

CHAPTER 18.20 COMMERCIAL ZONING DISTRICTS

§ 18.20.010. Purpose of chapter.

This chapter lists the uses of land that may be allowed within the commercial zoning districts established by Chapter 18.12. It also determines the type of land use permit/approval required for each use, and provides general standards for site development. (Ord. 2015-05, Repealed and Replaced, 06/16/2015)

§ 18.20.020. Purpose of commercial zoning districts.

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows:

- A. Commercial (C). The C zoning district is intended for low to medium intensity uses with a wide range of retail, wholesale commercial, entertainment, office, services, and professional uses. This zoning district provides a commercial environment for uses that serve and are compatible with the surrounding residential neighborhoods. The C zoning district is consistent with the commercial land use designation of the General Plan.
- B. Highway Commercial District (HC). The HC zoning district is intended for medium to high intensity uses with a wide range of retail, wholesale commercial, entertainment, office, services, and professional uses. This zoning district provides a high visibility commercial environment along freeway frontage roads and at freeway on/off ramps for uses that depend on high volume traffic or that serve highway travelers. The HC zoning district is characterized by large lots designed to promote the development of retail and service establishments such as regional shopping centers, restaurants, hotels, motels, highway service centers, and large-scale entertainment enterprises. Development in this district typically involves integrated structures with multiple uses and tenants providing a broad range of goods and services. The HC zoning district is consistent with the commercial land use designation of the General Plan.
- C. Office-Professional District (OP). The OP zoning district is intended for areas appropriate for a business office environment located along thoroughfares, arterials, or collectors or near existing/planned public transit stops. The OP zoning district is designed to promote the development of professional offices, business and research and development parks, and related service uses in a campus-like setting. This zoning district is characterized by office development and may include supporting services such as retail, service, or restaurant uses developed in conjunction with office use. Office development should be designed to be pedestrian-friendly, but should also be auto-accommodating.

Development in this district should take advantage of existing or planned public transit opportunities. The OP zoning district is consistent with the office professional land use designation of the General Plan.

(Ord. 2015-05, Repealed and Replaced, 06/16/2015)

§ 18.20.030. Regulations for commercial use zoning districts.

Regulations for commercial use zoning districts shall be as follows:

- A. Permitted and conditionally permitted uses shall be as specified in Table 18.20-1.
- B. Development standards shall be as specified in Section 18.20.050.
- C. Off-street parking and loading shall be provided in accordance with the provisions of Chapter 18.48.
- D. Signs shall comply with the provisions of Chapter 18.56.
- E. Landscaping and screening shall be provided in accordance with the provisions of Chapter 18.52.
- F. No building, structure, vehicle, or land shall be used nor shall any building, structure or vehicle be erected, altered, moved, enlarged, or stored below the established base flood elevation (as shown on the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) and including any letter of map amendments (LOMAs) and letter of map revisions (LOMRs)). If no base flood elevation exists and there is a likelihood that the property is subject to flooding, the applicant shall submit a hydrological survey that establishes the base flood elevation. No area lying below base flood elevation shall be used in any manner so as to create problems inimical to the public health, safety or general welfare or so as to have a detrimental effect on the use or value of property in the vicinity or within the City as a whole.
- G. In addition to the uses permitted in Table 18.20-1, and subject to the requirements of the applicable uniform codes, the following uses are allowed in all zoning districts without a permit:
 - 1. Gardens, the primary purpose of which is to provide food for noncommercial use.
 - 2. Keeping of four (4) or fewer dogs of more than four (4) months of age.
 - 3. City or City-approved wells, water treatment plants, lift stations, substations, and similar facilities.

(Ord. 2015-05, Repealed and Replaced, 06/16/2015)

§ 18.20.040. Commercial zoning districts land uses and permit requirements.

- A. Table 18.20-1 identifies the uses of land allowed by this Development Code in each special purpose zoning district, and the land use permit required to establish each use. Uses are permitted or prohibited in accordance with Table 18.20-1 and provided they conform to all provisions of this code. The letter "N" indicates the use is prohibited in the corresponding zoning district. The letter "P" indicates the use is permitted in the corresponding zoning district. The letter "M" indicates the use is permitted in the corresponding zoning district subject to approval of a minor use permit (see Chapter 18.68). The letter "C" indicates the use is permitted in the

corresponding zoning district subject to approval of a conditional use permit (see Chapter 18.68). If a proposed use does not appear in this table, the proposed use must be determined to be similar to a use specified in this table in accordance with Chapter 18.68. Footnote numbers in Table 18.20-1 correspond to numbers in subsection B of this section.

Table 18.20-1 Commercial Land Use Matrix N = Not Permitted; P = Permitted; M = Minor Use Permit; C = Conditional Use Permit			
Use Type	COMMERCIAL		
	C	HC	OP
RESIDENTIAL USES			
Community Care Facilities			
Day Care Center	C	N	C
Live/Work Projects	C	N	C
Multiple-Family Dwelling, Three or More	C	N	N
AGRICULTURAL USES			
Community Garden	P	P	P
ANIMALS			
Kennels	C	C	N
Veterinary Services/Animal Care Facility Excluding Outdoor Kennel	P	P	P
Veterinary Services/Animal Care Facility Including Outdoor Kennel	C	C	N
RECREATION AND ENTERTAINMENT			
Auditorium, Public or Private	C	C	N
Bingo Parlor ¹	C	C	N
Club or Lodge	C	C	C
Community Center	C	N	N
Health Club and Dance/Karate Studio	P	P	P
Indoor Shooting Range, Private	C	N	N
Library/Museum	P	P	P
Recreation, Indoor	P	P	N
Recreation, Outdoor, No Field Lights	C	C	N
Recreation Outdoor, with Field Lights, Private	C	C	C
Recreation Outdoor, with Field Lights, Public	P	P	P
Theater	P	P	C
TOURIST AND VISITOR SERVING USES			
Bed and Breakfast	P	P	N
Motels and Hotels	P	P	N
Recreational Vehicle Park	N	C	N
COMMERCIAL USES			

Table 18.20-1 Commercial Land Use Matrix N = Not Permitted; P = Permitted; M = Minor Use Permit; C = Conditional Use Permit			
Use Type	COMMERCIAL		
	C	HC	OP
Offices			
Business or Professional Office	P	P	P
General Wholesale and Retail Sales			
Automotive and Recreational Vehicle Sales, Leasing, and Rental	P	P	N
Bakery, Retail	P	P	M
Bar, Tavern, or Lounge, Cocktail	P	P	C
Brewery, Micro/Winetasting Room	P	P	N
Convenience Market	C	C	N
Gas Station	P	P	N
Grocery/Supermarket	C	C	N
Liquor Store	C	C	N
Mobile Food Vending ²	C	M	N
Nursery, Garden and Farm	P	P	N
Pawn Shop	C	C	N
Restaurant, Cafe, Coffee Shop/House	P	P	P
Restaurant, Fast Food, with Drive-Through	C	C	C
Restaurant, Fast Food, without Drive-Through	P	P	P
Restaurant, Takeout Only	P	P	P
Retail, Discount Store ³	C	C	N
Retail Stores, General	P	P	P ⁴
Retail, Superstores (Over 100,000 Square Feet)	P ⁵	P ⁵	N
Shopping Center	P	P	N
Sidewalk Cafe	P ⁶	P ⁶	P ⁶
Smoke Shop	C	C	N
Thrift Store	P	M	N
Wholesale Membership Club Stores	P ⁵	P ⁵	N
Services			
Appliance Repair and Service	P	P	P ⁷
Automotive-Type Repair and Service ⁸	C	P	N
Bank and Financial Services	P	P	P
Beauty Salon/Barber Including Incidental Massage Therapy	P	P	P
Broadcast Studio	M	N	M
Call Center or Telemarketing Facility	P ⁹	P ⁹	C
Car Wash	C	M	N

Table 18.20-1 Commercial Land Use Matrix N = Not Permitted; P = Permitted; M = Minor Use Permit; C = Conditional Use Permit			
Use Type	COMMERCIAL		
	C	HC	OP
Catering	P	P	P
Check Cashing Services	C	C	N
Fortune Teller or Similar Service	P	N	M
Government Office or Building, Corporation Yards	P	P	P
Hospital	C	C	N
Internet Cafe	M	M	N
Laboratory, Testing or Classification Including Agricultural Services	P	P	P ⁴
Laundry, Dry Cleaning, Tailoring, Shoe Repair	P	P	M
Massage Parlor	C	N	N
Medical Services, Including Clinics, Physical Therapy (Less than 10,000 S.F. Floor Area)	P	P	P
Medical Services (Other than a Hospital), Including Clinics, Physical Therapy (10,000 S.F. or Larger)	C	P	C
Mortuary	C	C	N
Photography/Art Studio, Photographic Processing or Supply, and Picture Framing	P	P	P
Place of Worship	C	C	C
Printing, Publishing, Cartography, Lithography, or Blueprinting	P	P	P
Public Safety Facilities	C	C	C
Substance Use Disorder Treatment Facility	C	C	C
Tattoo Parlor	C	N	N
Taxidermist	P	P	N
INDUSTRIAL USES			
Research and Development	N	N	C
Shipping Container, Incidental Permanent Storage ¹⁰	M	M	N
Wineries and Distilleries	C	N	N
TRANSPORTATION FACILITIES			
Ambulance, Private	N	C	C
Automobile Parking Lot or Structure, Commercial	P	P	P
Railroad Depot	C	N	N
Transit Center	P	C	N
UTILITY AND COMMUNICATION FACILITIES			
Satellite Receiving Dish	M ¹¹	M ¹¹	M ¹¹
Telecommunications Facility	M	M	M
Utility Substation	P	P	P

Table 18.20-1 Commercial Land Use Matrix N = Not Permitted; P = Permitted; M = Minor Use Permit; C = Conditional Use Permit			
Use Type	COMMERCIAL		
	C	HC	OP
WASTE FACILITIES			
Recycling Facilities			
Small Collection Facility	M	M	N
EDUCATIONAL INSTITUTIONS AND SCHOOLS (Private)			
College or University	C	C	C
Elementary School	P	C	P
High School, Secondary	P	C	P
Preschool (Over 12 Students)	P	C	P
Private Specialty School/Trade School	C	C	C

B. The following special considerations shall apply to Table 18.20-1 (numbers correspond to footnote numbers in the table):

1. See Title 5 for license requirements.
2. For mobile food vending standards, see Section 18.44.090.
3. All activities occur within a completely enclosed building or within a fenced or otherwise delineated area directly adjacent to the building, within the property lines.
4. Use shall be clearly related and a support service for office professional uses.
5. Planning Commission approved design review required for residential projects with five (5) or more units, and all commercial projects (single or multiple buildings, including shopping centers) over one hundred thousand (100,000) square feet.
6. Requires design review approval pursuant to Chapter 18.68. The sidewalk cafe shall be ancillary to a shop, restaurant, or snack bar.
7. Use may not exceed three thousand (3,000) square feet.
8. Automobile repair garages including the parking and storage of vehicles and related equipment/accessories used in connection with the garage shall be conducted within a completely enclosed building or within a view-obscuring fence. These vehicles shall be actively worked on or they will be considered stored within an unpermitted impound yard.
9. A conditional use permit is required when the use exceeds five thousand (5,000) square feet.
10. A shipping container is constructed of metal, wood, or other material and

designed or patterned after structures used in containerized shipping operations. No shipping container or similar structure shall be used as an accessory structure for incidental storage, permanent or temporary, in any zoning district unless granted a minor use permit pursuant to Chapter 18.68.

11. Refer to Section 18.44.160 for satellite receiving dish development regulations.

(Ord. 2015-05, Repealed and Replaced, 06/16/2015)

§ 18.20.050. Commercial zoning districts general development standards.

The purpose of this section is to provide open areas around structures for access to and around buildings; to protect access to natural light, ventilation, and direct sunlight; to ensure the compatibility of adjacent land uses; to provide space for privacy, landscaping, and recreation; to regulate the height of structures; to promote public safety; and to preserve neighborhood character.

The following development standards contained within this section apply to all new development within the C, HC, and OP zoning districts. Existing development within the C, HC, and OP zoning districts shall comply with these standards if the proposed renovations or improvements exceed fifty percent (50%) of the market value. The Community Development Director or Planning Commission shall determine compliance with the development standards contained in this chapter.

A. Yard Setbacks.

1. Subject to Community Development Director approval, structures/facilities on private property can have a setback exception for purposes of facilitating transit and similar purposes (i.e., a private bus shade shelter bus stop at a senior apartment complex adjacent to the street).
2. In any zoning district other than a residential zoning district, the required front and side yard setback shall be waived for any dwelling located above stores or shops, except that any yard setback required or observed for the store or shop shall be observed for the upper dwelling.
3. Where the subject property adjoins a residential zoning district, the minimum front yard setback, the minimum side yard setback on the adjoining side, and the minimum rear yard setback shall be the same as required in the adjoining residential district. In the public/quasi-public zoning district, setbacks less than that of adjacent residential districts may be reviewed for approval subject to Section 18.68.080.

B. Maximum Building Height. The maximum building height for the C, HC, and OP zoning districts is fifty (50) feet. However, the following types of structures may be erected to a height greater than the limits established for the zoning district in which such structures are located.

1. Church spires, tanks, silos, radio towers, and similar structures and mechanical appurtenances exceeding seventy-five (75) feet may be erected with approval

of a minor use permit (see Section 18.68.120).

2. Public and semi-public buildings, hospitals, and other institutional buildings may be erected to a height not to exceed seventy-five (75) feet, provided all yard setbacks shall be increased one (1) foot for each two (2) feet of building height above the height specified for the zoning district in this subsection B.

C. Landscaping. Refer to Section 18.52.040 for landscaping requirements for nonresidential development.

(Ord. 2015-05, Repealed and Replaced, 06/16/2015)

§ 18.20.060. Commercial zoning districts general design standards.

The purpose of this section is intended to ensure that development within the C, HC, and OP zoning districts is compatible with its surrounding area, integrates into the natural and built environment, efficiently connects to a multi-modal transportation system, and contributes to the unique character of Galt.

The following design standards contained within this section apply to all new development within the C, HC, and OP zoning districts. Existing development with the C, HC, and OP zoning districts shall comply with these standards if the proposed renovations or improvements exceed fifty percent (50%) of the market value. These design standards supplement the applicable standards in Section 18.20.050. The Community Development Director or Planning Commission shall determine compliance with the design standards contained in this chapter.

A. Aesthetic Character.

1. Facades and Exterior Walls.
 - a. Facades greater than fifty (50) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length of the facade and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed fifty (50) horizontal feet. (See Figure 18.20-1.)

**Figure 18.20-1
Facades and Exterior Walls**



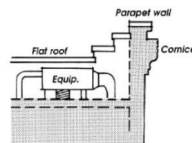
- b. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than sixty percent (60%) of their horizontal length.

2. Small Retail Stores. Where large retail establishments contain additional separately owned stores that occupy less than thirty thousand (30,000) square feet of gross floor area, with separate, exterior customer entrances, the street level facade of such stores shall be transparent above the walkway grade for no less than fifty percent (50%) of the horizontal length of the building facade of such additional stores.
3. Detail Features. Building facades must include a repeating pattern that includes no less than two (2) of the following typical elements:
 - a. Color change;
 - b. Texture change;
 - c. An expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib;
 - d. A specific architectural element proposed by the applicant's architect that is acceptable to the approving body.

Note: At least one (1) of the elements listed in subsection (A)(3)(a), (b), or (c) of this section shall be repeated horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

4. Roofs. Roofs shall have no less than two (2) of the following features:
 - a. Parapets concealing flat roofs and rooftop equipment, such as HVAC units, from public view (see Figure 18.20-2). The average height of such parapets shall not exceed fifteen percent (15%) of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three (3) dimensional cornice treatment;

**Figure 18.20-2
Rooftop Screening**



- b. Overhanging eaves, extending no less than three (3) feet past the supporting walls;
 - c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run;

- d. Three (3) or more roof slope planes;
 - e. A specific architectural element proposed by the applicant's architect that is acceptable to the approving body.
5. Materials and Colors.
- a. Predominant exterior building materials shall be of high quality material, including, but not limited to, brick, sandstone, other native stone, and tinted/textured concrete masonry units.
 - b. Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
 - c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
 - d. Primary exterior building materials shall not include smooth-faced concrete block or prefabricated steel panels.
- B. Entryways (See Figure 18.20-3).

**Figure 18.20-3
Commercial Entryways**



1. Each retail establishment on a site shall have clearly defined, highly visible customer entrances featuring no less than five (5) of the following:
 - a. Canopies or porticos;
 - b. Overhangs;
 - c. Recesses/projections;
 - d. Arcades;
 - e. Raised corniced parapets over the door;
 - f. Peaked roof forms;
 - g. Arches;
 - h. Outdoor patios;

- i. Display windows;
- j. Architectural details such as tile work and moldings which are integrated into the building structure and design;
- k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
- l. A specific architectural element proposed by the applicant's architect that is acceptable to the Community Development Director and Planning Commission;
- m. Where additional stores will be located in the large retail establishment, each such store may have at least one (1) exterior customer entrance, which shall conform to the above requirements.

C. Site Design and Relationship to Surrounding Community.

1. Entrances. All sides of a retail establishment that directly face an abutting public street shall feature at least one (1) customer entrance. Where a retail establishment directly faces more than two (2) abutting public streets, this requirement shall apply only to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a second street. Movie theaters are exempt from this requirement.
2. Back Sides. All sides of a retail establishment that directly face an abutting public street shall feature architectural details, such as tile work and moldings which are integrated into the building structure and design.
3. Vehicular, Pedestrian and Bicycle Connectivity. The site design must provide direct connections and safe street crossings to adjacent land uses and existing and proposed public transportation facilities and bikeways. In addition, each commercial building and shopping center over one hundred thousand (100,000) square feet of gross floor area shall provide separate pedestrian pathways through parking lots (see Figure 18.20-4).

Figure 18.20-4
Pedestrian Pathway through a Parking Lot



4. Central Features and Community Space. Each commercial building and shopping center over one hundred thousand (100,000) square feet of gross floor area shall contribute to the establishment or enhancement of community and public spaces by providing at least two (2) of the following: patio/seating

area, pedestrian plaza with benches, window shopping walkway, outdoor playground area, kiosk area, water feature, self-supporting street clock, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

5. Delivery/Loading Operations. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of ten p.m. and seven a.m., unless the applicant submits evidence that noise abatement strategies between all areas for such operations effectively reduce noise emissions to a level of forty-five (45) dB, as measured at the lot line of any adjoining property. (Also see Chapter 18.48, for applicable parking and loading standards.)
6. Lighting. The applicant shall provide exterior lighting sufficient to illuminate the entire site. Such lighting shall be directed and shielded in such a manner as to prevent illumination of neighboring properties to as reasonable an extent as possible.

(Ord. 2015-05, Repealed and Replaced, 06/16/2015)