ATTACHMENT E

Chapter 15.17 - C-4/COMMERCIAL DISTRICT

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15.17.010 Statement Of Intent

The C-4 district is intended to provide an intensive business zone which will accommodate large office concentrations and other similar uses.

(Ord. 5469 § 3 (part), 1999)

15.17.020 Principal Uses

The following principal uses shall be permitted outright in a C-4 district:

A. Business, professional office;
B. Business goods and service establishment;
C. Club or lodge;
D. College or university;
E. Commercial recreation (indoor);
F. Consumer service establishment;
G. Cultural service;
H. Dwelling, multifamily;
I. Financial service;
J. Funeral service;
K. General government use;
L. Hospital;
M. Hotel/motel;
N. Mixed commercial/residential structure;
O. Newspaper printing;
P. Park and recreation service;
Q. Pawn shop;
R. Private parking lot;
S. Public parking lot;
T. Religious assembly;
U. Restaurant (drive-in, limited and general);
V. Retail shopping establishment;
W. School;
X. Second hand store;
Y. Tattoo parlor;
Z. Tavern;
AA. Small alcohol production facility;

BB. Consumer fireworks sales.

(Ord. 5469 § 3 (part), 1999)

(Ord. No. 6293, § 1, 5-8-2017; Ord. No. 6342, § 1, 8-13-2018)

HISTORY
Amended by Ord. 6456 on 6/14/2021

15.17.030 Conditional Uses

The following conditional uses shall be permitted in a C-4 district in accordance with the requirements set forth in CBMC 15.27:

A. Communication tower.
B. Day care service.

(Ord. 5469 § 3 (part), 1999)

15.17.040 Accessory Uses

The following accessory uses shall be permitted in the C-4 district: Uses of land or structures customarily incidental and subordinate to one of the principal uses in the C-4 district, unless otherwise restricted herein or unless otherwise permitted as a principal use herein.

(Ord. 5469 § 3 (part), 1999)

15.17.050 Site Development Regulations

A. Lots or parcels of land zoned C-4 on or before the effective date of this ordinance and lots or parcels of land in areas less than two acres rezoned to C-4 after the effective date of this ordinance shall not be subject to **Minimum Lot Size**, setback, or lot coverage requirements. Maximum height is limited to one hundred (100) feet for principal structures and twenty-four feet for accessory structures.
B. Lots or parcels of land more than two acres in area rezoned to C-4 after the effective date of this ordinance shall be required to submit a development plan for consideration by the planning commission and city council concurrent with the rezoning application. The development plan review shall follow the procedure used in CBMC 15.18.

(Ord. 5469 § 3 (part), 1999)

15.17.060 Additional Regulations

A. All business, service, repair, processing, storage and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in windows, minor service for motor vehicles, and

display of merchandise along the wall of the building, which merchandise shall not extend more than three feet from the wall of such building.

B. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

Parking and loading requirements:

A. Off-street parking is not required for any use established or existing in this district, except for residential use in a mixed commercial/residential structure;
B. Off-street loading for all uses established or existing in this district shall comply with the applicable requirements in CBMC 15.23.

(Ord. 5469 § 3 (part), 1999)

15.17.070 Signs

Signage in this district shall comply with CBMC 15.33, "Signs."

(Ord. 5469 § 3 (part), 1999)