

**DIVISION 4. COMMERCIAL ZONES**

**CHAPTER 9-400**

**COMMERCIAL ZONES: INTENT AND ORGANIZATION**

**Sections:**

- 9-400.1 Title and Intent.**
- 9-400.2 Organization.**

**9-400.1 TITLE AND INTENT.**

Division 4 constitutes the commercial zones. The intent of this Division is to prescribe use, lot, and structure regulations for commercial zones within San Joaquin County, consistent with the Community Development portion of the General Plan. The names and intents of the commercial zones are as follows:

(a) **C-L Zone.** The Limited Commercial (C-L) Zone is intended to provide for very small commercial areas that offer a limited selection of convenience goods and services and that serve a portion of an urban neighborhood. This zone is intended to provide for limited commercial areas in residential and industrial land use designations of the General Plan, in accordance with Plan policies.

(b) **C-N Zone.** The Neighborhood Commercial (C-N) Zone is intended to provide for the development of small, localized retail and service businesses which serve the immediate, surrounding residential neighborhood of three thousand (3,000) to five thousand (5,000) people. This zone is intended to implement the Neighborhood Commercial land use designation of the General Plan.

(c) **C-C Zone.** The Community Commercial (C-C) Zone is intended to provide for the development, within central business districts or extensive commercial areas, of a full range of retail and service establishments, allowing comparison shopping and providing goods and services necessary to supply the general or commercial needs of urban communities or regional markets. This zone is intended to implement the Community Commercial land use designation of the General Plan.

(d) **C-O Zone.** The Office Commercial (C-O) Zone is intended to accommodate professional and other offices located adjacent to Medium High and High Density Residential Zones or commercial zones

where professional services would most likely find demand. This zone is intended to implement the Office Commercial land use designation of the General Plan.

(e) **C-G Zone.** The General Commercial (C-G) Zone is intended to provide for commercial areas that offer a wide variety of specialized retail and service uses which are normally developed as a separate individual entity rather than as part of a cluster of uses, serve urban communities or regional markets, require large amounts of land, and which may necessitate special purpose trips by consumers. This zone is intended to implement the General Commercial land use designation of the General Plan.

(f) **C-FS Zone.** The Freeway Service Commercial (C-FS) Zone is intended to provide for commercial uses adjacent to full freeway interchanges oriented almost exclusively to serve the needs of the highway traveler. The concurrent filing of a Special Purpose Plan may be required for all parcels to be zoned C-FS. This zone is intended to implement the Freeway Service land use designation of the General Plan.

(g) **C-RS Zone.** The Rural Service Commercial (C-RS) Zone is intended to provide for retail and service uses within rural communities that are frequently required by rural residents and the surrounding agricultural community. The zone envisions a mix of retail uses, professional offices, and commercial services. This zone is intended to implement the Rural Service Commercial land use designation of the General Plan.

(h) **C-X Zone.** The Crossroads Commercial (C-X) Zone is intended to provide for a limited variety of retail and service uses and agriculturally related uses at specific intersections to serve rural residents outside of designated urban and rural communities. This zone is intended to provide for limited commercial areas in an agricultural land use designation of the General Plan, in accordance with Plan policies.

(i) **C-R Zone.** The Commercial Recreation (C-R) Zone is intended to provide areas for major recreation oriented commercial activities and associated facilities. The concurrent filing of a Special Purpose Plan may be required for all parcels to be zoned C-R. This zone is intended to implement the Commercial Recreation land use designation of the General Plan.

(Ord. 3675)

**9-400.2 ORGANIZATION.**

Division 4 consists of the following chapters:

- (a) 9-400 Commercial Zones: Intent and Organization;
  - (b) 9-405 Commercial Zones: Use Regulations; and
  - (c) 9-410 Commercial Zones: Lot and Structure Regulations.
- (Ord. 3675)

**CHAPTER 9-405**

**COMMERCIAL ZONES: USE REGULATIONS**

**Sections:**

- 9-405.1 Intent.**
- 9-405.2 Permitted Use Types.**
- 9-405.3 Expansion of Uses and Structures.**
- 9-405.4 Temporary Uses and Structures.**
- 9-405.5 Special Use Regulations in Commercial Zones.**
- 9-405.6 Enterprise Zones.**
- 9-405.7 Crossroads Commercial Zone.**

**Tables:**

- 9-405.2 Uses in Commercial Zones.**
- 9-405.4 Temporary Uses & Structures in Commercial Zones.**

**9-405.1 INTENT.**

The intent of this Chapter is to specify the range of uses and structures allowed in the commercial zones, consistent with the policies of the General Plan. (Ord. 3675)

**9-405.2 PERMITTED USE TYPES.**

Permitted, not permitted, and conditionally permitted use types are set forth in Table 9-405.2. Additional uses may be permitted as set forth in Section 9-405.5. Use types are described in Chapter 9-115. (Ord. 3675; 3790)

**9-405.3 EXPANSION OF USES AND STRUCTURES.**

Uses or structures that require discretionary review may be expanded with an Improvement Plan, provided the following conditions are met:

- (a) The proposed expansion of a structure involves less than a twenty-five percent (25%) increase in floor area covered by the existing use; and
- (b) The proposed expansion involves less than a ten percent (10%) increase in the overall site area covered by the existing use; and
- (c) The proposed expansion, in the opinion of the Director, will not have a substantial, adverse effect on adjacent property; and
- (d) The proposed expansion will comply with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency; or

(e) Where conditions in Subsections (a) through (d) of this Section are not met, the level of review for the expansion shall be the same as the level of review required in Table 9-405.2.

(Ord. 3675; Ord. 3872, § 17, 1996)

#### **9-405.4 TEMPORARY USES AND STRUCTURES.**

Permitted, not permitted, and conditionally permitted temporary uses and structures are set forth in Table 9-405.4. Temporary uses or structures not specifically listed in Table 9-405.4 may be allowed, subject to approval of an Improvement Plan pursuant to Chapter 9-884.

(Ord. 3675; 3739)

#### **9-405.5 SPECIAL USE REGULATIONS IN COMMERCIAL ZONES.**

In addition to the provisions of Sections 9-405.2 through 9-405.4, the following regulations shall apply to commercial zones:

(a) Unless the use type is more restrictive, a Site Approval (Section 9-818) is required for any commercial use that is:

(1) Six thousand (6,000) square feet or greater in ground floor area;

(2) Occupies ten (10) or more acres of site area; or

(3) Not served by a public wastewater treatment plant, public water system, and a public drainage system.

(b) Outdoor goods displays or storage of greater than one-hundred (100) square feet in area shall require a Site Approval, unless a more restrictive review method is required for the use type. Outdoor goods displays of one-hundred (100) square feet or less shall be permitted provided the following provisions are met:

(1) The display shall be on private property;

(2) No pedestrian, handicapped, or vehicle access shall be blocked;

(3) No required parking space shall be used or blocked;

(4) No part of the display shall consist of moving parts, flashing lights, or other elements that could pose a traffic safety distraction; and

(5) An outdoor goods display shall only be on display during the business hours of the establishment.

(c) Any change in an existing use to a new use which requires either a Use Permit, a Site Approval, or an Improvement Plan shall be permitted without a Use Permit, Site Approval, or Improvement Plan, provided the Review Authority finds that the proposed use is less detrimental to, or will have no greater impact in, the zone than the existing use.

(d) Uses allowed in the Limited Industrial (I-L) and General Industrial (I-G) zones may be allowed in Commercial zones, excluding Neighborhood Commercial (C-N) and Commercial Recreation (C-R) zones, under the following conditions:

(1) The Commercial zone is immediately adjacent to the Industrial zone;

(2) The uses are located in a "transition area" between the two (2) zones that is designated in an adopted Special Purpose Plan;

(3) The specific uses that may be allowed in the "transition area" must conform with the use regulations of the particular Industrial and Commercial zones that are located adjacent to each other;

(4) The specific uses that may be allowed must be based upon land use plans and criteria included in an adopted special purpose plan;

(5) A full range of public services is provided to all of the properties.

(e) In the C-N, C-C, C-O and C-RS zones, residential development may be conditionally permitted with an approved Site Approval application if accessory to the commercial use, such as a caretaker residence or apartments above a commercial use. Such residential uses shall meet General Plan density requirements.

(f) Truck Sales in the C-FS zone shall be limited to areas where there are both existing truck fuel sales and existing significant ancillary truck service related establishments and shall be further limited to used commercial trucks five (5) tons or larger (new commercial truck sales prohibited) and a maximum of ten (10) commercial trucks shall be in inventory and/or displayed at any given time.

(g) **Public Displays of Fireworks.** An Improvement Plan shall be required for all public displays of fireworks and are subject to the following regulations:

(1) An Improvement Plan shall be approved a minimum of two (2) weeks prior to the proposed public display of fireworks. An approved Operational Fire permit shall be submitted with every Improvement Plan.

(2) All property owners of parcels adjacent to the parcel(s) approved by the Improvement Plan shall be notified of the details of the public display of fireworks which shall include the date of the event, time of event, and length of time for the fireworks display. The Community Development Department shall notify property owners in writing a minimum of one (1) week prior to the public display of fireworks date.

(3) The Community Development Department shall notify the appropriate Municipal Advisory Council in writing a minimum of one (1) week prior to the public display of fireworks date if a public display of fireworks is proposed on a parcel located within a Municipal Advisory Council district.

(Ord. 3703, 3756, 3790; Ord. 4301, § 2, 2006; Ord. 4317, § 1, 2007; Ord. No. 4399, § 3, 9-14-2010; Ord. No. 4508, § 2, 6-6-2018)

#### **9-405.6 ENTERPRISE ZONES.**

Applications for commercial development projects located in an Enterprise Zone, as designated by the State of California, normally processed under the Public Hearing Review Procedure in Chapter 9-220, shall be processed under the Staff Review With Notice Procedure in Chapter 9-215.

(Ord. 3715)

#### **9-405.7 CROSSROADS COMMERCIAL ZONE.**

A Site Approval application shall be required for the Equipment Sales and Repair, Leisure use type in the Crossroads Commercial (C-X) zone. All Site Approval applications for Boat and Recreational Vehicle storage facilities shall be located within a one mile radius of a navigable waterway situated within the San Joaquin County Delta region.

(Ord. 4047, § 5, 1999)

TABLE 9-405.2 USES IN COMMERCIAL ZONES

| <b>Legend:</b><br><b>P Permitted Use, Except as Specified by Note</b><br><b>PI Permitted Use With Improvement Plan, Except as Specified by Note</b><br><b>S Use Permitted Subject to Site Approval</b><br><b>SP Use Permitted Subject to Special Purpose Plan</b><br><b>U Use Permitted Subject to Use Permit</b><br><b>QX Use Permitted Subject to Quarry Excavation Permit</b><br><b>- Use Not Permitted</b><br><b>Note:</b><br><b>See Section 9-405.5 for Special Use Regulations in a Commercial Zone.</b> |     |     |     |     |     |      |      |     |     |
|--|-----|-----|-----|-----|-----|------|------|-----|-----|
| Use Types  | C-L | C-N | C-C | C-O | C-G | C-FS | C-RS | C-R | C-X |
| <b>Residential Use Types</b>   |     |     |     |     |     |      |      |     |     |
| Family Residential   |     |     |     |     |     |      |      |     |     |
| Single-Family  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Two-Family   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Small Multi-Family   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Large Multi-Family   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Farm Employee Housing  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Small  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Large  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Group Care   |     |     |     |     |     |      |      |     |     |
| Small  | P   | P   | P   | P   | P   | P    | P    | P   | P   |
| Large  | PI  | -   | PI  | PI  | PI  | -    | -    | -   | -   |
| Adult Day Care   | -   | U   | U   | -   | U   | -    | U    | SP  | -   |
| Farm Related   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Group Residential  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Mobile Home Park   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Emergency Shelters   |     |     |     |     |     |      |      |     |     |
| Small  | -   | -   | -   | P   | P   | -    | P    | -   | -   |
| Large  | -   | -   | -   | PI  | PI  | -    | -    | -   | -   |
| Single-Room Occupancy  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| <b>Nonresidential Use Types</b>  |     |     |     |     |     |      |      |     |     |
| Administrative Offices   | -   | PI  | PI  | PI  | PI  | -    | PI   | -   | -   |
| Administrative Support Services  | -   | S   | PI  | PI  | PI  | -    | PI   | -   | -   |
| Adult Entertainment  | -   | -   | -   | -   | PI  | -    | -    | -   | -   |
| Aerial Services  |     |     |     |     |     |      |      |     |     |
| Farm   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Heliport   | -   | -   | -   | -   | U   | -    | -    | SP  | -   |
| Agricultural Organizations   | -   | PI  | PI  | PI  | PI  | -    | PI   | -   | -   |
| Agricultural Processing  |     |     |     |     |     |      |      |     |     |

TABLE 9-405.2

| <b>Legend:</b><br><b>P Permitted Use, Except as Specified by Note</b><br><b>PI Permitted Use With Improvement Plan, Except as Specified by Note</b><br><b>S Use Permitted Subject to Site Approval</b><br><b>SP Use Permitted Subject to Special Purpose Plan</b><br><b>U Use Permitted Subject to Use Permit</b><br><b>QX Use Permitted Subject to Quarry Excavation Permit</b><br><b>- Use Not Permitted</b><br><b>Note:</b><br><b>See Section 9-405.5 for Special Use Regulations in a Commercial Zone.</b> |     |     |     |     |     |      |      |     |     |
|--|-----|-----|-----|-----|-----|------|------|-----|-----|
| Use Types  | C-L | C-N | C-C | C-O | C-G | C-FS | C-RS | C-R | C-X |
| Preparation Services   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Food Manufacturing   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Agricultural Sales   |     |     |     |     |     |      |      |     |     |
| Feed and Grain   | -   | -   | -   | -   | U   | -    | U    | -   | U   |
| Agricultural Chemicals   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Agricultural Warehousing   | -   | -   | -   | -   | -   | -    | S    | -   | S   |
| Agricultural Wastes  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Animal Feeding and Sales   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Animal Raising   |     |     |     |     |     |      |      |     |     |
| Exotic Animals   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| General  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Hogs   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Small Animals  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Family Food Production   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Educational Animal Project   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Zoo  | -   | -   | -   | -   | -   | -    | -    | U   | -   |
| Petting Zoo  | -   | -   | -   | -   | -   | -    | -    | U   | -   |
| Animal Specialty Services  |     |     |     |     |     |      |      |     |     |
| Farm   | -   | -   | -   | -   | -   | -    | U    | -   | S   |
| Pet  | -   | S   | S   | -   | S   | -    | S    | -   | -   |
| Kennels  | -   | -   | -   | -   | U   | -    | U    | -   | -   |
| Kennels, Small Breeding  | -   | -   | -   | -   | S   | -    | S    | -   | -   |
| Auction Sales  |     |     |     |     |     |      |      |     |     |
| Indoor   | -   | -   | S   | S   | S   | -    | S    | -   | -   |
| Outdoor  | -   | -   | S   | -   | S   | -    | S    | -   | -   |
| Automotive Sales and Services  |     |     |     |     |     |      |      |     |     |
| Automotive Rentals   | -   | -   | S   | -   | S   | S    | -    | -   | -   |
| Automotive Repairs, Light  | -   | -   | S   | -   | S   | -    | S    | -   | -   |
| Automotive Repairs, Heavy  | -   | -   | -   | -   | S   | -    | S    | -   | -   |
| Automotive Sales   | -   | -   | S   | -   | S   | -    | S    | -   | -   |

| <b>Legend:</b><br><b>P Permitted Use, Except as Specified by Note</b><br><b>PI Permitted Use With Improvement Plan, Except as Specified by Note</b><br><b>S Use Permitted Subject to Site Approval</b><br><b>SP Use Permitted Subject to Special Purpose Plan</b><br><b>U Use Permitted Subject to Use Permit</b><br><b>QX Use Permitted Subject to Quarry Excavation Permit</b><br><b>- Use Not Permitted</b><br><b>Note:</b><br><b>See Section 9-405.5 for Special Use Regulations in a Commercial Zone.</b> |     |     |     |     |     |      |      |     |     |
|--|-----|-----|-----|-----|-----|------|------|-----|-----|
| Use Types  | C-L | C-N | C-C | C-O | C-G | C-FS | C-RS | C-R | C-X |
| Cleaning   | -   | S   | S   | -   | S   | S    | S    | -   | -   |
| Inoperable Vehicle Storage   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Operable Vehicle Storage   | -   | -   | -   | -   | S   | -    | -    | -   | -   |
| Parking  | -   | S   | S   | S   | S   | S    | S    | SP  | -   |
| Building Maintenance Services  | -   | -   | PI  | -   | PI  | -    | PI   | -   | -   |
| Child Care Services  |     |     |     |     |     |      |      |     |     |
| Family Day Care Homes  | P   | P   | P   | P   | P   | P    | P    | P   | P   |
| Child Care Centers   | -   | S   | S   | S   | S   | -    | S    | SP  | -   |
| Communication Services   |     |     |     |     |     |      |      |     |     |
| Type I   | PI  | PI  | PI  | PI  | PI  | PI   | PI   | PI  | PI  |
| Type II  | S   | S   | S   | S   | S   | S    | S    | S   | S   |
| Type III   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Type IV  | -   | -   | S   | S   | PI  | -    | -    | -   | -   |
| Community Assembly   | -   | S   | S   | S   | S   | -    | S    | SP  | -   |
| Construction Sales   | -   | -   | U   | -   | PI  | -    | S    | -   | -   |
| Construction Services  |     |     |     |     |     |      |      |     |     |
| Light  | -   | -   | -   | -   | S   | -    | S    | -   | -   |
| Heavy  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Crop Production  | P   | P   | P   | P   | P   | P    | P    | P   | P   |
| Cultural & Library Services  | -   | PI  | PI  | PI  | PI  | -    | PI   | -   | PI  |
| Custom Agricultural Manufacturing  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Custom Manufacturing   | -   | -   | PI  | -   | PI  | -    | PI   | SP  | -   |
| Dairies  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Eating Establishments  |     |     |     |     |     |      |      |     |     |
| Convenience  | S   | PI  | PI  | PI  | PI  | S    | PI   | SP  | S   |
| Full Service   | -   | PI  | PI  | PI  | PI  | S    | PI   | SP  | S   |
| Educational Services   |     |     |     |     |     |      |      |     |     |
| Commercial   | -   | S   | S   | S   | S   | -    | S    | -   | -   |
| General  | -   | S   | S   | S   | S   | -    | S    | -   | S   |

TABLE 9-405.2

| <b>Legend:</b><br><b>P Permitted Use, Except as Specified by Note</b><br><b>PI Permitted Use With Improvement Plan, Except as Specified by Note</b><br><b>S Use Permitted Subject to Site Approval</b><br><b>SP Use Permitted Subject to Special Purpose Plan</b><br><b>U Use Permitted Subject to Use Permit</b><br><b>QX Use Permitted Subject to Quarry Excavation Permit</b><br><b>- Use Not Permitted</b><br><b>Note:</b><br><b>See Section 9-405.5 for Special Use Regulations in a Commercial Zone.</b> |     |     |     |     |     |      |      |     |     |
|--|-----|-----|-----|-----|-----|------|------|-----|-----|
| Use Types  | C-L | C-N | C-C | C-O | C-G | C-FS | C-RS | C-R | C-X |
| Equipment Sales & Repair   |     |     |     |     |     |      |      |     |     |
| Farm Machinery, Sales  | -   | -   | -   | -   | S   | -    | S    | -   | S   |
| Farm Machinery, Repair   | -   | -   | -   | -   | -   | -    | S    | -   | S   |
| Heavy Equipment  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Leisure  | -   | -   | S   | -   | S   | S    | S    | SP  | S   |
| Aircraft   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Explosives Handling  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Farm Services  | -   | -   | -   | -   | -   | -    | S    | -   | S   |
| Funeral & Interment Services   |     |     |     |     |     |      |      |     |     |
| Cemeteries   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Interring & Cremating  | -   | -   | -   | -   | S   | -    | S    | -   | -   |
| Undertaking  | -   | -   | PI  | -   | PI  | -    | S    | -   | -   |
| Gasoline Sales   |     |     |     |     |     |      |      |     |     |
| Service  | -   | S   | S   | -   | S   | S    | S    | SP  | S   |
| Combination  | U   | S   | S   | -   | S   | S    | S    | SP  | S   |
| General Industrial   |     |     |     |     |     |      |      |     |     |
| Limited  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Intermediate   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Heavy  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Hazardous Industrial   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| High Technology Industry   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Laundry Services   | -   | -   | -   | -   | S   | -    | -    | -   | -   |
| Liquor Sales   |     |     |     |     |     |      |      |     |     |
| On-Premises  | S   | S   | S   | S   | S   | S    | S    | SP  | S   |
| Off-Premises   | S   | S   | S   | -   | S   | -    | S    | SP  | S   |
| Lodging Services   |     |     |     |     |     |      |      |     |     |
| Bed & Breakfast  | -   | -   | S   | -   | S   | S    | S    | S   | -   |
| Motel  | -   | -   | S   | -   | S   | S    | S    | SP  | -   |
| Major Impact Services  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Medical Services   | -   | S   | PI  | PI  | PI  | -    | PI   | -   | -   |



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|--|-----|-----|-----|-----|-----|------|------|-----|-----|
| Use Types  | C-L | C-N | C-C | C-O | C-G | C-FS | C-RS | C-R | C-X |
| Nursery Sales & Services   |     |     |     |     |     |      |      |     |     |
| Wholesale  | -   | -   | -   | -   | S   | -    | S    | -   | -   |
| Retail   | -   | S   | PI  | -   | PI  | -    | PI   | -   | S   |
| Landscaping Services   | -   | -   | S   | -   | S   | -    | S    | -   | -   |
| Personal Storage   | -   | -   | S   | -   | PI  | -    | S    | -   | S   |
| Petroleum & Gas Extraction   | U   | U   | U   | U   | U   | U    | U    | U   | U   |
| Produce Sales  |     |     |     |     |     |      |      |     |     |
| Produce Stand  | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Agricultural Store, Small  | S   | S   | S   | S   | S   | S    | S    | S   | S   |
| Agricultural Store, Large  | U   | U   | U   | U   | U   | U    | U    | U   | U   |
| Professional Services  | S   | PI  | PI  | PI  | PI  | -    | PI   | -   | -   |
| Public Services  |     |     |     |     |     |      |      |     |     |
| Administrative   | -   | PI  | PI  | PI  | PI  | PI   | PI   | -   | -   |
| Essential  | S   | S   | S   | S   | S   | S    | S    | S   | S   |
| Quarry Operations  | -   | -   | -   | -   | -   | -    | -    | QX  | -   |
| Recreation   |     |     |     |     |     |      |      |     |     |
| Campgrounds  | -   | -   | -   | -   | -   | U    | -    | SP  | -   |
| Indoor Participant   | -   | S   | S   | -   | S   | -    | S    | SP  | -   |
| Indoor Spectator   | -   | -   | U   | -   | U   | -    | -    | SP  | -   |
| Marinas  | -   | -   | U   | -   | U   | -    | -    | SP  | -   |
| Outdoor Entertainment  | -   | -   | U   | -   | U   | -    | -    | SP  | -   |
| Outdoor Sports Clubs   | -   | -   | -   | -   | -   | -    | -    | SP  | -   |
| Parks  | -   | -   | S   | S   | S   | S    | S    | SP  | -   |
| Resorts  | -   | -   | -   | -   | -   | -    | -    | SP  | -   |
| Recycling Services   |     |     |     |     |     |      |      |     |     |
| Consumer   | -   | PI  | PI  | -   | PI  | PI   | PI   | PI  | -   |
| Scrap Operations   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Limited Agricultural Recycling   | -   | -   | -   | -   | -   | -    | -    | -   | -   |
| Religious Assembly   |     |     |     |     |     |      |      |     |     |
| Neighborhood   | -   | S   | S   | S   | S   | -    | S    | -   | S   |

TABLE 9-405.2

| <b>Legend:</b>   |            |            |            |            |            |             |             |            |            |
|--|------------|------------|------------|------------|------------|-------------|-------------|------------|------------|
| <b>P Permitted Use, Except as Specified by Note</b>                          |            |            |            |            |            |             |             |            |            |
| <b>PI Permitted Use With Improvement Plan, Except as Specified by Note</b>   |            |            |            |            |            |             |             |            |            |
| <b>S Use Permitted Subject to Site Approval</b>                              |            |            |            |            |            |             |             |            |            |
| <b>SP Use Permitted Subject to Special Purpose Plan</b>                      |            |            |            |            |            |             |             |            |            |
| <b>U Use Permitted Subject to Use Permit</b>                                 |            |            |            |            |            |             |             |            |            |
| <b>QX Use Permitted Subject to Quarry Excavation Permit</b>                  |            |            |            |            |            |             |             |            |            |
| <b>- Use Not Permitted</b>   |            |            |            |            |            |             |             |            |            |
| <b>Note:</b>   |            |            |            |            |            |             |             |            |            |
| <b>See Section 9-405.5 for Special Use Regulations in a Commercial Zone.</b> |            |            |            |            |            |             |             |            |            |
| <b>Use Types</b>   | <b>C-L</b> | <b>C-N</b> | <b>C-C</b> | <b>C-O</b> | <b>C-G</b> | <b>C-FS</b> | <b>C-RS</b> | <b>C-R</b> | <b>C-X</b> |
| Community  | -          | -          | U          | U          | U          | -           | U           | -          | U          |
| Regional   | -          | -          | U          | U          | U          | -           | -           | -          | -          |
| Research & Laboratory Services   | -          | -          | -          | -          | S          | -           | -           | -          | -          |
| Retail Sales & Services  |            |            |            |            |            |             |             |            |            |
| Primary  | PI         | PI         | PI         | PI         | PI         | S           | PI          | SP         | S          |
| Intermediate   | -          | PI         | PI         | -          | PI         | -           | PI          | -          | S          |
| General  | -          | -          | S          | -          | S          | -           | U           | -          | -          |
| Signs, Off-Premises  | -          | -          | S          | -          | S          | S           | S           | -          | -          |
| Stables  |            |            |            |            |            |             |             |            |            |
| Neighborhood   | -          | -          | -          | -          | -          | -           | U           | -          | -          |
| Commercial   | -          | -          | -          | -          | -          | -           | U           | SP         | -          |
| Transportation Services  | -          | -          | -          | -          | S          | -           | S           | -          | -          |
| Truck Sales and Services   |            |            |            |            |            |             |             |            |            |
| Parking  | -          | -          | -          | -          | -          | -           | -           | -          | -          |
| Cleaning   | -          | -          | -          | -          | -          | S           | -           | -          | -          |
| Stops  | -          | -          | -          | -          | -          | U           | -           | -          | -          |
| Repairs  | -          | -          | -          | -          | -          | -           | -           | -          | -          |
| Sales  | -          | -          | -          | -          | S          | U           | -           | -          | -          |
| Terminals  | -          | -          | -          | -          | -          | -           | -           | -          | -          |
| LNG Truck Fueling Stations   | -          | -          | -          | -          | -          | -           | -           | -          | -          |
| Utility Services   |            |            |            |            |            |             |             |            |            |
| Minor  | P          | P          | P          | P          | P          | P           | P           | P          | P          |
| Major  | S          | S          | S          | S          | S          | S           | S           | S          | S          |
| Veterans Organizations   | -          | S          | S          | S          | S          | -           | S           | SP         | -          |
| Water Storage  | -          | -          | -          | -          | -          | -           | -           | -          | -          |
| Wholesaling & Distribution   |            |            |            |            |            |             |             |            |            |
| Light  | -          | -          | -          | -          | S          | -           | S           | -          | -          |
| Heavy  | -          | -          | -          | -          | -          | -           | -           | -          | -          |
| Wineries and Wine Cellars  |            |            |            |            |            |             |             |            |            |
| Wine Cellar, Off-Site  | -          | -          | S          | -          | S          | -           | S           | -          | -          |

| <b>Legend:</b><br><b>P Permitted Use, Except as Specified by Note</b><br><b>PI Permitted Use With Improvement Plan, Except as Specified by Note</b><br><b>S Use Permitted Subject to Site Approval</b><br><b>SP Use Permitted Subject to Special Purpose Plan</b><br><b>U Use Permitted Subject to Use Permit</b><br><b>QX Use Permitted Subject to Quarry Excavation Permit</b><br><b>- Use Not Permitted</b><br><b>Note:</b><br><b>See Section 9-405.5 for Special Use Regulations in a Commercial Zone.</b> |     |     |     |     |     |      |      |     |     |
|--|-----|-----|-----|-----|-----|------|------|-----|-----|
| Use Types  | C-L | C-N | C-C | C-O | C-G | C-FS | C-RS | C-R | C-X |
| Winery, All Sizes  | -   | -   | -   | -   | -   | -    | -    | -   | -   |

(Ord. 3675; 3697; 3703; 3715; 3756; Ord. 3843, § 3, 1995; Ord. 3863, § 1, 1996; Ord. 3872, §§ 3, 15, 1996; Ord. 3877, § 1 (part), 1996; Ord. 3878, § 1 (part), 1996; Ord. 3911, § 3, 1997; Ord. 3931, § 5, 1997; Ord. 3399, § 3, 1998; Ord. 4013, § 4, 1999; Ord. 4047, § 4, 1999; Ord. 4059, § 6, 2000; Ord. 4115, § 4, 2001; Ord. 4120, § 1, 2001; Ord. 4127, § 3, 2001; Ord. 4134, § 3, 2002; Ord. 4155, § 3, 2002; Ord. 4181, § 4, 2002; Ord. 4301, § 1, 2006; Ord. 4317, § 2, 2007; Ord. 4368, §§ 7, 8, 2009; Ord. No. 4385, § 6, 1-12-2010; Ord. No. 4440, § 3, 8-13-2013; Ord. No. 4471, § 15, 12-15-2015)



TABLE 9-405.4 TEMPORARY USES &amp; STRUCTURES IN COMMERCIAL ZONES

| <b>Legend:</b>   |     |            |            |            |            |            |      |     |     |
|--|-----|------------|------------|------------|------------|------------|------|-----|-----|
| <b>P Permitted Use</b>                                     |     |            |            |            |            |            |      |     |     |
| <b>PI Permitted Use With Improvement Plan</b>              |     |            |            |            |            |            |      |     |     |
| <b>S Use Permitted Subject to Site Approval</b>            |     |            |            |            |            |            |      |     |     |
| <b>U Use Permitted Subject to Use Permit</b>               |     |            |            |            |            |            |      |     |     |
| <b>- Use Not Permitted</b>                                 |     |            |            |            |            |            |      |     |     |
| <b>MP Permitted Subject to Mobile Home Permit</b>          |     |            |            |            |            |            |      |     |     |
| <b>(M) Permit Type Unique to Mountain House Community</b>  |     |            |            |            |            |            |      |     |     |
| Temporary Use or Structure                                 | C-L | C-N        | C-C        | C-O        | C-G        | C-FS       | C-RS | C-R | C-X |
| Agricultural Excavation                                    | -   | -          | -          | -          | -          | -          | -    | -   | -   |
| Auction, Agricultural Machinery                            | -   | -          | S          | -          | S          | -          | S    | -   | S   |
| Auction, Livestock   | -   | -          | -          | -          | -          | -          | S    | -   | -   |
| Batch Plant  | -   | -          | -          | -          | -          | -          | -    | -   | -   |
| Boutique Sales (Limit: 2 consecutive days, twice per year) | P   | P          | P          | P          | P          | P          | P    | P   | P   |
| Caretaker Mobile Home                                      | MP  | MP         | MP         | MP         | MP         | MP         | MP   | MP  | MP  |
| Carnival/Circus  | -   | -          | S          | S          | S          | -<br>S(M)  | S    | PI  | -   |
| Christmas Tree Sales                                       | PI  | PI         | PI         | PI         | PI         | PI         | PI   | PI  | PI  |
| Commercial Coach   | PI  | PI         | PI         | PI         | PI         | PI         | PI   | PI  | PI  |
| Corporation Yard   | PI  | PI<br>S(M) | PI<br>S(M) | PI<br>S(M) | PI<br>S(M) | PI<br>S(M) | PI   | PI  | PI  |
| Farmer's Market  | PI  | PI         | PI         | PI         | PI         | PI         | PI   | PI  | PI  |
| Garage Sale (Limit: 2 consecutive days, twice per year)    | P   | P          | P          | P          | P          | P          | P    | P   | P   |
| Halloween Pumpkin Sales                                    | PI  | PI         | PI         | PI         | PI         | PI         | PI   | PI  | PI  |
| Motion Picture Filming                                     | P   | P          | P          | P          | P          | P          | P    | P   | P   |
| Produce Stand  | -   | -          | -          | -          | -          | -          | -    | -   | -   |
| Public Display of Fireworks*                               | IP  | IP         | IP         | IP         | IP         | IP         | IP   | IP  | IP  |
| Special Outdoor Event                                      | -   | -<br>PI(M) | S<br>PI(M) | -<br>PI(M) | S<br>PI(M) | -<br>PI(M) | S    | PI  | -   |
| Special Indoor Event                                       | PI  | PI         | PI         | PI         | PI         | PI         | PI   | PI  | PI  |
| Subdivision Sales Office                                   | PI  | PI         | PI         | PI         | PI         | PI         | PI   | PI  | PI  |
| Temporary Building Incidental to Construction Works        | P   | P          | P          | P          | P          | P          | P    | P   | P   |
| Temporary Mobile Home                                      | -   | -          | -          | -          | -          | -          | -    | -   | -   |
| Tent Revival   | -   | -          | S          | -          | S          | -          | S    | -   | S   |

(Ord. 3675; 3697; Ord. 3832, § 9, 1995; Ord. 3843, § 13, 1995; Ord. 4059, § 7, 2000; Ord. No. 4385, § 7, 1-12-2010; Ord. No. 4508, § 2, 6-6-2018)



## CHAPTER 9-410

### COMMERCIAL ZONES: LOT AND STRUCTURE REGULATIONS

#### Sections:

|         |                                       |
|---------|---------------------------------------|
| 9-410.1 | Intent.                               |
| 9-410.2 | Planned Developments.                 |
| 9-410.3 | Lot Area.                             |
| 9-410.4 | Lot Width.                            |
| 9-410.5 | Yard Dimensions.                      |
| 9-410.6 | Height.                               |
| 9-410.7 | Building Coverage.                    |
| 9-410.8 | Access.                               |
| 9-410.9 | Minimum Dimensions of<br>Corner Lots. |

#### Tables:

|         |   |
|---------|---|
| 9-410.3 | Standards for Minimum Lot<br>Area & Width, Yard<br>Dimensions, Height, Building<br>Coverage, and Depth: Width<br>Ratio. |
|---------|---|

#### 9-410.1 INTENT.

The intent of this Chapter is to regulate the size and width of individual lots, but not zones; the location and height of structures on lots; and the physical character and intensity of lot usage within the commercial zones consistent with the policies and principles of the General Plan. (Ord. 3675)

#### 9-410.2 PLANNED DEVELOPMENTS.

The provisions of this Chapter may be modified pursuant to Chapter 9-833, Planned Development Zone. (Ord. 3675)

#### 9-410.3 LOT AREA.

Lots within the commercial zones shall have the minimum areas set forth in Table 9-410.3, except for the following modification: When a subject lot is zoned General Commercial (C-G) and that lot is located adjacent to property with residential zoning or property shown on the General Plan Map for residential development, it shall have an area of not less than one-half (½) acre. (Ord. 3675; Ord. 3832 § 10, 1995)

#### 9-410.4 LOT WIDTH.

Lots within the commercial zones shall meet the minimum lot width set forth in Table 9-410.3, except for the following modification: When a subject lot is zoned Gen-

eral Commercial (C-G) and that lot is located adjacent to property with residential zoning or property shown on the General Plan Map for residential development, it shall have a lot width of not less than one hundred twenty-five (125) feet of frontage on a public street. (Ord. 3675; Ord. 3832 § 11, 1995)

#### 9-410.5 YARD DIMENSIONS.

Yards on lots within the commercial zones shall have the minimum dimensions set forth in Table 9-410.3, except as modified below:

(a) **Reduction of Required Yards.** Required yards may be reduced as follows:

(1) If more than fifty percent (50%) of the block on which the lot sits is developed, the required yard shall be the average of the existing applicable yard dimensions of the block. In no case, however, shall a street side yard be less than ten (10) feet in width.

(2) If the subject lot is less than seventy-five (75) feet in width, the street side yard may be reduced to ten (10) feet in width.

(3) If the subject lot abuts public open space, the side and rear yard setbacks may be reduced to five (5) feet. If the subject lot abuts private open space, the side and rear yard setbacks may be reduced to five (5) feet if both properties are subject to an approved Special Purpose Plan.

(b) **Increase in Required Yards.** Required yards shall be increased or enlarged as follows:

(1) If a side yard abuts property developed with conforming residential uses, property zoned residentially, or property shown on the General Plan Map for residential development, said side yard shall be increased to twenty (20) feet in width.

(2) If a rear yard abuts property developed with conforming residential uses, property zoned residentially, or property shown on the General Plan Map for residential development, said rear yard shall be increased to twenty (20) feet in depth.

(3) If the subject lot is zoned Freeway Service Commercial (C-FS) and the lot is adjacent to a boundary line of a zone which requires greater yard dimensions than is shown on Table 9-410.3, the requirements for yard dimensions of the adjacent zone shall control.

(c) **Structures within Required Yards.** The following structures may be located in or extend within required yards, subject to the provisions specified:

(1) Architectural features, subject to the provisions of Chapter 9-1010.

(2) Screening, including fences and gates, subject to the provisions of Chapter 9-1022 (Fencing and Screening) of this Title.

(3) Additions to nonconforming single family dwellings, subject to the provisions of Chapter 9-235. (Ord. 3675; 3697; Ord. 3862 § 1, 1996; Ord. 3872 § 5, 1996; Ord. 4368 §§ 9, 10, 2009)

**9-410.6 HEIGHT.**

Buildings within the commercial zones shall not exceed the heights set forth in Table 9-410.3, except as provided in Chapter 9-1005; screening devices, including fences, gates, and gateposts, shall comply with the requirements specified in Chapter 9-1020.

(Ord. 3675)

**9-410.7 BUILDING COVERAGE.**

The percentage of the total area of any lot which may be occupied by buildings in the commercial zones shall not exceed that set forth in Table 9-410.3.

(Ord. 3675, 3739)

**9-410.8 ACCESS.**

All principal uses in the commercial zones shall have access to a County maintained road.

(Ord. 3675)

**9-410.9 MINIMUM DIMENSIONS OF CORNER LOTS.**

For corner lots proposed after the adoption of this Title:

(a) the minimum width shall be sixty-five (65) feet, and

(b) the minimum depth shall be sixty-five (65) feet.

(Ord. 3675)



TABLE 9-410.3

**Standards for Minimum Lot Area & Width, Yard Dimensions,  
Height, Building Coverage, and Depth: Width Ratio<sup>1</sup>**

|                                | C-L  | C-N  | C-C               | C-O   | C-G  | C-FS | C-RS  | C-R  | C-X   |
|--------------------------------|------|------|-------------------|-------|------|------|-------|------|-------|
| Lot Area (square feet)         | None | None | None              | 5,000 | None | None | 5,000 | None | 5,000 |
| Lot Width (feet)               | 50   | 50   | 50                | 50    | 50   | 50   | 50    | 50   | 50    |
| Yard Dimensions (feet)         |      |      |                   |       |      |      |       |      |       |
| Front                          | 20   | 20   | 20 <sup>3</sup>   | 15    | 20   | 20   | 20    | 20   | 20    |
| Street Side                    | 20   | 20   | 20 <sup>3</sup>   | 10    | 20   | 20   | 20    | 20   | 20    |
| Side                           | None | None | None <sup>3</sup> | None  | None | None | None  | None | None  |
| Rear                           | None | None | None <sup>3</sup> | None  | None | None | None  | None | None  |
| Height (feet)                  | 35   | 35   | 45                | 45    | 45   | 45   | 35    | 45   | 35    |
| Building Coverage (%)          | 25   | 60   | 60                | 60    | 60   | 60   | 60    | 50   | 60    |
| Depth:Width Ratio <sup>2</sup> | 3:1  | 3:1  | 3:1               | 3:1   | 3:1  | 3:1  | 3:1   | 3:1  | 3:1   |

1 See Sections 9-410.2 through 9-410.7 and Section 9-410.9 for exceptions and modifications.

2 See Section 9-905.9 for exceptions.

3 Setbacks for yards within the C-C zone in the unincorporated urban community of Woodbridge shall be as specified in the Woodbridge Design Guidelines Special Purpose Plan.

Setbacks for yards shall be measured from the planned ultimate right-of-way width of the roadway, as shown on the General Plan or applicable Specific Plan or Special Purpose Plan.

(Ord. 3675; 3715; 3739; Ord. 4006 § 2, 1998; Ord. 4285 § 1, 2005)

