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## Sec. 35-225. C-2 Retail Commercial.

### *Sec. 35-225.1. Purpose and Intent.*

To provide areas for local retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.

### *Sec. 35-225.2. 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. (Board of Architectural Review).

### *Sec. 35-225.3. Permitted Uses.*

1. Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades or pool halls. *(Amended by Ord. 4299, 3/24/98).*
2. Automobile service station, provided no gasoline is stored above ground.
3. New and used automobile and machinery sales, leases, and rentals.
4. Automobile and machinery repair and service if conducted wholly within a completely enclosed building or within an area enclosed by a solid wall, hedge, or fence not less than six feet in height approved as to design by the Board of Architectural Review, but not including automobile or machinery wrecking establishments or junk yards, or automobile body work and painting. *(Amended by Ord. 3985, 2/21/92)*
5. Retail stores, shops, or establishments supplying commodities for residents of the community, provided such enterprises are conducted within a completely enclosed building, such as bakeries, ice cream shops, grocery, and liquor stores, furniture, hardware, and appliance stores, department stores, sporting goods stores, pet shops, florist shops, automobile accessory stores, and the like.
6. Repair and service uses such as laundry and dry cleaning establishments, barber shops, beauty parlors, shoe repair and tailor shops, photography studios, copy shops, radio and TV repair shops, etc. *(Amended by Ord. 3985, 2/21/92)*

7. Restaurants, bars, cocktail lounges, and micro breweries that are secondary and accessory to a restaurant, bar or lounge. *(Amended by Ord. 4299, 3/24/98)*
8. Financial institutions such as banks and savings and loan offices, professional, administrative and general business offices.
9. Business, professional, and trade schools.
10. Hotels and motels.
11. Automobile parking lot.
12. Golf course, miniature or practice range.
13. Nursery.
14. Outdoor restaurant, cafe, or tea room.
15. Music recording studio.
16. Indoor theater.
17. Public works or public service structures.
18. Any other light commercial use 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, vibration, danger to life or property, or other similar causes.
19. Single Room Occupancy Facility. *(Added by Ord. 4128, 11/16/93)*
20. Spas or health clubs. *(Added by Ord. 4299, 3/24/98)*
21. Non-Residential Child Care Center, pursuant to Section 35-292a.3. *(Added by Ord. 4379, 11/16/99)*
22. Buildings, structures, and uses accessory and customarily incidental to any of the above uses provided:
  - a. There shall be no manufacture, assembly, processing, or compounding of products other than such as are customarily incidental or essential to retail establishments.
  - 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 or property, or other similar causes.

***Sec. 35-225.4. Uses Permitted with a Major Conditional Use Permit.***

1. Amusement enterprises conducted partially or wholly outdoors.
2. Bus terminal.
3. Outdoor theater.
4. Swap meet.

- 5 Onshore oil drilling and production facilities, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

**Sec. 35-225.5. *Uses Permitted with a Minor Conditional Use Permit.***  
(Amended by Ord. 4299, 3/24/98)

1. 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.
2. Automobile and machinery repair and service conducted partially or wholly outdoors.
3. Boat sales yard and boat repair and services, but not including painting or junk yards for boats. (Amended by Ord. 3985, 2/21/92)
4. Cabinet shop.
5. Cleaning and dyeing establishment.
6. Community recycling facilities.
7. Electrical shop.
8. Frozen food locker as part of a retail store.
9. Furniture repair and upholstery.
10. Handicraft-type industries subject to the provisions of Sec. 35-315. (Conditional Use Permits).
11. Lumber and building materials sales yard.
12. Mechanical car wash.
13. Plumbing, heating, and ventilating shop.
14. Pump sales and service.
15. Outdoor sale of pool supplies, patio furniture, and spas.
16. Sale of fresh fruit, vegetables, and flowers from a motor vehicle or stand not affixed to the ground.
17. Sales or storage lot for trailers\* and recreational vehicles. (Amended by Ord. 3985, 2/21/92)
18. Sign painting shop.
19. Trailer\* and truck rentals.
20. Residences provided the residential use is secondary to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use in the same lot, except in the MIX-GOL Mixed Use-Goleta Overlay where a secondary residence may be allowed as a permitted use and where a residence may be allowed as the primary use with a minor conditional use permit. (Amended by Ord. 3985, 2/21/92; Ord. 4299, 3/24/98, Ord 4379, 11/16/99)
21. Certified Farmer's Market. (Added by Ord. 4087, 12/15/92)
22. Emergency Shelter. (Added by Ord. 4128, 11/16/93)
23. Commercial boarding of small animals. (Added by City Ord. 07-16, 11/5/07)
24. Live/work uses. (Added by City Ord. 12-12, 10/16/12)

\*For the purposes of this section, the word "trailer" shall include, in addition to the trailers already included in the definition of trailer in DIVISION 2, DEFINITIONS, trailers used for carrying property.

**Sec. 35-225.6. Minimum Lot Size.**

None.

**Sec. 35-225.7. 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 structures may encroach not more than 12 feet into the front setback area, provided that in no event shall such structures 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. 35-225.8. 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. 35-225.9. Height Limit.**

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

**Sec. 35-225.10. Parking.**

As required in DIVISION 6, PARKING REGULATIONS, except that required parking spaces may be provided in publicly owned parking lots of legally constituted Parking Districts subject to approval of the availability of the parking spaces by the Parking District Governing Board and the Director.

**Sec. 35-225.11. 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

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performance securities as set forth in Section 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. 35-225.12. 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.

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