

Chapter 17.09 DEFINITIONS

17.09.120 L definitions.

“Large format retail” shall mean a single retail commercial tenant that occupies a minimum of 50,000 square feet or more.

Chapter 17.27 COMMUNITY COMMERCIAL DISTRICT (CC)¹

Sections:

17.27.010 Purposes and intent.

17.27.015 Existing uses.

17.27.020 Permitted uses.

17.27.025 Administrative conditional use permit.

17.27.030 Conditional uses.

17.27.040 Site development standards.

17.27.030 Conditional uses.

In the CC district, the following uses are subject to the issuance of a conditional use permit in accordance with Chapter [17.78](#):

- A. Tavern, nightclub, bar and/or cocktail lounge;
- B. Smoke shop;
- C. Firearms, weapons, ammunition sales;
- D. Gas stations including those with automobile service and repair;
- E. Mini-marts;
- F. Places of assembly, meeting halls, conference centers;
- G. Winery, brewery;
- H. Limited outdoor storage and displays associated with retail sales and/or services in compliance with Sections [17.37.060](#) and [17.37.070](#). The outdoor display and sales areas shall be directly related to the business occupying a primary structure on the subject parcel and shall not exceed more than twenty percent of the primary structure's gross floor area;
- I. New residential use, single-family (i.e., home not pre-existing prior to January 1, 2021);

- J. Residential use, multifamily;
- K. Residential hotels;
- L. Mobilehome parks;
- M. Hospitals;
- N. Ambulance service, taxi service;
- O. Animal hospitals, outdoors;
- P. Kennels, more than ten animals;
- Q. Feed store including animals and fowl in conjunction with a feed store;
- R. Recreation facility, outdoor; campgrounds, recreational vehicle parks, outdoor theaters;
- S. Flea markets;
- T. Funeral homes;
- U. Depots--bus, freight, rail--major facilities (excludes bus stops, small light transit facilities);
- V. Self-storage facilities;
- W. Recycling facilities, large (five hundred square feet or more);
- X. Car washes;
- Y. Distribution, freight facilities; package delivery services;
- Z. Warehousing, wholesaling;
- AA. Exterminator services, with on-site storage of vehicles or chemicals;
- BB. Research or testing laboratory;
- CC. Laundromats, dry cleaners, pick-up;
- DD. Heliport--emergency use;
- EE. Broadcasting studios (radio or television) with tower(s), telecommunications, internet facilities with tower(s);
- FF. Nonresidential freestanding solar energy systems (accessory use, private-single building); solar energy facilities, substations, solar farms--See also Chapter [15.28](#);
- GG. Off-street garage or lot, public or private;

HH. Businesses that involve limited small scale manufacturing, processing or treatment of goods or products which are clearly incidental to the retail business conducted on the premises and that are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes and which do not contain more than three thousand square feet of floor area or that employ more than five persons at any one time such as bakeries, print or photocopy shops, dry cleaners, electronic appliance repair shops, cobbler shops, flower shops, upholstery shops, cabinet shops and other uses considered to be similar in the opinion of the planning commission;

II. Accessory uses and structures appurtenant to conditional use permits for which a conditional use permit has been issued.

JJ. Large format retail up to eighty thousand square feet in accordance with Section 17.30.050. This use requires a development agreement in addition to other entitlements.

Chapter 17.30 SHOPPING CENTER COMMERCIAL DISTRICT (SC)¹

Sections:

17.30.010 Purposes and intent.

17.30.020 Permitted uses.

17.30.025 Administrative conditional use permit.

17.30.030 Conditional uses.

17.30.040 Site development standards.

17.30.050 Large format retail.

17.30.020 Permitted uses.

All permitted uses in the SC district are subject to either an administrative site plan review pursuant to Chapter [17.73](#) or a site plan review pursuant to Chapter [17.74](#) unless otherwise exempted pursuant to those chapters. Permitted uses include:

- A. Retail sales and/or services, indoors unless otherwise listed in Section [17.30.030](#);
- B. Drive-through retail sales and/or services unless otherwise listed in Section [17.30.030](#);

- C. Large format retail, up to eighty thousand square feet in accordance with Section [17.30.050](#). Also requires a development agreement;
- D. Banks, and other financial institutions;
- E. Hotels, motels, inns, bed and breakfasts, vacation rentals;
- F. Professional office(s);
- G. Schools, churches, libraries, museums, art galleries, tourist information facilities;
- H. Restaurants, banquet halls, delis, fast food, take-out;
- I. Outdoor dining in conjunction with a restaurant when proposed in conjunction with the restaurant. Alcohol service is subject to Section [17.30.025](#);
- J. Winery, brewery;
- K. Health clubs, recreational facilities, indoor;
- L. Theaters, indoor;
- M. Private clubs, lodges, social clubs, cultural centers;
- N. Emergency shelters subject to the standards established in Section [17.52.030](#);
- O. Special needs housing regardless of size;
- P. Mixed Use--Residential/Commercial. This section is intended to allow second-floor housing units in ground-floor commercial buildings. Housing units located at the rear of commercial buildings also are permitted;
- Q. Medical clinics; hospitals;
- R. Ambulance service, taxi service;
- S. Animal hospitals, indoors;
- T. Kennels, animal spa, groomers indoors--ten animals or less;
- U. Plant nurseries (retail);
- V. Certified farmer's market, community gardens;
- W. Self-service laundry;
- X. Exterminator services, without on-site storage of vehicles or chemicals;
- Y. Public services and facilities including police stations, fire stations, administration, public parks;

- Z. Minor public facilities and infrastructure (e.g., water distribution, wastewater distribution, drainage facilities, pumps, lighting, light transit facilities);
- AA. Recycling facilities, small (less than five hundred square feet);
- BB. TV, radio, broadcast studios without towers;
- CC. Nonresidential rooftop solar energy systems (accessory use for private/single building)--See also Chapter [15.28](#);
- DD. Off-street garage or lot, public or private;
- EE. Accessory uses and structures appurtenant to permitted uses. (Ord. 516 §2 (Att. A), 2022)

17.30.030 Conditional uses.

In the SC district, the following uses are subject to the issuance of a conditional use permit pursuant to Chapter [17.78](#):

- A. Retail sales including outdoor sales and/or outdoor display areas in accordance with Section [17.37.060](#);
- B. Tavern, nightclub, bar and/or cocktail lounge;
- C. Smoke shop;
- D. Firearms, weapons, ammunition sales;
- E. Gas stations including those with automobile service and repair;
- F. Mini-marts;
- G. Residential use, multifamily;
- H. Residential hotels;
- I. Animal hospitals, outdoors;
- J. Kennels--more than ten animals;
- K. Feed store including animals and fowl in conjunction with a feed store;
- L. Recreation facility, outdoor; campgrounds, recreational vehicle parks; outdoor theaters;
- M. Flea markets;
- N. Funeral homes;

- O. Depots--bus, freight, rail--major facilities (excludes bus stops, small light transit facilities);
- P. Self-storage facilities;
- Q. Recycling facilities, large (five hundred square feet or more);
- R. Car washes;
- S. Machine shop, sheet metal shop, welding shop;
- T. Printing, publishing;
- U. Distribution, freight facilities; package delivery services;
- V. Warehousing, wholesaling;
- W. Exterminator services, with on-site storage of vehicles or chemicals;
- X. Research or testing laboratory;
- Y. Laundromats, dry cleaners, pick-up;
- Z. Heliport--emergency use;
- AA. Broadcasting studios (radio or television) with tower(s), telecommunications, internet facilities with tower(s);
- BB. Nonresidential freestanding solar energy systems (accessory use, private-single building)--See also Chapter [15.28](#), Small Residential Solar System Permitting;
- CC. Businesses involving limited small scale manufacturing, processing or treatment of goods or products which are clearly incidental to the retail business conducted on the premises and that are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes and which do not contain more than three thousand square feet of floor area or that employ more than five persons at any one time such as bakeries, print or photocopy shops, dry cleaners, electronic appliance repair shops, cobbler shops, flower shops, upholstery shops, cabinet shops and other uses considered to be similar in the opinion of the planning commission;
- DD. Accessory uses and structures appurtenant to conditional use permits for which a conditional use permit has been issued. (Ord. 516 §2 (Att. A), 2022)
- EE. Large format retail facilities in excess of 80,000 square feet in accordance with Section 17.30.050. Also requires a development agreement.

17.30.050 Large format retail.

Site development standards for large format retail are as follows:

A. Minimum lot area for a single large format retail store shall be five acres. Large format retail stores with two anchors shall be ten acres. Large format stores with three or more anchors shall be forty acres;

B. Building coverage: large format retail stores shall not exceed eighty thousand square feet in area unless a conditional use permit is first obtained in accordance with 17.30.030(EF);

C. Maximum building height: forty feet;

D. Lot width: one hundred fifty feet minimum;

E. Lot depth: one hundred fifty feet minimum;

F. Minimum building setbacks:

1. Front, ten feet;

2. Side, N/A;

3. Exterior side of a corner lot, same as front;

4. Rear:

a. Principal building, twenty feet;

5. Distance between buildings is subject to planning commission review;

6. Vision clearance, thirty-five feet;

G. All large format retail developments shall require a development agreement;

H. All design components for large format retail stores are required to be approved by the planning commission. (Ord. 516 §2 (Att. A), 2022)