

Article 19. General Highway Commercial Zone (GHC)

10.08.2490 Purpose (GHC).

The General Highway Commercial (GHC) Zone is to provide areas for commercial activities which are automobile-oriented or for those uses which seek independent locations outside shopping centers or other business clusters. The GHC Zone is not to be confused with the Highway Service (HS) Zone which is applicable to freeway interchanges only.

(Prior code § 10-2.1900)

10.08.2500 Descriptive regulations (GHC).

The GHC Zone is intended to permit a pattern of varied automobile-oriented uses of property adjacent to major arterial streets. The provisions of this article are intended to control the site layout and design so as to:

- (a) Promote a free traffic flow on major arterial streets;
- (b) Assure compatibility among the uses along major arterial streets and with existing and future uses in adjacent areas;
- (c) Provide an area for commercial activities which are of an automobile-oriented nature or for those which seek an independent location outside of shopping centers and can prosper as well in such areas as in a shopping center; and
- (d) Encourage development of an open, uncrowded nature which will enhance the major arterials of the City and discourage developments which will extend unplanned commercial strips.

(Prior code § 10-2.1901)

10.08.2510 Permitted uses (GHC).

- (a) In the GHC Zone, only automobile-oriented uses which are included in the following use groups shall be permitted without conditional approval:

Group 1	Minor public service uses;
Group 4	Temporary buildings and uses;
Group 23	Multi-family uses;
Group 29	Accessory uses;
Group 30	Educational, cultural, institutional and recreational uses (neighborhoods);
Group 31	Educational, cultural, institutional and recreational uses serving the greater community;
Group 40	Traveler's living accommodations, except trailer parks and uses listed as (c-2), Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.;
Group 41	Business offices/professional offices and laboratories, excluding dwelling units;
Group 42	Retail trade establishment, convenience or goods; food stores, except supermarkets;

Group 43	Consumer services and retail trade establishments, except (a), (c-2), (e), and (f);
Group 44	Consumer services and retail trade;
Group 45	General consumer and business services;
Group 46	Special retail trade and consumer establishments;
Group 47	Special business, consumer, and miscellaneous repair services;
Group 50	Farm equipment sales and services; and
Group 51	Wholesale trade establishments.

(b) In the GHC Zone, automobile uses which are included in the following use groups shall be permitted only with conditional approval:

Group 2	Local public service and utility installations;
Group 25	Institutional uses with residential accommodations;
Group 40	Traveler's living accommodations, except trailer parks and uses listed as (c-2), Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.;
Group 41	Business offices and professional offices and laboratories including one owner-occupied dwelling unit per business;
Group 42	Food stores and supermarkets;
Group 43	Consumer services and retail trade including (a), (c-2), (e) and (f);
Group 48	Commercial amusement and entertainment establishments (requiring large sites and generating large traffic volumes);
Group 52	Contract construction; and
Group 53	Warehousing and storage.

(Prior code § 10-2.1902, as amended by § 1, Ord. 947 C.S., eff. Oct. 31, 1996)

(Ord. No. 1177, § 11, 1-15-2013)

10.08.2520 Uses to be conducted within buildings (GHC).

All uses established within the GHC Zone shall be conducted wholly within a building, except such uses as drive-in restaurants, gasoline service stations, plant material nurseries, plumbing shops, and similar enterprises deemed by the Commission to be customarily conducted in the open, with the exception that live plant materials and nursery supplies may be displayed outside provided no more than an area equal to twenty (20%) percent of the lineal footage of the building front is occupied by such displays.

(Prior code § 10-2.1903)

10.08.2530 Screening (GHC).

A screening fence six (6') feet in height, measured from the finished grade of the GHC property line, separating the GHC Zone property from adjoining residential or agricultural zones, shall be required. On corner lots adjoining such zoning districts across a minor connecting side street, a screening fence six (6') feet in height shall be constructed to enclose storage areas, trash bins, and delivery areas. The design and location of such screening shall be approved during the site plan review (see Article 30 of this chapter).

(Prior code § 10-2.1904)

10.08.2540 Driveways (GHC).

- (a) All existing lots of record within the GHC Zone as of August 8, 1972, and all lots created within another zoning district prior to reclassification to the GHC Zone, shall be permitted access to the major street in accordance with the following:
 - (1) Lots with less than 120 feet in width along the frontage of the major arterial street shall be allowed one curb cut with a maximum width of thirty-five (35') feet. The location of such curb cut shall be approved by the Community Development Director concurrently with the approval of the development plans.
 - (2) Those lots with 120 feet or more in width along the major arterial street shall be provided access in accordance with the standards set forth in sub.section (b) of this section.
- (b) All lots created within the GHC Zone subsequent to August 8, 1972, shall be permitted access in accordance with the following standards:
 - (1) One curb cut only shall be permitted for each sixty (60') foot increment of lot width along the major arterial street up to a width of 125 feet.
 - (2) Curb cuts shall be a maximum of thirty-five (35') feet from the top of the curb to the top of the curb.

(Prior code § 10-2.1905)

10.08.2550 Building site area (GHC).

There shall be no site area requirements in the GHC Zone.

(Prior code § 10-2.1906)

10.08.2560 Lot area (GHC).

All lots in the GHC Zone located along major arterials shall have a minimum frontage along the major arterial of 125 feet, except lots that have combined parking areas with common ingress and egress.

10.08.2565 Multi-family Density.

The areas designated GHC shall allow high density multi-family housing residential with a density range of twenty (20) to thirty-five (35) dwelling units per gross acre by the General Plan.

The density of a project may be averaged as a sole parcel or combination of adjacent touching parcels, if part of the overall project.

The clustering of differentiating product types is allowed as long as the minimum density is maintained. A site or project may include multiple product types if allowed in section 10.08.2580 - Permitted uses

10.08.2570 Yard areas (GHC).

Minimum yards: in the GHC Zone shall be as follows:

- (a) Front yards. Every lot within the GHG Zone shall have a front yard of not less than fifteen (15') feet; and
- (b) Side and rear yards. Each lot within the GHC Zone shall have side and rear yards of not less than fifteen (15') feet, except where adjacent to commercial or industrial zones, in which case there shall be no requirements.

(Prior code § 10-2.1908)

10.08.2580 Height (GHC).

There shall be no height requirements in the GHC Zone.

(Prior code § 10-2.1909)

10.08.2590 Permissible lot coverage (GHC).

There shall be no lot coverage requirements in the GHC Zone.

(Prior code § 10-2.1910)

10.08.2600 Floor area (GHC).

There shall be no floor area requirements in the GHC Zone.

(Prior code § 10-2.1911)

10.08.2610 Off-street parking (GHC).

See Article 26 of this chapter. In addition, when two (2) or more uses combine their parking into a single adjoining parking lot with common ingress and egress, they may receive a twenty-five (25%) percent reduction in the required number of spaces. The proposed common parking lot shall be subject to site plan and architectural review at the time of the development plan review.

(Prior code § 10-2.1912)

10.08.2620 Development review (GHC).

All uses requiring a building permit shall obtain development review compliance, except as provided in Article 30 of this chapter and the CEQA Guidelines adopted by the City, prior to being established in the GHC Zone.

Multifamily Residential or High Density Residential projects of five (5) or more units that include a minimum twenty percent (20%) of units affordable to lower-income households (in accordance with Government Code Section 65583.2(c)) shall be a permitted use by right; however, projects must comply with the Multiple-Unit and Mixed-Use Housing Objective Design Standards in Section 10.10.050. For purposes of this section, "use by right" has the same meaning as provided

in Government Code Section 65583.2(i). Residential projects of five (5) or more units not containing a minimum of twenty percent (20%) of affordable units shall require staff level review. Projects that include an entitlement that requires Planning Commission approval, will have the Development Review approved by the Planning Commission.