# Commercial Use Table

<table>
<thead>
<tr>
<th>Commercial Uses</th>
<th>PO</th>
<th>C1</th>
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<th>HC</th>
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<tbody>
<tr>
<td>Adult Businesses(^1)</td>
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<td>Animal Boarding</td>
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<td>Automobile Parts Sales</td>
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<td>Automobile Sales (Indoor or Outdoor)</td>
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<td>Bars: On-Site Liquor/Alcohol Consumption (Except as Ancillary to a Restaurant Use)</td>
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<td><strong>Light Industrial Uses</strong></td>
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<td>Plumbing or Sheet Metal Shop</td>
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<td><strong>Public and Semi-Public Uses</strong></td>
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<td>Christmas Tree Lot</td>
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</table>

1. Conditionally permitted in the C3 district except for C3 property that is part of a block which abuts First Street, and in accordance with the requirements set forth in Article XXVIII.

2. If a caretaker’s residence is in a trailer or a mobile home, a conditional use permit is required and is valid for only one (1) year, with a maximum one (1) year extension. One (1) unit for caretaker’s quarters is an unconditionally permitted use when in conjunction with hotels, motels, bed and breakfast establishments, ambulance services, churches or mini-storage facilities.

3. Commercial uses proposed east of the South Valley Freeway, on property zoned C3 (shopping center commercial), shall meet the following findings prior to establishment:

   (a) The intent of the proposed business is to merchandise products and/or provide services to a clientele base which represents a regional draw; and

   (b) A regional draw shall mean a clientele base with at least seventy-five percent (75%) of the customers residing outside the city limits.

4. The requirement for a conditional use permit does not apply to businesses whose primary use is the preparation and service of food.

5. Residential units may be allowed in conjunction with an existing business. Standalone single-family residential use of a lot is not permitted. Residential units in the C3 zones may be allowed when located on the second or third floor of a building. More than one (1) residential unit may be allowed upon approval of a conditional use permit pursuant to section 30.50.30. All residential unit projects within commercial zones shall comply with the following guidelines:

   (a) The number of residential units shall not compromise the quality or character of any existing or proposed businesses located on the same property;

   (b) The number of residential dwellings shall be limited by the availability and provision of off-street parking stalls;

   (c) All bedrooms proposed for residential use shall meet minimum square footage requirements in compliance with the Uniform Building Code; and

   (d) Open space shall be provided, when feasible.

6. A conditional use permit may be granted to an auto-related sales business for up to four (4) temporary auto sale events on the same property within one (1) calendar year.

7. Uses allowed in the M1 zoning district subject to a conditional use permit are also subject to conditional use permit in the CM zoning district.

8. These uses are unconditionally permitted on the second story and above. Any time these uses are proposed for the first floor (sidewalk level), a conditional use permit is required.

9. Requests for new State Alcoholic Beverage Control (ABC) alcoholic beverage licenses are subject to review and approval of the city’s chief of police.
10 Permitted only if the regulations of Article XL are met.

11 Commercial uses providing needed services of a personal nature. Personal services generally include barber and beauty shops, nail salons, tanning and spa salons, seamstresses, tailors, shoe repair shops, dry cleaning (except bulk processing plants), self service laundries, massage parlors, and tattoo and piercing parlors.

12 Provided, that all provisions set forth in Chapter 8 are satisfied. See also Article II, “Definitions,” for additional use specifications.

13 Outdoor booths and sales are permitted for thirty (30) days per calendar year, in compliance with the city’s temporary use policy.

14 Outdoor amusement and recreation facilities require a conditional use permit. Indoor amusement and recreation facilities are permitted without a conditional use permit.

15 A conditional use permit is required for animal boarding within one hundred fifty (150) feet of residential properties and/or for businesses that board animals outside. Businesses that board animals more than one hundred fifty (150) feet from residentially zoned properties do not require a conditional use permit as long as the animals are contained inside a building.

16 Emergency shelters shall be subject to the performance standards listed in section 30.41.32.

17 A drive-through window may be allowed for retail establishments/ restaurant uses outside of the downtown.