

Article 8
Heavy Commercial (C-2) District
Updated to include text amendments approved by Ordinance #1110 October 1, 2008

9095: PURPOSE AND INTENT:

The purpose of the heavy commercial zoning district is to provide opportunities for commercial service, wholesale activities, auto repair shops, agricultural supply stores, and other activities which are generally inappropriate in areas developed with professional offices and retail stores. The heavy commercial (C-2) zoning district is consistent with the commercial (C) general plan land use designation. (Ord. 1006, §1, adopted 1998)

9096: ALLOWED USES:

The following uses are allowed in the heavy commercial (C-2) zoning district:

Accessory uses to any allowed or permitted uses.

Business service.

Cabinet shop, sign shop, and machine shop.

Construction sales and service.

Equipment repair shop.

Farm equipment sales and feed stores.

Kennel, pet shop, and pet services.

Laundry service and laundromat.

Mini/convenience storage.

New and used automobile sales.

Recycling facility.

Safety service.

Second dwelling units as allowed in the R-1 districts in section 9016 of this chapter.

Service (gas) station, automobile repair, automobile body and painting shop, and car washing facility.

Transportation service.

Warehousing and distribution (limited).

Wholesale store. (Ord. 1006, §1, adopted 1998; Ord. 1047, §1, adopted 2003)

9097: PERMITTED USES:

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

Establishment, maintenance, operation and removal of circuses, carnivals, amusement parks, open air theaters, or other similar temporary establishments involving large assemblages of people.

Hotels, motels, and bed and breakfast establishments.

Light industrial and manufacturing uses.

Mixed residential and commercial land uses on one parcel provided they are found to be compatible.

Mobile home park.

Multiple-family dwellings in conformance with the development standards for the R-3 zoning district.

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.

Parks, playgrounds, community gardens, and other recreational uses.

Public and quasi-public buildings, structures and uses.

Resident manager/security personnel housing.

Retail stores, restaurants, and professional offices.

Temporary uses complying with the purpose and intent of this District. The temporary use shall be for a maximum period of six (6) months, and shall be subject to permit renewal/time extension at the discretion of the Planning Director.

Warehousing and distribution (general). (Ord. 1006, §1, adopted 1998)

9098: BUILDING HEIGHT LIMITS:

The maximum height of any building in a C-2 District shall be as follows:

- A. Forty feet (40') for primary buildings.
- B. Twenty feet (20') for accessory buildings.
- C. To exceed the height limits for primary and accessory buildings, a use permit must first be secured. (Ord. 1006, §1, adopted 1998)

9099: YARDS REQUIRED:

In C-2 Districts yards shall be required in the following minimum widths:

- A. Front Yards For Single-Story Buildings: On both interior and corner lots the front setback line shall be a minimum of ten 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 shall be a minimum of five feet (5') measured from the street right of way line fronting each side of the lot. 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)

9100: PARKING REQUIRED:

The minimum parking area required in the Heavy Commercial (C-2) Zoning District shall be as follows:

- A. Wholesale Stores: One parking space for each four hundred (400) square feet of gross leasable space.
- B. Automobile Sales: One space for each five hundred (500) square feet of floor area plus one space for each two thousand (2,000) square feet of outdoor display area.
- C. Cabinet Shop, Machine Shop, And Sign Shop: One space for each employee on the maximum shift plus required space for office areas. Two (2) spaces are also required for customer parking, and one space for each vehicle operated from or on the site.
- D. Warehouse, Mini/Convenience Storage: One parking space for each two thousand five hundred (2,500) square feet. Four (4) additional spaces are also required for customers, one parking space for each two (2) employees at maximum shift, and one space for each vehicle operated from or on the site.
- E. Bicycle Parking: Safe bicycle parking facilities shall be provided in all new 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. Retail Stores, Professional Offices, And Business Offices: One parking space for each three hundred (300) square feet of gross leasable floor area.

- 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-2 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)

9101: ADDITIONAL REQUIREMENTS:

The following additional requirements are applicable in the Heavy Commercial (C-2) Zoning District:

- A. A site development permit shall be required for development projects in the Heavy Commercial (C-2) 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-2 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.
 - 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 based upon the small size of a parcel, it would be unreasonable and illogical. 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)

9102: DETERMINATION OF APPROPRIATE USE:

Whenever a use is not listed in this Article as a use permitted as of right or a use subject to a use permit in the C-2 Zoning District, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as of 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-2 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 Heavy Commercial (C-2) 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)