

Chapter 17.36 – Commercial “C” zone

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17.36.010 Permitted uses.

Permitted uses in the commercial “C” zone include typical commercial and business endeavors like sales, service, and light manufacturing that are in the public best interest and impose little to no additional hazard or burden upon the community. Uses identified as clearly industrial or residential are strictly prohibited, except as described in Title 17, Chapter 17.56.020 “Existing use-Continuance permitted when”.

Automobile parking space shall be provided as required in Section 17.48. Apartments and residential space located above the first floor and above a business use permitted in this district are allowed.

17.36.020 Conditional uses.

Other uses deemed similar by the City to the permitted uses above may be considered under a Conditional Use application. After notice and public hearing, the planning and zoning commission may permit uses that are in the public best interest and impose ~~some~~ no additional hazards or burdens upon the community. The commission shall have the authority to impose additional controls and safeguards as the conditions of the permit, as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment. Permitted conditional uses shall become void and discontinue when the property is sold or changes hands unless the new owner of record applies for a continuation of the conditional use. Continuations shall be presented for consideration to the commission and may be subject to public hearing.

Motor vehicle cargo containers or other containers normally used for the shipment of freight, cargo or other items, by rail, ship or motor vehicular transportation, may be permitted for storage or other purposes on commercial zoned property. All containers shall require an approved conditional use permit prior to placement upon any property. Placement location of containers shall meet all the requirements of Section 17.36.040 and shall only be placed one unit high, at ground level on a concrete, gravel or similar foundation. Stacking of containers is prohibited. No containers shall be permitted in the downtown core except on a temporary basis for construction or renovation by approved permit. Containers can become a visual blight upon the city and adjacent residential areas. Means for reasonable visual occlusion from public view, through positioning or other coverage, shall be required to be provided and maintained for the duration of the placement of the container and shall be included in the application submission.

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 consists of property along Front Street and Grand Avenue in the downtown area and identified on the city zoning map. Within the downtown core all properties shall have permitted commercial uses on the first floor of the building facing the street.