



**Chapter 17.32**  
**(Section IV)**

**PLANNED COMMERCIAL (CP) DISTRICTS**

- 17.32.130 Applicability.
- 17.32.140 Uses requiring site plan approval.
- 17.32.150 Uses requiring special use permit.
- 17.32.160 Development standards.

17.32.130 Applicability. The regulations set forth in Sections 17.32.130 through 17.32.160 shall apply in all CP districts and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9418(part))

17.32.140 Uses requiring site plan approval. The following uses are allowed without special use permit or variance, but only after obtaining approval of the site plan therefore from the planning director, who shall act thereon within fifteen days after submittal of the site plan. If the applicant is not satisfied with the action of the planning director, the applicant may request the review of the action by the planning commission:

- A. Any use, except one-family and multiple-family dwellings and mobile home parks, allowed by right or special use permit in RT tourist residential zones;
- B. Office, bank, studio, eating and drinking establishment and used retail sale other than those enumerated in subsection E of this section, retail repair and service exclusive of automobile service, service station, parking lot;
- C. Accessory use and structure;
- D. Two signs not exceeding fifty square feet in total area of any one display surface, or one sign not exceeding eighty square feet in area, advertising authorized activities on the premises;
- E. Places of entertainment, appliance store and repair (new and used), antique store and furniture store, second-hand store, when they are fully enclosed in a building;
- F. Reserved;
- G. Health facility;
- H. Community care facility. (Ord. 3992 §3(part), 1988: Ord. 3606 §43, 1986: Ord. 3419 §13, 1984: prior code §9418(a))

17.32.145 Uses requiring Design Review approval.

- A. Mixed-use development, provided land does not adjoin an industrial zoned parcel (subject to provisions under 17.14.220),

17.32.150 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefore from the planning commission:

- A. New and used automobile sale and repair, bulk petroleum sale and storage; provided, however, that used automobile sale and repair shall not be deemed to include automobile dismantling, junking or wrecking operations;

- B. Animal clinic or shelter;
- C. Mobile home park;
- D. All uses enumerated in subsection E of Section 17.32.140 when they are not fully enclosed in a building;
- E. Other sign sizes and applicable general provisions as itemized in Chapters 17.14, 17.16 and 17.18;
- F. Airports, heliports and their accessory uses and structures;
- G. Recreational vehicle parks, campgrounds and their accessory uses and structures;
- H. Multiple-family dwellings. (Ord. 3992 §3(part), 1988: prior code §9418(b))
- J. Mixed-use development that adjoins an industrial zoned parcel (subject to provisions under 17.14.220),

17.32.160 Development standards. The following provisions shall apply in all CP districts, except for Mixed-use projects (subject to provisions under 17.14.220), and unless and until a variance is obtained from the planning commission:

- A. Minimum lot area, five thousand square feet;
- B. Maximum building coverage, sixty percent of the lot;
- C. Minimum lot width, fifty feet;
- D. Minimum yards: front, ten feet; sides and rear, five feet, or zero feet and fireproof wall without opening; provided, however, that all hotels, motels or multifamily dwelling structures shall have at least five-foot side and rear yards;
- E. Maximum building height, fifty feet;
- F. Density: no less than one thousand square feet for each dwelling or rental unit located on first and second story; and seven hundred fifty square feet for each dwelling or rental unit located on the third story and above; however, the maximum density shall be no greater than the highest density established by the adopted general plan land use element. (Ord. 3237 §6, 1982; prior code §9418(c))