Chapter 18.32 - CUM—COMMERCIAL, URBAN, MEDIAN DISTRICT

ZONING

18.32.010 - Land use regulations.

Land use regulations are:

A. Permitted Uses.

1. Retail sales establishment,
2. Customer service establishment,
3. Restricted retail sales establishment,
4. Professional offices;

B. Uses allowed with zoning permit: one single family dwelling;

C. Uses Allowed with Conditional Use Permit. (See Chapter 18.94 for additional restrictions as to certain uses.)

1. Animal hospitals, kennels and laboratories using animals or animal products,
2. Automobile repairing, overhauling, rebuilding and painting,
3. Automobile service stations,
4. Building materials yard,
5. Cemeteries and mausoleums,
6. Cleaning plant,
7. Cold storage plant,
8. Contractor's storage area,
9. Drive-in establishment,
10. Equipment rental yard,
11. Feed and seed store,
12. Laboratories for testing, experimental or analytical purposes,
13. Machine shop,
14. Machinery sales and rental,
15. Multiple family dwelling in permanent structure(s),
16. Nursery and garden supply store,
17. Outdoor theaters,
18. Packing and crating service,
19. Plumbing, heating, ventilating and air conditioning shop, including sheet metal shop,
20.

Private clubs and outdoor recreational facilities,

21. Public and semipublic buildings and uses,
22. Public utility yard,
23. Tire sale store,
24. Warehouse, except those used for fuel and other flammable liquids or explosives,
25. Welding shop,
26. Wholesale establishments,
27. Other commercial uses and establishments which by the interpretation of the zoning administrator are similar,
28. Communications tower/wireless communications facility,
29. Mini storage facility (see Section 18.94.075).

(Ord. 525O § 5, 2003; Ord. 525H § 4, 1999: Ord. 525 § 1(part), 1989).

18.32.020 - Structure location regulations.

(See also Sections 18.98.010—18.98.090.) Structure location regulations are:

A. Setback from edge of right-of-way: ten feet, minimum;
B. Side yard offset: five feet, minimum;
C. Rear yard offset: ten feet, minimum.

(Ord. 525 § 1(part), 1989).

(Ord. No. 525ZZ, § 6, 10-14-25)

18.32.030 - Structure height regulations.

(See also Sections 18.98.100—18.98.130.) Structure height regulations are:

A. Principal building or structure height: forty feet, maximum
B. Accessory building or structure height: fifteen feet, maximum.

(Ord. 525 § 1(part), 1989).

(Ord. No. 525ZZ, § 6, 10-14-25)

18.32.040 - Lot dimension regulations.

(See also Section 18.100.010.) Lot dimension regulations are:

A. Lot area: six thousand square feet, minimum;

B. Average lot width: fifty feet, minimum;

C. Lot length to width ratio permitted: three to one, maximum;

D. Dwelling floor area to lot area ratio permitted: forty percent maximum;

E. Total buildings area to lot area ratio permitted: eighty percent, maximum.

(Ord. 525 § 1(part), 1989).

18.04.450 - Retail sales establishments.

The definition of retail sales establishments includes the following:

Apparel store

Automobile sales and service

Automobile supply store

Bakery

Bicycle shop

Billiard and pool hall

Blueprint and photostat shop

Boat sales and service store

Bookstore Cafe, including restaurant and outdoor cafe

Camera shop

Candy store

Catering shop

Clothing and costume rental establishment

Dairy product store

Delicatessen

Department store

Dressmaking shop

Drive-in restaurant

Drug store

Dry goods store

Electrical appliance store

Employment agency

Florist

Food locker

Food store

Furniture store

Hardware store

Health food store

Hobby supply store

Home furnishing store

Hotel

Household appliances and minor repair shop

Jewelry store

Leather goods and luggage store

Liquor store

Locksmith

Messenger office

Millinery shop

Motel and apartment hotel

Motorcycle and automobile parts sales rooms for new parts

Music store

Office machines and business machines store

Office supply store

Offices and office buildings other than professional and administrative offices

Paint and wallpaper store

Parcel delivery service

Pawn shop

Pet and bird store

Photographic supplies shop

Plumbing, heating and ventilating equipment showroom with floor samples only

Radio and television broadcasting studio

Radio and television store and repair shop

Secondhand store

Secretarial service establishment

Shoe repair shop

Shoe store

Soda fountain

Sporting goods store

Stamp and coin store

Stationery store

Supermarket

Tailor and dressmaker

Retail sales establishments

Taxidermist

Tea room

Telephone answering service

Telegraph office

Toy store

Travel bureau

Upholstery shop

Variety store

Other commercial activities not engaged in major repairing, wholesaling, or bulk distribution activities and which are similar by the interpretation of the zoning administrator.

(Ord. 525 § 1(part), 1989).

18.04.130 - Customer service establishments.

The following businesses are included in the definition of customer service establishments:

Art and craft school and college

Artist studio

Bank or savings and loan office

Barber shop

Beauty shop

Cafe, including outdoor cafe, excluding the sale of alcoholic beverages

Clinic

Massage and physical culture studio

Medical building

Mortuary and crematorium

Newsstand and magazine store

Optician and optometrist office

Photographer

Photography studio

Private club

Reading room

Restaurant

Telegraph office

Wedding chapel

Other establishments offering personal services to people which are similar by the interpretation of the zoning administrator.

(Ord. 525 § 1(part), 1989).

18.04.445 - Restricted retail sales establishments.

The following retail businesses of a restricted nature are included in this definition:

All customer service establishments

Art and antique stores

Art and craft school and college

Art gallery

Clinic

Delicatessen

Florist shop

Funeral home

Gift shop

Interior decorating shop

Medical building

Mortuary

Optician and optometrist office

Photography studio

Picture framing shop

Professional office or studio

Tobacco store

Wedding chapel

Similar uses subject to the interpretation of the zoning administrator.

(Ord. No. 525-770, § 6 (Exh. A), 3-21-17; Ord. 525 § 1(part), 1989).

18.04.420 - Professional office.

"Professional office" means the office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, planner, physician or similar recognized professional person.

(Ord. 525 § 1(part), 1989).