

## Chapter 16.28

### C-2 HIGHWAY COMMERCIAL ZONE

#### Sections:

- 16.28.010** Uses permitted outright.
- 16.28.020** Conditional uses.
- 16.28.030** Development standards.

#### **16.28.010** Uses permitted outright.

Uses permitted outright in the C-2 zone are as follows:

- A.** A use permitted outright in a C-1 zone;
- B.** Miniature golf courses;
- C.** Automobile, motorcycle, boat or truck sales, service, repair, rental, storage or parking;
- D.** Theaters;
- E.** Restaurant, including drive-in;
- F.** Kennel;
- G.** Lumber yard;
- H.** Machinery, farm equipment or implement sales, service or rental;
- I.** Hotel or motel;
- J.** Service station;
- K.** Tire shop, including incidental tire recapping;
- L.** Veterinarian's office or animal hospital;
- M.** Fuel oil distribution, retail, provided all fuel oil storage is underground;
- N.** Nursery and greenhouse;

- O. Feed and seed store;
- P. Department store:
- Q. Similar commercial uses as determined by the Planning Commission.
- R. Collocations: Pursuant to the standards and requirements of Chapter 16.55. (Ord. 1539, 2020)
- S. Detached macro-telecommunications facility (monopole), less than 100 feet in height pursuant to the standards and requirements of Chapter 16.55. (Ord. 1539, 2020)
- T. Self-Storage/Mini-Storage Warehouse Units. As defined in 16.04.547. (Ord. 890 section 28, 1993; Ord. 830 section 6, 1989; Ord. 740 section 10.3.28(A), 1984; Ord. 981 section 25, 1997; Ord. 1237, 2007; Ord. 1514, 2019)

**16.28.020 Conditional uses.**

Conditional uses in the C-2 zone shall be as follows:

- A. A use permitted outright in an M-1 zone;
- B. A use listed as conditional in a C-1 zone and not listed in section 16.28.010.

Macro telecommunications facilities (monopole), equal to or over 100 feet in height pursuant to the standards and requirements of Chapter 16.55. (Ord. 890 section 29, 1993; Ord. 740 section 10.3.28(B), 1984; Ord. 981 section 26, 1997, Ord. 1539, 2020)

**16.28.030 Development standards.**

The following subsections indicate the required development standards of the C-2 zone:

- A. Minimum lot area: none;
- B. Minimum width and frontage: none;
- C. Minimum yard requirements:
  1. Street yard: twenty feet where abutting Highway 99-E and S. Ivy Street. Gas station canopies shall be exempted from the twenty foot setback requirements. Remaining property none, except ten feet where abutting a residential zone. Sign setbacks along Highway 99-E and S. Ivy Street are to be measured from the face of the curb rather than the lot line. Where no curb exists, the setback shall be measured from the property line. Other than signs which are nonconforming structures and street banners which have been approved per the requirements of the Uniform Sign Code, no signs will be allowed to be located within or to project over a street right-of-way;

2. Interior yard: none, except ten feet where abutting a residential zone.
  3. Rear yard: none, except ten feet where abutting a residential zone.
- D. Maximum building height:**
1. Freestanding signs: thirty feet;
  2. All other structures: forty-five feet.
- E. Maximum lot coverage: sixty percent;**
- F. Other regulations:**
1. Vision clearance distances shall be fifteen feet from any alley or driveway and thirty feet from any other street or railroad;
  2. Except in cases where existing building locations or street width necessitate a more narrow design, sidewalks eight feet in width shall be required;
    - a. In those locations where angle parking is permitted abutting the curb, and
    - b. For property frontage along Highway 99-E.
  3. All setbacks to be measured from the foundation line of the building. Overhangs shall not exceed two feet. (Ord. 830 section 7, 8, 1989; Ord. 802 section 7 [part], 1987; Ord. 740 section 10.3.28(C), 1984; Ord. 981 section 49, 1997; Ord. 1237, 2007; Ord. 1514, 2019)