

C-17

PERMITTED USES

Commercial	Principal Uses	Special Use Permit
<p>This district is intended as a broad spectrum commercial district that permits limited service, wholesale / retail, and heavy commercial in addition to allowing residential development at a density of 17 units per gross acre.</p> <p>This district should be located adjacent to arterials; however, joint access developments are encouraged.</p>	<p>residential activities:</p> <ol style="list-style-type: none"> 1. single family housing (as specified in the R-8 district) 2. duplex housing (as specified in the R-12 district) 3. multiple family (as specified in the R-17 district) 4. home occupation 5. boarding house 6. group dwelling <p>civic activities:</p> <ol style="list-style-type: none"> 1. child care facility 2. community assembly 3. community education 4. community organization 5. essential service 6. handicapped or minimal care facility 7. hospital / health care 8. juvenile offenders facility 9. neighborhood recreation 10. nursing/ convalescent homes 11. public recreation 12. rehabilitative facility 13. religious assembly <p>sales activities:</p> <ol style="list-style-type: none"> 1. ag. supplies & commodity sales 2. automobile & accessory sales 3. business supply retail sales 4. construction retail sales 5. convenience sales 6. department stores 7. farm equipment sales 8. food & beverage sales, (on & off site consumption) 9. retail gasoline sales 10. home furnishing retail sales 11. finished goods retail sales 12. specialty retail sales <p>service activities:</p> <ol style="list-style-type: none"> 1. administrative & professional offices 2. automotive fleet storage 3. automotive parking 4. automobile rental 5. automobile repair & cleaning 6. banks & financial institutions 7. building maintenance service 8. business support service 9. commercial film production 10. commercial recreation 11. communication service 12. consumer repair service 13. convenience service 14. funeral service 15. general construction service 16. group assembly 17. kennels: commercial & noncommercial 18. laundry service 19. motel/hotel 20. mini-storage facility 21. personal service establishments 22. veterinary clinic (indoor) <p>accessory uses:</p> <ol style="list-style-type: none"> 1. carport, garage and storage structures (attached or detached) 2. private recreation facility (enclosed or unenclosed) 3. management office 4. open areas and swimming pools. 5. temporary construction yard 6. temporary real estate office. 7. apartment for resident caretaker 8. accessory dwelling unit 	<p>residential activities:</p> <ol style="list-style-type: none"> 1. residential density @ R-34 <p>civic activities:</p> <ol style="list-style-type: none"> 1. criminal transitional facility 2. extensive impact 3. wireless communication facility <p>service & sales activities:</p> <ol style="list-style-type: none"> 1. adult entertainment service & sales 2. auto camp 3. veterinary office utilizing some outdoor space. <p>wholesale & industrial activities:</p> <ol style="list-style-type: none"> 1. custom manufacturing 2. underground bulk liquid fuel storage 3. warehouse/storage

SITE PERFORMANCE STANDARDS

Maximum Height	Minimum Lot Size Requirements	Minimum Yard/Setback Requirements	
principal structure			
single family, & duplex housing 32 feet (2 1/2 stories). An additional story may be permitted on hillside lots that slope down from the street. (see Sec. 17.06.330)	single family 5,500 sq. ft. per dwelling unit duplex 7,000 sq. ft.	single family & duplex front: 20 feet from property line side, interior (with alley): 5 feet side, interior (with no alley): one side 10 ft., the other side 5 ft. side, street: 10 feet however, garages that access streets must be 20 ft. from property line. rear: 25 feet -- 12 1/2 ft. if adjacent to public open space. Zero setback side yards are allowed for single family. (see 17.05.080c)	multiple family front: 20 feet from property line side, interior: 10 feet side, street: 20 feet rear: 20 feet -- 10 ft. if adjacent to public open space. remaining uses front yard: 10 feet unless 51 % of block is developed to 0 feet; then setback is 0 feet. side: 0 feet unless abutting district with greater setback; then 10 ft. max. Extensions into these yards are permitted in accordance with Sec. 17.06.495
multiple family 45 feet (3 1/2 stories)			
detached carports & garages with low slope roof (<2 1/2: 12) : 14 feet with high slope roof (> 2 1/2 : 12) : 18 feet other accessory structures: 18 feet remaining uses: no height limits	multiple family 7,500 minimum site size 2,500 sq. ft per dwelling unit remaining uses no minimum except those as required by State or Federal laws.		
Design Standards	Fences	Parking	
commercial design standards Contact the Planning Department for details or visit our website at: www.cdaid.org	front yard area: 4 feet side & rear yard area: 6 feet All fences must be on or within the property lines. Fences within the buildable area may be as high as the height limit for principal use. Higher fence height for game areas may be granted by Special Use Permit.	parking, single family & duplex: 2 paved off-street spaces for each unit. parking, multiple family: studio: 1 paved spaces are required for each unit. 1 bedrm: 1.5 paved spaces are required for each unit. 2+ bedrm: 2 paved spaces are required for each unit. parking, general commercial uses: retail sales (non-restaurant): 1 paved off-street space for each 330 sq. ft. of gross floor area. restaurant: 1 sp. /330 or 1 sp. / 200 if over 1000 sq. ft. of floor area. office 1 space / 330 sq. ft. of floor area.	
some items affected: sidewalk width/design street trees/buffer yards landscaping windows/blank walls entrances facing street			