

## Chapter 17.36 – Commercial “C” zone

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### 17.36.010 Permitted uses.

Permitted uses in the commercial “C” zone are:

- Apartments, provided they are located above the first floor and above a business use permitted in this district;
- Agricultural implement sales and service conducted wholly within completely enclosed buildings;
- Air conditioning and heating sales and service;
- Auction rooms;
- Auditoriums;
- Automobile sales and service shops conducted wholly within completely enclosed buildings and each one as an integrated business operation, but not including automobile painting, upholstery, rebuilding or body and fender work;
- Automobile service stations;
- Bakeries, where all goods are sold on the premises at retail;
- Banks;
- Barbershops and beauty parlors;
- Battery and tire service stations;
- Bed and Breakfasts
- Beverage distributors, but not including bottling plants;
- Billiard and pool rooms;
- Book or stationery stores;
- Bookbinding;
- Business, music, dance or commercial schools;
- Catering establishments;
- Dance halls;

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- Department, furniture and home appliance stores;
- Drugstores;
- Dry cleaners employing facilities for not more than one thousand pounds of dry goods per day and using carbon tetrachloride or other nonflammable cleaning agents;
- Electrical appliance and repair shops;
- Employment agencies;
- Expressing, baggage and transfer delivery service;
- Florist shops and greenhouses for retail trade only;
- Frozen food lockers;
- Garages, public, for storage of private passenger automobiles, but not including repair service;
- Grocery, fruit or vegetable stores;
- Hand laundries;
- Hardware stores;
- Hotels;
- Laboratories;
- Launderettes and Laundromats;
- Laundries employing facilities for not more than one thousand pounds of dry goods per day;
- Manufacturing or processing which is clearly incidental to retail use is permitted; such manufacturing or processing is limited to that which employs not more than ten persons in the manufacturing or processing. (Prior code §4-4-10(A)).
- Meat market or poultry stores, if no slaughter or stripping is involved;
- Motels;
- Offices;
- Painting and decorating shops;
- Pet shops or animal hospitals when conducted wholly within enclosed buildings;
- Photographers' or artists' studios;
- Plumbing, heating and roofing supply and work shops;
- Printing shops
- Printing, publishing and issuing of newspapers, periodicals, books and other reading matter;
- Professional or service offices;

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- Radio and television sales and service;
- Radio broadcasting stations;
- Recreation places;
- Recreational Vehicle Park
- Restaurants;
- Retail stores and services, but expressly excluding those uses listed in industrial I zone;
- Shoe repair shops;
- Signs, outdoor advertising;
- Tailor and dressmaking shops;
- Taverns or retail sale of alcoholic liquors, subject to the regulations of other provisions of this code;
- Taxi service stations;
- Telegraph service stations;
- Telephone exchange building;
- Temporary buildings incidental only to construction of a permitted use;
- Theaters, indoor (not including outdoor theaters);
- Trailer sales when conducted within buildings;
- Undertaking establishments;
- Uses customarily incidental to any of the above uses and accessory buildings when located on the same lot. All business and service stores, shops or businesses shall be conducted wholly within completely enclosed buildings, except for automobile parking and off-street parking loading areas and sale of automobile fuel and lubricants;
- Wholesale establishments, excluding a building the principal use of which is for a storage warehouse;

**17.36.020 Conditional uses.**

The planning commission may, after notice and public hearing, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The commission shall have the authority to impose such conditions and safeguards, as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:

- Airport, landing field or landing strip;
- Areas for the dumping or disposal of trash or garbage;

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- Automobile or trailer sale lots may be permitted whenever such use is specifically authorized by the Zoning Commission. (Prior code §4-4-10(B)).
- Bus terminal, railroad passenger station or any other transportation terminal facilities
- Cemeteries, crematories or mausoleums;
- Churches and accessory buildings used for religious teaching;
- Extraction of gravel, sand or other raw materials;
- Golf courses, public or private;
- Hospitals or sanitariums;
- Institutions for the care of the insane or feebleminded;
- Light Manufacturing
- Municipal or privately owned recreation buildings or a community center;
- Nursery schools, day nurseries and child care centers, provided there is a minimum of one hundred square feet of outdoor play area for each child to be cared for, and that the play area is fenced or screened from any adjoining lot in any residence zone with planting;
- Parking area, public
- Police stations, fire stations or place for storage of municipal equipment;
- Public administration building, auditorium, gymnasium or any other publicly owned structure.
- Public or private park or playground;
- Public utility facilities, i.e., filtration plant or pumping station, heat or power plant, transformer station and other similar facilities;
- Radio and television antenna towers, commercial;
- Railroad right-of-way;
- Schools, public or private;
- Telephone exchange.
- Wholesale Establishments

Other uses deemed similar by the City to the uses above may be considered under a Conditional Use application.

**17.36.030 Building height.**

No building or structure shall be erected or structurally altered to exceed a height of three stories, nor shall it exceed forty-five feet in height. (Prior code §4-4-10(c))

**17.36.040 Area Requirements Generally.**

No front or side yards shall be required except that when a building or group of buildings abuts upon a residential district, a yard shall be provided on the side of the lot abutting the residential district, such yard having a width of not less than ten (10) feet. There shall be a rear yard with a depth of not less than fifteen feet when abutting upon a public thoroughfare and not less than twenty feet when no dedicated alley or public way exists at the rear of the lot. The rear yard may be used for off-street parking and loading as provided in this title. (Prior code §4-4-10 (D))

**17.36.050 Downtown Core.**

The downtown core area will generally defined as contained within a block area bounded by retail uses on the first floor space of the building facing the street shall be encouraged.