

[Title 19 ZONING](#)

Chapter 19.64 C-3 COMMERCIAL ZONE

[19.64.010 Purpose of provisions.](#)

[19.64.020 Commercial developments over one acre.](#)

[19.64.030 Permitted uses.](#)

[19.64.040 Conditional uses.](#)

[19.64.050 Businesses and uses--Conditions.](#)

[19.64.060 Lot area.](#)

[19.64.070 Lot width.](#)

[19.64.080 Front yard.](#)

[19.64.090 Side yard.](#)

[19.64.100 Rear yard.](#)

[19.64.110 Building height.](#)

[19.64.120 Coverage restrictions.](#)

[19.64.130 Density.](#)

19.64.010 Purpose of provisions.

The purpose of the C-3 zone is to provide areas in the county for commercial uses, warehousing and wholesale business. (Prior code § 22-28-1)

19.64.020 Commercial developments over one acre.

Commercial developments in the C-3 zone over one acre must follow the conditional use permit procedure pursuant to Sections 19.84.020 through 19.84.130 of this title. (Prior code § 22-28-2)

19.64.030 Permitted uses.

Permitted uses in the C-3 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Addressograph shop;
- Air conditioning and ventilating equipment sales and repair;
- Antique shop without outside display;
- Archery shop and range, providing the use is conducted within a completely enclosed building;
- Art needlework shop;
- Art shop and/or artist supply;
- Athletic goods store;
- Automobile service center, which is limited to tune-ups, lubrication and oil change, front end alignment, brake repair and muffler repair, providing there is no outside storage of parts or materials;
- Automobile service station;
- Awning sales and repair;
- Baby formula service; baby diaper service; babysitter agency;
- Bakery;
- Bank;
- Barbershop;
- Beauty shop;
- Bicycle shop;
- Blueprint and/or photostating;
- Bookstore; bookbinding;
- Bowling alley;
- Bus terminal;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- Carbonated water sales;
- Carpet and/or rug cleaning;
- Class A beer outlet;
- Class B beer outlet;
- Clothes cleaning, dyeing;
- Clothing stores;
- Coal and fuel sales office;
- Copy service;
- Costume rental;
- Dairy;
- Dancehall;
- Department store;
- Delicatessen;
- Dog and cat kennel and/or grooming: Boarding is limited to a maximum of twenty-one days and must be within a completely enclosed air-conditioned sound proofed building with no outside runs. Noise from the animals shall not be audible at the property line;
- Dog training, provided all training is within a completely enclosed building;
- Dramatics school;
- Drapery and/or curtain store;
- Dressmaking;
- Drive-in refreshment stand;
- Drugstore;
- Dry goods store;

- Egg candling and sales;
- Electrical and heating appliances and fixture sales and repair;
- Employment agency;
- Film exchange;
- Five-and-ten cent store;
- Fix-it shop;
- Flooring or floor repair shop;
- Florist shop;
- Fountain equipment supply;
- Frozen food lockers;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Fur sales, storage and/or repair;
- Furniture sales and/or repair;
- Gift shop;
- Greenhouse and/or nursery; plant materials; soil and lawn service;
- Grocery;
- Gunsmith;
- Gymnasium;
- Hardware store;
- Health food store;
- Hobby and/or crafts shop;
- Home day care/preschool, subject to Section 19.04.293;
- Honey extraction;
- Hospital supplies;
- House cleaning and repair; house equipment display;
- Ice cream shop; ice cream manufacture;
- Ice manufacture, storage, and retail and wholesale sales;
- Insulation sales;
- Interior decorating store;
- Janitorial service;
- Jewelry store;
- Key and lock service;
- Laboratory;
- Laundry; laundry, automatic self-help type; laundry agency;
- Leather goods sales;
- Linen shop;
- Luggage sales;
- Machine tool sales;
- Manicuring, pedicuring, and electrolysis of hair;
- Medical and dental clinic;
- Milk distributing station and sale of dairy products;
- Millinery store;
- Mobile lunch agency;
- Monument sales;
- Motorboat sales;
- Music store;

- Newsstand;
- Notions store;
- Novelty shop;
- Numismatic shop; gold, silver and platinum dealer;
- Office, business or professional; office supply; office machines sales and repair;
- Oil burner shop;
- Optometrist and/or oculist;
- Ornamental iron, sales only;
- Painter and/or paint store;
- Pawnshop;
- Pest extermination and control office;
- Pet shop;
- Photography shop and/or sale of photographic supplies;
- Plumbing shop;
- Popcorn and/or nut shop;
- Printing, lithographing and/or publishing shop;
- Radio and television sales and repair; radio and television station;
- Railway express;
- Residential facility for elderly persons;
- Restaurant;
- Roofing sales;
- Safe sales;
- Sales and storage of pipe;
- Secondhand store;
- Sewing machine shop;
- Shoe shop; shoeshine shop; shoe repair shop;
- Sign-painting shop;
- Stationery and greeting card sales;
- Tailor shop;
- Tanning studio;
- Taxidermist;
- Taxi stand;
- Tire shop;
- Theater, indoor;
- Tobacco shop;
- Towel and linen supply service;
- Travel bureau;
- Upholstery shop;
- Variety store;
- Veterinary;
- Wallpaper store;
- Warehouse, storage; wholesale business;
- Weather-stripping shop.

(Ord. 1323 § 2 (part), 1995; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; Ord. 1170 § 4, 1991; Ord. 1169 § 4, 1991; Ord. 1165 § 2, 1991; Ord. 1164 § 2, 1991; 1986 Recodification; §§ 1 (part) and 2 (part) of Ord. passed 3/20/85; (part) of Ord. passed 4/22/82; prior code § 22-28-3)

19.64.040 Conditional uses.

Conditional uses in the C-3 zone include:

- Agency for the sale or rental of new or used motor vehicles, trailers or campers;
- Ambulance service;
- Animal hospital;
- 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;
- Assembly of medical supplies;
- Athletic club and/or health club;
- Automobile repair shop, including body and fender work, tire recapping and/or vulcanizing; automatic automobile wash;
- 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;
- Bottling works, soft drinks;
- Boxing arena;
- Building material sales;
- Carpenter shop; cabinet shop;
- Cemetery, mortuary, etc.;
- Class C beer outlet;
- Class C fireworks store;
- Construction of buildings to be sold and moved off the premises;
- Day care/preschool center;
- Electronic instruments assembling;
- Golf course;
- Hatchery;
- Home day care/preschool, subject to Section 19.04.293;
- Home occupation;
- Hospital;
- Hotel and apartment hotel;
- Impound lot, providing:
 - A. A solid visual barrier fence or masonry wall with a minimum height of six feet shall be constructed on all sides,
 - B. No dismantling or demolition of automobiles or other vehicles shall be conducted on the premises;
- Indoor firearms and/or archery range;
- Knitting mill;
- Liquor store;
- Lumberyard;
- Machinery installation and servicing;
- 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,

upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;

-- 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;

-- Used car lot.

(Ord. 1574 § 2 (part), 2005; Ord. 1416 § 2 (part), 1998; Ord. 1331 § 6, 1996; Ord. 1228 § 3 (part), 1993; Ord. 1198 § 7 (part), 1992; Ord. 1188 § 2 (part), 1992; Ord. 1179 § 6 (part), 1992; Ord. 1170 §§ 2 (part), 6 (part), 1991; Ord. 1136 § 5, 1990; Ord. 1042 §§ 3 (part), 6 (part), 1988; Ord. 1008 § 3 (part), 1987; 1986 Recodification; § 3 (part) of Ord. passed 3/20/85; (part) of Ord. passed 4/18/84; (part) of Ord. passed 12/22/82; (part) of Ord. passed 3/3/82; prior code § 22-28-4)

19.64.050 Businesses and uses--Conditions.

The uses specified above in this chapter and the C-3 zone shall be permitted only under the following conditions:

A. All manufacturing shall be done wholly within completely enclosed buildings.

B. All uses shall be free from objections because of odor, dust, smoke, noise, vibration, or other causes. (Prior code § 22-28-5)

19.64.060 Lot area.

In the C-3 zone:

A. Multiple and/or Group Dwellings. The minimum lot area shall be not less than five thousand square feet for the first separate dwelling structure, with three thousand square feet for each additional separate dwelling structure, and with seven hundred fifty square feet additional for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure;

B. Other Buildings and Structures. None.

(Prior code § 22-28-6)

19.64.070 Lot width.

In the C-3 zone:

A. Multiple and/or Group Dwellings. The minimum width of any lot shall be fifty feet at a distance twenty-five feet back from the front lot line;

B. Other Buildings and Structures. None.

(Prior code § 22-28-7)

19.64.080 Front yard.

In C-3 zones:

A. Multiple and/or Group Dwellings. The minimum depth of the front yard for dwellings and for private garages which have a minimum side yard of eight feet shall be twenty-five feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings other than private garages shall be located at least six feet in the rear of the main building.

B. Other Buildings and Structures. None.

(§ 4 of Ord. passed 2/1/84; prior code § 22-28-9)

19.64.090 Side yard.

In the C-3 zone:

A. Multiple and/or Group Dwellings. The minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet, except that dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height. The minimum side yard for a private garage shall be eight feet, except private garages and other accessory buildings located at least six feet in the rear of the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both dwellings and accessory buildings shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet.

B. Other Buildings and Structures. None, except that wherever a building is located upon a lot adjacent to a residential zone or agricultural zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line, and on corner lots the side yard which faces on a street shall be not less than twenty feet. (Prior code § 22-28-8)

19.64.100 Rear yard.

In the C-3 zone:

A. Multiple and/or Group Dwellings. The minimum depth of the rear yard for any dwelling shall be thirty feet, and for accessory buildings one foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard;

B. Other Buildings and Structures. None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten feet. (Prior code § 22-28-10)

19.64.110 Building height.

No building or structure in the C-3 zone shall contain more than six stories, or exceed seventy-five feet in height, and no dwelling structure shall contain less than one story. (Ord. 1102 § 27, 1990: prior code § 22-28-12)

19.64.120 Coverage restrictions.

In the C-3 zone, no building or group of buildings, with their accessory buildings, shall cover more than sixty percent of the area of the lot. (Prior code § 22-28-11)

19.64.130 Density.

The allowable density for planned unit developments, multiple dwellings and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings	7.0 units per acre
Two-family dwellings	12.0 units per acre
Three-family dwellings	15.0 units per acre
Four-family dwellings	18.0 units per acre

Multi-family dwellings	25.0 units per acre*
Rail transit mixed-use	No maximum density

(Ord. 1574 § 2 (part), 2005)

* Where supported by the community general plan, and found by the planning commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities and features, may be approved by the planning commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.

[<< previous](#) | [next >>](#)