

**ARTICLE 7**  
**REGULATIONS IN COMMUNITY COMMERCIAL (C-1) DISTRICTS <sup>75</sup>**  
*Updated to include text amendments approved by Ordinance #1110 October 1, 2008*

**9080: PURPOSE AND INTENT:**

The purpose of the Community Commercial Zoning District is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote, and provide flexibility for commercial development, and to encourage the establishment of community-wide commercial serving land uses. The Community Commercial (C-1) Zoning District is consistent with the Commercial (C) General Plan land use designation. (Ord. 1006, §1, adopted 1998)

**9081: ALLOWED USES:**

The following uses are allowed in the Community Commercial (C-1) Zoning District:

- Accessory uses to any of the uses allowed in this District.
- Community care facility which provides service for six (6) or fewer persons, with the residents and operators of the facility being considered a family.
- Condominiums.
- Hotels, motels, and bed and breakfast establishments.
- Personal improvement and personal service establishments.
- Places of religious worship, assembly or instruction.
- Professional offices and banks.
- Public or private schools.
- Restaurants.
- Retail stores.
- Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.
- Small family child daycare home, which provides care for eight (8) or fewer children, including children under the age of ten (10) years who reside at the home.
- Small homeless facilities, pursuant to section [9171](#) of this chapter. (Ord. 1006, §1, adopted 1998; Ord. 1047, §1, adopted 2003)

**9082: PERMITTED USES:**

The following uses require approval of a use permit pursuant to the provisions contained in section [9262](#) of this chapter:

- Auto repair shop, auto body and painting shop, car wash, auto service (gas) station, and new and used car sales.
- Bar, dance hall, live entertainment establishment and nightclub.
- Billiard parlor, amusement arcade, and bowling alley.
- Cabinet shop.
- Community care facility for more than six (6) persons, but not more than twelve (12) persons.
- Large family child daycare home for a minimum of seven (7) to fourteen (14) children inclusive, including children under the age of ten (10) years who reside at the home.
- Large homeless facility, pursuant to section [9171](#) of this chapter.
- Machine shop.
- Mini/convenience storage.
- Mixed residential and commercial land uses on one parcel provided they are found to be compatible.
- Outdoor sales establishments that occur for no more than thirty (30) days within a twelve (12) month period may be considered by the zoning administrator. All other applications shall be heard by the planning commission.

A. All outdoor sales establishments shall comply with the following criteria:

1. Parking: Parking shall be designated for a minimum of three (3) automobiles, located off the public right of way with no automobile maneuvering permitted in the public right of way. The use permit may require additional parking, depending on the nature of sales proposed.
2. Signage: A maximum of twenty five percent (25%) of the largest side of the vehicle or structure used in the sales operation. In addition, one sandwich board or A-frame sign pursuant to subsection 3227A5 of this code.
3. Utilities: The need for sanitary sewer, water, and electrical services shall be determined through the use permit process, and all hookups shall comply with this code.
4. Business License: Business license must be prominently displayed at all times, and the operator shall have proof of board of equalization sales permit.

Parking lot.

Single-family dwelling, duplex, multiple-family residential units, and mobile home park.

Social halls and lodges.

Theater.

Veterinarian. (Ord. 1006, §1, adopted 1998)

**9083: BUILDING HEIGHT LIMITS:**

The maximum height of any building in a community commercial (C-1) district shall be fifty feet (50'). (Ord. 1006, §1, adopted 1998)

**9084: BUILDING SITE AREA REQUIRED:**

No minimum building site area except for residential development which shall be as follows:

- A. For each building or group of buildings a minimum of six thousand (6,000) square feet in area and a minimum width of sixty feet (60') on interior lots; a minimum of seven thousand (7,000) square feet in area and a minimum width of seventy feet (70') on corner lots.
- B. For each family unit intended to occupy any building or group of buildings a minimum of one thousand five hundred (1,500) square feet of site area. The total number of residential units allowed in mixed use projects may be based on an average of one unit per one thousand five hundred (1,500) square feet over the entire project site including the portion devoted to commercial use.
- C. For each mobile home park a minimum of two (2) acres. (Ord. 1006, §1, adopted 1998)

**9085: REQUIRED YARD SETBACKS:**

In Community Commercial (C-1) Districts, yards shall be required in the following minimum widths:

- A. Front Yards For Single-Story Buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot. On corner lots, a ten foot (10') vision triangle may be required for traffic safety.

- B. Front Yards For Multiple-Story Buildings: The front setback line shall be a minimum of five feet (5') measured from the street right of way line fronting such lot (generally being the edge of the sidewalk). On corner lots, a ten foot (10') vision triangle may be required for traffic safety.
- C. Rear And Side Yards: None required except where the rear or side of a lot abuts on an R-1, R-2, or R-3 District, in which case such rear or side yard shall be that of the adjoining zone. (Ord. 1006, §1, adopted 1998)

**9086: REQUIRED PARKING:**

The minimum parking area required in the Community Commercial (C-1) Zoning Districts shall be as follows:

- A. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.
- B. Personal Services And Personal Improvement Facilities: One parking space for each three hundred fifty (350) square feet of gross leasable floor area.
- C. Commercial Recreation And Public Assembly: One parking space for each four (4) person capacity.
- D. Restaurant: One parking space for every three (3) seats, with a minimum of four (4) spaces. An additional parking space for each two (2) employees at maximum shift.
- E. Bicycle Parking: Safe bicycle parking facilities shall be provided in all commercial developments, where it is determined that the use would attract bicyclists. The number of bicycle parking spaces required shall be not less than ten percent (10%) of the number of required off-street automobile parking spaces. Such safe bicycle parking shall be located convenient to the entrance(s) to the use.
- F. Downtown Parking District: All parcels within the Downtown Parking District No. 1 are not subject to the C-1 Zoning District parking standards. These parcels shall comply with the provisions of the Downtown Parking Improvement Program.
- G. Other Uses: All other uses are subject to the provisions contained in [Article 17](#) of this Chapter.
- H. Exceptions: Relief from the parking requirements in the C-1 Zoning District may be approved through the discretionary review process, provided a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected. (Ord. 1006, §1, adopted 1998)

**9087: ADDITIONAL REQUIREMENTS:**

The following additional requirements are applicable in the Community Commercial (C-1) Zoning District:

- A. A site development permit shall be required for development projects in the Community Commercial (C-1) Zoning District, pursuant to the requirements of subsection 9261B of this Chapter.
- B. Second-story development shall be designed to preserve the privacy of adjoining property owners.
- C. All development projects in the C-1 Zoning District requiring discretionary review shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and

use permits at the time of application filing. Properties within the Downtown Master Plan (DMP) area are exempt from the landscaping requirements.

1. All proposed landscaping plans shall comply with the following standards:

a. Landscaping shall be proportional to the building elevations.

b. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.

d. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.

e. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within ten (10) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

f. Parking lots shall have a perimeter planting strip with both trees and shrubs.

g. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

h. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

i. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

j. Landscaping plans shall include an automatic irrigation system and lighting plan.

k. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.

l. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

D. No fence shall be constructed over three feet (3') in height in any required front yard setback area.

E. Existing development as of the date of this Article inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and

shall be subject to the nonconforming provisions contained in this Chapter. (Ord. 1006, §1, adopted 1998)

**9088: DETERMINATION OF APPROPRIATE USE:**

Whenever a use is not listed in this Article as a use permitted by right or a use subject to a use permit in the C-1 Zoning District, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as a right or subject to a use permit. In making this determination, the Planning Director shall find as follows:

- A. That the use would not be incompatible with other existing or allowed uses in the C-1 Zoning District.
- B. That the use would not be detrimental to the continuing development of the area in which the use would be located.
- C. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Planning Director regarding whether a use can be allowed or permitted in the Community Commercial (C-1) Zoning District shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this Chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Director. All City Council decisions on appeals of the Planning Director's actions are final for the City. (Ord. 1006, §1, adopted 1998)