

CHAPTER 153
General Commercial Zoning District (C-2)

SECTION:

153.090	Regulations
153.091	Uses Permitted, Planned Development Commercial
153.092	Uses Permitted, Commercial
153.093	Uses Permitted With a Use Permit
153.093	Building Requirements
153.094	Development Standards

153.090 **REGULATIONS**

The following regulations shall apply in all C-2 districts and shall be subject to the provisions of Sections 153.180 through 153.185 of this Title.

153.091 **USES PERMITTED, PLANNED DEVELOPMENT COMMERCIAL**

For properties designated Planned Development Commercial on the Land Use Element of the Riverbank General Plan, any change in existing use of the property shall require an application for, and approval of, a Planned Development Zone to conform with the requirements of Sections 153.160 through 153.164 of this Title.

153.092 **USES PERMITTED, COMMERCIAL**

For those properties designated Commercial on the Land Use Element of the Riverbank General Plan the following are permitted uses providing that (a) the use is conducted wholly within an enclosed building or within a six (6) foot high solid, uniformly painted fence, and; (b) no operation shall cause an unreasonable amount of noise, odor, dust, mud, smoke, vibration or electrical interference detectable off the site.

- (A) Hotels and motels.
- (B) Churches (excluding open-air or tent), day care centers, vocational schools, and public swimming pool.
- (C) Clubhouse, community center, lodge, social hall.
- (D) Offices, professional and other.
- (E) Parking lots
- (F) Public or quasi-public utilities and buildings except those listed in Section 153.093(M).

(G) Retail stores wares or other merchandise unless otherwise regulated by this Section.

(H) Second hand stores or used merchandise (operation or sale of second-hand automobiles, wrecked automobiles and junk are prohibited) offered for sale provided that all materials displayed or offered for sale be within an enclosed building. (Ord. 87-11; Amended Ord. 98-03)

(I) Service establishments including automobile steam cleaning, bank, bar, barbershop, bath, beauty shop, cafe, car wash, clinic, dance studio, delicatessen, delivery service, drapery cleaning, dressmaking, drive-in restaurant, equipment rental, ice cream parlor, laboratory experimental, motion picture, testing), launderette, laundry, meat locker, mini warehouses when enclosed by a solid masonry wall at least six (6) feet in height, museum, parking garage, photography, printing establishment, radio station, repair shops (appliance, radio, television), recreation center (when not otherwise regulated by this Chapter), restaurant, sign painting, tailor, taxi stand, television studio, theater, upholstery and veterinary. (Ord. 87-11)

(J) Stamps, rubber or metal (manufacture or assembly).

(K) Temporary construction building to house tools and equipment or containing supervisory offices in connection with construction projects during active construction on the same property

(L) Temporary uses such as a circus, carnival, fair or festival provided they meet the following requirements:

1. The use shall be temporary in nature and shall not last more than four days.
2. The organizers of the event shall notify the Police Department of their intentions at least 30 days prior to the scheduled beginning of the event.
3. A business license shall be obtained as required by Section 110.18 of the City Code.
4. Licenses will only be issued to local businesses or shopping centers when conducted on the same property as the business/shopping center or to local non-profit organizations.
5. The use need not be in an enclosed building or fence.

(M) Signs as allowed in Sections 153.280 through 153.285 of this Title.

(N) Garage sales as defined in Section 153.285 of this Title.

(O) Home occupations as defined in Section 153.03 and regulated in Title 11 Section 110 when conducted within an existing home.

(P) Accessory buildings normally incidental to permitted uses provided that such buildings are constructed concurrent with, or subsequent to the construction of the permitted use. (Ord. 87-11)

(Q) Body and fender shops subject to the following restrictions:

1. There shall be no painting of any kind (including spot painting) on the premises.

2. All work shall be conducted within the building.
3. The area required to meet the off-street parking requirements of Section 153.184 (C) shall not be used to store cars for more than 24 hours.
4. All cars to be stored for more than 24 hours shall be stored within the building or in a storage area that is surrounded by a six foot high solid fence.

153.093 USES PERMITTED WITH A USE PERMIT, COMMERCIAL

For properties designated Commercial on the Land Use Element of the Riverbank General Plan the following uses are permitted subject to securing a Use Permit:

- (A) Alcohol treatment center, hospital (including mental and sanitarium).
- (B) Bakery or candy store where baked goods or candy are made on the premises. (Ord. 87-11)
- (C) Body and fender shops if any painting is to be done subject to the following restrictions:
1. All work shall be conducted within the building.
 2. The area required to meet the off-street parking requirements of Section 153.184 (C) shall not be used to store cars for more than 24 hours.
 3. All cars to be stored for more than 24 hours shall be stores within the building or in a storage area that is surrounded by a six foot high solid fence.
- (D) Borrow pit to a depth of more than 3 feet.
- (E) Church (including open-air), fairgrounds, racetrack and open-air theater other than as allowed in Section 153.092(L).
- (F) Contractor's yard, when enclosed within a six (6) foot high fence or screen planting.
- (G) Hobby kennels that meet the following requirements:
1. No more than 10 dogs over 4 months old.
 2. All dogs must be owned by the property owner.
 3. Kennel must be accessory to existing single family dwelling.
- (H) Labor camp, mobile home park.
- (I) Natural mineral resources, the development of, or exploration for, together with the necessary buildings, apparatus, or appurtenances incidental thereto.
- (J) Retail sales limited to boats, building materials, or lumberyards (must be enclosed by a 6 foot

fence), mobile homes, trucks and similar uses.

(K) Second hand stores and used merchandise (the sale, storage or operation of automobile wrecking yards at prohibited), provided the following criteria is met and the findings established by Section 153.216, Use Permits.

1. Such business is carried on, maintained and conducted entirely inside an enclosed building or buildings or unless the premises on which such business is carried o, maintained or conducted be entirely enclosed by a solid masonry or wood fence or wall at least six feet (6') in height and constructed according to the requirements of the Building Code as adopted by Section 150.01.
2. Such fence or wall shall be maintained in a neat, substantial, safe conditions and shall be painted.
3. No merchandise of said business shall be piled or permitted to be piled in excess of The height of the enclosing fence or wall or nearer than two feet (2') thereto.

(L) Service establishments limited to bus terminals, carpet cleaning service, cemetery, draying/freighting/ storage (when provided with a lock box system so emergency personnel have access to information regarding materials currently stored on the property), massage parlor, mausoleum, and service station.

(M) Utility facilities including communication equipment buildings and electrical substations, together with the necessary buildings, apparatus or appurtenances thereto.

(N) One mobile home if the following requirements are met:

1. The mobile home shall be clearly secondary to the commercial use of the property.
2. There are no other residences on the property.
3. The mobile home shall not be rented or leased independent of the principal use to which it is necessary.
4. The exterior of the mobile home shall be compatible with the commercial building(s) on the property.
5. The permit shall be reviewed annually to ensure continued compliance with the provisions of this Title.
6. A finding shall be made that other feasible security measures have been tried and that there is a demonstrated need for additional security.

(O) Apartments, boarding houses, multiple dwelling, dwelling groups and rooming houses provided it is determined that the use will not adversely affect commercial uses in the area and that

commercial uses will not adversely affect the proposed use.

(P) Residential care homes for more than seven persons provided it is determined that the care home will not adversely affect commercial uses in the area and that commercial uses will not adversely affect the proposed care home. Ord. 89-03)

(Q) New and used car lots in which all of the cars are in operable conditions without major body damage which exceeds 20% of the fair market value of the vehicle. Such lots shall be paved, landscaped with automatic irrigation system and shall include an office and rest room facilities. Used car lots need not be within an enclosed building or fence.

153.94

BUILDING REQUIREMENTS, COMMERCIAL

For properties designated Commercial on the Land Use Element of the Riverbank General Plan the following requirements apply:

(A) Height Limit:

1. No. building or structure shall exceed six stories or 70-feet, whichever is the lesser.
2. No fence, hedge, or screen planting (excluding wire fences, and non-solid fences which do not limit visibility as determined by the Planning Director) shall be constructed or permitted to grow in excess of three (3) feet in height within any front yard or side yard of a corner lot.

(B) Building Site Area Required:

1. Minimum area, residential:
 - a. First two units - 6000 square feet.
 - b. For each unit in excess of two dwelling units - 2000 square feet, not to exceed 20 units per net acre.
2. Minimum area, commercial uses - Sufficient to provide the minimum yard and parking requirements.
3. Minimum width, interior lot - 55 feet.
4. Minimum width, corner lot - 65 feet.
5. Minimum depth - 100 feet. (Ord. 87-11)

(C) Yards and Open Spaces Required

Front, side or rear yard – the minimum shall be as required by Section 153.183(D) – repealed by Ordinance No. 90-25, adopted January 14, 1991).

1. Front yard and side yard of a corner lot - None except no commercial or industrial building shall be closer to an "R" district than 10 feet or closer than 10

feet to any street less than 70-feet in width.

2. Side yard, interior lot - None, except if the C-2 District abuts an "R" district the side yard shall be 5-feet.
3. Rear yard - None.
4. Detached accessory buildings or additional dwelling - 10 feet from any other buildings on the lot.
5. No vehicle opening of a building shall be closer than 20-feet to the property line or planned right of way line towards which the opening faces.
6. Loading docks shall be so located that trucks will head in and head out and not use the public street for maneuvering, loading and unloading.

(D) Floor Area Ratio Requirements - Residential Uses:

1. For single story buildings - 0.60:1.0
2. For two story buildings - 0.80:1.0
3. For three story buildings - 1.20:1.0

SECTION 153.095 DEVELOPMENT STANDARDS, COMMERCIAL

For properties designated commercial on the Land Use element of the Riverbank General Plan the following requirements apply:

(A) **Nuisances:** No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke vibration or electrical interference detectable off the site. (Ord. 87-11)

(B) **Screening:** An eight (8) foot high solid, decorative masonry wall shall be constructed along the property line adjacent to any residential zone or any PD zoning for residential use except that no such wall shall be required if said property line abuts an alley. (Ord. 90-01)

(C) **Landscaping:** A landscaping plan for all uses (except single family dwellings, duplexes and triplexes) including plant species, initial size, location, growth characteristics and method of irrigation shall be approved by the Planning Director prior to issuance of any permit. Such required landscaping shall be installed prior to final inspection and shall be maintained by the property owner. Approval shall be based on the degree of compliance with Landscape Standards as adopted from time to time by the City Council. (Ord. 87-11; Amended Ord. 89-22)

(D) **Trash Storage Area.** Trash bins (except single family dwellings, duplexes, or dwelling groups) shall be provided in a fully enclosed trash storage area. This area or areas shall be provided at locations that are readily accessible to residents and sanitation collectors.

(E) **Off-Street Parking.** Off-street parking shall be provided as required in Section 153.184 of this Title. A circulation plan for all non-residential uses shall be required for all new development and

shall include truck loading and unloading facilities. (Ord. 87-11)

(F) *Open Space Requirement*: All multiple residential uses of two (2) or more dwelling units on one lot shall provide a fenced play ground (or other open space in the case of an adult only facility) of at least fifty (50) square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. This area shall not be a lineal open space but should have a width to depth ratio not exceeding 1:2. Except in very large complexes (more than 50 units) this required open space shall be in one location.

(G) *Site Plan Review*: Proposals to construct any thing other than a single family dwelling, a duplex, a triplex or a four-plex on a parcel shall be subject to site plan review by the Planning Commission prior to issuance of a building permit. This Architectural and Subdivision Design Standards as adopted by the City Council. (Ord. 90-01)