

19.62.040 Conditional uses.

Conditional uses in the C-2 zone include:

- Agency for the sale of new motor vehicles, trailers and campers, including the incidental sale of used motor vehicles, trailers and campers, provided this use is incidental and located on the same property as the primary use of new motor vehicle sales; agency for the rental of motor vehicles, trailers or campers;
- Ambulance service;
- Apartments for elderly persons;
- Arcade, not to be located within a one thousand foot distance, via the most direct pedestrian route, of the property line of any school or private educational institution having an academic curriculum similar to that ordinarily given in public schools. For purposes of measuring distance, a pedestrian route shall not include a route which requires crossing a physical barrier such as a fence, canal or freeway, or include trespassing across private property.
- Athletic club and/or health club;
- Automobile repair, including incidental body and fender work, painting and upholstering and/or welding; automatic automobile wash;
- Automobile service center, which is limited to tune-ups, lubrication and oil change, front-end alignment, brake repair, and muffler repair, providing there is not outside storage of parts or materials;
- Baking, ice cream making and/or candy making;
- Bath and massage (every massage technician shall be licensed by the state);
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Cat and dog grooming, excluding overnight boarding;
- Cemetery, mortuary, etc.;
- Class C fireworks store;
- Copy service;
- Day care/preschool center;
- Golf course;
- Hardware store, including the sale of lumber, providing all storage of lumber is within a completely enclosed building;
- Home day care/preschool, subject to Section 19.04.293;
- Home occupation;
- Hospital;
- Hotel and apartment hotel;
- Indoor firearms and/or archery range;
- Mini-storage units, secondary to the main use of the parcel;
- Mobile home park;
- Mobile store provided it meets the following requirements:
 - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
 - B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property,
 - C. Compliance with the sign ordinance,
 - D. The structures comply with the yard requirements of the zone,
 - E. The mobile store including display area shall not be located within the clear view of intersecting streets,
 - F. Written approval from the property owner to locate on the site;
- Motel;
- Multiple dwellings; group dwellings;

- Neighborhood storage;
- Open storage for recreational vehicles only (campers, snowmobiles, etc.), but not to include the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery, or parts thereof, as in an impound lot or junkyard, etc.; and such use will be required to install a six-foot solid visual barrier fence or masonry wall around the entire storage area (chain-link with slats is acceptable) as a conditional use in the commercial C-2 zone, and as an accessory use only to a main use, such as a service station, carwash or similar use. Gravel or grass surfacing will be allowed for the storage area;
- Package agency;
- Parking lot;
- Planned unit development;
- Plumbing shop;
- Printing shops;
- Private nonprofit locker club;
- Private post office box service;
- Private school;
- Public and quasi-public use;
- Rail transit mixed-use, provided it meets the following requirements:
 - A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
 - B. The property is located within one-quarter mile of a rail station.
 - C. Buildings and impervious areas shall not cover more than eighty percent of the site.
 - D. Commercial uses shall be allowed on the first floor of buildings fronting on a public street.
 - E. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
 - F. Parking is not allowed between the building and the public street.
 - G. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
 - H. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.
 - I. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."
 - J. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.
- Reception center and/or wedding chapel;
- Recreation, commercial;
- Rent-all store, provided that there is not outside storage;
- Resource recycling collection point provided it meets the following requirements:
 - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
 - B. All material shall be contained within an enclosed container,
 - C. The structures or bins comply with the yard requirements of the zone,
 - D. Written approval from the property owner to locate on the site,
 - E. Maintenance of the site in a clean, neat and orderly manner;
- Restaurant liquor license;
- Seed and feed store;
- Shared parking;
- Sign-painting shop;
- Single-family dwelling in conjunction with a service station;

- State store;
- Swap meets and flea markets within drive-in theaters or enclosed buildings;
- Tanning studio;
- Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work;
- Theaters, outdoor, providing:
 - A. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides;
 - B. Driveways and parking areas shall be provided with properly maintained dustless surfaces;
 - C. Automobile off-street storage areas for automobiles awaiting entrance to the theater shall have a capacity of at least fifteen percent of the number of automobile parking spaces provided inside the theater;
 - D. Minimum area for a single-screen theater shall be ten acres; minimum area for a two-screen theater shall be twelve acres;
- Transfer company, provided trucks no larger than two tons' capacity are used;
- Unoccupied model buildings for display, accessory to a sales office;
- Veterinary, providing operation is completely enclosed within an air-conditioned building. (Ord. 1574 § 2 (part), 2005; Ord. 1416 § 2 (part), 1998; Ord. 1331 § 5, 1996; Ord. 1198 § 8 (part), 1992; Ord. 1188 § 2, 1992; Ord. 1179 § 6 (part), 1992; Ord. 1170 § 2 (part), 1991; Ord. 1169 § 3, 1991; Ord. 1042 §§ 3 (part), 6 (part), 1988; Ord. 1008 § 3 (part), 1987; Ord. 978 § 2, 1986; 1986 Recodification; § 3 (part) of Ord. passed 3/20/85; (part) of Ord. passed 10/5/83; (part) of Ord. passed 12/22/82; (part) of Ord. passed 3/3/82; (part) of Ord. passed 8/21/80; prior code § 22-27-4)