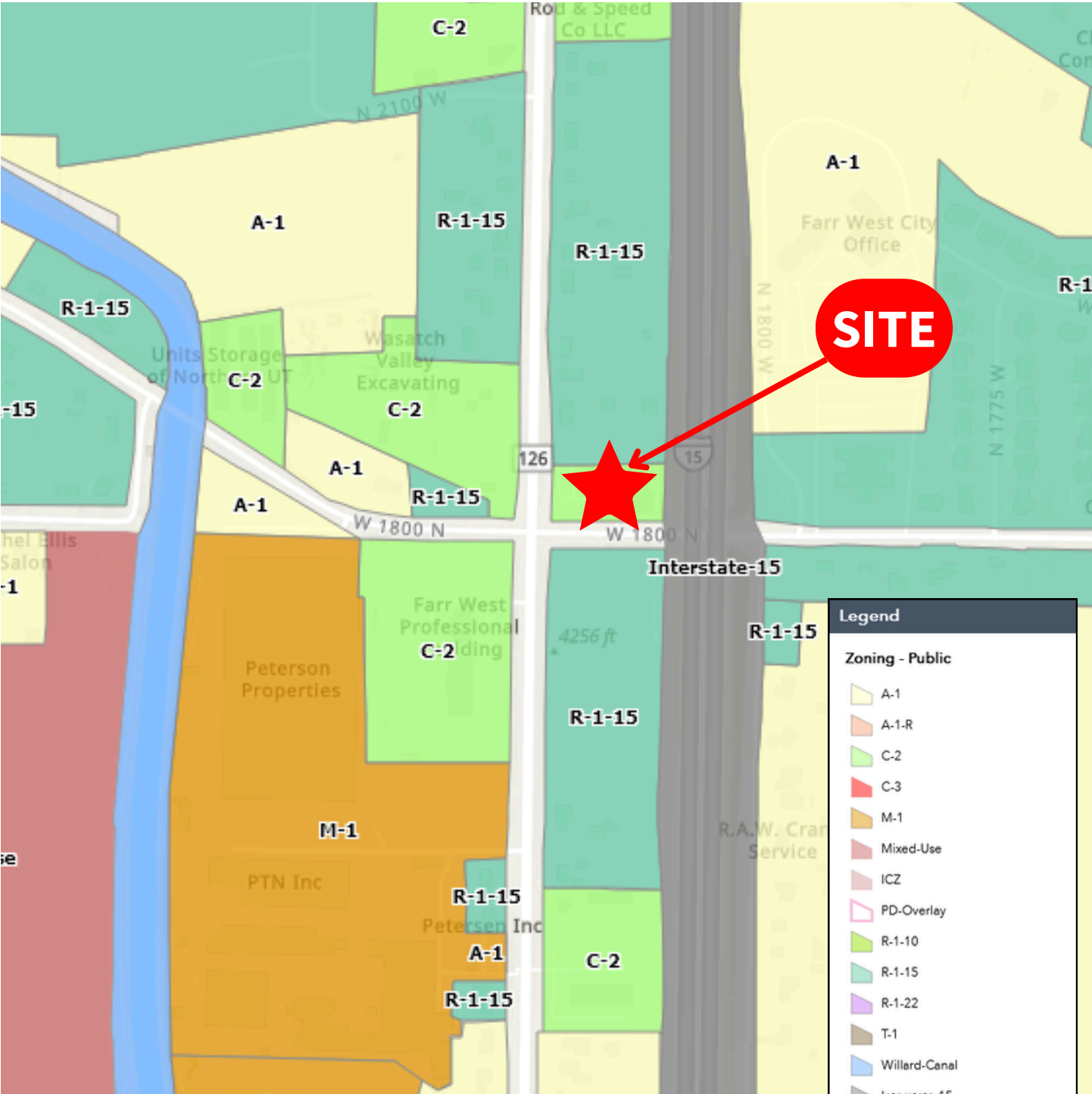


Farr West City Zoning



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CHAPTER 17.36

C-2 GENERAL COMMERCIAL ZONE

SECTION:

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17.36.010: PURPOSE:

The purpose of the C-2 or General Commercial Zone is to provide an area which will accommodate the orderly development of commercial businesses within the City. The businesses must have well landscaped lots and adequate off street parking. (Ord. 17-02)

17.36.020: PERMITTED USES:

The following uses shall be permitted subject to site plan approval and compliance:

Banks, financial institutions, and financial services.

Food sales: retail, restaurants and fast food.

Home improvement retail stores.

Offices, business and professional.

Personal care and fitness services; e.g., barbershop, hair/nail salon, massage therapy, or similar as allowed by ordinance.

"Residential facility for elderly persons" as defined in section 17.08.010 of this title.

"Residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Retail, general. Stores or shops intended for retail sales of goods or merchandise. Such stores or shops include, but are not limited to, department stores, convenience stores, discount stores, and grocery stores.

Retail motor fuel sales.

Theaters, amusement, and recreation facilities. (Ord. 2018-02: Ord. 17-02)

17.36.030: CONDITIONAL USES:

A. Permits for conditional uses shall be authorized only upon recommendation by the Planning Commission and approval by the City Council.

B. The Planning Commission review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs. In making a recommendation on conditional uses, the Planning Commission shall consider the existing zoning and use of the surrounding property; the present and future requirements for streets, off street parking, and on street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities, and other public requirements. The City Council, upon recommendation by the Planning Commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses are restricted to the following:

Construction businesses, as recommended by the Planning Commission and approved by the City Council.

Dry cleaning.

Hospital, medical, dental, and health services.

Light indoor manufacturing with associated retail sales.

Liquor stores.

Minor automobile repair and detailing services - not to include restoration, salvage, storage, or major repair of any kind.

Motels, hotels, and temporary lodging facilities.

Motor/recreation vehicle sales and service.

Public and quasi-public uses.

Warehousing, with at least twenty five percent (25%) of floor space for office use.

Wireless telecommunications facilities (subject to chapter 17.50 of this title). (Ord. 19-03)

17.36.040: PROHIBITED USES:

Bulk soil, rock, and aggregate sales, storage or processing.

Pawnshops.

Residential uses except a "residential facility for elderly persons" and a "residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Storage units or storage facilities for lease or rent to the general public.

Tattoo businesses.

Title loan and check cashing businesses.

Tobacco specialty stores.

Trucking companies, truck docks, cross docks, heavy equipment leasing, sales and/or repair and similar type businesses. (Ord. 2018-02)

17.36.050: SITE DEVELOPMENT STANDARDS:

- A. Front setback and side setback from a public dedicated street: Twenty feet (20').
- B. Side yard setback, adjacent to Commercially zoned property: No requirement except as required in the Building Code.
- C. Rear yard setback adjacent to Commercially zoned property: No requirement except as required in the Building Code.
- D. Side yard setback, adjacent to Residentially zoned property: Ten feet (10').
- E. Rear yard setback, adjacent to Residentially zoned property: Ten feet (10').
- F. Lot area and width: No requirement.
- G. Maximum height: No requirement.
- H. Minimum height: Eight feet (8') or one story whichever is greater.
- I. Parking requirements: See supplementary regulations in section 17.44.150 of this title. (Ord. 17-02)

17.36.060: LANDSCAPING:

A. Area requirements: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped. Detention basins shall not be included as part of the landscaped area.

B. Screening; Visual/Noise: Landscaping prescribed by the Planning Commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions may be required as part of, or in addition to, the ten percent (10%) landscaping requirement.

C. Location: Front setbacks, side setbacks facing a street, and other areas visible to the public are required to be landscaped.

D. Ground Cover: All landscaped area shall be covered with a minimum three-inch layer of decorative rock to allow water to infiltrate the ground and inhibit weed growth.

E. Detention basins shall also be lined with rock.

F. Plant Materials: The landscaped area shall be planted with plants that are well-suited to conditions at the project site and may include native and locally adapted shrubs, trees, or ornamental grasses and perennials compatible with a xeriscape environment. (Xeriscape is a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving technique.)

G. Watering: The landscape plan shall include a secondary water supply. Culinary water shall not be used. The irrigation systems shall be designed to minimize water consumption by using an underground drip or bubbler system with an automatic controller. Overhead spraying shall not be allowed.

H. Maintenance: The preservation and maintenance of the landscaping and park strip areas are the responsibility of the site property owner/tenant. The landscaping shall be maintained in a healthy, neat, and orderly condition, free of weeds and litter. Diseased or dead plant material shall be removed and replaced in by June 1 if due to winter kill or October 1 if the plant material dies during the summer months.

I. Completion Requirements: Landscaping shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which it is associated. In the case of inclement weather that prevents the installation of the required landscaping, the time completion may be extended, in writing, upon approval of the Building Official. (Ord. 2023-06; Ord. 17-02)

17.36.070: TRASH STORAGE:

No trash, used materials, debris, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such material shall be stored in an area screened from public view by a sight obscuring fence or wall or within a fully enclosed building. (Ord. 17-02)

17.36.080: WALLS AND FENCES:

A decorative wall, fence or hedge at least six feet (6') in height shall be erected along all property lines in common with Residentially zoned property. See section 17.46.070 of this title. (Ord. 17-02)

17.36.090: SPECIAL PROVISIONS:

See sections 17.44.130 through 17.44.150 of this title. (Ord. 17-02)