

Chapter 17.42

LOCAL CONVENIENCE CENTER (C-1) DISTRICT

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17.42.010 Purpose.

The purpose of the local convenience center (C-1) district is to provide for a limited selection of convenience goods and services to residents in the immediate area. The primary tenant is normally a convenience market or small grocery store, which may be supplemented by a laundromat or other small establishments. This district is consistent with the commercial (C), urban residential (UR), suburban residential (SR), rural residential A (RA) and mixed use (MU) general plan land use designations.

17.42.020 Uses permitted within buildings.

The following uses are permitted outright in the C-1 district if conducted within a building:

- A. A convenience market as a primary use;
- B. Secondary uses that accompany a convenience market, including:
 1. Retail sales, including a variety store, drug store, florist, confectionery store or delicatessen,
 2. Service uses, including barber, beauty salon, standard restaurant, laundromat, laundry, dry cleaning, locksmith or shoe repair,
 3. Small professional office, such as insurance or real estate sales.

17.42.023 Uses requiring a zoning permit.

The following uses are permitted in the C-1 district if a zoning permit is issued, subject to the provisions of Sections 17.88.170 through 17.88.196:

- A. Seasonal outdoor sales of pumpkins and/or Christmas trees when conducted separately from a legally established commercial use on the lot.

17.42.025 Uses requiring an administrative permit.

The following uses are permitted in the C-1 district if an administrative permit is issued:

- A. A one-family residence, when part of and subordinate to the main building in which the commercial use exists, and the residence is inhabited by the owner or operator of the commercial use, or a paid caretaker or night watchman. The residence may be detached if the applicant demonstrates that there is a health or safety concern or an applicable fire or building code regulation which makes an attached residence infeasible.

17.42.030 Uses requiring a use permit.

The following uses that are secondary to a convenience market are permitted in the C-1 district if a use permit is issued:

- A. Auto service station;
- B. Day care center;
- C. Commercial condominiums;
- D. Church.

17.42.040 Other permitted uses.

Other uses permitted in the C-1 district are:

- A. The uses allowed by, and subject to the provisions of Sections 17.88.010 through 17.88.110;
- B. Other uses found to be similar in character and impact to those listed in Section 17.42.020 and 17.42.030, as determined in accordance with Section 17.94.030.
- C. Signs as allowed by and subject to the provisions of Sections 17.84.060 through 17.84.069.

17.42.050 Site development standards.

The development standards for building site area and yards established by this section apply to all development in the C-1 district. However, alternate standards may be approved for a condominium project, as part of the use permit process if the approving body finds that the proposed development will be of equal or greater excellence in arrangement, design, attractiveness and compatibility with its surroundings than would result if the routine development standards in this section were applied.

A. Locational Criteria. Development must be located on a collector or arterial, as designated in the general plan and development standards; should have a potential or existing support population of one thousand to three thousand five hundred persons.

B. Minimum Lot Area. The minimum lot area requirement is ten thousand square feet.

C. Maximum Lot Area. The maximum lot area restriction is one-and-one half acres if the site is served by a community or package sewer system; three acres if the site is not served by a community or package sewer system.

D. Building Size. Building size requirements are as follows:

- 1. The primary use shall not exceed five thousand square feet of gross floor area.
- 2. Secondary uses shall not exceed one thousand five hundred square feet per use.
- 3. Larger businesses may be permitted if a use permit is secured, and the business is found to be compatible with the area.

E. Minimum Lot Width. The minimum lot width requirements are as follows:

- 1. Interior lot, sixty-five feet;
- 2. Corner lot, seventy-five feet.

F. Yards. The following yard requirements apply, except as otherwise provided in Section 17.84.020:

- 1. Front, ten feet; except where the district abuts a residential district, the front yard shall be the same as the residential district within twenty-five feet of the residential district;
- 2. Interior side, none; except where the district abuts a residential district, the adjoining side yard shall be fifteen feet; or if it abuts a freeway right-of-way, the yard shall be ten feet;

3. Street side, ten feet;

4. Rear, none; except where the district abuts a residential district, the rear yard shall be fifteen feet; or if it abuts a freeway right-of-way, the yard shall be ten feet;

5. Exceptions: If a use permit is issued, front yard exceptions may be permitted in established commercial areas in which the majority of the buildings existed before the adoption of the ordinance codified in this chapter and they do not meet the yard requirement. When this exception is made, the front yard shall be at least a distance equal to the average front yard of fifty percent of the buildings farthest from the street.

G. Maximum Structural Height. Maximum permitted structural height is one story not to exceed twenty feet, except as otherwise provided in Section 17.84.030.

H. Landscaping. Landscaping requirements are as specified in Section 17.84.040.

I. Outdoor Lighting. Outdoor lighting requirements are as specified in Section 17.84.050.

J. Parking. Parking requirements are as specified in Chapter 17.86.

K. Zone Walls. Zone wall requirements are as specified in Section 17.84.070.

L. Outdoor Trash Storage. All outdoor trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one foot higher than the trash container.

M. Development Plan. An applicant for either a zone amendment to the C-1 district when located in a residential or mixed use general plan land use designation, a building permit or use permit shall submit a plan which indicates how the standards listed in this section will be met. This submittal shall be made on a form prescribed by the planning director. If only a building permit is required for the use, then the director's approval shall be obtained prior to issuance of the permit. If a use permit is required, then the director's approval shall occur as set forth by the terms and conditions of the use permit.