

Chapter 2.3 – Commercial General (CG) Zone

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2.3.1 Purpose

To provide areas for a wide range of retail, wholesale, transportation and service uses. To assure compatibility between these uses and adjacent residential and industrial uses, special standards are specified.

2.3.2 Permitted Uses

The following uses are permitted in the General Commercial (CG) Zone, subject to a Site Design Review in accordance with Chapter 4.2.

- A. Schools, public and private, including day nurseries and daycare centers.
- B. Non-profit member organizations, such as business associations, labor unions, political organizations or fraternal lodges.
- C. Public automobile parking.
- D. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; and, miscellaneous offices such as detective agencies, drafting services or contractors offices.
- E. Professional offices including, but not limited to, medical, dental, engineering and legal services. Veterinary clinics shall not provide on-site services for farm animals.
- F. Banks and other financial institutions.
- G. Hotels and motels.
- H. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, greenhouse and garden supply and other types of retail activities.
- I. Restaurants, drive-ins, taverns, snack shops and other types of eating and drinking establishments, including accessory entertainment facilities.

- J. Service related businesses such as barber shops, beauty shops, advertising agencies, self-serve laundry, dry cleaning, printing or photocopying, or other activities where the primary activity is the providing of a service to retail customers.
- K. Government offices and facilities (administration, public safety, transportation, utilities, and similar use).
- L. Public utility structures and buildings, such as pump stations, reservoirs, and electric substations; but not including wireless communication facilities or office or administrative buildings.
- M. Accessory structures and uses customarily provided for commercial activities subject to Chapter 3.8.
- N. Dwelling units accessory to a permitted use or above a permitted use in accordance with Multi-Family Residential (RM) development standards.
- O. Bed and Breakfast establishments consistent with the definitional requirements in Chapter 1.3.
- P. Gardens, orchards, crop cultivation and plant nursery, including wholesale and retail commercial activities, provided no stable or barn, cattle or other livestock, or poultry is maintained on the property

2.3.3 Conditional Uses

The following uses are allowed subject to obtaining a conditional use permit and completing a Site Design Review:

- A. Auto-oriented uses and facilities (repair services must be enclosed within a building).
- B. Warehouse for short-term storage, including mini-warehouse.
- C. Lumber yard and contracting supplies for lumber, stone, masonry or metal (sales only).
- D. Special trade contracting facilities, such as; floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting.
- E. Welding shop and blacksmith where activities are conducted wholly within a building.
- F. Cabinet shop where activities are conducted wholly within a building.
- G. Recreational vehicle parks, consistent with the definitional requirements in Chapter 1.3 and Chapter 4.5.5.
- H. Tiny home parks, consistent with the definitional requirements of tiny homes in Chapter 1.3 and the development standards of recreational vehicle parks, Section 4.5.5.
 - 1. Tiny homes located in a Commercial zone, as part of a Tiny Home Park, may be on wheels and do not require skirting.
 - 2. Tiny homes located in a Commercial zone, as part of a Tiny Home Park, may be self-contained. Property owner must provide proof of an acceptable sanitation system approved by the City. For self-contained units, black and grey water holding tanks shall be emptied only at an authorized RV dump station or pumped by an accredited septic service.

- I. Marina.
- J. Amusement and recreation facilities such as auditoriums, arcades, bowling alleys, miniature golf courses, community center and motion picture theater and stadiums.
- K. Newspaper, periodical, publishing and printing.
- L. Tractor and farm equipment, logging equipment; sales and service.
- M. Veterinary clinics providing on-site service for farm animals.
- N. Kennel.
- O. Wireless Communication Facilities subject to Chapter 4.5.7.
- P. Dwellings, including single-family dwellings, manufactured homes complying with the definitional requirements in Chapter 1.3 of this Ordinance, tiny homes that meet the definitional requirements in Chapter 1.3 and the development standards for tiny homes under Chapter 2.1.7(E), and duplexes and multifamily dwellings, detached or attached.
- Q. Residential Home and Residential Facility.
- R. Semipublic Uses as defined in Section 1.3.

2.3.4 Limitations on Use

All business, services, processing or merchandise displays shall be conducted wholly within an enclosed building except for the following:

- A. Off-street parking or loading
- B. Drive-through windows or service stations
- C. Temporary display and sales of merchandise provided it is under cover of a projecting roof and does not interfere with pedestrian, bicycle or automobile circulation.
- D. Business which, in all cases, require outdoor storage of merchandise, e.g. automobile, RV sales lots or gas stations.

2.3.5 Dimensional Standards

A. Minimum Lot Area

There is no minimum lot area requirement in the CG zone.

B. Minimum Yard Setback Requirements. All principal and accessory structures shall maintain the following minimum yard setbacks:

1. No front yard is required.
2. No side yard is required, but if one is provided, it shall not be less than three (3) feet in depth, exclusive of any alley.

3. No rear yard is required, but if one is provided, it shall not be less than three (3) feet in depth, exclusive of any alley.

C. Maximum Structure Height

The maximum structure height is 35 feet. Churches or public or semi-public buildings with conditional use permits may be constructed to a maximum of 70 feet. With conditional use permit approval, Wireless Communication Facilities may be built up to 150 feet.

- D. Minimum Lot Width. There is no minimum lot-width requirement in the CG zone.

E. Special Setbacks

The following special building setbacks shall be maintained.

1. Buildings or structures shall setback an additional one (1) foot from every street and lot line for each foot of height the building exceeds 35 feet.
2. Lots or parcels within the CG zone located adjacent to residential zoned property shall maintain a yard of at least five (5) feet in depth.
3. Accessory structures shall comply with the setback provisions in Chapter 3.8.
4. The distance between buildings on the same lot or parcel shall be ten (10) feet.

2.3.6 Development Standards

All development in the Commercial General (CG) Zone shall comply with the applicable provisions of Chapter 3 of this Code. In addition, the following specific standards shall apply:

A. Design Review

All new development and expansion of an existing structure or use in the Commercial General Zone shall be subject to the Site Design Review procedures of Chapter 4.2.

B. Lot Coverage and Landscaping

1. Commercial Uses in the Commercial General Zone may use the entire parcel unless a portion of the parcel is devoted to landscaping. For residential uses other than dwelling units accessory to permitted uses in the Commercial General Zone, the maximum lot coverage, including the main building and any accessory structures, shall be 60 percent.
2. Landscaping on land used for commercial purposes in the Commercial General Zone is optional. Where landscaping is used, it shall be installed and maintained in accordance with Chapter 3.2.

C. Screening. Screening shall be required for the following:

1. All outdoor storage areas shall be screened by a six (6) foot sight-obscuring fence or wall.
2. Where a commercial use abuts a residential zone, a six (6) foot sight-obscuring fence or wall shall be installed along the full length of the property line. This requirement shall not cause the placement of a fence or wall in the clear-vision area.

- D. **Outdoor Display.** There shall be no outdoor display or storage of materials or merchandise within a designated alleyway, roadway or sidewalk that would impede pedestrian or vehicular traffic except during community, retail sales events. Safety precautions shall be observed at all times.
- E. Accessory Structures. Accessory structures shall conform to the standards in Chapter 3.8.
- F. Subdivisions and partitions. Land divisions shall be reviewed in accordance with the provisions of Chapter 4.3.
- G. Signs. Signs shall conform to the requirements of Chapter 3.6.2.
- H. Surface (Storm) Water management shall conform to the requirements of Chapter 3.5.
- I. Vehicle and Bicycle Parking –see Chapter 3.3.
- J. Access and Circulation – see Chapter 3.1.

2.3.7 Detroit Avenue Corridor Design Standards

All development on land in the Detroit Avenue Corridor zoned Commercial General (CG) shall comply with the following design standards:

- A. Types and sizes of Windows: All businesses shall install windows that:
 - 1. Cover at least 50 percent of the building wall facing the Detroit Avenue Corridor, and
 - 2. Are translucent.
- B. Buildings shall utilize at least three (3) of the following design features:
 - 1. Awnings,
 - 2. Covered porches,
 - 3. Eaves,
 - 4. Restricted building materials,
 - 5. Roof line off-sets,
 - 6. Front building wall off-sets, or
 - 7. Siding.

Standards for Numbers 1, 2, and 3: Awnings, Covered porches and Eaves. All awnings, covered porches and eaves shall be attached to the main building, a minimum of ten (10) feet in depth, and extend the full distance of the front wall parallel to Detroit Avenue.

Standards for Number 4: Restricted building façade materials. All building walls facing streets shall be constructed of brick, stone, log, wood or wood-pattern siding. The use of corrugated steel, Quonset hut designs; cinder block and concrete slab walls are prohibited.

Standards for Number 5: Wood siding, roof-line off-sets. To preclude large expanses of uninterrupted building/roof surfaces, exterior elevations along the building front shall incorporate

projections, dormers, gables, or other similar elements. Each building shall have at least one off-set design, and additional off-set designs shall occur at a minimum of every 30 feet.

Standards for Number 6: Building off-sets. To preclude long, unbroken building facades and simple box forms, exterior elevations along the building front wall shall incorporate off-set design features such as recesses, projections, extensions, or other similar elements. Each building shall have at least one off-set design, and additional off-set designs shall occur at a minimum of every 30 feet.

Off-sets or breaks in roof elevation shall be three (3) or more feet in height.

Standard for Number 7: Siding. Siding shall be used on all walls and/or building faces.

- C. Acceptable building material include brick, stone, cedar or horizontal lap siding.
- D. All development on the east side of Detroit Avenue shall provide on the property facing Highway 22 a minimum landscaped area equal to ten (10) percent of the gross site area or a planned and well-maintained mural.
- E. Porch foundations, chimneys, and storefront bulkheads may be faced with stone; either quarry or river rock.
- F. Building colors, trim and roofing shall remain within the recommended traditional color scheme of natural or weathered gray wood.