

## Sec. 35-226. C-3 General Commercial.

### Sec. 35-226.1. Purpose and Intent.

The purpose of this district is to provide areas for wholesale and heavy commercial uses and services which are necessary within the County but which are not suited to the light commercial district. The intent is to provide for these areas while protecting adjacent uses from negative impacts such as noise, odor, lighting, and traffic.

### Sec. 35-226.2. Processing.

1. No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).
2. Prior to the issuance of any Land Use Permit for buildings and structures which total 5,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Final Development Plan shall be approved as provided in Sec. 35-317. (Development Plans). *(Amended by Ord. 4319, 6/23/98)*
3. Prior to the issuance of any Land Use Permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-329. (Architectural Review).

### Sec. 35-226.3. Permitted Uses.

1. All uses permitted in the C-2 district.
2. Bakery.
3. Bus terminal.
4. Frozen food locker.
5. Printing plant.
6. Storage warehouse including mini-storage facilities. *(Amended by Ord. 3986, 2/21/92).*
7. Unenclosed used automobile sales lot.
8. The following uses when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height:
  - a. Agricultural packing or processing plant.
  - b. Agricultural supply store or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. *(Amended by Ord. 3986, 2/21/92).*

- c. Automobile, farm implement and machinery repair, sales and service but not automobile wrecking yards or junk yards.
  - d. Automobile body work and painting.
  - e. Blacksmith shop, welding shop, or machine shop.
  - f. Carpenter and cabinet shop.
  - g. Cleaning and dyeing establishment.
  - h. Furniture repair and upholstery.
  - i. Heating, plumbing, or ventilating supplies, sales and service.
  - j. Lumber and building materials sales yard.
  - k. Sign painting store.
  - l. Wholesale distributing center.
9. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
  10. Recycling centers for the collection of, in addition to domestic recyclables, non-ferrous metals, high temperature alloys, exotics, precious metals and other similar types of materials.
  11. Contractors' equipment storage yard when conducted within an area enclosed by a solid wall, hedge or fence not less than six feet in height. *(Amended by Ord. 3986, 2/21/92)*
  12. Any other retail or wholesale store, shop, or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
  13. Emergency Shelter. *(Added by Ord. 4128, 11/16/93)*
  14. Single Room Occupancy Facility. *(Added by Ord. 4128, 11/16/93)*
  15. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided:
    - a. There shall be no manufacture, assembling, processing or compounding, of products other than such as are customarily incidental or essential to the above uses.
    - b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

**Sec. 35-226.4. Uses Permitted with a Major Conditional Use Permit.**

1. Amusement enterprises conducted partially or wholly outdoors.
2. Outdoor theater.
3. Swap meet.
4. Onshore oil drilling and production facilities, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

**Sec. 35-226.5. Uses Permitted with a Minor Conditional Use Permit.**

1. Mechanical car wash.
2. Handicraft-type industries subject to the provisions of Sec. 35-315.12. (Conditional Use Permits).
3. Residences, provided the residential use is secondary as defined in DIVISION 2, DEFINITIONS, to a primary commercial use on the same lot. (Amended by Ord. 3986, 2/21/92)
4. Certified Farmer's Market. (Added by Ord. 4087, 12/15/92)

**Sec. 35-226.6. Minimum Lot Size.**

None.

**Sec. 35-226.7. Setbacks for Buildings and Structures.**

1. Front:
  - a. Thirty (30) feet from the centerline and ten (10) feet from the right-of-way line of any public street.
  - b. In addition, forty-two (42) feet from the centerline of any street with four or more lanes or a two-lane expressway, as defined in the Circulation Element text and designated on the Circulation Element Maps of the Comprehensive Plan.
  - c. Open canopies, porches, roofed or unroofed, and similar accessory uses may encroach not more than twelve (12) feet into the front setback area, provided that in no event shall such uses encroach upon a public street right-of-way.
2. Side:
  - a. None, except when side yards are provided, they shall be a minimum of three (3) feet.
3. Rear:
  - a. Ten percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten feet, except that for any lot having a rear boundary abutting the rear boundary of a lot zoned residential, the required rear yard setback shall be not less than twenty-five (25) feet.

**Sec. 35-226.8. Distance Required Between Buildings on the Same Building Site.**

None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. (Amended by Ord. 3793, 01/09/90)

**Sec. 35-226.9. Height Limit.**

No building or structure shall exceed a height of thirty-five (35) feet.

**Sec. 35-226.10. Parking.**

As required in DIVISION 6, PARKING REGULATIONS.

**Sec. 35-226.11. Landscaping.**

For developments not requiring a Development Plan, a landscape plan shall be approved by the Planning and Development Department, and installation and maintenance guaranteed by performance securities as set forth in Sec. 35-289 (General Regulations). (Amended by Ord. 3794, 01/09/90)

All parking areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS.

**Sec. 35-226.12. Storage.**

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.