

ARTICLE 9 **(C-1) NEIGHBORHOOD COMMERCIAL ZONE**

9.00 **PERMITTED USES**

All uses for retail stores and businesses as are hereinafter specifically provided and allowed, subject to the provisions of Article 15, relating to off-street parking & loading requirements.

1. Appliances, household (no repair permitted).
2. Antiques, art stores and galleries.
3. Bakery and confection shops (baking shall be permitted only when incidental to retail sales).
4. Banks and financial institutions.
5. Barber shops and beauty parlors.
6. Book and stationery stores.
7. Clothing stores.
8. Dress or millinery shops (retail sales only).
9. Dry goods or notions stores (retail sales only).
10. Drug stores.
11. Dry cleaning (retail shop only).
12. Dental clinic.
13. Electrical appliance stores.
14. Employment agencies.
15. Florist shops.
16. Supermarkets, with or without off-sale alcoholic beverages.
18. Gift shops.
19. Convenience Markets, independent grocery, fruit, meat delicatessen stores (retail only-excluding alcoholic beverages).
20. Hardware stores.
21. Hobby stores.
22. Hotels and motels.
23. Jewelry stores.
24. Laundromat, self-service and automatically equipped.
25. Locksmith shops.
26. Lodges, social halls, frat organizations & clubs (excluding on-sale alcoholic beverages).
27. Manufacturers' agents.
28. Medical clinics.
29. Nurseries, including growing of stock.
30. Offices, business and professional.
31. Paint stores (retail only).
32. Parking lots, commercial, provided that where such parking lots are not to be enclosed within a building and where such facilities abut

properties zoned for residential or agricultural uses, there shall be erected a six (6) foot view-obscuring wall adjacent to the property line between such parking lot and the residential and/or agricultural zone. Parking regulations as per Article 15 of the Zoning Law

33. Pet shops (excluding facilities for kennels).
34. Photographic shop and studios.
35. Radio and television stores (sale and repairs).
36. Real estate offices.
37. Restaurants, with or without alcoholic beverages, which conform to the definition of "bona fide eating place" as provided in California Business & Profession Code 23038, providing the use does not include a cocktail lounge, bar (except as a service counter, without seating facilities, from which patrons may obtain beverages for consumption at tables), entertainment or dancing.
- 37.a** Cafes, and/or refreshment stands (excluding dancing or entertainment and/or on-sale alcoholic beverages).
38. Shoe stores or shoe repair shops.
39. Tailors, clothing and/or wearing apparel shops.
40. Telephone exchanges.
41. Tobacco and magazine stores.
42. Toy stores.
43. Churches in accordance with Article 18A.
44. Other uses, which in the judgement of the Planning Director, are similar to and no more objectionable than any of those enumerated above and not otherwise objectionable.
45. Such uses as are substantially comparable to the uses described above and which are not acceptable by the Planning Director, and in the opinion of the Planning Commission, by a resolution duly adopted, are entitled to be classified under the above Section 9.00.

9.01 **CONDITIONAL USES**

The following are conditionally permitted uses in a C-1 Zone:

1. Public and quasi-public uses intended to serve the neighborhood and immediate vicinity.
2. Auto service stations.
3. Social halls, lodges, fraternal organizations and clubs.
4. Children's nursery schools.
5. Any other neighborhood activity, business or service which the planning commission finds not to be inconsistent with the purpose of this article and which will not impair the present or potential use of adjacent properties.
6. Any dwelling use prescribed for caretaker purposes only.

7. High intensity residential uses as noted in Article 4.03 (Exhibit B)

9.02 HEIGHT REGULATIONS

No principal building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, and no accessory building shall exceed one and one-half (1 1/2) stories or fifteen (15) feet in height.

9.03 YARD REGULATIONS

The following minimum requirements shall be observed except where increased for conditional uses:

- A. Front Yard: Fifteen (15) feet.
- B. Side Yard: None except when abutting an R-1, R-2 or R-3 zone which shall be ten (10) feet.
- C. Rear Yard: None except when abutting an R-1, R-2 or R-3 zone which shall be fifteen (15) feet.

9.04 AREA REQUIREMENTS

Lot Area: Each lot in the C-1 Zone shall have a minimum lot area of not less than 5,000 square feet. (Lots existing on the effective date of this Article are exceptions)

9.05 LOT WIDTH

Each lot in the C-1 Zone, created after the effective date of this Article, shall have a minimum lot width of not less than fifty (50) feet.

9.06 MAXIMUM LOT COVERAGE

No lot or parcel of land in the C-1 Zone shall have the lot coverage, by building or structures, in excess of fifty per cent (50%) of the total lot area.

9.07 LIMITATIONS ON PERMITTED USES

- (1). **Enclosed uses.** All uses in the C-1 Zone shall be conducted wholly within an enclosed building.
- (2). **Lighting.** All outdoor lighting shall be constructed, operated and maintained so as to eliminate any interference with, or nuisance to any

adjacent "R" zoned properties and/or any street right-of-way which will cause a public nuisance.

- (3). **Vacant land.** All vacant land on the lot or parcel of land and the parkway area or land used in conjunction with permitted uses on such properties shall be surfaced, landscaped or otherwise maintained in a clean, dust-free and orderly manner.
- (4). **Storage and Trash.** All trash, rubbish or garbage receptacles or containers, which are located in a direct line of vision from any portion of adjacent "R" zoned properties, shall be enclosed, screened or be separated from such "R" zoned properties by a suitable view obscuring fence or wall, not less than six (6) feet in height, measured from the finished grade of such surface yard.
- (5). **Mechanical Devices.** All mechanical heating, air conditioning, refrigeration or similar devices maintained and operated on the exterior of buildings located in the C-1 Zone shall be enclosed and shall be designed, installed, operated and maintained in such a manner as to eliminate unsightliness, noise, smoke, dust, etc. which would otherwise cause an interference with adjacent "R" zoned properties.
- (6). **Adult merchandise.** Repealed by Ordinance 1040

9.08 SITE PLAN REVIEW

A site plan shall be required prior to the issuance of a building permit or a Certificate of Occupancy if no building permit is required, for all unit developments and for the development of any C-1 Zone property which is required to comply with the special development standards as hereinabove set forth.

ORDINANCE NO. 431, ADOPTED 10-11-66, ORDINANCE NO. 447, ADOPTED 06-13-67
ORDINANCE NO. 523, ADOPTED 10-19-71, ORDINANCE NO. 753, ADOPTED 06-21-83
ORDINANCE NO. 783, ADOPTED 01-22-85, ORDINANCE NO 1040, ADOPTED 08-20-97
ORDINANCE NO. 1085, ADOPTED 03-01-01 ORDINANCE NO 07-09, ADOPTED 06-07-07