

## Chapter 16.24

### C-R RESIDENTIAL/COMMERCIAL ZONE

#### Sections:

- 16.24.010** Uses permitted outright.
- 16.24.020** Conditional uses.
- 16.24.030** Development standards.

#### **16.24.010** Uses permitted outright.

Uses permitted outright in the C-R zone shall be as follows:

- A.** Uses permitted outright in the R-1.5 zone, conforming to the development standards of the R-1.5 zone;
- B.** Parking lots or parking structures;
- C.** Bakery, for retail sale on premises only;
- D.** Barber or beauty shop;
- E.** Bicycle service and repair shop with all business and storage conducted within an enclosed building;
- F.** Church;
- G.** Ceramic, arts, crafts, or hobby shop, provided that adequate parking exists for any classes given;
- H.** Day care center serving fifteen or fewer children or adults;
- I.** Locksmith shop;
- J.** Magazine or newspaper distribution agency;
- K.** Sales, rental or repair of small recreational, radio, television, business or household equipment;
- L.** Studio, including music, art, dance, photography or health;
- M.** Upholstery shop;
- N.** Watch or clock repair;

- O. Business or professional offices;
- P. Rooming or boarding houses;
- Q. Shoe repair;
- R. Dwelling units attached to any use allowed in the C-R zone. (Ord. 890 section 26, 1993; Ord. 740 section 10.3.25(A), 1984)

**16.24.020 Conditional uses.**

Conditional uses in the C-R zone shall be as follows:

- A. Uses listed as conditional in R-1 or R-1.5 zones, and not listed as permitted in section 16.24.010; residential development shall conform to the development standards of the R-2 zone.
- B. Uses listed as permitted outright in R-2 zones, and not listed as permitted in section 16.24.010. Such uses shall conform to the development standards of the R-2 zone.
- C. Motels or hotels.
- D. Attached WTS facilities (see 16.08.120).
- E. Food services, excluding auto-oriented uses. (Ord. 890 section 27, 1993; Ord. 740 section 10.3.25(B), 1984; Ord. 981 section 23, 1997; Ord. 1080, 2001; Ord 1237, 2007)

**16.24.030 Development standards.**

The following subsections indicate the required development standards of the C-R zone:

- A. Minimum lot area: seven thousand square feet, except for residential development. The minimum lot area for residential development shall be according to 16.18.030(A) for residential uses permitted outright, and shall be according to 16.20.030(A) for residential uses permitted conditionally;
- B. Minimum width and frontage: sixty feet except that the Planning Commission may approve lots having less frontage, subject to special conditions to assure adequate access;
- C. Minimum yard requirements:
  - 1. Street yard: twenty feet;
  - 2. Interior yard: none, except ten feet where adjoining a residential zone. May be reduced to three feet for detached accessory structure not exceeding one story and erected sixty feet or more from all streets other than an alley;
- D. Maximum building height:
  - 1. Freestanding signs: thirty feet;

2. All other structures: forty-five feet.

E. Maximum lot coverage: sixty percent;

F. Other regulations:

1. Vision clearance distances shall be fifteen feet from any alley and thirty feet from any other street or railroad.

2. All setbacks to be measured from the foundation line of the building. Overhangs shall not exceed two feet. (Ord. 830, 1989; Ord. 740 section 10.3.25(C), 1984; Ord. 955 section 9, 1996; Ord 1237, 2007)