

CHAPTER 17.22 – COMMERCIAL ZONES LAST REVISED: 5/2/11

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- 17.22.010 Purpose and Intent
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17.22.010 Purpose and Intent

- A. The purpose of the commercial zones is to achieve the following:
 - 1. Provide a full range of retail, office, and service uses for the residents, businesses and visitors of the County.
 - 2. Provide lands suitable for commercial development to enhance economic growth, expand the local tax base, and provide employment opportunities in the County.
 - 3. Provide a clear and concise set of procedures and requirements for commercial development.
 - 4. Maintain and improve the character of existing commercial centers and core areas while providing for the expansion and full utilization of underdeveloped and undeveloped properties within those areas.
 - 5. Ensure that adequate infrastructure and services are available to serve the commercial needs of business owners and customers.
- B. This Chapter lists the land uses that may be allowed within the Commercial zones established by Section 17.12.020 (Zoning Map and Zones), determines the types of planning permit/approval required for each use and provides basic standards for site layout and building size.
- C. The purposes of the individual Commercial zones and the manner in which they are applied are as follows.
 - 1. **Professional Office Commercial (CPO).** The CPO, Professional Office Commercial Zone is intended to promote and regulate the development of land suitable for professional, administrative, and business offices and offices mixed with low to high intensity residential uses. It is intended that this zone be utilized as a transition between residential areas and higher intensity commercial uses by creating an environment which is compatible with adjacent residential uses while providing adequate economic incentive for development of such office space. Retail sales shall be incidental to the primary office uses in this zone.

2. **Commercial (C).** The C, Commercial Zone is intended to promote and regulate the development of retail and service enterprises, providing the entire community with a full range of retail and service opportunities that are primarily conducted indoors, with secondary outdoor uses such as temporary sales displays and outdoor seating for food service. Automobile services would be carefully regulated for compatibility with surrounding uses. A low to moderate intensity of residential development would be allowed in a mixed use development.

3. **General Commercial (CG).** The CG, General Commercial Zone is intended to provide a mix of commercial enterprises, wholesale activity, and limited, light manufacturing; where start-up businesses may locate, outdoor storage or activity is the norm, and certain residential, civic, and educational uses are limited to avoid conflicts. Automobile related services such as fueling, sales, and repair would be encouraged. Residential mixed use development would generally be inappropriate, unless designed to be compatible with existing and potential surrounding uses.

17.22.020 Matrix of Permitted Uses

Uses are permitted in commercial zones subject to the requirements of this Title as designated in Table 17.22.020 below:

Table 17.22.020 Allowed Land Uses and Permit Requirements for the Commercial Zones

CPO: Planned Office Commercial C: Commercial CG: General Commercial	P	Permitted use (Article 4)		
	A	Administrative permit required (17.52.010)		
	T	Temporary use permit required (17.52.070)		
	CUP/	Conditional Use Permit required/		
	MUP	Minor use permit required (17.52.020)		
	PD	Development Plan Permit required (17.52.040)		
	TMA	Temporary mobile home permit (17.52.060)		
	—	Use not allowed in zone		
Land Use	PERMIT REQUIRED BY ZONE			Specific Use Regulation
	CPO	C	CG	
Commercial				
Agricultural Support Services	—	P	P	17.40.060
Animal Sales and Service: Grooming and Pet Stores	—	P	P	
Kennels, Commercial	—	P	P	
Veterinary Clinic	CUP	P	P	
Automotive and Equipment: Fuel Sales	—	P	P	