

## Chapter 17.38

### C-20 SHOPPING CENTER COMMERCIAL ZONE REGULATIONS

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#### 17.38.010 **Title, purpose, and applicability.**

The provisions of this chapter, shall be known as the C-20 shopping center commercial zone regulations. The C-20 zone is intended to create, preserve, and enhance integrated centers devoted primarily to retail shopping within attractive surroundings, and is typically appropriate to locations near major thoroughfares within or near residential communities, especially in newly developed portions of the city. These regulations shall apply in the C-20 zone.

(Prior planning code § 4300)

#### 17.38.020 **Required design review process.**

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Local Register Property, Building Facility, Mixed Use Development, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

(Ord. 12606 Att. A (part), 2004: Ord. 12501 § 55, 2003: Ord. 11904 § 5.63 (part), 1996: prior planning code § 4302)

#### 17.38.030 **Permitted activities.**

The following activities, as described in the use classifications in Chapter 17.10, are permitted:

- A. **Civic Activities:**
  - Essential Service
  - Limited Child-Care
  - Community Assembly

Recreational Assembly  
Community Education  
Nonassembly Cultural  
Administrative  
Telecommunications

- B. Commercial Activities:  
General Food Sales —  
Full Service Restaurant —  
Limited Service Restaurant and Café —  
Medical Service —  
General Retail Sales —  
Consumer Service —  
Consultative and Financial Service —

(Ord. 11904 § 5.25, 1996; prior planning code § 4303)

**17.38.040 Conditionally permitted activities.**

The following activities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

- A. Residential Activities:  
Permanent —  
Residential Care  
Service-Enriched Permanent Housing  
Transitional Housing

- B. Civic Activities:  
Nursing Home —  
Residential Care  
Health Care  
Utility and Vehicular  
Extensive Impact

- C. Commercial Activities:  
Check Cashier and Check Cashing  
Convenience Market  
Fast-Food Restaurant  
Alcoholic Beverage Sales  
Mechanical or Electronic Games, subject to the provisions of Section

17.102.210C

Consumer Cleaning and Repair Service  
Consumer Dry Cleaning Plant  
Group Assembly  
Personal Instruction and Improvement and Small Scale Entertainment  
Administrative  
Automobile and Other Light Vehicle Gas Station and Servicing  
Automotive and Other Light Vehicle Repair and Cleaning  
Automotive Fee Parking  
Animal Care  
Animal Boarding

- D. Agricultural and Extractive Activities:  
Plant Nursery  
Crop and Animal Raising

E. Off-street parking serving activities other than those listed above or in Section 17.38.030, subject to the conditions set forth in Section 17.102.100.

F. Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 17.102.110. (Ord. 12626 § 4 (part), 2004; Ord. 12138 § 5 (part), 1999; prior planning code § 4304)

**17.38.050 Permitted facilities.**

The following facilities, as described in the use classifications in Chapter 17.10, are permitted:

A. Nonresidential Facilities:

Enclosed

Sidewalk Cafes, subject to the provisions of Section 17.102.335

B. Signs:

Special

Development

Realty

Civic

Business

C. Telecommunications Facilities:

Micro, except as provided in Chapter 17.128 and Section 17.134.020(A) (23)

(Ord. 12224 § 4 (part), 2000; Ord. 11904 § 5.35, 1996; prior planning code § 4305)

**17.38.060 Conditionally permitted facilities.**

The following facilities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

A. Residential Facilities:

One-Family Dwelling

One-Family Dwelling with Secondary Unit, subject to the provisions specified in Section 17.102.360

Two-Family Dwelling

Multifamily Dwelling —

B. Nonresidential Facilities:

Open

Drive-In

Drive-Through

C. Telecommunications Facilities:

Mini

Macro

Monopole

(Ord. 12501 § 57, 2003; Ord. 12224 § 4 (part), 2000; Ord. 12199 § 4F (part), 2000; Ord. 11904 § 5.40, 1996; prior planning code § 4306)

**17.38.070 Special regulations applying to Convenience Markets, Fast-Food Restaurants, and certain establishments selling alcoholic beverages or providing mechanical or electronic games.**

See Section 17.102.210. (Prior planning code § 4308)

**17.38.080 Special regulations applying to the demolition of a facility containing rooming units or to the conversion of a living unit to a nonresidential activity.**

See Section 17.102.230. (Prior planning code § 4309)

**17.38.090 Limitations on Signs.**

A. General Limitation. All Signs shall be subject to the applicable limitations set forth in Section 17.104.020. (Ord. 12606 Att. A (part), 2004; prior planning code § 4313)

**17.38.100 Minimum lot area, width, and frontage.**

Every lot containing a Residential Facility shall have a minimum lot area of four thousand (4,000) square feet and a minimum lot width of twenty-five (25) feet, except as a lesser area or width is allowed by Section 17.106.010. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of twenty-five (25) feet upon a street, except as this requirement is modified by Section 17.106.020. (Prior planning code § 4314)

**17.38.110 Maximum residential density.**

Residential uses shall be subject to the same maximum density and other related regulations as are set forth in Section 17.24.110 for the R-50 zone, except that no residential dwelling units are permitted unless a conditional use permit is granted pursuant to the conditional use permit procedure in Chapter 17.134. (Prior planning code § 4315)

**17.38.120 Maximum height.**

Except as otherwise provided in Sections 17.108.020, 17.108.030 and Chapter 17.128, the maximum height of buildings and other facilities shall be forty-five (45) feet. However, the height of facilities shall be further limited, as applicable, by the provisions of Section 17.108.010 on lots lying along a boundary of the R-10, R-20, R-30, R-35, R-40, or R-50 zone. See Section 17.38.090 for maximum height of Signs, and Section 17.108.130 for maximum height of facilities within minimum yards and courts. (Ord. 11904 § 5.46, 1996: prior planning code § 4319)

**17.38.130 Minimum yards and courts.**

No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 17.108.130:

A. **Front Yard.** A front yard shall be provided, as prescribed in Section 17.108.040, in certain situations where part of the frontage on the same side of a block is in a residential zone.

B. **Side Yard—Street Side of Corner Lot.** A side yard shall be provided, as prescribed in Section 17.108.070, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

C. **Side Yard—Interior Lot Line.**

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 17.108.080, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 17.108.090, along an interior side lot line lying along a boundary of any of certain other zones.

D. **Rear Yard.** A rear yard shall be provided, as prescribed in Section 17.108.100, along a boundary of any of certain other zones.

E. **Courts.** On each lot containing a Residential Facility, courts shall be provided when and as required by Section 17.108.120. (Prior planning code § 4320)

**17.38.140 Minimum usable open space.**

Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 17.24.150 for the R-50 zone. (Prior planning code § 4321)

**17.38.150 Buffering.**

All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. (Prior planning code § 4322)

**17.38.160 Special regulations for mini-lot and planned unit developments.**

A. **Mini-Lot Developments.** In mini-lot developments, certain of the regulations otherwise applying to individual lots in the C-20 zone may be waived or modified when and as prescribed in Section 17.102.320.

B. **Planned Unit Developments.** Large integrated developments shall be subject to the planned unit development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-20 zone, and certain of the other regulations applying in said zone may be waived or modified. (Prior planning code § 4323)

**17.38.170 Other zoning provisions.**

A. **Parking and Loading.** Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.

B. **Bicycle Parking.** Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117.

C. **Home Occupations.** Home occupations shall be subject to the applicable provisions of the home occupations regulations in Chapter 17.112.

D. **Nonconforming Uses.** Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.

E. **General Provisions.** The general exceptions and other regulations set forth in Chapter 17.102 shall apply in the C-20 zone.

F. **Recycling Space Allocation Requirements.** The regulations set forth in Chapter 17.118 shall apply in C-20 zone. (Amended during 1997 codification; Ord. 11807 § 3 (part), 1995; prior planning code § 4324)