

Chapter 18.36

C-3 COMMUNITY/CORRIDOR BUSINESS DISTRICT and CP-3 PLANNED COMMUNITY/CORRIDOR BUSINESS DISTRICT

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18.36.010 Statement of Intent

The zoning of property as C-3, Community/Corridor Business District, or CP-3, Planned Community/Corridor Business District, is intended to provide for retail and wholesale sales and services with only minor restrictions. Highway commercial uses and most commercial amusement and recreation uses are permitted in these districts. In addition, limited manufacturing of products to be sold on the premises are permitted in these districts. Large areas of outdoor display and storage are also permitted. (Ord. 02-54 § 2, 2002)

18.36.020 Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, in accordance with the Use Matrix in Chapter 18.76, subject to all applicable development and performance standards.

A. Uses permitted by right:

1. The following uses shall be permitted in the C-3 district subject to the performance standards of Section 18.36.040:
 - a. All uses permitted by right in C-O, C-1 and C-2 districts subject to applicable development and performance standards.
 - b. Automotive repair and maintenance shops.
 - c. Bowling centers.
 - d. Building contractors and special trade contractors shops and equipment yards.
 - e. Cable and other pay television services.
 - f. Car washes.
 - g. Frozen food services, including lockers.
 - h. Hotels, motels, rooming houses, camps and other lodging places.
 - i. Lumber and building materials dealers, retail and wholesale sales, not including lumberyards.
 - j. Mini-storage warehouses.
 - k. Miniature golf.
 - l. Miscellaneous repair shops and related services.
 - m. Satellite dish antennas -- sales.

- n. Services to dwellings and other buildings.
- o. Wholesale trade, not otherwise classified.
- 2. The following uses shall be permitted in the CP-3 district subject to the performance standards in Section 18.36.060:
 - a. All uses permitted by right in the C-3 district subject to applicable development and performance standards.
 - b. Automobile parking lots and structures (freestanding).
 - c. Colleges, universities, professional schools and junior colleges (public or private).
 - d. Hospitals.
 - e. Printing, publishing and allied industries.
 - f. Specialty outpatient facilities, not elsewhere classified.
- B. Conditionally permitted uses: The following uses shall be permitted, subject to compliance with applicable conditions:
 - 1. Accessory uses, subject to the provisions of Chapter 18.56.
 - 2. Temporary sales and events subject to the provisions of Section 18.54.040.
 - 3. Outdoor play areas for child day-care services, subject to site plan approval by the City Planner.
 - 4. Eating places with outdoor service areas, subject to site plan approval by the City Planner.
- C. Special uses: As specified in the Use Matrix, Chapter 18.76, or Chapter 18.54, Special Uses, may be permitted with a special use permit obtained pursuant to the provisions of Chapter 18.12, Applications and Procedures. (Ord. 02-54 § 2, 2002)

18.36.030 Height and Area Regulations for C-3 Developments

The maximum height of buildings and structures, the minimum district size, setbacks for buildings and parking/paving, maximum floor area ratio and minimum landscaped open space ratio shall be as follows, except as otherwise provided in Chapter 18.58, Height and Area Exceptions:

- A. Minimum district size -- ten (10) net acres, except where adjoined by land zoned C-O through M-3, inclusive.
- B. Maximum height -- three (3) stories, not exceeding forty (40) feet from finished grade.
- C. Minimum setbacks:
 - 1. Buildings:
 - a. Forty (40) feet from arterial street right-of-way and fifteen (15) feet from other street right-of-way.
 - b. A minimum of forty (40) to fifty (50) feet from property lines adjoining land zoned AG through TN, inclusive, depending upon existing topography and vegetation, the size of development, building size and land uses. Additional setback may be required in accordance with adopted buffer design guidelines.
 - c. Properties in the "Original Town" adjacent to land zoned AG through TN, inclusive, shall be determined as part of site and

development plan review and approval in accordance with the provisions of Chapter 18.12, Applications and Procedures.

- d. Ten (10) feet from property lines adjoining land zoned C-O through M-3, inclusive.
2. Parking/paving:
 - a. Fifteen (15) feet from street right-of-way.
 - b. A minimum of twenty (20) to thirty (30) feet from property lines adjoining land zoned AG through TN, inclusive, depending upon existing topography and vegetation, the size of development, building size and land uses. Additional setback may be required in accordance with adopted buffer design guidelines.
 - c. Properties in the "Original Town" adjacent to land zoned AG through TN, inclusive shall be determined as part of site and development plan review and approval in accordance with the provisions of Chapter 18.12, Applications and Procedures.
 - d. Ten (10) feet from property lines adjoining land zoned C-O through M-3, inclusive.
 3. The Planning Commission may allow a ten (10) foot setback for buildings less than forty (40) feet in height or parking when the proposed development is adjacent to property zoned AG but shown as commercial or industrial on the Future Land Use Plan.
- D. Minimum landscaped open space ratio -- twenty-five (25) percent of net site area. (Ord. 02-54 § 2, 2002)

18.36.040 Development and Performance Standards for C-3 Developments

- A. Parking and Loading -- see Chapter 18.60.
- B. Signage -- see Chapter 18.64.
- C. Landscaping and Screening -- see Chapter 18.62. Additional landscaping or other buffering treatment shall be provided where in accordance with adopted buffer design guidelines adjacent to property zoned AG through TN, inclusive.
- D. Display:
 1. No merchandise or equipment may be displayed outside a building unless located within an outdoor display confinement area not to exceed twenty (20) percent of the ground floor area of the building or tenant space. However, daily sidewalk sales and temporary displays, not to exceed one hundred fifty (150) square feet in area or twenty (20) percent of the ground floor area of the building or tenant space, whichever is less, shall be permitted on sidewalk areas immediately adjacent to the business during business hours. All such merchandise and display shall be temporary in nature and shall be moved inside the business after business hours.
 2. Outdoor display of landscape plantings, materials and supplies, and lawn and garden supplies (as accessory sales for businesses with other commercial activities) are subject to the following:
 - a. Seasonal landscape plantings may be displayed outside of an outdoor display confinement area on a seasonal basis upon approval of a temporary sales and events permit. Plantings shall be kept off the public sidewalks and streets, shall not be placed within a required parking/paving setback area, shall not reduce the capacity of a parking lot below that required by Chapter 18.60,

Parking and Loading, and shall not hinder the movement of pedestrians on any sidewalk around the building.

- b. Landscape materials and lawn and garden supplies are required to be located within an outdoor display confinement area. However, such materials and supplies may be displayed outside of an outdoor display confinement area on a seasonal basis upon approval of a temporary sales and events permit. Materials and supplies shall be kept off the public sidewalks and streets, shall not be placed within a required parking/paving setback area, shall not reduce the capacity of a parking lot below that required by Chapter 18.60, Parking and Loading, and shall not hinder the movement of pedestrians on any sidewalk around the building.
 3. Outdoor display and storage of landscape plantings, materials and supplies, and lawn and garden supplies associated with retail nurseries and/or lawn and garden supply stores (stand alone developments not associated with other commercial activities) and not located within an outdoor display confinement area may be permitted on a permanent basis with a special use permit obtained pursuant to the provisions of Chapter 18.12, Applications and Procedures.
- E. Noise levels in accordance with Chapter 6.18 of the Municipal Code.
 - F. Unless a waiver is approved by the Planning Commission or Governing Body for a solar design or improved site design, buildings should be oriented so that fronts of buildings face the street frontage of the property.
 - G. The provisions of Chapter 18.12, Applications and Procedures, relating to site plans are applicable to District C-3.
 - H. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit.
 - I. Storage:
 1. All operations, other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. Temporary or permanent storage of merchandise is prohibited in trucks, cargo carriers, shipping containers or other similar vehicles, containers or structures.
 2. All storage of motorized machinery and equipment, materials, products or equipment shall be within a fully enclosed building or in a storage area or yard. Said storage shall be limited to twenty (20) percent of the ground floor area of the building or tenant space, screened in accordance with the provisions of Chapter 18.62, Landscaping and Screening, and paved or surfaced with an approved seal coat per approval by the City Engineer.
 - J. Eating establishments may have an outdoor service area that is accessory to the main restaurant function. The outdoor service area must be a well-defined space, designed and serviced to keep debris from blowing off the premises. Patrons must gain entrance through the main entrance to the restaurant, but at least one (1) exit must be provided for fire safety. (Ord. 02-54 § 2, 2002)

18.36.050 Height and Area Regulations for CP-3 Developments

Unless specifically stated, C-3 height and area regulations in Section 18.36.030 shall govern.

- A. Minimum district size -- no minimum district size is required.

- B. Maximum height -- twelve (12) stories, not exceeding one hundred forty-four (144) feet from finished grade.
- C. Minimum setbacks:
 - 1. Minimum setbacks from street right-of-way and from nonresidential property lines may be reduced as follows:
 - a. Setbacks of buildings may be reduced to fifteen (15) feet from a street right-of-way.
 - b. Setbacks of buildings and paved areas from property lines adjoining land zoned C-O through M-3, inclusive, may be reduced to seven and one-half (7½) feet.
 - 2. Minimum setbacks from properties zoned AG through TN, inclusive, may be modified if the applicant demonstrates one (1) or more of the following, and provided that the area proposed for modification is illustrated on the site development plan:
 - a. An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties.
 - b. Development restrictions imposed on the property to ensure low impact land uses, low scale buildings, and a site design arrangement in which adjoining residential properties will not be negatively impacted by any such reductions.
 - c. Existing topography, hedgerows, or natural features provide significant screening and an appropriate buffer for adjoining properties.
 - d. Significant buffers are provided on adjoining residential properties and such properties will not be negatively impacted by any such reductions.
 - e. The setback requirements impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that the conditions of Section 18.12.350.B have been met.
- D. Minimum landscaped open space ratio -- may be reduced to ten (10) percent of net site area upon expressed findings that other amenities or conditions will be gained to the extent that an equal or higher quality development is produced. (Ord. 02-54 § 2, 2002)

18.36.060 Development and Performance Standards for CP-3 Developments

- A. Planned district projects shall emphasize orderly development at a quality level exceeding that found in projects developed under conventional zoning in accordance with Chapter 18.14. Planned district zoning is reserved for those areas that are sensitive due to natural features, adjoining land uses, or high visibility. Planned districts shall not be used to reduce standards and requirements, but shall be used as a means to improve development quality.
- B. Development plans as specified in Chapter 18.12, Applications and Procedures, are required for all developments zoned RP-3.
- C. Parking and Loading -- see Chapter 18.60.
- D. Signage -- see Chapter 18.64.

- E. Landscaping and Screening -- see Chapter 18.62. Additional landscaping or other buffering treatment shall be provided in accordance with adopted buffer design guidelines where adjacent to property zoned AG through TN, inclusive.
- F. Display: see Section 18.36.040.D.
- G. No noise levels shall be generated that exceed the levels permitted in Chapter 6.18 of the Municipal Code.
- H. Unless a waiver is approved by the Planning Commission or Governing Body for a solar design or improved site design, buildings should be oriented so that fronts of buildings face the street frontage of the property.
- I. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by a temporary sales and events permit.
- J. Storage:
 - 1. All operations, other than limited storage of motorized machinery and equipment, materials, products or equipment, shall be conducted within a fully enclosed building. Temporary or permanent storage of merchandise is prohibited in trucks, cargo carriers, shipping containers or other similar vehicles, containers or structures.
 - 2. All storage of motorized machinery and equipment, materials, products or equipment shall be within a fully enclosed building or in a storage area or yard. Said storage shall be limited to twenty (20) percent of the ground floor area of the building or tenant space, screened in accordance with the provisions of Chapter 18.62, Landscaping and Screening, and paved or surfaced with an approved seal coat per approval by the City Engineer.
- K. Eating places with outdoor service area accessory to the main restaurant function shall be developed in accordance with Section 18.36.050.J. (Ord. 02-54 § 2, 2002)

(Pages 203 and 204 reserved.)