

§ 17.28.010. Purpose.

In order to provide for areas within the city in which commercial and residential uses can be developed, the following regulations of this chapter shall be applicable to all properties classified in zone C-3R.

(Prior code § 9386)

§ 17.28.020. Permitted uses.

No person shall use, or permit the use of, any property zoned C-3R except as herein provided:

A. Principal Uses. Premises in the C-3R zone may be used for the following principal uses:

1. Any principally permitted uses allowed in zone C-3 or R-3;
2. Art supply shops;
3. Artificial limbs, orthopedic and therapeutic devices;
4. Auction houses or stores;
5. Automobile and trailers, sales;
6. Bakeries, including wholesale operations when conducted in conjunction with retail sales;
7. Battery sales, installation and service;
8. Bicycle sales, service and repair;
9. Blueprint shops;
10. Book binderies;
11. Building material sales and storage;
12. Ceramic stores;
13. Ceramic manufacturing incidental to retail sales from the premises provided the total volume of kiln space does not exceed 16 cubic feet;
14. Dairy products, limited to retail sales and package plant, providing that if any part of such operation is to be conducted in the open, specifically including drive-in type uses, a conditional use permit shall first be obtained;
15. Drive-in restaurants, with no car service;
16. Equipment rental services, including rototillers, power mowers, sanders, power saws, cement mixers, and other similar equipment;
17. Feed and grain sales;

18. Frozen food lockers;
19. Furniture shops (new and used);
20. Garden supplies;
21. Health food stores;
22. Hotels, catering to transient occupancy only;
23. Job shop printers;
24. Kennels (entirely within enclosed building);
25. Laboratories, medical, dental, X-ray, biochemical;
26. Lapidary shops, retail sales and service, repair of equipment;
27. Lawnmowers, retail sales, service and repair;
28. Linoleum and floor tile, retail sales;
29. Markets, wholesale and jobbers;
30. Mimeographing and addressograph services;
31. Nurseries;
32. Office equipment and supplies;
33. Optical establishments, including the sale of lenses and frames and the grinding and mounting of lenses;
34. Patio equipment and outdoor furniture;
35. Photoengraving and finishing;
36. Printers or publishers;
37. Radio and television broadcasting studios;
38. Secondhand goods and furniture stores;
39. Take-out sale of prepared food;
40. Telephone answering service;
41. Tourist information centers;
42. Toy shops;
43. Trailers, rental of house trailers;
44. Trailer sales, not to include truck trailers;
45. Typewriter sales and incidental repairs;

46. Variety stores;
47. Vending machines, coin-operated machine and amusement devices, sales, service and rental;
48. Upholstery shops;
49. Other similar uses which the commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated above;
50. Any of the following uses shall be allowed in zone C-3R, provided a conditional use permit therefor is first obtained. Manufacturing, compounding, assembly, packaging or treatment of articles or merchandise from any of the following materials:
 - a. Glass,
 - b. Iron, not including foundries,
 - c. Metal, products of precious metals; steel and brass stamp, including hand and machine engraving; metal fabricating, spinning and storage,
 - d. Paper, not including the manufacture of paper itself,
 - e. Pottery,
 - f. Textiles,
 - g. Wood, including a planing mill;
51. Any of the following uses shall be allowed in zone C-3R, provided a conditional use permit therefor is first obtained. Manufacturing, compounding, assembling, processing packaging or treatment which creates any of the following products:
 - a. Batteries,
 - b. Beds and bedsprings,
 - c. Cigars,
 - d. Cigarettes,
 - e. Clocks,
 - f. Food products, except lards, pickles, sauerkraut, sausage or vinegar,
 - g. Furniture,
 - h. Gloves,
 - i. Hearing equipment,
 - j. Mattresses,

- k. Motors, electric,
 - l. Prefabricated buildings,
 - m. Shoes,
 - n. Statuary,
 - o. Wearing apparel, and garments;
52. Commercial hand laundries (not including industrial laundries);
 53. Truck servicing and repairing, relating to vehicles of five-ton unladen weight or greater, provided a conditional use permit therefor is first obtained;
 54. Residential uses shall be allowed in zone C-3R provided a conditional use permit, pursuant to the provisions of Chapter 17.96 and this section is first obtained therefor;
 55. Motels, provided that a conditional use permit, pursuant to the provisions of Chapter 17.96 and this section, is first obtained therefor;
 56. Condominiums, developed in accordance with Chapter 17.60 of this code, provided that a conditional use permit, pursuant to the provisions of Chapter 17.96 and this section, is first obtained therefor.
- B. Accessory Uses. Property zoned C-3R may be used for accessory uses, provided that such uses are incidental to, and do not substantially alter the character of, any permitted principal use, including, but not limited to:
1. Accessory uses, buildings or structures;
 2. Accessory dwelling units and junior accessory dwelling units pursuant to Chapter 17.54;
 3. Building materials, storage of, only when used in construction of a building or structure and then only during the construction and for 30 days thereafter, including the contractor's temporary office, provided that any such accessory use shall be located on the lot where the building project is taking place or on a lot abutting the construction site.
- C. Temporary Use Permits. Premises in the C-3R zone may be utilized for activities for which a temporary use permit is required.
(Ord. 1000; Ord. 1129, 1997; Ord. 1220 § 1, 2017; Ord. 1266 § 7, 2020; Ord. 1269 § 4, 2021)

§ 17.28.030. Limitations on permitted uses.

Every use in any C zone shall comply with the following:

- A. All uses shall be conducted within a completely enclosed building except for those uses which are customarily conducted in the open, such as the sale of cars, boats

and recreational vehicles, as determined by the planning commission pursuant to Section 17.04.090 of this code.

- B. All outdoor storage permitted under subsection A of this section shall be maintained in an area of a lot, approved by the director, completely enclosed by a view-obscuring fence or wall and paved with macadam or asphaltic pavement in accordance with adopted city standards therefor. Surfacing of such area shall be designated, constructed and maintained so as to dispose of all surface water.
- C. All outdoor sales permitted under subsection A of this section shall be limited to commodities sold at retail on the premises.
- D. Any commercial use which uses or produces hazardous materials, petroleum products, greases or oils shall be required to install and maintain an interceptor or clarifier and shall dispose of such hazardous materials, petroleum products, greases and oils only in accordance with applicable local, state and federal law. All pre-existing commercial uses not in compliance with this subsection shall be required to comply with this section within 90 days of the effective date of the ordinance enacting this provision.

(Prior code § 9386a; Ord. 1129, 1997)