11-1997 § 4, 2011; Ord. 01-1884 § 3, 2001; Ord. 1712 § 1, 1990; Ord. 1671 § 1, 1988; Ord. 1597 § 1, 1985; Ord. 1535 § 5, 1983; 1964 Code Appx. A § 7.02.)

17.34.040 Prohibited uses.

The following uses are expressly prohibited in the C-P zone, except as otherwise provided in CMC 17.34.020:

- A. Residence;
- B. Any combination of residential and nonresidential uses in any building or structure or on any lot;
- C. Industrial uses;
- D. Retail and commercial uses other than those specifically listed or provided for in CMC 17.34.020 and 17.34.030;
- E. Sale or consumption of alcoholic beverages;
- F. Adult bookstore, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater and massage establishment:
 1. Located within 500 feet of any area zoned for residential use,
 2. Located within 500 feet of the property line of any of the following uses or facilities:
 - a. Church or other facility used primarily for worship or other religious purposes,
 - b. City, county, state, federal or other governmental public buildings, including, but not limited to: city halls, schools, libraries, police and fire stations and post offices,
 - c. Hospital and convalescent facilities,
 - d. Parks and playgrounds,
 - e. Senior, youth or similar centers. (Ord. 1438 § 1, 1979; 1964 Code Appx. A § 7.03.)

17.34.050 Property development standards generally.

For residential uses the property development standards of the RD-1500 zone shall apply.

The property development standards contained in CMC 17.34.060 through 17.34.220 shall apply to all nonresidential land and buildings in the C-P zone. (1964 Code Appx. A § 7.04.)

17.34.060 Lot area.

There are no lot area provisions in the C-P zone. (1964 Code Appx. A § 7.04.)

17.34.070 Lot dimensions.

There are no provisions on this subject in the C-P zone. (1964 Code Appx. A § 7.04.)

17.34.080 Population density.

There are no population density provisions for the C-P zone. (1964 Code Appx. A § 7.04.)

17.34.090 Building height – Generally.

No building or structure erected in this zone shall have a height greater than 50 feet except by conditional use permit. (1964 Code Appx. A § 7.04.)

17.34.100 Building height – Exceptions – Permitted projections above limit.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, flagpoles, roof signs when permitted in the zone, chimneys, water tanks or similar structures, when approved by the commission, may be erected above the height limits herein prescribed; provided, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances. No penthouse or roof structures, or other space above the height limit, shall be allowed for the purpose of providing additional floor space. All roof equipment and machinery shall be entirely screened from view with a screening device utilizing materials which are compatible to the materials used on the building. (Ord. 11-1996 § 5, 2011; Ord. 1543 § 5, 1983; 1964 Code Appx. A § 7.04.)

17.34.110 Yards.

Yards shall be measured perpendicular to the property line or from the future right-of-way line as established by the general plan for an existing right-of-way.

A. When the C-P zone fronts, sides or rears on a street, except as provided in subsection (C) of this section, there shall be a yard abutting the street of not less than 10 feet. The required yard shall be landscaped and maintained. If across a local street

from a residential or agricultural zone, except as provided in subsection (C) of this section, a wall not less than five feet nor more than six feet in height shall be erected on the setback line where there is no building on the line and where there is parking, loading or storage to the rear of the line.

B. When the C-P zone abuts a residential or agricultural zone, there shall be a yard of not less than 10 feet abutting the zone boundary, except where the C-P zone abuts a public park no yard shall be required. The required yard may be used for parking, loading, access or storage; provided, items are not stored higher than the required wall. A solid masonry wall not less than five feet nor more than six feet in height shall be erected on the zone boundary line.

C. When the C-P zone fronts directly on a public park or fronts on a street which is a boundary with a public park, there shall be a yard abutting the street of not less than 10 feet. The required yard may be landscaped or used for parking; however, it shall not be used for loading or storage. A wall of not less than five feet nor more than six feet in height shall be erected on the setback line where there is loading or storage to the rear of the line.

D. A swimming pool shall not be located in any required yard abutting a street, and in no case shall it be located less than five feet from any side or rear property line not abutting a street. It shall be entirely enclosed as required in CMC 17.34.150.

E. All utility equipment and machinery located in yards shall be screened behind enclosures that are architecturally compatible with the adjacent building or shall be screened by landscaping. (Ord. 1543 § 6, 1983; 1964 Code Appx. A § 7.04.)

17.34.120 Distance between buildings.

There are no provisions on this subject for the C-P zone. (1964 Code Appx. A § 7.04.)

17.34.130 Fences and walls – Required walls.

Walls shall be erected as required in CMC 17.34.110 in connection with yards when the zone adjoins a residential and/or agricultural zone. Walls shall be reduced to not more than three feet in height in any required yard abutting a street, in the area defined by a line which is the prolongation of the front yard required in the abutting residential or agricultural zone, and shall conform to corner

cutback provisions, CMC 17.34.160 and 17.34.170. (1964 Code Appx. A § 7.04.)

17.34.140 Fences and walls – Hazardous areas.

A fence or wall not more than six feet in height may be required along the perimeter of all areas which by reason of the conditions on the property or physical hazards, such as frequent inundation, erosion, excavation or grade separation, are considered by the commission to be dangerous to the health and safety. (1964 Code Appx. A § 7.04.)

17.34.150 Fences and walls – Swimming pools.

Swimming pool areas shall be entirely enclosed by buildings or by fences or walls not less than five feet nor more than six feet in height around the deck area related to the pool. The fence or wall shall be equipped with self-closing and self-latching gates or doors, the latching device being located not less than four feet 10 inches above the ground. All fencing must be in place and approved before the water is run into the pool. All lighting of pool area shall be so arranged as to reflect the light away from adjoining properties. (1964 Code Appx. A § 7.04.)

17.34.160 Fences and walls – Corner cutback area regulations.

The following regulations shall apply to all intersections of streets, alleys and/or private driveways in order to provide adequate visibility for vehicular and pedestrian traffic. There shall be no visual obstruction within the cutback areas established herein:

A. There shall be a corner cutback area at all intersecting and intercepting streets and/or alleys. The cutback line shall be in a horizontal plane, making an angle of 45 degrees with the side, front or rear property line, as the case may be. It shall pass through the closest intersection of yard setback lines at the corner of the lot where visibility is required;

B. There shall be a corner cutback area on each side of any private driveway intersecting a street or alley. The cutback lines shall be in a horizontal plane, making an angle of 45 degrees with side, front or rear property line, as the case may be. They shall pass through a point not less than 10 feet from

the edges of the driveway where it intersects the street or alley right-of-way;

C. Where, due to an irregular lot shape, a line at a 45-degree angle does not provide for intersection visibility, the corner cutback shall be defined by a line drawn from a point on the front (or rear) property line that is not less than 17 feet from the intersection of the side and front (or rear) property lines and through a point on the side property line that is not less than 17 feet from the intersection of the side and front (or rear) property lines. (1964 Code Appx. A § 7.04.)

17.34.170 Permitted fences, hedges and walls.

A. Fences, hedges, walls and retaining walls not greater than six feet in height shall be permitted on or within all property lines not abutting streets and on or to the rear of all yard setback lines of yards abutting streets.

B. Fences, hedges, walls and retaining walls not over three feet in height shall be permitted in required yards abutting streets. In any required corner cutback area, only openwork fences shall be permitted. Walls, hedges and other visual obstructions are prohibited.

C. To enclose tennis courts or other game areas located within the rear half of the lot, fences over six feet in height shall be permitted; provided, that portion of the fence which is higher than six feet shall be composed of wire mesh or other material whose vertical surface is not more than 10 percent solid. (1964 Code Appx. A § 7.04.)

17.34.180 Off-street parking.

The provisions of CMC 17.72.010 through 17.72.120 shall apply. (1964 Code Appx. A § 7.04.)

17.34.190 Access.

There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design of the access shall conform to all standards and specifications of the city. (1964 Code Appx. A § 7.04.)

17.34.200 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 7.04.)

17.34.210 Allowable signs and special regulations.

A. Each business shall be permitted one pedestrian-oriented sign per entrance, to be mounted flat against the building or suspended from an overhanging architectural feature which is an integral part of the building. Such sign may not exceed six square feet per face.

B. Each business shall be permitted one sign per occupancy frontage when mounted flat or against the building or one projecting sign not more than two feet in to the public right-of-way and not to project above the roofline of the building. The overall area devoted to signs may not exceed 10 percent of the area of the first story height of the building. Each side of the projecting sign shall be included in the maximum overall area allowed.

C. When the principal building rears onto a public entrance directly serving those areas, an additional sign may be erected at that entrance. The area devoted to such sign shall not exceed six percent of the rear face of the building to the first story height, and such sign must be mounted flat against the building.

D. Each property with a building setback of at least 10 feet and having a lot frontage greater than 45 feet shall be permitted one monument sign. Such sign shall not be closer than 50 feet from any other sign on the same side of the street and shall not exceed an area of 15 square feet per face nor an overall height of four feet.

E. Architectural projections and/or awnings attached to the building and extending into the public right-of-way will be allowed signing along the border trim. The maximum size of copy to be an eight-inch letter, but in no case can the copy exceed 40 percent of the border trim. Any border sign will be in place of the building face sign. Any border sign extending over public right-of-way perpendicular to the building face will be considered as a pedestrian sign.

F. Each business shall be permitted two window signs per occupancy. Such signs shall not exceed 20 percent of the window space in which they are displayed. Each sign shall be of a permanent nature and not painted, pasted, taped or affixed in any way to the window surface except as allowed by CMC 17.74.020. (Ord. 01-1879 § 1,

2001; Ord. 1392 § 2, 1978; 1964 Code Appx. A § 7.04.)

17.34.220 Loading.

The provisions of CMC 17.72.130 and 17.72.140 shall apply. (1964 Code Appx. A § 7.04.)

17.34.230 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 7.05.)

Chapter 17.36

C-1 COMMERCIAL ZONE
(NEIGHBORHOOD STORES)

Sections:

- 17.36.010 Intent.
- 17.36.020 Permitted uses.
- 17.36.030 Uses permitted subject to conditional use permit.
- 17.36.040 Prohibited uses.
- 17.36.050 Property development standards generally.
- 17.36.060 Lot area.
- 17.36.070 Lot dimensions.
- 17.36.080 Population density.
- 17.36.090 Building height – Generally.
- 17.36.100 Building height – Exceptions – Permitted projections above limit.
- 17.36.110 Yards.
- 17.36.120 Distance between buildings.
- 17.36.130 Fences and walls – Required walls.
- 17.36.140 Fences and walls – Hazardous areas.
- 17.36.150 Fences and walls – Corner cutback area regulations and permitted structures.
- 17.36.160 Off-street parking.
- 17.36.170 Access.
- 17.36.180 Signs – Generally.
- 17.36.190 Allowable signs and special regulations.
- 17.36.200 Loading.
- 17.36.210 Size of new zone.
- 17.36.220 Site plan review.

17.36.010 Intent.

The C-1 zone is intended to be a very limited commercial area to serve the needs of the immediate neighborhood. This zone is not intended to expand into a larger scale shopping center.

The stores in this zone are intended to fit into the residential pattern without creating either architectural or traffic conflicts. The regulations contained in this chapter are intended to protect the residential environment. (1964 Code Appx. A § 7.10.)

17.36.020 Permitted uses.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the follow-

ing uses, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in CMC 17.36.050 through 17.36.210. All uses and storage shall be conducted within a totally enclosed building:

- A. Bakery sales;
- B. Deleted;
- C. Call office for delivery of laundry or dry cleaning;
- D. Delicatessen;
- E. Drug store or pharmacy;
- F. Electric distribution and public utility substations;
- G. Electrical or mechanical games as an ancillary use, up to a maximum of three such games;
- H. Florist;
- I. Food stores, including poultry and eggs, bakery, ice cream and confectionery; provided all products shall be sold on the premises and provided there shall be no slaughtering, plucking or dressing of poultry on the premises;
- J. Off-street parking facilities when operated in connection with a permitted use;
- K. Public utility customer service office. (Ord. 11-1997 § 5, 2011; Ord. 1507 § 2, 1981; 1964 Code Appx. A § 7.11.)

17.36.030 Uses permitted subject to conditional use permit.

The following uses shall be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

- A. Barber and/or beauty shop;
- B. Conversion of residential buildings to non-residential uses subject to CMC 17.76.010 through 17.76.040;
- C. Electrical or mechanical games as an ancillary use; more than three such games;
- D. Recycling collection facilities subject to the provisions of CMC 17.62.195. (Ord. 11-1997 § 6, 2011; Ord. 1647 § 1, 1987; Ord. 1507 § 3, 1981; 1964 Code Appx. A § 7.12.)

17.36.040 Prohibited uses.

The following uses are expressly prohibited in the C-1 zone:

- A. Residential uses;

B. Any combination of residential and nonresidential uses in any building or structure or on any lot;

C. Trailer parks;

D. Industrial uses;

E. Adult bookstore, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater and massage establishment:

1. Located within 500 feet of any area zoned for residential use;

2. Located within 500 feet of the property line of any of the following uses or facilities:

a. Church or other facility used primarily for worship or other religious purposes

b. City, county, state, federal or other governmental public buildings, including, but not limited to: City Halls, schools, libraries, police and fire stations and post offices

c. Hospital and convalescent facilities

d. Parks and playgrounds

e. Senior, youth or similar centers. (Ord. 1438 § 2, 1979; 1964 Code Appx. A § 7.13.)

17.36.050 Property development standards generally.

The property development standards contained in CMC 17.36.060 through 17.36.210 shall apply to all land and buildings in the C-1 zone, except that any lot held under separate ownership or of record on the effective date of the ordinance codified in this title which is substandard in dimensions may be used, subject to all other standards. (1964 Code Appx. A § 7.14.)

17.36.060 Lot area.

There are no lot area provisions for the C-1 zone. (1964 Code Appx. A § 7.14.)

17.36.070 Lot dimensions.

All lots hereafter created shall comply with the following minimum standards and lots now held under separate ownership or of record may not be reduced below these standards:

A. There are no lot width provisions.

B. Each lot shall have a minimum depth of 150 feet. (1964 Code Appx. A § 7.14.)

17.36.080 Population density.

There are no population density provisions for this zone. (1964 Code Appx. A § 7.14.)

17.36.090 Building height – Generally.

No building or structure erected in this zone shall have a height greater than 20 feet or one story, whichever is less, except by conditional use permit. (1964 Code Appx. A § 7.14.)

17.36.100 Building height – Exceptions – Permitted projections above limit.

The provisions of the C-P zone, CMC 17.34.100, shall apply. (1964 Code Appx. A § 7.14.)

17.36.110 Yards.

Yard requirements are intended to assure the harmony of the C-1 zone with the residential zones surrounding. Yards shall be measured perpendicular to the property line or from the future right-of-way line as established by the general plan for an existing right-of-way.

A. Each lot shall have a front yard of not less than 25 feet.

B. Corner lots shall have a side yard abutting the street of not less than 12.5 feet.

C. Reversed corner lots shall have a side yard abutting the street of not less than 15 feet.

D. When the C-1 zone abuts a residential or agricultural zone, there shall be a yard of not less than 10 feet abutting the zone, except when such residential or agricultural zone properties are developed as a public park, no yard shall be required.

E. All required yards abutting streets shall be landscaped and maintained. If across a local street from a residential or agricultural zone, a wall not less than five feet nor more than six feet in height shall be erected on the setback line where there is no building on the line and where there is parking or loading to the rear of the line. (1964 Code Appx. A § 7.14.)

17.36.120 Distance between buildings.

There are no provisions on this subject in the C-1 zone. (1964 Code Appx. A § 7.14.)

17.36.130 Fences and walls – Required walls.

Walls shall be erected as required in CMC 17.36.110 in connection with yards when this zone adjoins a residential and/or agricultural zone. Walls shall be reduced to not more than three feet in height in any required yard abutting a street, in

the area defined by a line which is the prolongation of the front yard required in the abutting residential or agricultural zone, and shall conform to corner cutback provisions in the C-P zone, CMC 17.34.160 and 17.34.170. (1964 Code Appx. A § 7.14.)

17.36.140 Fences and walls – Hazardous areas.

A fence or wall not more than six feet in height may be required along the perimeter of all areas which by reason of the conditions on the property or physical hazards, such as frequent inundation, erosion, excavation or grade separation, are considered by the commission to be dangerous to the health and safety. (1964 Code Appx. A § 7.14.)

17.36.150 Fences and walls – Corner cutback area regulations and permitted structures.

For corner cutback and permitted fences, hedges and walls, the provisions of the C-P zone, CMC 17.34.160 and 17.34.170, shall apply. (1964 Code Appx. A § 7.14.)

17.36.160 Off-street parking.

The provisions of CMC 17.72.010 through 17.72.120 shall apply. (1964 Code Appx. A § 7.14.)

17.36.170 Access.

There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design of the access shall conform to all standards and specifications of the city. (1964 Code Appx. A § 7.14.)

17.36.180 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 7.14.)

17.36.190 Allowable signs and special regulations.

A. Each business shall be allowed one sign per occupancy frontage. The area devoted to signs may not exceed 10 percent of the area of the first story height of the building and each sign must be mounted flat against the building.

B. When the building rears onto a public alley or parking lot with a public entrance directly serv-

ing those areas, an additional sign may be erected at that entrance. The overall area devoted to such sign shall not exceed six percent of the rear face of the building to the first story height, and such sign must be mounted flat against the building.

C. Each property having a lot frontage greater than 45 feet shall be permitted one monument sign. Such sign shall not be closer than 50 feet from any other sign on the same side of the street and shall not exceed an area of 20 square feet per face nor an overall height of six feet. (Ord. 1392 § 3, 1978; 1964 Code Appx. A § 7.14.)

17.36.200 Loading.

The provisions of CMC 17.72.130 and 17.72.140 shall apply. (1964 Code Appx. A § 7.14.)

17.36.210 Size of new zone.

The minimum and maximum amounts of land that may be zoned C-1 shall be:

- A. Minimum area, one-third acre;
- B. Maximum area, one acre;
- C. Minimum width, 100 feet;
- D. Minimum depth, 150 feet. (1964 Code Appx. A § 7.14.)

17.36.220 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 7.15.)

Chapter 17.38

**C-2 COMMERCIAL ZONE
(NEIGHBORHOOD SHOPPING CENTER)**

Sections:

- 17.38.010 Intent.
- 17.38.020 Permitted uses.
- 17.38.030 Uses permitted subject to conditional use permit.
- 17.38.040 Prohibited uses.
- 17.38.050 Lot area.
- 17.38.060 Lot dimensions.
- 17.38.070 Population density.
- 17.38.080 Building height – Generally.
- 17.38.090 Building height – Exceptions – Permitted projections above limit.
- 17.38.100 Yards.
- 17.38.110 Distance between buildings.
- 17.38.120 Fences and walls – Required walls.
- 17.38.130 Fences and walls – Hazardous areas.
- 17.38.140 Fences and walls – Outdoor storage.
- 17.38.150 Fences and walls – Corner cutback area regulations and permitted structures.
- 17.38.160 Off-street parking.
- 17.38.170 Access.
- 17.38.180 Signs – Generally.
- 17.38.190 Allowable signs and special regulations.
- 17.38.200 Loading.
- 17.38.210 Size of new district.
- 17.38.220 Site plan review.

17.38.010 Intent.

The C-2 zone is intended to serve as a shopping center. (1964 Code Appx. A § 7.20.)

17.38.020 Permitted uses.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in CMC 17.38.050 through 17.38.210:

- A. Those uses permitted in the C-1 zone;

B. Retail stores, sales and services:

1. Antique home furnishings;
2. Art shop;
3. Auto parts sales, excluding body and fender work and painting and mechanical auto wash;
4. Automobile service stations, when operated in conjunction with an established neighborhood, community or regional shopping center, subject to the provisions of CMC 17.62.025 (CMC 17.38.100(A) shall not apply to automobile service stations);
5. Bakery; provided not more than five persons shall be employed and all products are sold on the premises;
6. Bakery sales;
7. *Deleted*;
8. Bicycle shop;
9. Book and stationery store;
10. Call office for delivery of laundry or dry cleaning;
11. Carpet and rug sales, no cleaning;
12. Cleaners;
13. Clothing and wearing apparel;
14. Coffee shop;
15. Cosmetic shop;
16. Craft shop;
17. Delicatessen;
18. Discount house;
19. Drug store;
20. Electrical appliance supply and repair;
21. Fix-it shop;
22. Florist;
23. Food stores, including poultry and eggs, bakery, ice cream and confectionery; provided all products shall be sold on the premises, and provided there shall be no slaughtering, plucking or dressing of poultry on the premises;
24. Frozen food lockers;
25. Fruit store;
26. Furniture;
27. Furniture upholstery;
28. Furriers;
29. Gift shop;
30. Haberdashery;
31. Hardware;
32. Health food stores;
33. Hobby shop and supply;
34. Home furnishings;

- 35. Household appliances, supply, repair and service;
- 36. Ice cream parlor;
- 37. Jewelry sales and repair;
- 38. Laundromat;
- 39. Leather goods and luggage;
- 40. Linoleum stores;
- 41. Deleted;
- 42. Locksmith;
- 43. Luggage shop;
- 44. Mail order house;
- 45. Maternity shop;
- 46. Meat market;
- 47. Medical equipment and supplies;
- 48. Mimeographing and duplicating;
- 49. Music instruction;
- 50. Music shop;
- 51. Newsstand;
- 52. Novelty shop;
- 53. Nursery schools (see day nurseries);
- 54. Office furniture and machine sales and repair;
- 55. Orthopedic equipment and supplies;
- 56. Paint and wallpaper materials and supplies;
- 57. Pet shop and food stores;
- 58. Pharmacy;
- 59. Physicians' equipment and supplies;
- 60. Photocopying;
- 61. Photographers' studios;
- 62. Photography supplies;
- 63. Piano sales and service;
- 64. Picture framing;
- 65. Plant nursery, provided fertilizer be sold only in bags;
- 66. Public utility customer service office;
- 67. Public utility substations;
- 68. Radio, television and phonographic supplies, sales and service;
- 69. Redemption centers;
- 70. Restaurant, tearoom, cafe; providing no dancing or theatrical performance is permitted and no liquor or alcoholic beverages shall be sold or dispensed on the premises except as provided in CMC 17.38.030;
- 71. Sewing machine sales and service;
- 72. Shoe sales and repair;
- 73. Soda fountain;
- 74. Sporting goods and equipment sales and rentals;

- 75. Stationery stores;
 - 76. Stenographers, public;
 - 77. Supermarket;
 - 78. Tailor;
 - 79. Ticket agency;
 - 80. Tobacco store;
 - 81. Toy store;
 - 82. Vacuum cleaner sales and service;
 - 83. Variety store;
 - 84. Wearing apparel;
 - 85. Yarn shop;
- C. Other:
- 1. Administrative or professional offices (any offices in which chattels or goods, wares or merchandise are not manufactured or sold);
 - 2. Bank and financial institutions;
 - 3. Bill paying office;
 - 4. Community gardens;
 - 5. Conversion of residential buildings to nonresidential uses subject to CMC 17.76.010 through 17.76.040;
 - 6. Crankcase oil tanks in conjunction with an automobile service station;
 - 7. Day nurseries, when operated in conjunction with the operation of an integrated shopping facility;
 - 8. Insurance brokers, adjusters and agents;
 - 9. Libraries and reading rooms;
 - 10. Notary public;
 - 11. Nursery school (see day nurseries);
 - 12. Offices (any offices in which chattels or goods, wares or merchandise are not manufactured or sold);
 - 13. Off-street parking;
 - 14. Optometrists;
 - 15. Parking lot, public;
 - 16. Real estate brokers;
 - 17. Stock exchange and brokers;
 - 18. Tax consulting services. (Ord. 11-1997 § 7, 2011; Ord. 93-1748 § 2, 1993; Ord. 1711 § 2, 1990; Ord. 1709 § 2, 1990; Ord. 1583 § 1, 1985; Ord. 1574 § 2, 1984; Ord. 1535 § 6, 1983; Ord. 1185 § 1, 1972; 1964 Code Appx. A § 7.21.)

17.38.030 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

Automobile service stations, except as otherwise provided for in CMC 17.38.020(B), subject to the provisions of CMC 17.62.025. CMC 17.38.100(A) shall not apply to automobile service stations;

Automobile towing in conjunction with a permitted service station;

Barber and/or beauty shop;

Conversion of residential buildings to nonresidential uses subject to CMC 17.76.010 through 17.76.040;

Drop-off bins and facilities;

Educational or health activities including private schools, trade schools and health spas;

Electrical or mechanical games as an ancillary use; more than three such games;

Liquor, off-sale, subject to the provisions of CMC 17.62.026;

Liquor, on-sale, in conjunction with a bona fide eating establishment;

Lodges and meeting halls;

Public dance, only when conducted in conjunction with a restaurant;

Recycling collection facilities subject to the provisions of CMC 17.62.195. (Ord. 11-1997 § 8, 2011; Ord. 93-1748 § 3, 1993; Ord. 91-1730 § 1(D), 1991; Ord. 1647 § 2, 1987; Ord. 1642 § 4, 1987; Ord. 1574 § 3, 1984; Ord. 1535 § 7, 1983; Ord. 1507 § 4, 1981; Ord. 1166 § 1, 1972; 1964 Code Appx. A § 7.22.)

17.38.040 Prohibited uses.

The following uses are expressly prohibited in the C-2 zone:

A. Residential uses;

B. Any combination of residential and nonresidential uses in any building or structure or on any lot;

C. Trailer parks;

D. Industrial uses;

E. Wholesaling and warehousing;

F. Adult bookstore, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater and massage establishment:

1. Located within 500 feet of any area zoned for residential use,

2. Located within 500 feet of the property line of any of the following uses or facilities:

a. Church or other facility used primarily for worship or other religious purposes,

b. City, county, state, federal or other governmental public buildings, including, but not limited to: city halls, schools, libraries, police and fire stations and post offices,

c. Hospital and convalescent facilities,

d. Parks and playgrounds,

e. Senior, youth or similar centers;

G. Commercial uses other than those specifically listed or provided for in CMC 17.38.020 and 17.38.030;

H. Multi-tenant retail arcades. (Ord. 92-1736 § 2(C), 1992; Ord. 1438 § 3, 1979; 1964 Code Appx. A § 7.23.)

17.38.050 Lot area.

There are no lot area provisions for the C-2 zone. (1964 Code Appx. A § 7.24.)

17.38.060 Lot dimensions.

There are no provisions on this subject for the C-2 zone. (1964 Code Appx. A § 7.24.)

17.38.070 Population density.

There are no population density provisions for this zone. (1964 Code Appx. A § 7.24.)

17.38.080 Building height – Generally.

No building or structure erected in this zone shall have a height greater than 35 feet except by conditional use permit. (1964 Code Appx. A § 7.24.)

17.38.090 Building height – Exceptions – Permitted projections above limit.

The provisions of the C-P zone, CMC 17.34.100, shall apply. (1964 Code Appx. A § 7.24.)

17.38.100 Yards.

Yards shall be measured perpendicular to the property line or from the future right-of-way line as established by the general plan for an existing right-of-way.

A. When the C-2 zone fronts, sides or rears on a street which is a boundary with a residential or agricultural zone, except as provided in subsection (D) of this section, there shall be a yard abutting the street of not less than 20 feet. The required yard shall be landscaped and maintained. If across a local street from a residential or agricultural zone,

except as provided in subsection (D) of this section, a wall not less than five feet nor more than six feet in height shall be erected on the setback line where there is no building on the line and where there is parking, loading or storage to the rear of the line.

B. When the C-2 zone abuts a residential or agricultural zone, there shall be a minimum building setback of 25 feet consisting of a 10-foot landscaped strip adjacent to the property line and a minimum 15-foot driveway for fire access. No entrances or exits from the rear of the building, except limited fire access, will be allowed. A solid masonry wall not less than five feet nor more than six feet in height shall be erected on the zone boundary line.

C. When the C-2 zone sides or rears on an alley which is a boundary with a residential or agricultural zone, there shall be a yard abutting the alley of not less than 70 feet, measured from the side of the alley opposite the subject property, except where the C-2 zone sides or rears on an alley which is a boundary with a public park, no yard shall be required. The required yard may be used for parking, loading, access or storage, provided items are not stored higher than six feet.

D. When the C-2 zone fronts directly on a public park or fronts on a street which is a boundary with a public park, there shall be a yard abutting the street of not less than 20 feet. The required yard may be landscaped or used for parking; however, it shall not be used for loading or storage. A wall not less than five feet nor more than six feet in height shall be erected on the setback line where there is loading or storage to the rear of the line. (Ord. 1497 § 1, 1981; 1964 Code Appx. A § 7.24.)

17.38.110 Distance between buildings.

There are no provisions on this subject for the C-2 zone. (1964 Code Appx. A § 7.24.)

17.38.120 Fences and walls – Required walls.

Walls shall be erected as required in CMC 17.38.100 in connection with yards when this zone adjoins a residential and/or agricultural zone. Walls shall be reduced to not more than three feet in height in any required yard abutting a street, in the area defined by a line which is the prolongation of the front yard required in the abutting residential or agricultural zone, and shall conform to corner

cutback provisions in the C-P zone, CMC 17.34.160 and 17.34.170. (1964 Code Appx. A § 7.24.)

17.38.130 Fences and walls – Hazardous areas.

A fence or wall not more than six feet in height may be required along the perimeter of all areas which by reason of the conditions on the property or physical hazards, such as frequent inundation, erosion, excavation or grade separation, are considered by the commission to be dangerous to the health and safety. (1964 Code Appx. A § 7.24.)

17.38.140 Fences and walls – Outdoor storage.

All outdoor storage areas abutting residentially zoned property shall be enclosed by a building wall or by a solid fence or wall not less than five feet nor more than six feet in height. (1964 Code Appx. A § 7.24.)

17.38.150 Fences and walls – Corner cutback area regulations and permitted structures.

For corner cutback and permitted fences, hedges and walls, the provisions of the C-P zone, CMC 17.34.160 and 17.34.170, shall apply. (1964 Code Appx. A § 7.24.)

17.38.160 Off-street parking.

The provisions of CMC 17.72.010 through 17.72.120 shall apply. (1964 Code Appx. A § 7.24.)

17.38.170 Access.

There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design of the access shall conform to all standards and specifications of the city. (1964 Code Appx. A § 7.24.)

17.38.180 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 7.24.)

17.38.190 Allowable signs and special regulations.

A.1. Each shopping center containing two or more establishments and having a lot frontage in excess of 100 feet shall be permitted one freestand-

ing sign per center. Such sign shall not be closer than 100 feet from any other freestanding sign on the same side of the street and shall not exceed 75 square feet per face nor an overall height of 30 feet.

2. Each property containing less than two establishments and having a lot frontage less than 100 feet but more than 45 feet shall be permitted one monument sign. Such sign shall not be closer than 50 feet from any other sign on the same side of the street and shall not exceed an area of 20 square feet per face nor an overall height of six feet.

B. Each business shall be permitted one building-face sign per occupancy frontage. The overall area devoted to signs may not exceed 15 percent of the area of the first story height of the building and each sign must be mounted flat against the building.

C. Each business shall be permitted one pedestrian-oriented sign per entrance, to be mounted flat against the building or suspended from an overhanging architectural feature. Such sign may not exceed six square feet per face.

D. Each business shall be permitted one sign to the rear of its building when there exists a public entrance facing onto a public alley or parking lot which is served by those areas. The overall area devoted to such signs may not exceed 10 percent of the rear face of the building to the first story height and such sign must be mounted flat against the building.

E. Each business shall be permitted two window signs per occupancy. Such signs shall not exceed 20 percent of the window space in which they are displayed. Each sign shall be of a permanent nature, and not painted, pasted, taped nor affixed in any way to the window surface, except as allowed by CMC 17.74.020.

F. Architectural projections and/or awnings attached to the building and extending into the public right-of-way will be allowed signing along the border trim. The maximum size of copy to be an eight-inch letter, but in no case can the copy exceed 40 percent of the border trim. Any border sign will be in place of the building face sign. Any border sign extending over public right-of-way perpendicular to the building face will be considered as a pedestrian sign. (Ord. 1392 §§ 4, 5, 1978; 1964 Code Appx. A § 7.24.)

17.38.200 Loading.

The provisions of CMC 17.72.130 and 17.72.140 shall apply. (1964 Code Appx. A § 7.24.)

17.38.210 Size of new district.

The minimum and maximum amount of land that may be zoned C-2 shall be:

A. Minimum area, four acres;

B. Maximum area, 10 acres. (1964 Code Appx. A § 7.24.)

17.38.220 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 7.25.)

Chapter 17.40

C-3 COMMERCIAL ZONE
(CENTRAL BUSINESS)

Sections:

- 17.40.010 Intent.
- 17.40.020 Permitted uses.
- 17.40.030 Uses permitted subject to conditional use permit.
- 17.40.040 Prohibited uses.
- 17.40.050 Property development standards generally.
- 17.40.060 Lot area.
- 17.40.070 Lot dimensions.
- 17.40.080 Population density.
- 17.40.090 Building height – Generally.
- 17.40.100 Building height – Exceptions – Permitted projections above limit.
- 17.40.110 Yards.
- 17.40.120 Distance between buildings.
- 17.40.130 Fences and walls – Required walls.
- 17.40.140 Fences and walls – Outdoor storage.
- 17.40.150 Fences and walls – Corner cutback area regulations and permitted structures.
- 17.40.160 Off-street parking.
- 17.40.170 Access.
- 17.40.180 Signs – Generally.
- 17.40.190 Allowable signs and special regulations.
- 17.40.200 Loading.
- 17.40.210 Site plan review.

17.40.010 Intent.

The C-3 zone is intended to serve as the central trading area of the city. (1964 Code Appx. A § 7.30.)

17.40.020 Permitted uses.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare, and related to the functioning of a central business district. All uses shall be subject to the property

development standards in CMC 17.40.050 through 17.40.200:

A. Those uses permitted in the C-2 zone, except as otherwise provided in CMC 17.40.040;

B. Retail stores, sales and services:

- Advertising agencies;
- Aerial photograph and survey service;
- Art gallery, show and studio;
- Auto rental;
- Awning sales;
- Blueprinting and photocopying;
- Catering service, food;
- Department store;
- Employment agency;
- Garage, public;
- Garden supply and tools;
- Gunsmith;
- Playground equipment sales and service;
- Plumbing supply, retail;
- Restaurant;
- Taxi;
- Taxidermist;
- Thrift shop;
- Tire sales, no retreading or vulcanizing;

C. Other:

- Apartment hotels;
 - Lodges and meeting halls;
 - Museums;
 - Printing and publishing;
 - Public and/or private dancing;
 - Telegraph office;
 - Theater, theatrical and motion picture.
- (Ord. 97-1813 § 6, 1997; Ord. 93-1748 § 4, 1993; Ord. 1678 § 1, 1988; Ord. 1549 § 1, 1983; Ord. 1535 §§ 8, 9, 1983; Ord. 1495 § 1(a), 1981; Ord. 1438 § 4, 1979; 1964 Code Appx. A § 7.31.)

17.40.030 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

- Auditorium;
- Barber and/or beauty shop;
- Billiard parlor;
- Conversion of residential buildings to nonresidential uses subject to CMC 17.76.010 through 17.76.040;
- Educational or health activities including private schools, trade schools and health spas;

Electrical or mechanical games as an ancillary use; more than three such games;

Hotels;

Liquor, off-sale, subject to the provisions of CMC 17.62.026;

Liquor, on-sale, in conjunction with a bona fide eating establishment;

Automobile towing in conjunction with a permitted service station. (Ord. 11-1997 § 9, 2011; Ord. 93-1748 § 5, 1993; Ord. 91-1730 § 1(E), 1991; Ord. 1678 § 1, 1988; Ord. 16-42 § 5, 1987; Ord. 1535 § 10, 1983; Ord. 1507 § 5, 1981; Ord. 1495 § 1(b), 1981; Ord. 1438 § 5, 1979; Ord. 1386 § 4, 1978; 1964 Code Appx. A § 7.32.)

17.40.040 Prohibited uses.

The following uses are expressly prohibited in the C-3 zone:

A. Residential uses, except as otherwise provided herein;

B. Any combination of residential and nonresidential uses in any building or structure or on any lot;

C. Trailer parks;

D. Industrial uses;

E. Automobile service stations;

F. Wholesaling and warehousing;

G. Commercial uses other than those specifically listed or provided for in CMC 17.40.020 and 17.40.030;

H. Multi-tenant retail arcades. (Ord. 97-1813 § 6, 1997; Ord. 92-1736 § 2(D), 1992; Ord. 1438 § 6, 1979; 1964 Code Appx. A § 7.33.)

17.40.050 Property development standards generally.

The property development standards contained in CMC 17.40.060 through 17.40.200 shall apply to all land and buildings in the C-3 zone. (1964 Code Appx. A § 7.34.)

17.40.060 Lot area.

There are no lot area provisions for the C-3 zone. (1964 Code Appx. A § 7.34.)

17.40.070 Lot dimensions.

There are no provisions on this subject for the C-3 zone. (1964 Code Appx. A § 7.34.)

17.40.080 Population density.

There are no population density provisions for this zone. (1964 Code Appx. A § 7.34.)

17.40.090 Building height – Generally.

No building or structure erected in this zone shall have a height greater than 75 feet except by conditional use permit. (1964 Code Appx. A § 7.34.)

17.40.100 Building height – Exceptions – Permitted projections above limit.

The provisions of the C-P zone, CMC 17.34.100, shall apply. (1964 Code Appx. A § 7.34.)

17.40.110 Yards.

Yards shall be measured perpendicular to the property line or from the future right-of-way line as established by the general plan for an existing right-of-way.

When the C-3 zone abuts residentially zoned properties there shall be a yard of not less than 25 feet abutting the zone boundary, except where the C-3 zone abuts a public park no yard shall be required. The required yard may be used for parking, loading, access or storage, provided items are not stored higher than the required wall. A solid masonry wall, not less than five feet nor more than six feet in height, shall be erected on the zone boundary line. (1964 Code Appx. A § 7.34.)

17.40.120 Distance between buildings.

There are no provisions on this subject for the C-3 zone. (1964 Code Appx. A § 7.34.)

17.40.130 Fences and walls – Required walls.

Where the C-3 zone abuts a residential zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected on the zone boundary, if there is no building on the line. Walls shall conform to corner cutback provisions of the C-P zone, CMC 17.34.160 and 17.34.170. (1964 Code Appx. A § 7.34.)

17.40.140 Fences and walls – Outdoor storage.

All outdoor storage areas abutting residentially zoned property shall be enclosed by a building wall or by a solid fence or wall not less than five feet nor

more than six feet in height. (1964 Code Appx. A § 7.34.)

17.40.150 Fences and walls – Corner cutback area regulations and permitted structures.

For corner cutback and permitted fences, hedges and walls, the provisions of the C-P zone, CMC 17.34.160 and 17.34.170, shall apply. (1964 Code Appx. A § 7.34.)

17.40.160 Off-street parking.

The provisions of CMC 17.72.010 through 17.72.120 shall apply. (1964 Code Appx. A § 7.34.)

17.40.170 Access.

There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design of the access shall conform to all standards and specifications of the city. (1964 Code Appx. A § 7.34.)

17.40.180 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 7.34.)

17.40.190 Allowable signs and special regulations.

A. Each business shall be allowed two signs per occupancy frontage when mounted flat against the building, or one projecting sign. The overall area devoted to signs may not exceed 15 percent of the area of the first story height of the building. Each side of a projecting sign shall be included in the maximum overall area allowed.

B. Each business shall be permitted one pedestrian-oriented sign per entrance, to be mounted flat against the building or suspended from an overhanging architectural feature which is an integral part of the building. Such sign shall not exceed six square feet per face.

C. When the building rears onto a public alley or parking lot with a public entrance directly serving those areas, an additional sign may be erected at that entrance. The area devoted to such sign shall not exceed 10 percent of the rear face of the building to the first story height, and such sign must be mounted flat against the building.

D. Each business shall be permitted two window signs per occupancy. Such signs shall not exceed 20 percent of the window space in which they are displayed. Each sign shall be of a permanent nature and not painted, pasted, taped nor affixed in any way to the window surface, except as allowed by CMC 17.74.020. (1964 Code Appx. A § 7.34.)

17.40.200 Loading.

The provisions of CMC 17.72.130 and 17.72.140 shall apply. (1964 Code Appx. A § 7.34.)

17.40.210 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 7.35.)

Chapter 17.42

C-3A COMMERCIAL ZONE (REGIONAL OR COMMUNITY SHOPPING CENTER)

Sections:

- 17.42.010 Intent.
- 17.42.020 Permitted uses.
- 17.42.030 Uses permitted subject to conditional use permit.
- 17.42.040 Prohibited uses.
- 17.42.050 Property development standards generally.
- 17.42.060 Building height – Generally.
- 17.42.070 Building height – Exceptions – Permitted projections above limit.
- 17.42.080 Size of new zone.
- 17.42.090 Signs – Generally.
- 17.42.095 Additional standards for adult entertainment uses.
- 17.42.100 Allowable signs and special regulations.
- 17.42.110 Site plan review.

17.42.010 Intent.

The C-3A zone is intended to provide for planned, unified shopping centers at community and regional levels.

A "community shopping center" is a trading center serving specialized needs of families in a community neighborhood area.

A "regional shopping center" is a trading center offering greater variety of general merchandise, apparel and home furnishings to families located in a larger area than is served by a neighborhood community shopping center. (1964 Code Appx. A § 7.40.)

17.42.020 Permitted uses.

A. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the uses permitted in the C-2 and C-3 zones, CMC 17.38.020 and 17.40.020, except as otherwise provided for in CMC 17.42.030, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare, and related to the function of either a community or regional shopping center, as

the case may be. All uses shall be subject to the property development standards in the C-2 zone, CMC 17.38.050 through 17.38.210, except as noted in CMC 17.42.050 through 17.42.100.

B. Additional permitted uses are as follows:

1. Fortune-telling. (Ord. 1614 § 1, 1986; 1964 Code Appx. A § 7.41.)

17.42.030 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

Automobile sales and services;

Automobile service station, except as otherwise provided for in CMC 17.42.020, subject to the provisions of CMC 17.62.025. CMC 17.38.100(A) shall not apply to automobile service stations;

Automobile towing in conjunction with a permitted service station;

Barber and/or beauty shop;

Billiard parlor;

Conversion of residential buildings to nonresidential uses, subject to CMC 17.76.010 through 17.76.040;

Drive-up facilities for permitted uses;

Drop-off bins and facilities;

Educational or health activities including private schools, trade schools and health spas;

Electrical or mechanical games as an ancillary use; more than three such games;

Hotels;

Liquor, off-sale, subject to the provisions of CMC 17.62.026;

Liquor, on-sale, in conjunction with a bona fide eating establishment;

Model homes;

Public and/or private dancing;

Truck rentals on minimum of two acres with maximum size truck of 24 feet with two axles, on-site enclosed repair facilities and subject to Chapter 17.64 CMC. (Ord. 11-1997 § 10, 2011; Ord. 98-1826 § 5, 1998; Ord. 97-1811 § 1, 1997; Ord. 93-1748 § 6, 1993; Ord. 91-1730 § 1(F), 1991; Ord. 1642 § 6, 1987; Ord. 1574 § 4, 1984; Ord. 1535 § 11, 1983; Ord. 1509 § 2, 1981; Ord. 1507 § 6, 1981; Ord. 1495 § 1(c), 1981; Ord. 1493 § 1, 1980; Ord. 1438 § 8, 1979; Ord. 1386 § 5, 1978; 1964 Code Appx. A § 7.42.)

17.42.040 Prohibited uses.

The following uses are expressly prohibited in the C-3A zone:

A. Residential uses, other than those specifically provided for in CMC 17.42.030;

B. Any combination of residential and nonresidential uses in any building or structure on any lot other than those specifically provided for in CMC 17.42.030;

C. Trailer parks;

D. Industrial uses;

E. Wholesaling and warehousing;

F. Commercial uses other than those specifically listed or provided for in CMC 17.42.020 and 17.42.030;

G. Hotels (except by conditional use permit);

H. Multi-tenant retail arcades. (Ord. 92-1736 § 2(E), 1992; Ord. 1438 § 9, 1979; 1964 Code Appx. A § 7.43.)

17.42.050 Property development standards generally.

The property development standards of the C-2 zone, CMC 17.38.050 through 17.38.210, shall apply to all land and buildings in the C-3A zone, except for the provisions of CMC 17.42.060 through 17.42.100. (1964 Code Appx. A § 7.44.)

17.42.060 Building height – Generally.

No building or structure erected in this zone shall have a height greater than 75 feet except by conditional use permit. (1964 Code Appx. A § 7.44.)

17.42.070 Building height – Exceptions – Permitted projections above limit.

The provisions of the C-P zone, CMC 17.34.100, shall apply. (1964 Code Appx. A § 7.44.)

17.42.080 Size of new zone.

The minimum and maximum amount of land that may be zoned C-3A in any location shall be:

A. For community shopping centers:

1. Minimum area, 10 acres;

2. Maximum area, 30 acres;

B. For regional shopping centers:

1. Minimum area, 30 acres;

2. Maximum area, no requirements;

C. The applicant may present economic data in support of the community or regional shopping center of the size he is proposing. (1964 Code Appx. A § 7.44.)

17.42.090 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 7.44.)

17.42.095 Additional standards for adult entertainment uses.

Adult bookstore, adult mini-motion picture theater, adult motion picture arcade and adult motion picture theater:

A. Shall be specifically identified as an adult entertainment use by an appropriate sign specifying the words "Adult Entertainment";

B. Shall not display or exhibit in a manner which exposes to public view from the sidewalk, street or highway any of the following:

1. Any statements or words describing "specified anatomical areas" or "specified sexual activities";

2. Any picture or illustration of "specified anatomical areas" or "specified sexual activities";

C. Shall not employ or utilize loudspeakers or sound equipment that can be heard or discerned by the public from the sidewalk, street or highway. (Ord. 1438 § 10, 1979.)

17.42.100 Allowable signs and special regulations.

A.1. Each regional or community center, containing four or more establishments having a lot frontage in excess of 150 feet, shall be permitted one freestanding sign per center. Such sign shall not be located closer than 150 feet from any other freestanding sign on the same side of the street and shall not exceed 100 square feet per face nor an overall height of 30 feet.

2. Each property having a lot frontage less than 150 feet but more than 45 feet shall be permitted one monument sign. Such sign shall not be closer than 50 feet from any other sign on the same side of the street and shall not exceed an area of 20 square feet per face nor an overall height of six feet.

B. Each business shall be permitted one building face sign per occupancy frontage. The area devoted to such sign shall not exceed 15 percent of

the area of the first story height of the building, and each sign must be mounted flat against the building.

C. Each occupant shall be permitted one pedestrian-oriented sign per entrance, to be flat against the building or suspended from an overhanging architectural feature which is an integral part of the building. Such sign shall not exceed six square feet per face.

D. When the building rears onto a public alley or parking lot with a public entrance directly serving those areas, an additional sign may be erected at that entrance. The area devoted to such sign shall not exceed 10 percent of the rear face of the building to the first story height, and such sign must be mounted flat against the building.

E. Each business shall be permitted two window signs per occupancy. Such signs shall not exceed 20 percent of the window space in which they are displayed. Each sign shall be of a permanent nature, and not painted, pasted, taped or affixed in any way to the window surface, except as allowed by CMC 17.74.020.

F. Architectural projections and/or awnings attached to the building and extending into the public right-of-way will be allowed signing along the border trim. The maximum size of copy to be an eight-inch letter, but in no case can the copy exceed 40 percent of the border trim. Any border sign will be in place of the building face sign. Any border sign extending over public right-of-way perpendicular to the building face will be considered as a pedestrian sign.

G. "Murals" are permitted in the Shoppers Lane district of the C-3A zone, as outlined in CMC 17.74.061.

H. "Painted signs" are permitted in the Shoppers Lane district of the C-3A zone, as outlined in CMC 17.74.062.

I. "Sidewalk signs" and "pennant/flags" are permitted in the Shoppers Lane district of the C-3A zone, as outlined in CMC 17.74.063. (Ord. 01-1879 § 2, 2001; Ord. 1392 §§ 6, 7, 1978; 1964 Code Appx. A § 7.4.)

17.42.110 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 7.45.)

Chapter 17.44

C-4 COMMERCIAL ZONE (HIGHWAY)

Sections:

- 17.44.010 Intent.
- 17.44.020 Permitted uses.
- 17.44.030 Uses permitted subject to conditional use permit.
- 17.44.040 Prohibited uses.
- 17.44.050 Property development standards generally.
- 17.44.060 Lot area.
- 17.44.070 Lot dimensions.
- 17.44.080 Population density.
- 17.44.090 Building height – Generally.
- 17.44.100 Building height – Exceptions – Permitted projections above limit.
- 17.44.110 Yards.
- 17.44.120 Distance between buildings.
- 17.44.130 Fences and walls – Required walls.
- 17.44.140 Fences and walls – Hazardous areas.
- 17.44.150 Fences and walls – Outdoor storage.
- 17.44.160 Fences and walls – Swimming pools.
- 17.44.170 Fences and walls – Corner cutback area regulations and permitted structures.
- 17.44.180 Off-street parking.
- 17.44.190 Access.
- 17.44.200 Signs – Generally.
- 17.44.210 Allowable signs and special regulations.
- 17.44.220 Loading.
- 17.44.230 Site plan review.

17.44.010 Intent.

The C-4 zone is intended to provide for highway-related uses. (1964 Code Appx. A § 7.50.)

17.44.020 Permitted uses.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in CMC 17.44.050 through 17.44.220:

Administrative or professional offices (any office in which chattels or goods, wares or merchandise are not manufactured or sold);

Aerial photography and survey service;

Aircraft sales and service;

Ambulance service;

Animal hospital;

Antique home furnishings;

Art gallery, shop or studio;

Auto parts sales and incidental services;

Auto rental;

Auto repair garage;

Auto sales and service, excluding incidental body and fender work and painting and mechanical auto wash, except as provided for in CMC 17.44.030;

Auto top and glass shop;

Bakery; provided not more than five persons shall be employed and all products are sold on the premises;

Bakery sales;

Bank and financial institutions;

Bicycle shop;

Bill paying office;

Blueprinting and photocopying;

Boat, trailer and motorcycle sales;

Book or stationery store;

Botanical gardens;

Bowling alley;

Call office for delivery of laundry or dry cleaning;

Carpet and rug sales, no cleaning;

Catering service, food;

Churches;

Cleaners, retail;

Clothing and wearing apparel;

Coffee shop;

Community gardens;

Confectionery shop;

Cosmetic shop;

Craft shop;

Crankcase oil tanks in conjunction with an automobile service station;

Day nurseries;

Delicatessen;

Department store;

Discount house;

Drive-in restaurant; providing no dancing or theatrical performance is permitted;

Drug store;

Electrical appliance supply and repair;

Electrical or mechanical games as an ancillary use, up to a maximum of three such games;

Electric distribution and public utility substations;

Employment agency;

Equipment rental;

Farm equipment (sales and repair);

Fix-it shop;

Florist;

Food stores;

Frozen food locker;

Fruit store;

Furniture, household and patio;

Furniture storage;

Furniture upholstery;

Furriers;

Garage (public);

Garden supply and tools;

General research, not involving manufacture, fabrication or processing, or sale of products listed in any other commercial or industrial zone;

Gift shop;

Golf driving range and/or golf pitch and putt course;

Gunsmith;

Haberdashery;

Hardware;

Health food stores;

Hobby shop and supply;

Home furnishings;

Hospitals;

Household appliances, supply, repair and service;

Ice cream parlor;

Insurance brokers, adjusters and agents;

Jewelry sales and repair;

Laboratories, biological, medical, dental and X-ray;

Landscape service;

Laundromat;

Law office;

Leather goods sales;

Libraries and reading rooms;

Linoleum stores;

Locksmith;

Luggage;

Lumber yard;

Mail-order house;

Masonry materials and supplies;

Maternity shop;
 Meat market;
 Medical equipment and supplies;
 Mimeographing;
 Miniature golf course;
 Mobile home sales and service;
 Mortuary;
 Motels;
 Motor hotel;
 Motor scooter sales and service;
 Museums;
 Music instruction;
 Music shop;
 Newsstands;
 Notary public;
 Novelty shop;
 Offices (any office in which chattels or goods, wares or merchandise are not manufactured or sold);
 Office furniture and machines sales and repair;
 Off-street parking;
 Optometrists;
 Orthopedic equipment and supplies;
 Paint and wallpaper materials and supplies;
 Parking lot (public);
 Pawnshop;
 Pet shop and food stores;
 Pharmacy;
 Phonographic supplies;
 Photographers' studios;
 Photography supplies;
 Physicians' equipment and supplies;
 Piano sales and service;
 Picture framing;
 Plant nursery;
 Playground equipment sales and service;
 Plumbing supply;
 Printing and publishing;
 Public utility customer service office;
 Public utility substations;
 Radio, television, phonograph supplies, sales and service;
 Real estate brokers;
 Redemption centers;
 Restaurant; providing no dancing or theatrical performance is permitted except as provided in CMC 17.44.030;
 Saddle sales and service;
 Shoe sales and repair;
 Skating rink;

Soda fountain;
 Sporting goods and equipment sales and rentals;
 Stationery stores;
 Store fixtures sales;
 Swimming pool sales and service;
 Tailor;
 Tax consulting services;
 Taxi service;
 Theater, drive-in;
 Theater, theatrical and motion picture;
 Ticket agency;
 Tire sales;
 Tobacco store;
 Toy store;
 Upholstery shop, automobile;
 Vacuum cleaners sales and service;
 Variety store;
 Wearing apparel;
 Yarn shop. (Ord. 11-1997 § 11, 2011; Ord. 97-1813 § 7, 1997; Ord. 93-1748 § 7, 1993; Ord. 1711 § 3, 1990; Ord. 1709 § 3, 1990; Ord. 1678 § 2, 1988; Ord. 1583 § 2, 1985; Ord. 1535 § 12, 1983; Ord. 1507 § 7, 1981; Ord. 1495 § 1(d), 1981; Ord. 1438 § 11, 1979; 1964 Code Appx. A § 7.51.)

17.44.030 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

Auditoriums;
 Automobile service station, subject to the provisions of CMC 17.62.025. CMC 17.44.110(A) shall not apply to automobile service stations;
 Barber and/or beauty shop;
 Batting cage;
 Billiard parlor;
 Body and fender shop;
 Conversion of residential buildings to nonresidential uses, subject to CMC 17.76.010 through 17.76.040;
 Drive-up facilities for permitted uses;
 Drop-off bins and facilities;
 Educational and health activities including private schools, trade schools and health spas;
 Electrical and mechanical games as an ancillary use; more than three such games;
 Hotels;
 Liquor, off-sale, subject to the provisions of CMC 17.62.026;

Liquor, on-sale, in conjunction with a bona fide eating establishment;
 Lodges and meeting halls;
 Massage establishments;
 Mechanical auto wash;
 Model homes;
 Paint shop;
 Public and/or private dancing;
 Recycling collection facilities subject to the provisions of CMC 17.62.195;
 Storage and dispensing of liquefied petroleum gas in anticipation of retail services;
 Thrift shops;
 Towing services;
 Vocational colleges, barbers and beauty schools, modeling schools and medical training schools. (Ord. 11-1997 § 12, 2011; Ord. 98-1826 § 6, 1998; Ord. 93-1748 § 8, 1993; Ord. 1678 § 2, 1988; Ord. 1647 § 3, 1987; Ord. 1642 § 7, 1987; Ord. 1596 § 1, 1985; Ord. 1593 § 1, 1985; Ord. 1581 § 1, 1984; Ord. 1574 § 5, 1984; Ord. 1535 § 13, 1983; Ord. 1509 § 3, 1981; Ord. 1507 § 8, 1981; Ord. 1495 § 1(e), 1981; Ord. 1438 § 12, 1979; Ord. 1386 § 6, 1978; Ord. 1274 § 1, 1974; 1964 Code Appx. A § 7.52.)

17.44.040 Prohibited uses.

The following uses are expressly prohibited in the C-4 zone:

- A. Residential uses other than those specifically provided for in CMC 17.44.030;
- B. Any combination of residential and nonresidential uses in any building or structure on any lot other than those specifically provided for in CMC 17.44.030;
- C. Industrial uses;
- D. Wholesaling and warehousing;
- E. Commercial uses other than those specifically listed or provided for in CMC 17.44.020 and 17.44.030;
- F. Multi-tenant retail arcades. (Ord. 97-1813 § 8, 1997; Ord. 92-1736 § 2(F), 1992; Ord. 1438 § 13, 1979; 1964 Code Appx. A § 7.53.)

17.44.050 Property development standards generally.

The property development standards contained in CMC 17.44.060 through 17.44.220 shall apply to all land and buildings in the C 4 zone, except that any lot existing on the effective date of the

ordinance codified in this title which is substandard in dimensions may be subject to all other standards. (1964 Code Appx. A § 7.54.)

17.44.060 Lot area.

There are no lot area provisions for the C-4 zone. (1964 Code Appx. A § 7.54.)

17.44.070 Lot dimensions.

All lots hereafter created shall comply with the following minimum standards and lots now existing may not be reduced below these standards:

- A. There are no lot width provisions;
- B. Each lot shall have a minimum depth of 150 feet. (1964 Code Appx. A § 7.54.)

17.44.080 Population density.

There are no population density provisions for the C-4 zone. (1964 Code Appx. A § 7.54.)

17.44.090 Building height – Generally.

Except by conditional use permit, no building or structure in this zone shall have a height greater than 50 feet, except when located closer than 50 feet to any abutting residential or agricultural zoned lands such building or structure shall not exceed 35 feet in height. (1964 Code Appx. A § 7.54.)

17.44.100 Building height – Exceptions – Permitted projections above limit.

The provisions of the C-P zone, CMC 17.34.100, shall apply. (1964 Code Appx. A § 7.54.)

17.44.110 Yards.

Yards shall be measured perpendicular to the property line, or from the future right-of-way line as established by the general plan for an existing right-of-way.

A. When the C-4 zone fronts, sides or rears on a street, there shall be a yard abutting the street of not less than 10 feet, except as provided in subsection (C) of this section. If across a local street from a residential or agricultural zone, except as provided in subsection (C) of this section, a wall not less than five feet nor more than six feet in height shall be erected on the setback line where there is no building on the line and where there is parking, loading or storage to the rear of the line.

B. When the C-4 zone abuts a residential or agricultural zone, there shall be a minimum building setback of 25 feet consisting of a 10-foot landscaped strip adjacent to the property line and a minimum 15-foot driveway for fire access. No entrances or exits from the rear of the building, except limited fire access, will be allowed. A solid masonry wall not less than five feet nor more than six feet in height shall be erected on the zone boundary line.

C. When the C-4 zone fronts directly on a public park or fronts on a street which is a boundary with a public park, there shall be a yard abutting the street of not less than 20 feet. The required yard may be landscaped or used for parking; however, it shall not be used for loading or storage. A wall not less than five feet nor more than six feet in height shall be erected on the setback line where there is loading or storage to the rear of the line.

D. A swimming pool shall not be located in any required yard abutting a street, and in no case shall it be located less than five feet from any side or rear property line not abutting a street. It shall be entirely enclosed as required in the C-P zone, CMC 17.34.150. (Ord. 1497 § 1, 1981; 1964 Code Appx. A § 7.54.)

17.44.120 Distance between buildings.

There are no provisions on this subject for the C-4 zone. (1964 Code Appx. A § 7.54.)

17.44.130 Fences and walls – Required walls.

Walls shall be erected as required in CMC 17.44.110 in connection with yards when this zone adjoins a residential or agricultural zone. Walls shall be reduced to not more than three feet in height in the required yard abutting a street, in the area defined by a line which is the prolongation of the front yard required in the abutting residential or agricultural zone, and shall comply with corner cutback provisions in the C-P zone, CMC 17.34.160 and 17.34.170. (1964 Code Appx. A § 7.54.)

17.44.140 Fences and walls – Hazardous areas.

A fence or wall not more than six feet in height may be required along the perimeter of all areas which by reason of the conditions on the property or physical hazards, such as frequent inundation,

erosion, excavation or grade separation, are considered by the commission to be dangerous to the health and safety. (1964 Code Appx. A § 7.54.)

17.44.150 Fences and walls – Outdoor storage.

All outdoor storage areas abutting residentially zoned property shall be enclosed by a building wall or by a solid fence or wall not less than five feet nor more than six feet in height. (1964 Code Appx. A § 7.54.)

17.44.160 Fences and walls – Swimming pools.

Swimming pool areas shall be entirely enclosed by buildings or by fences or walls not less than five feet nor more than six feet in height around the deck area related to the pool. The fence or wall shall be equipped with self-closing and self-latching gates or doors, the latching device being located not less than four feet 10 inches above the ground. All fencing must be in place and approved before the water is run into the pool. All lighting of pool area shall be so arranged as to reflect the light away from the adjoining premises. (1964 Code Appx. A § 7.54.)

17.44.170 Fences and walls – Corner cutback area regulations and permitted structures.

For corner cutback and permitted fences, hedges and walls, the provisions of the C-P zone, CMC 17.34.160 and 17.34.170, shall apply. (1964 Code Appx. A § 7.54.)

17.44.180 Off-street parking.

The provisions of CMC 17.72.010 through 17.72.120 shall apply. (1964 Code Appx. A § 7.54.)

17.44.190 Access.

There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design of the access shall conform to all standards and specifications of the city. (1964 Code Appx. A § 7.54.)

17.44.200 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 7.54.)

17.44.210 Allowable signs and special regulations.

A. 1. Each property having in excess of 100 feet of lot frontage shall be permitted one freestanding sign. Such sign shall not be located closer than 100 feet from any other freestanding sign on the same side of the street. Such signs shall not exceed 100 square feet per face nor an overall height of 30 feet.

2. Each property containing less than 100 feet of lot frontage but more than 45 feet shall be permitted one monument sign. Such signs shall not be closer than 50 feet from any other sign on the same side of the street and shall not exceed an area of 20 square feet per face nor an overall height of six feet.

B. Each property having in excess of 300 feet of lot frontage shall be permitted one additional freestanding sign of the same size and height as subsection (A) of this section; or in the alternative may elect to increase the size of the freestanding sign allowed under subsection (A) of this section to a maximum 250 square feet per face.

C. Each business shall also be permitted two building face signs per occupancy frontage. The area devoted to such signs shall not exceed 15 percent of the first story height of the building. Such signs shall be mounted flat against the building.

D. When the same building rears onto a public alley or parking lot with a public entrance directly serving those areas, an additional sign may be erected at that entrance. The area devoted to such sign shall not exceed 10 percent of the rear face of the building to the first story height, and such sign must be mounted flat against the building.

E. Each business shall be permitted two window signs per occupancy. Such signs shall not exceed 20 percent of the window space in which they are displayed. Each sign shall be of a permanent nature and not painted, pasted, taped or affixed in any way to the window surface except as allowed by CMC 17.74.020.

F. Architectural projections and/or awnings attached to the building and extending into the public right-of-way will be allowed signing along the border trim. The maximum size of copy is to be an eight-inch letter, but in no case can the copy exceed 40 percent of the border trim. Any border sign will be in place of the building face sign. Any border sign extending over public right-of-way perpendicular to the building face will be considered as a

pedestrian sign. (Ord. 1681 § 1(a), 1988; Ord. 1392 §§ 8, 9, 1978; 1964 Code Appx. A § 7.54.)

17.44.220 Loading.

The provisions of CMC 17.72.130 and 17.72.140 shall apply. (1964 Code Appx. A § 7.54.)

17.44.230 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 7.55.)

Chapter 17.46

**C-5 COMMERCIAL ZONE
(SPECIFIED HIGHWAY)**

Sections:

- 17.46.010 Intent.
- 17.46.020 Permitted uses.
- 17.46.030 Uses permitted subject to conditional use permit.
- 17.46.040 Prohibited uses.
- 17.46.050 Property development standards generally.
- 17.46.060 Lot area.
- 17.46.070 Lot dimensions.
- 17.46.080 Population density.
- 17.46.090 Building height – Generally.
- 17.46.100 Building height – Exceptions – Permitted projections above limit.
- 17.46.110 Yards.
- 17.46.120 Distance between buildings.
- 17.46.130 Fences and walls – Required walls.
- 17.46.140 Fences and walls – Hazardous areas.
- 17.46.150 Fences and walls – Outdoor storage.
- 17.46.160 Fences and walls – Corner cutback area regulations and permitted structures.
- 17.46.170 Off-street parking.
- 17.46.180 Access.
- 17.46.190 Signs – Generally.
- 17.46.200 Allowable signs and special regulations.
- 17.46.210 Loading.
- 17.46.220 Site plan review.

17.46.010 Intent.

The C-5 zone is intended to provide for specified highway-related commercial uses. (1964 Code Appx. A § 7.60.)

17.46.020 Permitted uses.

Buildings, structures and land shall be used, and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in CMC 17.46.050 through 17.46.210:

Administrative or professional offices (any offices in which chattels or goods, wares or merchandise are not manufactured or sold);

Animal hospital;

Antique home furnishings;

Auto parts sales;

Auto rental;

Auto repair garage;

Auto sales and service, excluding incidental body and fender work and painting and mechanical auto wash except as provided for in CMC 17.46.030;

Auto top and glass shop;

Bakery; provided not more than five persons shall be employed and all products are sold on the premises;

Bakery sales;

Blueprinting and photocopying;

Carpet and rug cleaning, repair;

Churches;

Cleaners, retail;

Coffee shop;

Community gardens;

Confectionery shop;

Contractor, building, electrical, etc.;

Craft shop;

Crankcase oil tanks in conjunction with auto repair or service use;

Delicatessen;

Drive-in restaurant; providing no dancing or theatrical performances are permitted; and provided, that there shall be no sale or consumption of intoxicating liquor on the premises;

Electrical appliance supply and repair;

Electrical distribution and public utility substation;

Electrical or mechanical games as an ancillary use, up to a maximum of three such games;

Equipment rentals;

Farm equipment sales and repair;

Feed and fuel;

Fix-it shop;

Furniture cleaning;

Furniture, household and patio;

Furniture storage;

Furniture upholstery;

Garage, public;

Garden supply and tools;

General research, not involving manufacture, fabrication or processing or sales of products listed in any other commercial or industrial zone;

- Gunsmith;
- Hobby shop and supply;
- Home furnishings;
- Household appliances supply, repair and service;
- Ice cream parlor;
- Insurance brokers, adjusters and agents;
- Landscape service;
- Laundromat;
- Locksmith;
- Lumber yard;
- Masonry materials and supplies;
- Mimeographing;
- Motor scooters sales and service;
- Offices (any office in which chattels or goods, wares or merchandise are not manufactured or sold);
- Off-street parking;
- Parking lot, public;
- Pet shop and food store;
- Plant nursery;
- Playground equipment sales and service;
- Plumbing supply, retail;
- Public utility substations;
- Radio, television, phonograph supplies, sales and service;
- Real estate brokers;
- Restaurant, tearoom, cafe; providing no dancing or theatrical performances are permitted and providing that here shall be no sale or consumption of intoxicating liquor on the premises;
- Saddle sales and repair;
- Shoe sales and repair;
- Soda fountain;
- Sporting goods and equipment sales and rentals;
- Stationery stores;
- Store fixtures sales;
- Swimming pool sales and service;
- Tire sales;
- Upholstery shop, automobile;
- Vacuum cleaner sales and service. (Ord. 11-1997 § 13, 2011; Ord. 97-1813 § 8, 1997; Ord. 93-1748 § 9, 1993; Ord. 1711 § 4, 1990; Ord. 1709 § 4, 1990; Ord. 1535 § 14, 1983; Ord. 1507 § 9, 1981; Ord. 1438 § 15, 1979; 1964 Code Appx. A § 7.61.)

17.46.030 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

- Auditoriums;
- Automobile service stations, subject to the provisions of CMC 17.62.025;
- Automobile towing and impound;
- Barber and/or beauty shop;
- Body and fender shop;
- Conversion of residential buildings to nonresidential uses, subject to CMC 17.76.010 through 17.76.040;
- Drive-up facility;
- Drop-off bins, recycling and light processing facilities;
- Education and health activities including private schools, trade schools and health spas;
- Electrical or mechanical games as an ancillary use; more than three such games;
- Indoor radio controlled hobby track;
- Liquor, off-sale, subject to the provisions of CMC 17.62.026;
- Liquor, on-sale establishments;
- Lodges and meeting halls, subject to CMC 17.62.026 if also in conjunction with liquor, on-sale;
- Massage establishment;
- Mechanical car wash;
- Recycling collection facilities subject to the provisions of CMC 17.62.195;
- Vocational colleges, barbers and beauty schools, modeling schools and medical training schools. (Ord. 11-1997 § 14, 2011; Ord. 01-1884 § 5, 2001; Ord. 98-1826 § 7, 1998; Ord. 93-1748 § 10, 1993; Ord. 92-1735 § 1, 1992; Ord. 91-1730 § 1(G), 1991; Ord. 1647 §§ 4, 8, 1987; Ord. 1642 § 8, 1987; Ord. 1574 § 6, 1984; Ord. 1535 § 15, 1983; Ord. 1509 § 4, 1981; Ord. 1507 § 10, 1981; Ord. 1446 § 1, 1980; Ord. 1438 § 16, 1979; Ord. 1386 § 7, 1978; 1964 Code Appx. A § 7.62.)

17.46.040 Prohibited uses.

The following uses are expressly prohibited in the C-5 zone:

- A. Residential uses;
- B. Any combination of residential and nonresidential uses in any building or structure on any lot;
- C. Industrial uses;

D. Commercial uses other than those specifically listed or provided for in CMC 17.46.020 and 17.46.030;

E. Wholesaling and warehousing;

F. Adult bookstore, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater and massage establishment:

1. Located within 500 feet of any area zoned for residential use;

2. Located within 500 feet of the property line of any of the following uses or facilities:

a. Church or other facility used primarily for worship or other religious purposes;

b. City, county, state, federal or other governmental public buildings including, but not limited to: city halls, schools, libraries, police and fire stations and post offices;

c. Hospitals and convalescent facilities;

d. Parks and playgrounds;

e. Senior, youth or similar centers. (Ord. 1438 § 17, 1979; 1964 Code Appx. A § 7.63.)

17.46.050 Property development standards generally.

The property development standards contained in CMC 17.46.060 through 17.46.210 shall apply to all land and buildings in the C-5 zone. (1964 Code Appx. A § 7.64.)

17.46.060 Lot area.

There are no lot area provisions for the C-5 zone. (1964 Code Appx. A § 7.64.)

17.46.070 Lot dimensions.

There are no provisions on this subject for the C-5 zone. (1964 Code Appx. A § 7.64.)

17.46.080 Population density.

There are no population density provisions for this zone. (1964 Code Appx. A § 7.64.)

17.46.090 Building height – Generally.

No building or structure erected in this zone shall have a height greater than 35 feet, except by conditional use permit. (1964 Code Appx. § 7.64.)

17.46.100 Building height – Exceptions – Permitted projections above limit.

The provisions of the C-P zone, CMC 17.34.100, shall apply. (1964 Code Appx. A § 7.64.)

17.46.110 Yards.

Yards shall be measured perpendicular to the property line or from the future right-of-way line as established by the general plan for an existing right-of-way.

A. When the C-5 zone abuts a residential or agricultural zone, there shall be a minimum building setback of 25 feet consisting of a 10-foot landscaped strip adjacent to the property line and a minimum 15-foot driveway for fire access. No entrances or exits from the rear of the building, except limited fire access, will be allowed. A solid masonry wall not less than five feet nor more than six feet in height shall be erected on the zone boundary line.

B. When the C-5 zone fronts directly on a public park or fronts on a street which is a boundary with a public park, there shall be a yard abutting the street of not less than 25 feet. The required yard may be landscaped or used for parking; however, it shall not be used for loading or storage. A wall not less than five feet nor more than six feet in height shall be erected on the setback line where there is loading or storage to the rear of the line. (Ord. 1497 § 1, 1981; 1964 Code Appx. A § 7.64.)

17.46.120 Distance between buildings.

There are no provisions on this subject for the C-5 zone. (1964 Code Appx. A § 7.64.)

17.46.130 Fences and walls – Required walls.

Walls shall be erected as required in CMC 17.46.110 in connection with yards when this zone abuts a residential or agricultural zone. Walls shall conform to corner cutback provisions in the C-P zone, CMC 17.34.160 and 17.34.170. (1964 Code Appx. A § 7.64.)

17.46.140 Fences and walls – Hazardous areas.

A fence or wall not more than six feet in height may be required along the perimeter of all areas which by reason of the conditions on the property or physical hazards, such as frequent inundation,

erosion, excavation or grade separation, are considered by the commission to be dangerous to the health and safety. (1964 Code Appx. A § 7.64.)

17.46.150 Fences and walls – Outdoor storage.

All outdoor storage areas abutting residentially zoned property shall be enclosed by a building wall or by a solid fence or wall not less than five feet nor more than six feet in height. (1964 Code Appx. A § 7.64.)

17.46.160 Fences and walls – Corner cutback area regulations and permitted structures.

For corner cutback and permitted fences, hedges and walls, the provisions of the C-P zone, CMC 17.34.160 and 17.34.170, shall apply. (1964 Code Appx. A § 7.64.)

17.46.170 Off-street parking.

The provisions of CMC 17.72.010 through 17.72.120 shall apply. (1964 Code Appx. A § 7.64.)

17.46.180 Access.

There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design of the access shall conform to all standards and specifications of the city. (1964 Code Appx. A § 7.64.)

17.46.190 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 7.64.)

17.46.200 Allowable signs and special regulations.

A.1. Each property having in excess of 100 feet of lot frontage shall be permitted one freestanding sign. Such sign shall not be located closer than 100 feet from any other freestanding sign on the same side of the street. Such signs shall not exceed 100 square feet per face nor an overall height of 30 feet.

2. Each property containing less than 100 feet of lot frontage but more than 45 feet shall be permitted one monument sign. Such sign shall not be closer than 50 feet from any other sign on the same side of the street and shall not exceed an area of 20 square feet per face nor an overall height of six feet.

B. Each property having in excess of 300 feet of lot frontage shall be permitted one additional freestanding sign of the same size and height as subsection (A) of this section; or in the alternative may elect to increase the size of the freestanding sign allowed under subsection (A) of this section to a maximum 250 square feet per face.

C. Each business shall also be permitted two building face signs per occupancy frontage. The area devoted to such signs shall not exceed 15 percent of the first story height of the building. Such signs shall be mounted flat against the building.

D. When the same building rears onto a public alley or parking lot with a public entrance directly serving those areas, an additional sign may be erected at that entrance. The area devoted to such sign shall not exceed 10 percent of the rear face of the building to the first story height, and such sign must be mounted flat against the building.

E. Each business shall be permitted two window signs per occupancy. Such signs shall not exceed 20 percent of the window space in which they are displayed. Each sign shall be of a permanent nature and not painted, pasted, taped or affixed to any way to the window surface except as allowed by CMC 17.74.020.

F. Architectural projections and/or awnings attached to the building and extending into the public right-of-way will be allowed signing along the border trim. The maximum size of copy to be an eight-inch letter, but in no case can the copy exceed 40 percent of the border trim. Any border sign will be in place of the building face sign. Any border sign extending over public right-of-way perpendicular to the building face will be considered as a pedestrian sign. (Ord. 1681 § 1(b), 1988; Ord. 1392 §§ 10, 11, 1978; 1964 Code Appx. A § 7.64.)

17.46.210 Loading.

The provisions of CMC 17.72.130 and 17.72.140 shall apply. (1964 Code Appx. A § 7.64.)

17.46.220 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 7.65.)

Chapter 17.48**C-R COMMERCIAL ZONE (RECREATION)**

Sections:

- 17.48.010 Intent.
- 17.48.020 Permitted uses.
- 17.48.030 Uses permitted subject to conditional use permit.
- 17.48.040 Prohibited uses.
- 17.48.050 Property development standards – Generally.
- 17.48.060 Property development standards – Designated.
- 17.48.070 Signs – Generally.
- 17.48.080 Allowable signs and special regulations.
- 17.48.090 Swimming pools.
- 17.48.100 Size of new district.
- 17.48.110 Site plan review.

17.48.010 Intent.

The C-R commercial recreation zone is intended to group commercial recreation uses into a planned, integrated recreation center, including related service and commercial uses. (1964 Code Appx. A § 8.00.)

17.48.020 Permitted uses.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission and council may deem (pursuant to Chapter 17.60 CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in the C-2 zone, CMC 17.38.050 through 17.38.210:

A. Recreational Uses.

1. Archery range;
2. Batting cages;
3. Billiard parlor;
4. Bowling alleys;
5. Fishing and fly-casting ponds;
6. Golf driving range;
7. Golf pitch and putt courses;
8. Lawn and court games;
9. Miniature golf courses;

10. Nursery school or day nursery; provided it is operated in conjunction with the recreation facilities;

11. Picnic and barbecue facilities;
12. Playground;
13. Skating rinks;
14. Swim parks, natatoriums;
15. Tennis courts;

B. Related commercial uses including, but not limited to, the following, when operated in connection with those uses listed in subsection (A) of this section:

1. Deleted;
2. Electric distribution and public utility substations;
3. Off-street parking lot;
4. Restaurants;
5. Sporting goods stores;
6. Sports equipment rental and incidental maintenance;
7. Vending machines for sales of cigarettes, soft drinks and food. (Ord. 11-1997 § 15, 2011; Ord. 1535 §§ 16, 17, 1983; 1964 Code Appx. A § 8.01.)

17.48.030 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to a conditional use permit as provided for in Chapter 17.62 CMC:

- A. Barber and/or beauty shops;
- B. Clubs and lodges;
- C. Conversion of residential buildings to non-residential uses subject to CMC 17.76.010 through 17.76.040;
- D. General commercial amusements;
- E. Education or health activities including private schools, trade schools and health spas;
- F. Liquor, on-sale;
- G. Private dance, only when conducted in conjunction with clubs and lodges;
- H. Public riding stable and academy;
- I. Recycling collection facilities subject to the provisions of CMC 17.62.195. (Ord. 11-1997 § 16, 2011; Ord. 1647 § 5, 1987; Ord. 1535 § 18, 1983; 1964 Code Appx. A § 8.02.)

17.48.040 Prohibited uses.

The following uses are expressly prohibited in the C-R zone:

- A. Residential uses;
- B. Any combination of residential or nonresidential uses in any building or structure or on any lot;
- C. Trailer parks;
- D. Industrial uses;
- E. Adult bookstore, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater and massage establishment:
 1. Located within 500 feet of any area zoned for residential use;
 2. Located within 500 feet of the property line of any of the following uses or facilities:
 - a. Church or other facility used primarily for worship or other religious purposes,
 - b. City, county, state, federal or other governmental public buildings, including, but not limited to: city halls, schools, libraries, police and fire stations and post offices,
 - c. Hospitals and convalescent facilities,
 - d. Parks and playgrounds,
 - e. Senior, youth or similar centers;
- F. Commercial uses other than those specifically listed or provided for in CMC 17.48.020 and 17.48.030. (Ord. 1438 § 19, 1979; 1964 Code Appx. A § 8.03.)

17.48.050 Property development standards – Generally.

The property development standards contained in CMC 17.48.060 through 17.48.100 shall apply to all land and buildings in the C-R zone. (1964 Code Appx. A § 8.04.)

17.48.060 Property development standards – Designated.

The property development standards of the C-2 zone, CMC 17.38.050 through 17.38.200, shall apply, with the exception of CMC 17.38.180 and 17.38.190, which shall read as set forth in CMC 17.48.070 and 17.48.080. (1964 Code Appx. A § 8.04.)

17.48.070 Signs – Generally.

The provisions of Chapter 17.74 CMC shall apply. (1964 Code Appx. A § 8.04.)

17.48.080 Allowable signs and special regulations.

A. Each business shall be allowed one sign per occupancy frontage. The area devoted to such signs shall not exceed 10 percent of the first story height of the building, and each sign must be mounted flat against the building.

B. Each business in this zone shall be allowed one sign on the rear face of the building when there exists a public entrance facing onto a public alley or parking lot which is served by those areas. The overall area devoted to such sign shall not exceed six percent of the rear face of the building to the first story height, and such sign must be mounted flat against the building. (1964 Code Appx. A § 8.04.)

17.48.090 Swimming pools.

For swimming pools, the provisions of the C-P zone, CMC 17.34.110(D) and 17.34.150, shall apply. (1964 Code Appx. A § 8.04.)

17.48.100 Size of new district.

The minimum amount of land that may be zoned C-R in any one location shall be two acres. (1964 Code Appx. A § 8.04.)

17.48.110 Site plan review.

The provisions of Chapter 17.64 CMC shall apply. (1964 Code Appx. A § 8.05.)

Attachment B

Draft conceptual Commercial Zone format that has been discussed by the Planning Commission at their January 26, 2016 and April 12, 2016 study sessions

Table 17.08.xxx – Permitted, Conditional & Prohibited Land Uses
DRAFT - MARCH 28, 2016

P – Permitted by Right
 C – Conditionally Permitted (Requires Conditional Use Permit)
 N – Not Permitted
 ACUP – Administrative Conditional Use Permit

<u>Land Use / Zoning District</u>	<u>Office</u>	<u>Neighborhood Commercial</u>	<u>General Commercial</u>	<u>Regional Commercial</u>
Administrative and Professional Services:				
Administrative and Professional Offices	P	P	P	P
Insurance Offices	P	P	P	P
Accounting, Tax Preparation and Bookkeeping Services	P	P	P	P
Computer System Design and Related Services	P	P	P	P
Executive Offices (Shared Space offices)	P	P	P	P
Architectural/Engineering/Design Services	P	P	P	P
Attorney/Legal Services	P	P	P	P
Government Offices	P	P	P	P
Real Estate Offices and Related Services	P	P	P	P
Employment Agencies	P	P	P	P
Alcohol Service and Sales:				
Bars or Cocktail Lounges	N	C	C	C
Bars or Cocktail Lounges With Nightclub and/or Entertainment				
Beer, Wine and Liquor Stores	N	C	C	C
Alcoholic Beverage Sales With Restaurants	N	C	C	C
Micro-Brewery With or Without Food Sales	N	N	C	C
Wine Bar With or Without Food Sales	N	N	C	C
Wine Making With or Without Food Sales	N	N	C	C
Automotive Sales and Services:				
Automobile and Motorcycle Sales (New and Used)	N	P	P	P
Automobile Brokers/Wholesale	N	P	P	P
Boat, RV, ATV and Other Motor Vehicle Sales (New and Used)	N	P	P	P
Automobile Rentals Services	N	N	P	P
Automobile Repair – Minor (Oil Change, Routine Service, etc.)	N	N	P	P
Automobile Repair – Major (Body and Paint Shops, Engine Repair/Replacement, Transmission, Suspension, Exhaust Systems Repair/Replacement)	N	N	N	N
Automobile Parts, Tires and Accessories Sales	N	N	P	P
Car Wash	N	N	C	C
Car Wash (Self-Service)	N	N	C	C
Gas/Service Stations	N	N	P	P

Towing Services w/ Indoor Vehicle Storage	N	N	N	N
Towing Services w/ Outdoor Vehicle Storage	N	N	N	N
Truck/Trailer Rentals Services	N	N	N	N
Outdoor Storage is Conditionally Allowed with those Uses that are Permitted	N	C	C	C
Communication Facilities:				
Cellular Communication Facilities	C	C	C	C
Cellular – Stealth	C	C	C	C
Cellular – Non-Stealth	C	C	C	C
Radio and Television Broadcasting Studios	C	C	C	C
Recording and Sound Studios	C	C	C	C
Satellite Dishes (Non-Private)	C	C	C	C
Satellite Dishes (Private Use)	C	C	C	C
Ham Radio Antennae (Private Use)	C	C	C	C
Daycare Facilities:				
Small Day Care Facilities (8 children or less)	N	P	P	P
Large Day Care Facilities (14 children or less)	N	P	P	P
Adult Day Care Facilities (With special needs)	N	C	C	C
Educational Services				
Elementary, Junior, and High Schools/Public	N	N	N	N
Elementary, Junior, and High Schools/Private	N	N	N	N
Vocational, Trade and Technical Schools (Public/Private)	N	C	C	C
Colleges, Universities and Professional Schools	N	N	N	N
Satellite Classrooms for Colleges, Universities, Professional Schools, and High Schools	P	N	C	C
Other Schools and Instructions (Cosmetology, Fine Arts, Language, Automobile Driving, Exam Preparation, Tutoring, Sports and Recreation)	P	C	N	N
General Merchandise and Trade:				
Antique Sales (definition provided below)	N	P	P	P
Appliance Sales	N	N	P	P
Art Galleries and Supplies	N	P	P	P
Beauty Supplies	N	P	P	P
Books and Magazines	N	P	P	P
Building Materials	N	N	P	P
Building Materials with outdoor sales/storage	N	N	P	P
Business Center with Office Supplies, Delivery, and Coffee Shop (definition provided below)	P	P	P	P
Camera and Photographic Supplies	N	P	P	P
Candy Stores	P	P	P	P
Smoke Shops and Tobacco Stores (Per Ordinance 14-2031; only conditionally allowed in C-4 and C-5)	N	N	N	C
Clothing and Shoes Stores	N	P	P	P
Clothing Accessories Stores	N	P	P	P
Consignment Stores (definition provided below)	N	P	P	P

Department Stores	N	P	P	P
Discount Stores	N	P	P	P
Electronic Product and Equipment Sales	N	P	P	P
Equipment Sales and Rentals (definition provided below)	N	P	P	P
Florists	N	P	P	P
Freight Forwarding Services (definition provided below)	N	N	N	N
Furniture and Home Furnishings	N	P	P	P
Garden Supply	N	P	P	P
Gifts, Crafts and Novelties Stores	N	P	P	P
Guns and Ammunition	N	N	C	C
Hardware Stores	N	N	P	P
Hobby, Toy and Game Stores	N	P	P	P
Indoor Swap Meets (definition provided below)	N	N	C	C
Jewelry Sales and Repair	P	P	P	P
Leather and Luggage Goods Stores	N	P	P	P
Multi-tenant Specialty Marts that allow sale and repair of one product, such as jewelry or other similar product.	N	C	C	C
Office Equipment, Furniture and Supplies	P	P	P	P
Optical Goods Stores With Optometrist Services	N	P	P	P
Pawn Stores (definition provided below)	N	N	C	C
Pet Sales and Supplies	N	P	P	P
Records, Tapes and Videos	N	P	P	P
Retail, Other Specialty (definition provided below)	N	P	P	P
Sporting Goods Equipment, Hobby and Musical Instrument Stores	N	P	P	P
Surplus Stores (definition provided below)	N	N	P	P
Thrift, Second-Hand and Used Merchandised Stores (definition provided below)	N	N	C	C
Wholesale Establishments (definition provided below)	N	N	P	P
Lodging:				
Bed and Breakfast and Air B&B Facilities (definition provided below)	N	N	C	C
Hotels and Motels	N	N	C	C
Residence Inns	N	N	C	C
Single-Room Occupant (SRO) Facilities	N	N	N	N
Trailer Parks and Campsites	N	N	N	N
Transitional Housing	N	N	N	N
Medical/Health Care:				
Ambulance Services	N	C	C	C
Ambulatory Health Care Services (definition provided below)	N	N	N	N
Animal Hospital/Veterinaries	N	P	P	P
Outpatient Care Centers	C	C	C	C

Convalescent Homes (in conjunction with Hospital)	C	N	N	N
Medical Clinics	C	C	C	C
Continuing Care Retirement Communities and Assisted Living facilities for the Elderly	C	N	N	N
Chemical Dependency Clinics	N	N	N	N
Hospitals	N	N	N	N
Medical/Dental Offices	P	P	P	P
Nursing and Residential Care Facilities	C	N	N	N
Offices of Other Health Practitioners (Chiropractors, Optometrists, Physical, Dermatologist, Occupational and Speech, Podiatrists, Mental Health Offices)	P	P	P	P
Mental Health Clinics (definition provided below)	C	C	C	C
Medical and Diagnostic Laboratories	P	N	N	N
Pharmacies	P	P	P	P
Pharmacies, w/ Drive-Through	C	C	C	C
Biotech Research and Development Facilities and Pharmaceuticals	P	C	C	C
Personal Services:				
Banking, Credit Unions, Financial Services	C	C	C	C
Barber Shops	C	P	P	P
Cemeteries	N	N	N	N
Check Cashing Services	N	C	C	C
Commercial Pet Grooming Services	N	P	P	P
Diet and Weight Reducing Center	N	P	P	P
Hair, Nail and Skin Care Services (Day Spa) Without Massage Services	N	P	P	P
Dry Cleaners	P	P	P	P
Funeral Parlors, Mortuaries	N	N	N	N
Laundries, Laundromats	N	P	P	N
Locksmith and Key Shops	N	P	P	P
Massage Services (Per Ordinance No. 11-1997)	N	C	C	C
Pet Kennels	N	P	P	P
Pet Boarding	N	C	C	C
Pet Grooming	N	P	P	P
Pawnbrokers	N	N	N	N
Photocopying and Photo Developing Services	P	P	P	P
Photography Studios	N	P	P	P
Shoe Repair Shops	N	P	P	P
Tailors	N	P	P	P
Body Art Facilities (Per Urgency Ordinance 12-2013)	N	N	N	P
Public and Quasi-Public Uses:				
Community Recreation Centers	N	N	N	N
Cultural Facilities	N	N	N	N
Libraries	N	N	N	N
Museums	N	N	N	N
Parks	N	N	N	N

Public Safety Facilities	N	N	N	N
Senior Citizen Activity Centers	N	N	N	N
Recreation and Entertainment:				
Adult-Oriented Businesses	N	N	N	N
Amusement Parks	N	N	N	C
Amusement Centers (definition provided below)	N	N	N	C
Athletic Fields	N	N	N	N
Batting Cages	N	N	N	C
Billiard and Pool Halls	N	N	N	C
Bowling Alleys	N	N	N	P
Dance Studios	N	N	P	P
Golf Driving Ranges	N	N	N	N
Health Clubs and Gymnasiums	N	C	C	C
Miniature Golf Courses	N	N	N	N
Public Auditorium/Auditoriums	N	N	N	N
Skating Rinks	N	N	C	C
Computer/Video Arcades	N	C	C	C
Theatres, Movies	N	C	C	C
Recycling:				
Collection and/or Processing Facilities (See CUP Section 17.62.195)	N	N	N	N
Reverse Vending Machines	N	ACUP	ACUP	ACUP
Bulk Reverse Vending Machines no more than 50 square feet	N	ACUP	ACUP	ACUP
Kiosk-Type and Unattended Containers				
Large Collection facilities no more than 500 square feet	N	N	C	C
Religious Institutions:				
Public Assemblies (definition provided below)	N	C	C	C
Monasteries, Convents, Religious Orders, Retreat Facilities (definition provided below)	N	C	C	C
Repair Services:				
Electrical and Household Appliances Repair	N	P	P	P
Furniture Refinishing and Reupholstering	N	N	C	C
Lawnmower Repair/Sales Shops	N	N	C	C
Machine and/or Welding Shops	N	N	N	N
Restaurants and Food Services:				
Bakeries	N	P	P	P
Catering Establishments	N	P	P	P
Convenience Markets	N	P	P	P
Grocery Store/Supermarket with Alcohol Sales	N	C	C	C
Delicatessens, Cafeterias and Buffets	P	P	P	P
Fast-Food Restaurants – w/o Drive-Thru	P	P	P	P
Fast-Food Restaurants – w/ Drive-Thru	C	C	C	C
Full Service Restaurants With Beer and Wine Sales	C	C	C	C
Quick Service or Limited Service Restaurants				

Full-Service Restaurants with Entertainment *	C	C	C	C
Full-Service Restaurants Without Entertainment				
Restaurants With Alcoholic Beverage Sales	C	C	C	C
Food Courts – multi-tenant shared space, with common area dining, “back of house”, restrooms, etc., with or without on-site alcohol sales.	N	N	C	C
Ancillary Food and Beverage Sales (definition provided below)				
Serving Organizations:				
Philanthropic and Charitable Institutions	C	P	P	P
Service Organizations	P	P	P	P
Temporary Uses:				
Street/Craft Fairs and Farmer’s Markets	N	ACUP	ACUP	ACUP
Temporary Structures (Subdivision Sales Office)	ACUP	ACUP	ACUP	ACUP
Christmas Tree/Pumpkin Lots, and Similar	N	ACUP	ACUP	ACUP
Outdoor Displays in Conjunction with Retail Stores	N	ACUP	ACUP	ACUP
Parking Lot Sales	N	ACUP	ACUP	ACUP
Temporary Fund Raising Activities (K-walk, K-run, car wash, car show, rummage sales, etc.)	ACUP	ACUP	ACUP	ACUP
Amusement Activities, such as Wine or Beer Walks, Carnivals, Bingo Nights (definition provided below)	ACUP	ACUP	ACUP	ACUP
Parades	ACUP	ACUP	ACUP	ACUP
Transportation and Facilities:				
Transit and Ground Passenger Transportation	N	N	N	C
School, Charter Bus, Employee Bus Transportation	N	N	N	C
Motor Vehicle Transportation (Taxi/Shuttle) Taxi and Limousine Services What about Uber and other Shuttle Services?) Response: Uber is online and require building space; shuttle services can be combined with the general category.	N	N	N	C
Truck Stops and Terminals (only in M-1 zone)	N	N	N	N
Postal Services	p	p	p	p
Couriers, Messengers and Express Delivery Services	p	p	p	p
Automobile Parking Facilities	N	P	P	P
Limousine and Taxi Services	N	N	P	P
Utilities:				
Public Utility/Service Structures	P	P	P	P
Utility Company Offices	P	P	P	P
Water Storage, Distribution, Collection Facilities (should be in M-1 zone, not in office an commercial zones)	N	N	N	N

DEFINITIONS

Antique Sales: Products that are sold or exchanged because of value derived or because of old age of product.

Ambulatory Health Care Services: A privately-owned facility that provides health care services to patients that are able to drive or find transportation to the facility.

Amusement Centers: An indoor or outdoor establishment that provides for the amusement, patronage, and/or recreation of the public to include any coin-controlled and hourly amusement devices. Examples include pinball machines; pool tables; arcade games; miniature golf; and driving ranges. Restaurants are allowed to provide food and alcoholic beverage sales.

Amusement Activities: Temporary activities such as Wine or Beer Walks, Carnivals, Bingo Nights, etc.

Bed and Breakfast and Air B&B Facilities: A former owner-occupied single-family dwelling in the four- to five-room range, that is used as a home and for lodging. The establishment is required to meet all tax, fire, building, and health requirements for the use and size of the property.

Consignment Stores: A retail establishment that sells used merchandise such as clothing, furniture, books, shoes, or household appliances on consignment. The establishments may also engage in selling donated used merchandise that is operated by an organization granted Federal tax exemption pursuant to Section 501(c)(3) of the IRS Code.

Equipment Sales and Rentals: Establishments engaged in the sale and rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar items. Other rentals include mobile homes and storage areas.

Freight Forwarding Services: Establishments engaged in the transportation of goods and people for compensation. These services also include parking lots for overnight truck storage, commercial distribution services, and freight agencies.

Indoor Swap Meets: Establishments that have been internally subdivided to allow for individual sales booths or stores which are available for lease to individual tenants for display of goods for sale. The establishments are designed in such a manner that there is not direct access from the sales booth/store to the outside parking area. "Internally subdivided" means construction of floor to ceiling partitions, partial partitions, glass storefront window area, temporary partitions and portable partitions.

Pawn Stores: Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor.

Retail, Other Specialty: Retail operations that specialize in one type or line of merchandise. Such stores may include apparel stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments.

Surplus Stores: A shop that sells used items, or items previously purchased but unused. The items are typically military, government, or industrial excess.

Thrift, Second-Hand and Used Merchandized Stores: Establishments where goods can be donated to be refurbished and sold. Usually benefits a non-profit organization.

Wholesale Establishments: Establishments that provide retail sellers with the products the retailers sell to the public. Wholesale is the activity of buying and selling goods in large quantities and therefore, cheaper prices.

Public Assembly: A site or use located in a permanent building that provides regular organized religious worship and related incidental activities. Primary or secondary schools, and day care facilities are not allowed.

Religious Institution: A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events.

Monasteries, Convents, Religious Orders, Retreat Facilities: Establishments that allow the religious worshippers to live at and/or visit the facility for assembly purposes.

Food Courts: Food Courts will be allowed to share spaces with other tenants that sell or repair a single type of item, such as jewelry.

Ancillary Food and Beverage Sales: Pre-packaged food and non-alcoholic beverages can be sold at certain stores, such as Home Depot.

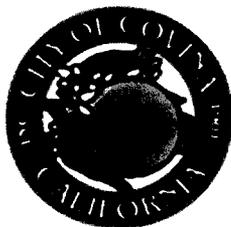
Business Centers: Establishments that allow for the sale of various products and services within a single location, such as office supplies, printing/copying, shipping/receiving, ancillary food and non-alcoholic beverage sales, and similar product and services.

Mental Health Clinics: Establishments that provide services to cope with substance abuse, HIV/AIDS, mental health, depression, anxiety, suicide, and related disorders. Counseling, case management, education services are provided to children, youth, and adults.

Amusement Centers: Large establishments that include restaurants, video arcades, pool tables, and other amusement activities.

* Covina Entertainment Permit provisions apply.

THIS PAGE LEFT INTENTIONALLY BLANK



CITY OF COVINA

STUDY SESSION REPORT

MEETING DATE: April 19, 2016

TITLE: Covina Irrigating Company – Rate and Water Supply Update

PRESENTED BY: Siobhan Foster, Director of Public Works
David De Jesus, President, Covina Irrigating Company

RECOMMENDATION: Review and discuss Covina Irrigating Company rate and water supply update.

BACKGROUND:

At the November 17, 2015, City Council Study Session, David De Jesus, President of Covina Irrigating Company (CIC) and the Board of Directors presented an update on the October 15, 2015 Board of Directors Election and answered questions asked by the City Council. Further, at the City Council's request, Mr. De Jesus and the Board of Directors committed to providing regular updates to the City Council on items of mutual interest.

The purpose of CIC is to develop, distribute, supply, or deliver water for domestic uses to or for the benefit of shareholders, at cost plus necessary expenses, in proportion to the number of shares of stock held by them respectively. The corporation is authorized to issue 10,000 shares of capital stock, all of one class, to be designated as "common stock." As the owner of 4,218 shares of stock or 42.18% of the corporation's 10,000 total shares of stock, the City of Covina is the largest shareholder of CIC.

As the City of Covina does not pump its own water, the City relies on water from CIC and Metropolitan Water District of Southern California (MWD) through Three Valleys Municipal District (TVMWD). CIC's water comes predominantly from the Main San Gabriel Valley Groundwater Basin and the San Gabriel River at a fiscal year 2015-16 cost of \$495/acre foot (AF). Comparatively, MWD's water comes from the Colorado River and Sacramento and San Joaquin Rivers in Northern California, at a calendar year 2016 cost of \$942/AF, discounted by TVMWD to \$918/AF.

Over the last five fiscal years, the City of Covina has purchased an average of 5,176 acre feet (AF) of water per year from CIC, as depicted in Attachment A to this report. In the current fiscal year through March 2016, the City has purchased 3,160.65 AF from CIC and is on pace to purchase approximately 4,213 AF by fiscal year end. The City's total water purchases for the current fiscal year through March 2016 and fiscal year 2014-15, from both CIC and MWD through TVMWD, is shown in Table 1 below.

Table 1 – Water Purchases: 2014-15 and 2015-16 YTD

Month	2014-15 (Prior Year)			2015-16 (Current Year)		
	CIC	Met/TVMWD	Total	CIC	Met/TVMWD	Total
July	395.13	206.9	602.03	440.10	10.50	450.60
August	461.11	125.20	586.31	467.63	0.00	467.63
September	399.16	149.10	548.26	406.28	28.50	434.78
October	380.81	147.50	528.31	303.00	131.70	434.7
November	306.95	130.50	437.45	261.15	105.60	366.75
December	288.74	36.82	325.56	349.29	0	349.29
January	333.47	11.00	344.47	307.12	0	307.12
February	353.53	0.00	353.53	312.29	0	312.29
March	330.90	66.90	397.80	313.79	0	313.79
April	339.87	89.70	429.57	--	--	--
May	401.11	3.10	404.21	--	--	--
June	438.24	0.00	438.24	--	--	--
Total	4429.02	966.72	5395.74	3160.65	276.30	3436.95

DISCUSSION:

On March 9, 2016, the CIC Board of Directors established the fiscal year 2016-17 rates, as contained in Attachment B to this report. This evening, Mr. De Jesus and the Board of Directors will present an update regarding rates and the water supply to the City Council. CIC is proposing to maintain the current rate of \$495/AF in fiscal year 2016-17.

FISCAL IMPACT:

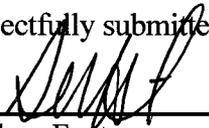
The fiscal impact associated with Covina’s water purchases in fiscal year 2016-17 will depend on the quantity of water purchased from CIC and MWD through TVMWD and the rates charged by each agency. As Mr. De Jesus will be presenting this evening, CIC’s proposed 2016-17 rate will remain at the current rate of \$495/AF, representing a significant savings over the cost of purchasing water from MWD through TVMWD.

MWD’s proposed 2017 rate has not yet been finalized, however, four percent overall rate increases for the next two years and four and a half percent rate increases into the future are anticipated. This will allow MWD to invest in local supplies, conservation, and upgrades to imported water systems in Northern California and the Colorado River. Assuming a four percent increase to the 2016 rate of \$942/AF, the 2017 MWD rate will be \$979/AF. The TVMWD 2017 rate is estimated to be \$987/AF, which includes an \$8/AF capital improvements surcharge.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Not applicable.

Respectfully submitted,



 Siobhan Foster
 Director of Public Works

Attachments:

- Attachment A: Covina Irrigating Company, Consumption History on a Monthly Basis (AF), 10 Fiscal Years Represented, City of Covina
- Attachment B: Covina Irrigating Company, Budget and Rates 2016-17

COVINA IRRIGATING COMPANY

CONSUMPTION HISTORY ON A MONTHLY BASIS (A.F.) 10 FISCAL YEARS REPRESENTED

Customer: CITY OF COVINA

Month	<u>FISCAL YEAR:</u>											current 3-yr. Ave.	current 5-yr. Ave.
	14/15	13/14	12/13	11/12	10/11	09/10	08/09	07/08	06/07	05/06	10 yr. AVE.		
July	395	443	649	623	604	648	707	804	838	810	652	496	543
Aug.	461	431	675	636	509	627	743	800	802	806	649	522	542
Sept.	399	468	631	575	593	608	680	692	746	701	609	499	533
Oct.	381	436	550	479	440	533	661	628	655	607	537	455	457
Nov.	307	275	461	372	394	489	527	535	608	542	451	348	362
Dec.	289	369	333	376	344	382	411	421	517	436	388	330	342
Jan.	333	367	370	397	337	363	441	392	523	388	391	357	361
Feb.	354	338	353	358	312	296	331	370	428	372	351	348	343
Mar.	331	355	451	396	349	388	422	482	562	312	405	379	376
Apr.	340	331	474	375	402	401	498	551	549	337	426	382	384
May	401	434	458	509	485	505	576	614	631	512	513	431	458
June	438	386	438	580	534	569	532	665	735	666	554	420	475
TOTAL	4,429	4,631	5,842	5,677	5,303	5,808	6,530	6,953	7,594	6,489	5,926	4,967	5,176

<u>TOTAL DELIVERED TO ALL USERS</u>											<u>TOTAL</u>
DELIV.	8,246	7,107	10,026	10,328	9,444	12,054	13,187	14,095	16,573	17,900	118,960
<u>Covina's Percentage of Total:</u>											<u>Ave.</u>
%	53.71	65.16	58.27	54.96	56.15	48.18	49.52	49.33	45.82	36.25	51.74

Notes: In this 10 year time frame, Covina has received a total of:----> **59,257** A.F.
This is **51.74** % of the total delivered during that time period.

COVINA IRRIGATING COMPANY

Budget and Rates 2016/2017

- a. Rate \$495- No rate increase / Lease Pool Rate \$235
-This rate includes 1,016 acre feet of available lease water of which a portion would be allocated to the city. (see estimated amount below)
- b. 1 share – 1 acre foot
Covina rights at .75 = 3,163.50
Covina rights at 1.0 = 4,218
Difference = 1,054.50
- c. Any water required by the city “in exceedance of its entitlement” will be sold “at cost” so long as a water right is transferred back into the Company. The “at cost” rate will vary by \$50 depending on the source.
- The city’s well rights can be transferred in and treated at the “at cost” rate.
 - Based on a safe yield of 150,000 the city has 359.69 acre feet.
Potential Savings Based on Source
 - \$150 = \$124,093
 - \$100 = \$142,077

City Data

City 5 year CIC average: 5,100

City ownership	4,218
City well rights	359
Estimated allocation of leased water	<u>420</u>
Total:	4,997