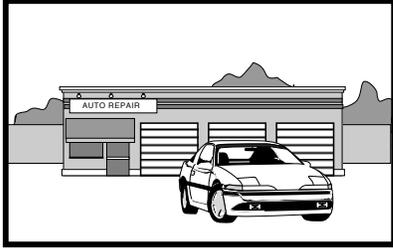


CHAPTER 28



Service Commercial (CS)

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17.28.01 Purpose

The purpose of the Service Commercial (C-S) district is to provide locations for wholesale and heavy commercial uses and service establishments that are not suited for other commercial zones. It also provides areas for certain light industrial uses which manufacture, assemble or package products within buildings and which do not emit fumes, odor, dust, smoke or gas.

The service commercial uses shall be developed in buildings and complexes that exhibit high standards of design, including sites that include generous amounts of landscaping, screens outdoor storage, repair and assembling areas from the public's view and minimizes the impact of noise, vibrations, and light on surrounding properties.

17.28.02 Permitted Uses

- A. All uses permitted in the CC (Central Commercial) district
- B. Automobile, truck and motorcycle repair and servicing, including engine repair, brakes and alignment, radiator repair, upholstery shop, tire sales and service, auto body and paint shop, and stereo sales and installation.
- C. Glass shops
- D. Gun shops
- E. Heating, air conditioning and sheet metal shops
- F. Household and office equipment and machinery repair
- G. Kennels
- H. Laundries, self-service laundry, and dry cleaning establishments
- I. Linen supply services
- J. Locksmiths
- K. Lumber yards
- L. Machinery sales and rentals
- M. Mortuaries
- N. Motorcycle sales and repair
- O. New car, sales and service
- P. Nurseries and garden supply stores
- Q. Plumbing and sheet metal shops
- R. Public utility yards
- S. Refrigeration equipment sales and service
- T. Rug and carpet cleaning
- U. Shoe repair shop
- V. Sign painting shops
- W. Stone and monument yards
- X. Storage yards for commercial vehicles
- Y. Trailer sales, service and rentals
- Z. Used car, sales and service
- AA. Warehouses and mini-storage facilities
- BB. Welding and blacksmith shops
- CC. Wholesale establishments
- DD. Utility and water works facilities
- EE. Parking lots.
- FF. Offices and retail stores incidental to and on the same site with a service commercial establishment.
- GG. Farm labor housing and emergency shelters
- HH. Other uses that are added to this list by the Planning Director consistent with Chapter 17.02 General Provisions

17.28.03 Accessory Uses

Those uses and structures incidental to the commercial use of the land including, trash storage areas and bins; required loading and unloading facilities; radio and television antennas; the storage and use of fuels for fleet use; showrooms and administration offices; and other uses and structures, which are determined by the Planning Director to be incidental to the commercial use of the land.

17.28.04 Conditional Uses

- A. Public buildings and grounds.
- B. Churches and other religious institutions
- C. Single family dwellings; provided that such dwellings are for the exclusive use of the person or persons owning or operating the commercial use on the same site; and further provided, that each site so used shall be subject to the use, site area, coverage and yard requirements of the RM-2 district.
- D. Single family dwellings; provided, that the dwelling is a reconstruction or an addition to an existing dwellings.
- E. All uses on the conditional use list of the CC (Central Commercial) district
- E. Other uses that are added to this list by the Planning Director consistent with Chapter 17.02 General Provisions.

17.28.05 Site Plan Review

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.56 Site Plan Review.

17.28.06 Development Standards (see also Exhibit 28-1).

- A. Site Area

The minimum site area shall be 10,000 square feet.

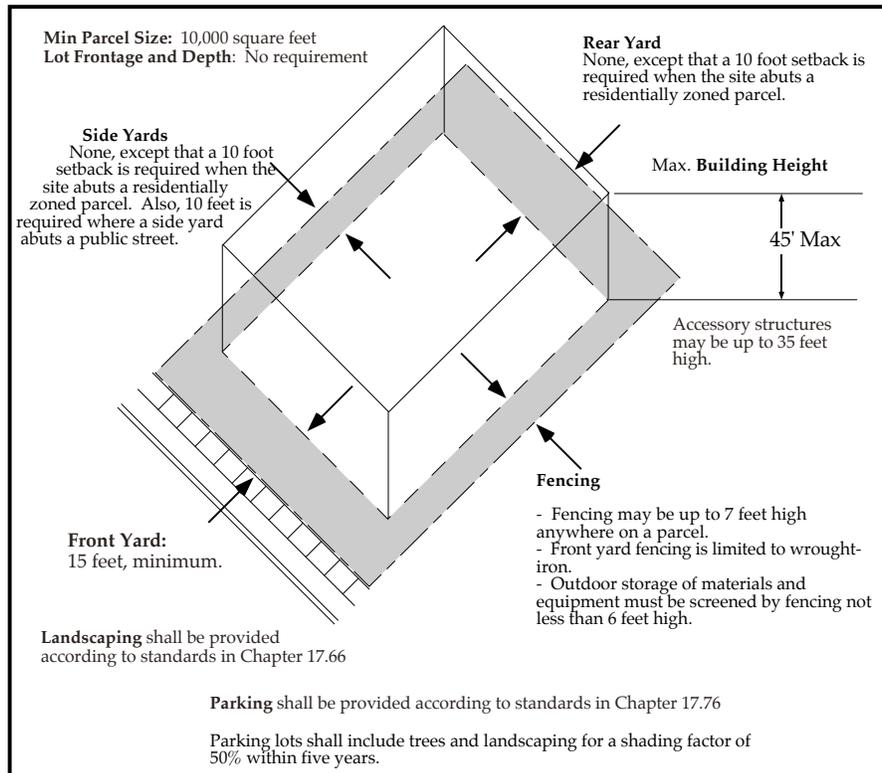
- B. Lot Frontage and Depth

No requirement.

- C. Building Height

The maximum height shall be 45 feet. The maximum height of accessory structures shall be 35 feet.

Exhibit 28-1: CS Zone Standards



D. Yards

1. Front: 15 feet
2. Side: No requirement, except where the CS district abuts a R district in which case the side yard requirement shall be 10 feet. A side yard adjacent to a public street shall have a setback of 10 feet.
3. Rear: No requirement, except where the CS district abuts a R district in which case the the rear yard requirement shall be 10 feet.

17.28.07 Fences, Walls and Hedges

- A. Where the CS district abuts a R district, a 7-foot solid block wall shall be constructed on the property line that separates the two districts.

- B. The outdoor storage of equipment or materials shall be screened from the view of any adjoining public right-of-way with a 6-foot solid block wall, or 6-foot chain-linked fence with slats and landscaping.
- C. Fencing in the front yard shall be limited to wrought-iron fencing.

17.28.08 Off-Street Parking and Loading Facilities

Off-street parking and loading facilities shall be provided for each use as required by Chapter 17.76 Parking and Loading.

17.28.09 Signs

Signs shall be consistent with the requirements detailed in Chapter 17.74 Signs.

17.28.10 Landscaping

A landscaping and irrigation plan shall be submitted to the City Planner for review and approval. If the landscaped area exceeds 2,500 square feet in area, the landscaping and irrigation plan shall be prepared consistent with Chapter 17.66 Landscaping, Irrigation and Grading.

17.28.11 Design Standards

- A. All metal buildings shall be designed with a front facade that is composed of a material other than metal, including stucco, brick, rock or wood. The front facade of these buildings shall contain a recognizable bulk head, cornice and combination of window and door openings. These openings can be accented with awnings.
- B. All front yard fencing shall be wrought-iron or wrought-iron with columns composed of brick, stucco, concrete or some combination.
- C. All material stored on-site shall be screened by a 6-foot solid wall or chain linked fence that is fitted with slats. No material should be stored to a height that exceeds the height of the screening fence.

17.28.12 Special Conditions

No use shall be permitted, and no processes, equipment, or materials shall be used which are found to be injurious to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare of unsightliness or to involve any hazard of fire or explosion.