

SUBCHAPTER 153.050 – COMMERCIAL AND INDUSTRIAL ZONES



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§ 153.050.010 – Intent and Purpose

Five commercial and industrial zones are established to meet the commerce and service needs of the resident and business communities while ensuring compatibility with adjacent land uses. The zones are designed to accommodate different types and intensities of commercial and industrial development.

A. Neighborhood Commercial Zone (C-1)

The C-1 zone provides areas for the development and protection of neighborhood-scale, low-intensity retail and service commercial uses that provide conveniences to neighborhood residents.

B. General Commercial Zone (C-2)

The C-2 zone provides areas for the development of a broad range of retail, service and entertainment designed to meet the shopping and service needs of the local residential and business communities.

C. Freeway Commercial Zone (F-C)

The F-C zone provides areas for the development of freeway-oriented, regional-serving retail and office complexes and complementary regional commercial centers.

D. Industrial-Commercial Zone (I-C)

The I-C zone provides areas for the development of industrial parks, office complexes and light manufacturing businesses.

E. Industrial Zone (I)

The I zone provides areas for the development of industries engaged in general assembly, manufacturing and processing, and support commercial uses.

§ 153.050.020 – Use Regulations

- A. Permitted uses.** Table 153.050.020 identifies the permitted uses within all commercial and industrial zones.
- B. Conditional uses.** Certain uses may be subject to special conditions regarding the location, operation, design or special permitting requirements of the use. References to these provisions are made in Table 153.050.020.
- C. Prohibited uses.** If a use is not specifically listed in Table 153.050.020, that use is prohibited. However, the Zoning Administrator shall have the authority to determine whether the proposed use shall be permitted based on the finding that the use is similar to and no more detrimental than a particular use permitted in the zone.
- D. New merchandise.** Any use that involves the sale of merchandise, retail or wholesale shall limit these sales to only new merchandise. This shall not apply to antique shops, secondhand stores, used automotive sales and other uses approved by the Director of Community Development.

TABLE 153.050.020 Permitted and Conditionally Permitted Uses within Commercial and Industrial Zones	P CUP A --					Permitted use Conditional use permit required Accessory use Use not allowed	
	Land Use	C-1	C-2	F-C	I-C	I	Additional Regulations
Acupressure/Acupuncture Establishments	--	--	--	--	--	--	
Adult-Oriented Businesses	--	--	--	P	P		153.120 Part 1
Alcohol Sales							153.120 Part 2
a. On-Sale Outlets	CUP	CUP	CUP	CUP	CUP		
b. Off-Sale Outlets	CUP	CUP	CUP	CUP	CUP		
Antique Shops	--	P	--	P	--		
Arcades and Internet Cafes	--	CUP	--	CUP	--		153.120 Part 3
Art/ Photography Stores, Studios and Galleries	--	P	P	P	--		
Astrology and Fortunetelling Establishments	--	CUP	--	--	--		
Automotive Sales and Services							Automotive wash accessory to a permitted sales or rental facility is permitted
a. Automotive Detailing	--	CUP	--	CUP	--		
b. Automotive Repair and Installation	--	CUP	--	CUP	CUP		
c. Automotive Sales, Rental and Leasing (new)	--	--	CUP	CUP	CUP		
d. Automotive Sales, Rental and Leasing (used)	--	--	--	CUP	P		
e. Automotive Parts Supply Stores	P	P	P	P	CUP		
f. Automotive Washes	--	CUP	--	CUP			
Banks and Financial Institutions	--	P	P	P	P		
Boat Sales (new or used)	--	CUP	CUP	CUP	CUP		
Business Support Services (blueprinting, computer-services, publishing, film processing, equipment rental, etc.)	--	P	P	P	P		
Catering Establishments	--	P	--	P	P		
Commercial Entertainment (motion picture theaters, performing arts centers, dance halls)	--	CUP	CUP	CUP	--		
Congregate Living Health Facilities	CUP	CUP	--	--	--		
Day Care Facilities – Child	CUP	CUP	--	--	--		153.120 Part 6
Day Care Facilities – Adult	CUP	CUP	--	--	--		
Drive-through Establishments	--	CUP	CUP	CUP	CUP		153.120 Part 7
Drug Stores and Pharmacies	P	P	CUP	P	--		

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	Land Use	C-1	C-2	F-C	I-C	I	Additional Regulations
Educational Institutions							
a. College, University, Professional	--	CUP	--	CUP	CUP	153.040.030	
b. Elementary and Secondary (private)	--	CUP	--	CUP	--	153.040.030	
c. Elementary and Secondary (public)	P	P	P	P	P		
d. Vocational and Trade Schools	--	--	--	CUP	CUP	153.040.030	
Emergency Shelters	--	--	--	P	--	153.120 Part 16	
Equipment Sales, Rental or Repair – Large Equipment	--	--	--	CUP	CUP		
Equipment Sales, Rental or Repair (excludes automotive and large equipment)	--	P	P	P	P		
Food and Beverage Sales							
a. Grocery Stores (includes large, full-service markets)	--	P	CUP	P	P		
b. Specialty Stores (deli, coffee, bakery, produce)	P	P	P	P	P		
c. Convenience Stores	CUP	CUP	CUP	CUP	CUP		
d. Liquor Stores	--	CUP	--	CUP	CUP	153.120 Part 2	
Food Processing Plant	--	--	--	--	CUP		
Game Machines	A	A	A	A	A	153.050.040	
Helistops, Heliports	--	--	--	--	--	Heliports associated with permitted hospitals may be permitted in association with any valid discretionary permit	
Home Improvement Store	--	CUP	CUP	CUP	CUP		
Hospitals and Medical Services:							
a. General Hospital Facilities (primarily inpatient)	--	CUP	CUP	CUP	--	153.040.030	
b. Medical/Dental Offices	P	P	P	P	--		
c. Ambulance Services	--	--	A	CUP	CUP		
Hotels and Motels	--	CUP	CUP	CUP	--	153.120 Part 9	
Kennels	--	--	--	CUP	CUP		
Laundry Facilities, Commercial (carpet, upholstery, etc)	--	--	--	CUP	CUP		

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	Land Use	C-1	C-2	F-C	I-C	I	Additional Regulations
Manufacturing, Assembly, Industrial, Welding, Storage, Fabrication, Research and Testing Establishments	--	--	--	P	P	This use category applies to both raw and previously prepared materials, excluding uses involving an incinerator, blast furnace or other similar industrial process (e.g., batch plants, truss manufacturing, canneries, co-generation plants, equipment assembly). Uses involving an incinerator, blast furnace or other similar industrial process shall require a Conditional Use Permit.	
Massage Establishments and Services	--	--	--	--	--	153.120 Part 17	
Medical Marijuana Dispensaries	--	--	--	--	--		
Mortuaries	--	CUP	--	CUP	--		
Multiple Tenant Retail - Small	--	P	--	--	--		
Multiple Tenant Retail - Large	--	--	P	--	--		
Nightclubs	--	CUP	--	CUP	--	Nightclubs accessory to a permitted primary use are permitted, provided the permit for the primary use expressly identifies the nightclub as an accessory use	

TABLE 153.050.020 Permitted and Conditionally Permitted Uses within Commercial and Industrial Zones	Permitted use					Additional Regulations
	P CUP A --	Conditional use permit required			Accessory use Use not allowed	
Land Use	C-1	C-2	F-C	I-C	I	
Off-Street Parking Facility	CUP	CUP	CUP	CUP	CUP	Must be located within 300 ft of the primary use/parcel
Offices – Business and Professional	P	P	P	P	P	
Outdoor Storage and Use	--	A	--	A	A	153.050.050
Parcel Delivery Terminals	--	--	--	CUP	CUP	
Personal Services (barber shops, beauty salons/spas, tailors, dry cleaning, self-service laundry, mailbox services, etc.)	P	P	--	P	P	
Pet Stores	P	P	P	--	--	
Places of Assembly	CUP	CUP	--	CUP	CUP	
Recreational Facilities						
a. Dance or Martial Arts Studios	P	P	--	--	--	153.120 Part 5
b. Health Clubs and Gymnasiums	--	CUP	CUP	CUP	CUP	
c. Indoor Facilities (billiards, bowling alleys, etc.)	--	CUP	CUP	CUP	CUP	
d. Outdoor Facilities (batting cages, golf courses, etc.)	--	--	--	CUP	CUP	
Recycling Facilities (mobile or staffed facilities)	--	CUP	--	CUP	CUP	No more than one recycling facility shall be permitted within a radius of 3,000 feet.
Restaurant:						
a. Restaurant with no Alcohol Sales	P	P	P	P	P	153.120 Part 2
b. Restaurant with Alcohol Sales	CUP	CUP	CUP	CUP	CUP	
Retail Shops	P	P	P	P	P	
Secondhand Stores	--	CUP	--	--	--	
Self-Storage Facility (mini-warehouse)	--	--	--	CUP	CUP	Indoor Storage only.
Service Stations	--	CUP	CUP	CUP	CUP	153.120 Part 12
Studios (film, motion picture, research, testing, etc.)	--	--	--	P	P	
Swap Meets	--	--	--	--	--	
Tobacco Shops	--	--	--	CUP	--	
Transportation Facilities (bus or truck terminals, taxi dispatch yards, etc.)	--	--	--	--	--	

TABLE 153.050.020 Permitted and Conditionally Permitted Uses within Commercial and Industrial Zones	P CUP A --					Permitted use	Additional Regulations
						Conditional use permit required	
Land Use	C-1	C-2	F-C	I-C	I	Accessory use	
						Use not allowed	
Tobacco Shops	--	--	--	CUP	--		
Vending Machines							153.050.040
a. Regular	A	A	A	A	A		
b. Reverse	--	A	A	A	A		
Veterinary Services (clinic and hospital)	--	CUP	--	CUP	CUP		
Warehouses	--	--	--	--	CUP		
Wholesale Sales	A	A	A	A	A		

§ 153.050.030 – Development Standards

Table 153.050.030 identifies the development standards applicable to all development in commercial and industrial zones. Certain development standards may be subject to special conditions. References to these provisions are provided here or are referenced Table 153.050.030. See also Figure 153.050.030-1 for illustration of specific standards.

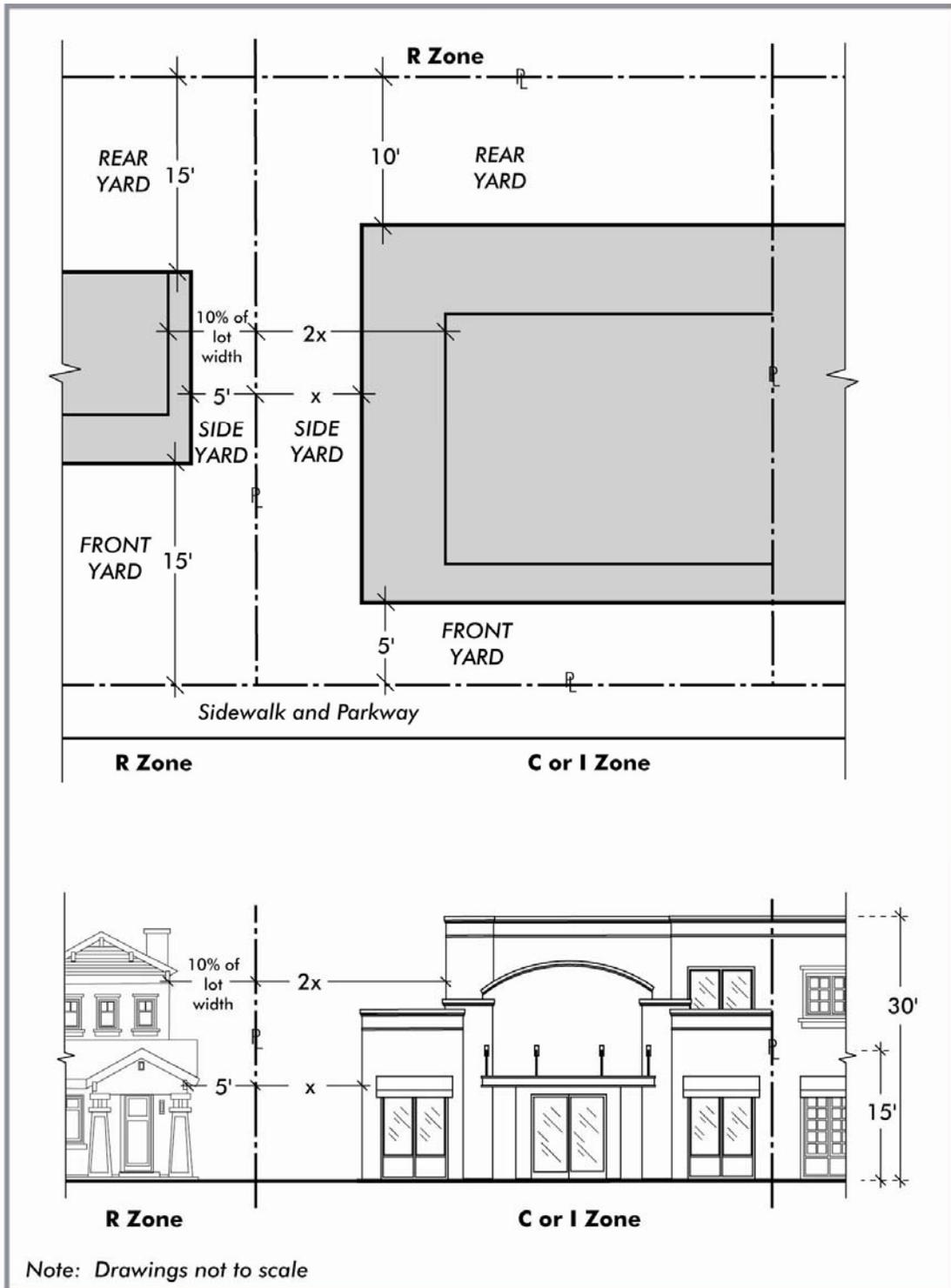
A. Shared property lines with a lot zoned for residential use.

1. Wherever a commercially or industrially zoned reversed corner lot shares a rear property line with an exclusively residential or a mixed use zoned lot, a minimum 15-foot wide street side yard area shall be maintained.
2. Wherever a commercially or industrially zoned lot shares a property line with an exclusively residential or a mixed use zoned lot, any exterior new structure, or addition to an existing structure, that exceeds one story in height and that faces any rear or side lot line shall be set back twice the required setback.
3. Whenever a commercially or industrially zoned lot shares a side or rear property line with an exclusively residential or a mixed use zoned lot, a 6-foot tall solid masonry wall shall be provided, along or adjacent to all such side and rear lot lines pursuant to § 153.160.050. The wall shall conform to the height regulations applicable to front yard areas of the residentially zoned lot having the common lot line. A landscape buffer shall also be provided along the shared lot lines.

- B. Driveway abutting a building wall facing side or rear yard.** Wherever a permitted driveway abuts a wall of a building facing a side or rear yard area, that portion of the wall shall be located at least 20 feet from the lot line.

Table 153.050.030 Development Standards for Commercial and Industrial Zones						
Development Standards	NC	GC	FC	I-C	I	Additional Regulations
Lot Area – Minimum	5,000 sf	5,000 sf	4 ac	40,000 sf	5,000 sf	
Lot Depth – Minimum	--	--	200 ft	200 ft	--	
Lot Width – Minimum Standard lot Corner lot	50 ft 55 ft	50 ft 55 ft	300 ft 300 ft	150 ft 150 ft	50 ft 55 ft	See Figure 153.050.030-1
Lot Coverage – Maximum	50%	50%	50%	50%	50%	
Front Yard Setback – Minimum Standard lot Corner lot Lot adjacent to a residentially zoned lot	-- --	5 ft 5 ft	5 ft 10 ft	10 ft 15 ft	5 ft --	153.130.030
Side Yard Setback – Minimum Standard lot Lot adjacent to a residentially zoned lot	-- 10 ft	-- 10 ft	10 ft 10 ft	10 ft 10 ft	-- 10 ft	153.130.030
Rear Yard Setback – Minimum Standard lot Lot adjacent to a residentially zoned lot	-- 10 ft	-- 10 ft	10 ft 10 ft	10 ft 10 ft	-- 10 ft	153.130.030
Building Height – Maximum	25 ft	35 ft	6 stories	35 ft	25 ft	153.130.040

Figure 153.050.030-1 - Development Standards for Commercial and Industrial Zones



§ 153.050.040 – Accessory Uses

- A. Game machines.** Game machines shall be permitted as an accessory use, provided that all of the following standards are complied with:
1. No more than 3 game machines shall be permitted at any one business, provided all other applicable licenses and permits required by this code are obtained.
 2. Any establishment with a game machine shall prohibit persons 17 years of age and under from using any game machine between the hours of 8:00 A.M. and 3:00 P.M., Monday through Friday. This restriction shall not apply during school holidays and school vacations recognized by public schools within the city.
 3. A game machine shall not be located within 500 feet of a child care facility or an educational institution which conducts classes for kindergarten through 12th grades.
- B. Vending Machines.** Regular vending machines shall be permitted as an accessory use, provided that the maximum number of such vending machines permitted on any lot shall be limited as follows:
1. Lots with a lot width of 50 feet or less, 1 regular vending machine.
 2. Lots with a lot width of 150 feet or less, 2 regular vending machines.
 3. Lots with a lot width of 150 feet or more, 3 regular vending machines.
- C. Reverse vending machines.** Reverse vending machines shall be permitted as an accessory use, provided that all of the following standards are complied with and a zoning clearance has been obtained pursuant to subchapter 153.210, Administrative Procedures:
1. Each reverse vending machine must be capable of dispensing cash for aluminum and non-aluminum metals, glass and plastic.
 2. Each reverse vending machine shall be located adjacent to a building wall and within 20 feet from the main entrance to a supermarket.
 3. The size and bulk of each reverse machine shall not exceed 50 square feet and the height shall not exceed 8 feet.
 4. The location of each reverse vending machine shall not obstruct pedestrian or vehicular circulation.

5. Each reverse vending machine shall be constructed with durable waterproof and rustproof materials.
6. Each reverse vending machine shall be illuminated to ensure comfortable and safe operation.
7. Each reverse vending machine shall be available and in operation during the operating hours of the supermarket.
8. Signage on a reverse vending machine shall not exceed a total background sign face area of 4 square feet, exclusive of operating instructions.
9. Each reverse vending machine shall clearly identify the type of materials that may be deposited, operating instructions and the identity and phone number of the owner or a person to call if the machine is inoperative
10. Each reverse vending machine shall be maintained in a clean and litter-free condition on a daily basis.
11. The color of the reverse vending machine shall be in harmony with the surrounding buildings and development.

§ 153.050.050 – Outdoor Storage and Uses

- A. **Outdoor storage of materials.** Outdoor storage of materials shall be limited to the accessory storage of goods sold or utilized by the principal use of the lot where permitted by Table 153.050.020. All materials shall be entirely screened from view from public rights-of-way by a 6-foot tall solid fence or masonry wall.
- B. **Outdoor storage areas.** Any areas developed and/or used for outdoor storage and use shall comply with the most current National Pollutant Discharge Elimination System (NPDES) Permits Implementation of Best Management Practices (BMP) and maintenance of those BMPs.
- C. **Uses restricted to indoors.** No manufacturing or assembly operations shall be performed outside of an enclosed building. With the exception of the following uses or businesses, all activities shall be conducted within a completely enclosed building:
 1. Service stations
 2. Outdoor dining and food service in conjunction with a cafeteria, café, restaurant or similar establishment

3. Other uses as approved by the Zoning Administrator through the Zoning Code interpretation process pursuant to subchapter 153.210, Administrative Procedures
- D. Outdoor sale and display screening.** With the exception of the following uses or businesses, all other outdoor sale and display areas shall be entirely screened from view from public rights-of-way with a 6-foot tall solid fence or masonry wall:
1. Motor vehicles, trailers or boat sales
 2. Pool and spa sales
 3. Nursery plants and flower sales
 4. Newspaper stalls
 5. Other sales and display areas as approved through a conditional use permit or similar discretionary permit
- E. Outdoor sale and display location.** No outdoor sale or display area shall occupy any required parking spaces or required yard areas.

§ 153.050.060 – Other Applicable Regulations

In addition to the requirements contained in this chapter regulations contained in the following subchapters of this chapter may apply to development in the commercial and industrial zones:

- 153.090 Sierra Vista Zone
- 153.110 Specific Plan Zone
- 153.120 Standards for Specific Land Uses and Activities
- 153.130 Site Planning and General Development Standards
- 153.140 Performance Standards
- 153.150 Off-Street Parking and Loading
- 153.160 Landscaping Standards
- 153.170 Sign Regulations
- 153.180 Antennas and Other Telecommunication Facilities
- 153.200 Nonconforming Lots, Structures and Uses
- 153.210 Administrative Procedures