

# C-17

## PERMITTED USES

Commercial	Principal Uses		Special Use Permit
<p>This district is intended as a broad spectrum commercial district that permits limited service, wholesale / retail, and heavy commercial in addition to allowing residential development at a density of 17 units per gross acre.</p> <p>This district should be located adjacent to arterials; however, joint access developments are encouraged.</p>	<p><b>residential activities:</b></p> <ol style="list-style-type: none"> <li>1. single family housing (as specified in the R-8 district)</li> <li>2. duplex housing (as specified in the R-12 district)</li> <li>3. multiple family (as specified in the R-17 district)</li> <li>4. home occupation</li> <li>5. boarding house</li> <li>6. group dwelling</li> </ol> <p><b>civic activities:</b></p> <ol style="list-style-type: none"> <li>1. child care facility</li> <li>2. community assembly</li> <li>3. community education</li> <li>4. community organization</li> <li>5. essential service</li> <li>6. handicapped or minimal care facility</li> <li>7. hospital / health care</li> <li>8. juvenile offenders facility</li> <li>9. neighborhood recreation</li> <li>10. nursing/ convalescent homes</li> <li>11. public recreation</li> <li>12. rehabilitative facility</li> <li>13. religious assembly</li> </ol> <p><b>sales activities:</b></p> <ol style="list-style-type: none"> <li>1. ag. supplies &amp; commodity sales</li> <li>2. automobile &amp; accessory sales</li> <li>3. business supply retail sales</li> <li>4. construction retail sales</li> <li>5. convenience sales</li> <li>6. department stores</li> <li>7. farm equipment sales</li> <li>8. food &amp; beverage sales, (on &amp; off site consumption)</li> <li>9. retail gasoline sales</li> <li>10. home furnishing retail sales</li> <li>11. finished goods retail sales</li> <li>12. specialty retail sales</li> </ol>	<p><b>service activities:</b></p> <ol style="list-style-type: none"> <li>1. administrative &amp; professional offices</li> <li>2. automotive fleet storage</li> <li>3. automotive parking</li> <li>4. automobile rental</li> <li>5. automobile repair &amp; cleaning</li> <li>6. banks &amp; financial institutions</li> <li>7. building maintenance service</li> <li>8. business support service</li> <li>9. commercial film production</li> <li>10. commercial recreation</li> <li>11. communication service</li> <li>12. consumer repair service</li> <li>13. convenience service</li> <li>14. funeral service</li> <li>15. general construction service</li> <li>16. group assembly</li> <li>17. kennels: commercial &amp; noncommercial</li> <li>18. laundry service</li> <li>19. motel/hotel</li> <li>20. mini-storage facility</li> <li>21. personal service establishments</li> <li>22. veterinary clinic (indoor)</li> </ol> <p><b>accessory uses:</b></p> <ol style="list-style-type: none"> <li>1. carport, garage and storage structures (attached or detached)</li> <li>2. private recreation facility (enclosed or unenclosed)</li> <li>3. management office</li> <li>4. open areas and swimming pools.</li> <li>5. temporary construction yard</li> <li>6. temporary real estate office.</li> <li>7. apartment for resident caretaker</li> <li>8. accessory dwelling unit</li> </ol>	<p><b>residential activities:</b></p> <ol style="list-style-type: none"> <li>1. residential density @ R-34</li> </ol> <p><b>civic activities:</b></p> <ol style="list-style-type: none"> <li>1. criminal transitional facility</li> <li>2. extensive impact</li> <li>3. wireless communication facility</li> </ol> <p><b>service &amp; sales activities:</b></p> <ol style="list-style-type: none"> <li>1. adult entertainment service &amp; sales</li> <li>2. auto camp</li> <li>3. veterinary office utilizing some outdoor space.</li> </ol> <p><b>wholesale &amp; industrial activities:</b></p> <ol style="list-style-type: none"> <li>1. custom manufacturing</li> <li>2. underground bulk liquid fuel storage</li> <li>3. warehouse/storage</li> </ol>

## SITE PERFORMANCE STANDARDS

Maximum Height	Minimum Lot Size Requirements	Minimum Yard/Setback Requirements	
<b>principal structure</b>			
<p><b>single family, &amp; duplex housing</b> 32 feet (2 1/2 stories). An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330)</p> <p><b>multiple family</b> 45 feet (3 1/2 stories)</p> <p><b>detached carports &amp; garages</b> with low slope roof (&lt; 2 1/2: 12) : <b>14 feet</b> with high slope roof (&gt; 2 1/2 : 12) : <b>18 feet</b> other accessory structures: 18 feet <b>remaining uses:</b> no height limits</p>	<p><b>single family</b> 5,500 sq. ft. per dwelling unit <b>duplex</b> 7,000 sq. ft.</p> <p><b>multiple family</b> 7,500 minimum site size 2,500 sq. ft per dwelling unit</p> <p><b>remaining uses</b> no minimum except those as required by State or Federal laws.</p>	<p><b>single family &amp; duplex</b> <b>front:</b> 20 feet from property line <b>side, interior</b> (with alley): 5 feet <b>side, interior</b> (with no alley): one side 10 ft., the other side 5 ft. <b>side, street:</b> 10 feet however, garages that access streets must be 20 ft. from property line. <b>rear:</b> 25 feet -- 12 1/2 ft. if adjacent to public open space. Zero setback side yards are allowed for single family. (see 17.05.080c)</p>	<p><b>multiple family</b> <b>front:</b> 20 feet from property line <b>side, interior:</b> 10 feet <b>side, street:</b> 20 feet <b>rear:</b> 20 feet -- 10 ft. if adjacent to public open space.</p> <p><b>remaining uses</b> <b>front yard:</b> 10 feet unless 51 % of block is developed to 0 feet; then setback is 0 feet. <b>side:</b> 0 feet unless abutting district with greater setback; then 10 ft. max.</p> <p>Extensions into these yards are permitted in accordance with Sec. 17.06.495</p>
<b>Design Standards</b>	<b>Fences</b>	<b>Parking</b>	
<p><b>commercial design standards</b> Contact the Planning Department for details or visit our website at: <a href="http://www.cdavid.org">www.cdavid.org</a></p> <p><b>some items affected:</b> sidewalk width/design street trees/buffer yards landscaping windows/blank walls entrances facing street</p>	<p>front yard area: 4 feet side &amp; rear yard area: 6 feet All fences must be on or within the property lines.</p> <p>Fences within the buildable area may be as high as the height limit for principal use.</p> <p>Higher fence height for game areas may be granted by Special Use Permit.</p>	<p><b>parking, single family &amp; duplex:</b> 2 paved off-street spaces for each unit. <b>parking, multiple family:</b> studio: 1 paved spaces are required for each unit. 1 bedrm: 1.5 paved spaces are required for each unit. 2+ bedrm: 2 paved spaces are required for each unit. <b>parking, general commercial uses:</b> retail sales (non-restaurant): 1 paved off-street space for each 330 sq. ft. of gross floor area. restaurant: 1 sp. /330 or 1 sp. / 200 if over 1000 sq. ft. of floor area. office 1 space / 330 sq. ft. of floor area.</p>	