

ARTICLE 19

SEC. 21-19 REGULATIONS FOR THE COMMUNITY COMMERCIAL OR “C2” DISTRICT.

- 19.1 Purpose:** To provide a full range of commercial retail and service establishments to communities while also allowing for the integration of residential uses into community commercial areas where appropriate services are available, thereby promoting housing diversity and utilizing existing infrastructure. The following regulations shall apply in all “C2” districts and all uses shall be subject to development review as set forth in Article 56. (Ord. No. 3158, 2/3/2026)
- 19.2 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in Article 41.
- 19.3 Uses permitted:** The following community commercial uses are permitted: When conducted within a completely enclosed building; when open to the public between the hours of 6:00 a.m. and 12:00 a.m.; when without drive-thru facilities; and when not exceeding a maximum of five thousand (5,000) square feet of gross floor area per use or ten thousand (10,000) square feet of total gross floor area:
- (a) Retail sales of food, appliances, paint, hardware, auto parts, drugs, liquor, new and used clothing, furniture, carpet, flowers, books, art and antiques; used appliance stores, second hand stores and thrift stores. (Ord. No. 2172, 8/12/1993)
 - (b) Personal services such as barber and beauty shops, tailors, laundromats and cleaners, dance and art studios, photocopying centers, photography studios, and dog grooming.
 - (c) Repair services such as appliance, radio, television, shoe and jewelry repair shops.
 - (d) Food services such as restaurants, cafes, and delicatessens, with on- and off-sale beer, wine and liquor including outdoor dining areas.
 - (e) Banking, finance, loans, law, real estate, or general administrative services, including drive-thru services.
 - (f) Professional offices and services such as dispatching, blueprinting, duplicating, printing, drafting, engineering, surveying, planning, and architectural services.
 - (g) Health care services such as doctor or dental offices, medical clinics, and small animal veterinary clinics.
 - (h) Entertainment such as indoor theaters, bowling alleys, pool halls, game rooms and amusement enterprises; and recreational facilities such as health clubs, spas, saunas and hot-tub establishments.
 - (i) Funeral homes. (Ord. No. 2172, 8/12/1993)

- (j) Retail plant nurseries, including outdoor storage, sales, and display. **(Ord. No. 2172, 8/12/1993)**
- (k) Hotels and motels when not exceeding a maximum of fifteen (15) dwelling units. **(Ord. No. 2172, 8/12/1993)**
- (l) Other community commercial uses when of similar character to those uses listed above.
- (m) Commercial and residential accessory uses and accessory structures including six (6) or less games/amusement devices and two (2) or less pool tables occupying less than twenty-five (25) percent of the net floor area.
- (n) Those uses permitted in the "C2" district with a zoning permit in Table A, Article 27.

~~(o) Retail sales of Cannabis. (Ord. No. 3084, 05/21/2019)~~

~~(p)(o)~~ Residential Development: When supported by appropriate services and demonstrating consistency with the County General Plan, subject to the development standards of Section 21-19.20. **(Ord. No. 3158, 2/3/2026)**

~~(q)(p)~~ Supportive Housing, as defined in Article 68, Section 68.4(m) of this chapter. **(Ord. No. 3158, 2/3/2026)**

~~(r)(q)~~ Low Barrier Navigation Centers: as defined in Article 68 of this Chapter and regulated as follows: **(Ord. No. 3158, 2/3/2026)**

1. Purpose. To provide housing-first, low-barrier, service-enriched temporary shelter facilities for homeless individuals and families, promoting their transition to permanent housing, consistent with Government Code Sections 65660-65668 and state law (Assembly Bill 101, 2019).

2. Permitted Use. Low Barrier Navigation Centers shall be permitted by right in the other mixed-use zones as identified in this Ordinance, provided they comply with the objective development and management standards of this subsection.

3. Location. LNBCs shall be located in areas with access to appropriate services and transportation.

4. Definition. An LNBC shall meet the definition in Article 68, Section 68.4(l)2 of this Chapter.

5. Objective Development Standards. LNBCs shall comply with the following objective development standards, which shall be no more restrictive than those for other residential or commercial development in the same zone:

- (a) Setbacks: Consistent with the base zoning district.

- (b) Height: Consistent with the base zoning district.
- (c) Lot Coverage: Consistent with the base zoning district.
- (d) Density/Capacity: Capacity shall be objectively determined based on floor area, building code, and health and safety requirements, without arbitrary limits.
- (e) Building Design: Subject to objective design standards in Article 56 (Design Review), ensuring compatibility with the surrounding area without imposing discretionary aesthetic requirements.
- (f) Landscaping: Consistent with the requirements of the base zoning district.

6. Objective Management Standards. LNBCs shall comply with the following objective management standards: **(Ord. No. 3158, 2/3/2026)**

- (a) Low-Barrier Access: No preconditions for entry such as sobriety, employment, income, or identification. Immediate and unrestricted access to services and temporary shelter shall be provided.
- (b) Services. Provision of on-site or accessible off-site support services to assist residents in retaining housing, improving health, and maximizing self-sufficiency.
- (c) Security. Objective security measures, such as adequate lighting and controlled access, to ensure the safety of residents and the surrounding community.
- (d) Staffing. Adequate staffing levels to ensure safe and effective operation, including 24/7 staff coverage when clients are on-site.
- (e) Good Neighbor Policy: Mechanisms for addressing potential neighborhood concerns in an objective and timely manner.

7. Parking Requirements. Parking for LNBCs shall be limited to staff needs, at a ratio of one (1) parking space per two (2) staff members on the largest shift, with a minimum of two (2) parking spaces, and shall not impose higher requirements than for other commercial or residential uses in the C2 district. Parking shall not be required for clients/residents. **(Ord. No. 3158, 2/3/2026)**

- ~~(s)~~(r) (s) Single-family, two-family or multi-family residential unit(s) located on the second story or higher, as provided for in SEC. 21-19, 19.20 of this Chapter. **(Ord. No. 3158, 2/3/2026)**

19.4 Uses permitted subject to first obtaining a Minor Use Permit in each case: The following community commercial uses are permitted: When conducted within a completely enclosed building; when outdoor storage, sales or display does not exceed fifteen (15) percent of the gross floor area (excepting retail nurseries); and when not exceeding a

maximum of eight thousand (8,000) square feet of gross floor area per use or sixteen thousand (16,000) square feet of total gross floor area:

- (a) Uses permitted in Section 19.3 with outdoor storage, sales or display when operating other than between the hours of 6:00 a.m. to 12:00 a.m.; when including drive-thru facilities; or when exceeding a maximum of five thousand (5,000) square feet of gross floor area per use or ten thousand (10,000) square feet of total gross floor area.
- (b) Uses permitted in Section 19.3 when not in compliance with the performance standards set forth in Article 41.
- (c) Uses permitted in Section 19.3 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic.
- (d) Hotels and motels when exceeding a maximum of fifteen (15) dwelling units. **(Ord. No. 2172, 8/12/1993)**
- (e) Retail sales of new and used automobiles including incidental minor or major repair services, including outdoor storage, sales and display. **(Ord. No. 2172, 8/12/1993)**
- (f) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (g) Bars, taverns or cocktail lounges without amplified voice or music.
- (h) **REPEALED. (Ord. No. 3158, 2/3/2026)**
- (i) Retail fuel sales and minor auto repair; car washes. **(Ord. No. 2128, 1/14/1993; Ord. No. 2172, 8/12/1993)**
- (j) Rental or leasing of autos, trucks, trailers, boats or recreational vehicles, including outdoor storage, sales and display. **(Ord. No. 2172, 8/12/1993)**
- (k) Commercial parking lots, taxicab companies, including outdoor storage. **(Ord. No. 2172, 8/12/1993)**
- (l) Animal shelters. **(Ord. No. 2172, 8/12/1993)**
- (m) Uses which are minor additions or alterations to existing uses or structures permitted by Section 19.5, limited to an increase of twenty (20) percent of the use area or total gross floor area of the structure(s).
- (m)(n) Retail sales of cannabis.
- (n)(o) Those uses permitted in the "C2" district with a minor use permit in Table B, Article 27.

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19.5 Uses permitted subject to first obtaining a Major Use Permit in each case: The following community commercial uses are permitted: When conducted within a completely enclosed building, except as noted below:

- (a) Uses permitted in Sections 19.3 and 19.4 with outdoor storage, sales or display when in excess of fifteen (15) percent of the gross floor area per use; or when exceeding a maximum of eight thousand (8,000) square feet of gross floor area per use or sixteen thousand (16,000) square feet of total gross floor area.
- (b) Uses permitted in Sections 19.3 and 19.4 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic.
- (c) Uses permitted in Sections 19.3 and 19.4 when not in compliance with the performance standards set forth in Article 41.
- (d) **REPEALED. (Ord. No. 2128, 1/14/1993; Ord. No. 2172, 8/12/1993)**
- (e) Major auto repair when conducted within a completely enclosed building, but not including body and fender shops and paint shops.
- (f) Farm or building supply stores, home improvement centers when outdoor storage, sales or display is limited to 15 percent of gross floor area.
- (g) Bars, taverns, or cocktail lounges, when including amplified voice or music.
- (h) Those uses permitted in the "C2" district with a major use permit in Table B, Article 27. **(Ord. No. 2172, 8/12/1993)**
- (i) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (j) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (k) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (l) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (m) **REPEALED. (Ord. No. 2172, 8/12/1993)**

SEC. 21-19.10 DEVELOPMENT STANDARDS.

19.11 Minimum lot size:

- (a) Public water and sewer: 8,000 square feet.
- (b) Well and public sewer; or public water and septic system: 15,000 square feet.
- (c) Well and septic system: 40,000 square feet.

19.12 Minimum average lot width:

- (a) Interior lots: Eighty (80) feet.
- (b) Corner lots: One hundred (100) feet.

19.13 Maximum length to width ratio: Three (3) to one (1).

19.14 Maximum lot coverage: One hundred (100) percent.

19.15 Minimum yards:

- (a) Front yard: None; except where frontage in a block is partially in an "R" district, in which case the frontage shall be the same as required in such "R" districts. Yards abutting streets are front yards.
- (b) Rear yard: None; or ten (10) feet from the lot line when contiguous to any residential district.
- (c) Side yard: None; or ten (10) feet from the lot line when contiguous to any residential district.
- (d) Accessory structures: The above yards shall apply.

19.16 Maximum height:

- (a) Principal structures: Thirty-five (35) feet.
- (b) Accessory structures: Twenty (20) feet. (Ord. No. 1749, 7/7/1988)

19.17 Parking: The following minimum parking requirements shall apply except as provided for in Article 46.

- (a) Retail and service commercial use: One (1) space per two hundred fifty (250) square feet of gross floor area.
- (b) Other uses: As provided for in Article 46.

19.18 Signs: As provided in Article 45.

19.19 DEVELOPMENT STANDARDS EXCEPTIONS: FOR EXCEPTIONS TO THE DEVELOPMENT STANDARDS OF THIS ARTICLE, SEE ARTICLE 42. (Ord. No. 1749, 7/7/1988)

19.20 RESIDENTIAL DEVELOPMENT STANDARDS. The following development standards shall apply to residential uses permitted within the "C2" Community Commercial District, in addition to the performance standards of Article 41 and general development standards of

Article 41 and general development standards of Section 21-19.10, unless otherwise specified herein. (Ord. No. 3158, 2/3/2026)

19.21 Minimum Yards

- (a) Front yard: Twenty (20) feet from lot line; or forty-five (45) feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.
- (b) Rear yard: Ten (10) feet from the lot line, except when contiguous to any residential district, in which case it shall be twenty (20) feet from the lot line.
- (c) Side yard: None; or ten (10) feet from the lot line when contiguous to any residential district. For multi-family dwellings exceeding one story, an additional five (5) feet shall be added for every story above one, measured from the wall of the portion of the structure that exceeds one story.

19.22 Maximum Height

- (a) Principal structure: Thirty-five (35) feet.
- (b) Accessory structures: Twenty (20) feet.
- (c) Multifamily Principal Structures: forty (40) feet.

19.23 Maximum Permitted Density

- (a) Single-Family = 4,300 sf/ du
- (b) Duplex and Multifamily=2292 sf/du
- (c) Accessory Dwelling Units shall not be counted towards maximum density calculations.

19.24 Maximum Lot Coverage

- (a) One hundred percent (100%)
- (b) For multi-story mixed-Use projects: One hundred (100) percent per level.

19.25 Residential Construction Standards

- (a) All residential dwelling units, including multi-family housing and townhouses, shall meet the minimum residential construction standards of the "R1" district, Section 10.20, unless otherwise specifically provided. (Ord. No. 3158, 2/3/2026)

