

CHAPTER 25: COMMERCIAL LAND USE ZONES

ARTICLE 1: GENERAL PURPOSES

225-01. Purpose

The Commercial Land Use Zones established in this Chapter are designed to promote and protect the public health, safety, and general welfare. The Board of Supervisors in establishing these zones finds that these zones with the uses and regulations provided in this Code are consistent and compatible with the objectives, policies, general land uses and programs specified in the Sacramento County General Plan; and are adopted for the following purposes:

- (a) To provide sufficient space, in appropriate locations in proximity to residential areas, for local retail development catering to the regular shopping needs of the occupants of nearby residences with due allowance for the need for a choice of sites.
- (b) To provide appropriate space to satisfy the needs of modern local retail development, including the need for off-street parking spaces in areas to which a large proportion of shoppers come by automobile.
- (c) To protect both local retail development and nearby residences against congestion, particularly in areas where the established pattern is predominantly residential but includes local retail uses by regulating the intensity of local retail development.
- (d) To provide sufficient and appropriate space, and in particular sufficient depth from the street, to meet the needs of the County's expected future economy for modern commercial floor space in major commercial centers, including the need for off-street parking space in areas where a large proportion of customers come by automobile.
- (e) To protect commercial development against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.
- (f) To provide freedom of architectural design.
- (g) To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability of commercial development, to strengthen the economic base of the County, to protect the character of the zone and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.
- (h) To protect residential areas from incompatible commercial uses by controlling the locations and design of commercial areas.

225-02. Prohibition

No building, structure, vehicle, sign, or area in any Commercial Land Use Zone shall be used, nor shall any building, structure, sign, or vehicle be erected, altered, moved, enlarged, or stored in any Commercial Land Use Zone except as hereinafter specifically provided in this Chapter or elsewhere in this Code; nor shall any area, building, structure, vehicle, or sign be used in any manner so as to create problems inimical to the public health, safety, or general welfare, or so as to constitute a public nuisance. Any building, structure, vehicle, sign, or lot, or the use of any building, structure, vehicle, or lot in any Commercial Land Use Zone shall be regulated and governed by the provisions of this Chapter and the regulations and conditions for each use in Title III of this Code.

ARTICLE 2: COMMERCIAL USE TABLES

225-10. Purpose

The purpose of the Commercial Use Tables is to designate the uses permitted within the buildable area and within the yard areas in each of the following zones:

- (a) BP Business and Professional Office Zone as further regulated in Article 3 of this Chapter.
- (b) SC Shopping Center Zone as further regulated in Article 4 of this Chapter.
- (c) LC Limited Commercial Zone as further regulated in Article 5 of this Chapter.
- (d) GC General Commercial Zone as further regulated in Article 6 of this Chapter.
- (e) AC Auto Commercial Zone as further regulated in Article 7 of this Chapter.
- (f) TC Highway Travel Commercial Zone as further regulated in Article 8 of this Chapter.
- (g) C-O Commercial Recreation Zone as further regulated in Article 9 of this Chapter.
- (h) MP Industrial Office Park Zone as further regulated in Article 5 of Chapter 30 of this Title. Additional uses are designated in Industrial Use Tables, Chapter 30, Article 2.

225-11. Table II

Permitted Uses Within the Buildable Area of Commercial Lots. An X indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance and maintenance of the special condition referenced by the corresponding number in Section 225-14 of this Article. The special condition requirements shall be in addition to all other requirements of this Code and any other Ordinance governing the described use. No equipment, material, goods, furniture or appliances may be stored and/or displayed outside an enclosed building or outside of a solid screen fenced area and be visible from a public street, unless that equipment, material, goods, furniture or appliances is normally used out-of-doors. A temporary use permit for promotional display should be secured if this temporary outside display use is proposed. No equipment may be displayed within required yard areas unless specifically permitted to do so by Section 225-13. (Adopted 2/88) (Amended 3/3/99, 3/24/99, 4/17/02, 7/20/05, 8/10/05, 12/14/11.)

225-12. Uses Not Provided for in the Table

If a use is not listed in the table or shown as a permitted use in any other zone, the Planning Director shall make a determination as set forth in Section 110-30.5. (Amended 6/95)

TABLE II
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 225-14. Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC	LC	GC	AC	TC	CO	DW
A. Automotive Sales, Service, Repair									
1. Auto Sales, New and Used					14	X			
2. Auto Rental or Lease Agency, Including Limousine Service	37		37	37	X	X	X		
3. Auto Wholesaler, or Retail Auto Broker, with auto storage/display limited to a maximum of two vehicles		X	X	X	X	X	X		
4. Auto, Minor Service-Repair-Replacement									
a) Automatic Transmission			3	3	X	X	3		
b) Auto Tire, Sales-service			3	3	X	X	3		
c) Auto Seat Covers, Reupholstery Shop			3	3	X	X	3		
d) Auto Battery and Ignition			3	3	X	X	3		
e) Auto Radio, Stereo, CB			3	10	X	X	10		
f) Auto Radiator, Replacement- service			3	3	X	X	3		
g) Auto Muffler Replacement- service			3	3	X	X	3		
h) Auto Electric (Starter-gen) Replacement-service			3	3	X	X	3		
i) Auto Brake, Replacement- service			3	3	X	X	3		
j) Auto Minor Repair, Service, Adjustments			3	10	X	X	10		
k) Auto Trailer Hitch Installation			3	3	X	X	10		
l) Auto Diagnosis and Tune-up			3	10	X	X	10		
m) Auto Detailing (Servicing and Cleaning for Resale)			10	10	X	X	10		
n) Auto Glass Installation and Sales			3	10	X	X	10		
o) Auto Smog Inspection (No Repair)			3	10	10	10	10		

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USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC	LC	GC	AC	TC	CO	DW
5. Auto, Major									
a) Auto Major Repair					10	10	10		
b) Auto Transmission Rebuild					10	10	10		
c) Auto Radiators Rebuild					10	10	10		
d) Starter-gen Rebuilding					10	10	10		
e) Auto body repair					10	10	10		
f) Auto paint shop					10	10	10		
g) Auto machine shop					10	10	10		
6. Auto Service Station, Primary	11		11	11	11	11	11		
7. Auto Service Station, Secondary	11		11	11	11	11	11		
8. Auto Storage - Antique					10	10			
8.5 Auto Storage - Indoor	X				X	X			
9. Auto Parts and Accessory Store			10	10	X	X	10		
10. Auto Wash, Self-Service or Automatic			14	14	14	X	14		
11. Camper Shell - Sales, Repair, Rent					10	X	14		
12. Motorcycle, Sports Cycles, Trail bikes, Jet Skis, Snowmobile, Ultra-Light, Moped - Sales, Rent, Service, Repair and Dismantling			3	37	4	4	37	37	
13. Truck Sale, Lease, Rent or Repair (primary use)					37	37	37		
14. Truck Service Stations, Excluding Truck Terminal					11	11	11		
15. Utility Trailer - Rental, Service, Sales				14	X	X	X		
16. Utility Trailer or Truck, Rent or Storage as Ancillary to Permitted Uses				58	59	59	59		
B. Business Services									
1. Addressing and Mailing Services	X		2	X	X	2			
2. Advertising Business	X	X	X	X	X	X			
3. Alarm/Warning System - Sales and Service	X			10	10				

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4. Armored Car Service					10	10			
5. Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs							23		
5.5. Relocation of Off-Site Sign, Except Directional Subdivision Signs and Regional Directional Subdivision Signs					53	53	53		
6. Billboard Sign Agency - Service Yard and Workshop					10				
7. Blueprinting-Photostating Service	X		X	X	X				
8. Computer Programming/ Software and System Design	X	X	X	X	X	X	X		
9. Computer Sales, Rental and Lease	14		X	X	X	X	X		
10. Computer Service and Training	X		X	X	X	X	X		
11. Data Processing Service (see Section 130-53)	X	X	X	X	X				
12. Delivery Service	X		14	X	X	X			
13. Disinfecting-Fumigating Service	X				10				
14. Drafting Service	X	X	X	X					
15. Equipment Rental Agency - Office Related Uses Only			10	14	10	10	7		
16. Furniture Rental Agency			10	X	X	X			
17. Gardening-Landscaping - Service Yard and Workshop					10				
18. Janitorial Service	X				10				
19. Locksmith - Safe Repair Shop	X			10	10				
19.5. Mail or Delivery Service Pickup Station	36		36	36	36	36	36		
20. Locksmith - Key and Lock Shop	X		X	X	X	X			
21. Mail Order Business	X		X	X	X	X			
22. Messenger Service	X	X	X	X	X				

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23. Office Machines and Equipment Sales and Minor Repair	X		X	X	X				
24. Pest Control Service	X				10				
25. Photocopy Service	X	X	X	X	X	X	X		
26. Print Shop	X		X	X	X	X	X		
27. Printing Plant	X				X				
28. Remote Teller, Freestanding for Pedestrian Use		14	14	14	14	14	14		
29. Sign, On-Site	X	X	X	X	X	X	X	X	
30. Stenographic Service	X	X	X	X	X		7		
31. Studio - Radio, Television, Recording	X	X	X	X	X				
32. Telegraph Office	X	X	X	X	X		X		
33. Telephone Answering Service	X	X	X	X	X		7		
34. Ticket Agency	X	X	X	X	X	X	X		
35. Wholesale Distributor's Service Facility	14		14	14	10	14			
C. Health Services									
1. Acupuncture Clinic or Office	X	X	X	X	X	X			
15. Adult Day Health Center	X	X	X	X	X			14	
2. Ambulance Service			14	X	X	X	X		
3. Clinic, Child-Family Guidance	X	X	X	X	X				
4. Clinic, Counseling	X	X	X	X	X				
4.5. Clinic, Diet Counseling with Incidental Sales of Diet Products	X	X	X	X	X				
5. Clinic; Kidney Dialysis	X	X	X	X	X				
6. Clinic; Physical Therapy	X	X	X	X	X				
7. Convalescent Hospital		14		14	14			14	
8. Eyeglasses, Frames, Contact Lens - Sales and Service	X	X	X	X	X				
9. Hearing Aids - Sales and Service	X	X	X	X	X				
10. Hospital		14		14	14			14	

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11. Laboratory - Medical, Dental or Optical	X	X	X	X	X				
12. Laboratory - Research, Analysis	14			10	10				
13. Medical or Dental Office	X	X	X	X	X	X			
14. Psychiatric Facility				14	14				
15. Sanitarium		14		14	14				
16. Social Rehabilitation Center		14		14	14				
17. Orthopedic Appliances Sales/Service	X	X	X	X	X				
D. Personal Services									
1. Barber Shop		49	X	X	X		X		
2. Bath House - Sauna, Turkish, Steam, Spa and Tanning			X	X	X		7		
3. Beauty Shop		49	X	X	X		X		
4. Child Care Center	X	X	X	X	X		7		
4.5 Crematory					63				
5. Dressmaker	X		X	X	X				
6. Electrolysis		49	X	X	X		X		
6.5. Fortune Teller, Palmist, Tarot-Card Reader				11	11				
7. Funeral Establishment (not including a crematory)		14		14	X				
8. Massage (and as regulated by the Business License Ordinance) (Amended 7/20/05)		X	X	X	X		X	X	X
8.2. Deleted (7/20/05)									
9. Reducing-Body Building/Aerobics Studio	37	37	X	X	X		7		
10. Shoe Shine Parlor	X	49	X	X	X	X	7		
11. Studio - Dance, Voice, Music, Gymnastics	37	14	X	X	X				
12. Tailor	X		X	X	X				
13. Tattoo Shop				14	X				

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135. Wedding Chapel, Reception Hall	37	37	37	X	X				
14. Wig Sales and Service		49	X	X	X		7		
15. Dating Service (Computerized Video Matching)	X	X	X	X	X				
16. Social Center	37	37	37	37	37				
E. Miscellaneous Services									
1. Blacksmith Shop					10	10			
2. Cold Storage - Frozen Food Locker			10	10	10				
3. Farm Equipment - Rental and Incidental Storage					10				51
4. Grooming Service, Such as Poodle Grooming			X	X	X	X			
5. Kennel, Cattery, Boarding/Training			14	14	14	14	14		
55. Dog Training (no boarding and owner present during training/classes)					X				
6. Laboratory, Materials Testing	14				14				
7. Laundromat, Self-Service	X		X	X	X		X		
8. Laundry or Cleaning Agency, Retail (On-Site Cleaning Permitted)	X		X	X	X				
9. Laundry or Cleaning Pickup Station	X	49	X	X	X				
10. Laundry or Cleaning Plant, Wholesale Facility					10				
103. Moved Building Storage, Temporary (7 Days or Less)					50				
11. Parking Lot or Garage as Primary Use	48	48	48	48	48	48	48	48	
12. Photography Studio, Including Incidental Processing	X	X	X	X	X				
13. Picture Framing Shop	X		X	X	X				
14. Public Auction or Flea Market					14				
15. Storage Building - Mini	X			14	X	14	14		
16. Taxidermist				X	X				
17. Towing Service			3	3	X	X	3		

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175. Towed Vehicle Storage (Operable Vehicles)					54	54			
18. Travel Agency	X	X	X	X	X	X	X		
19. Veterinarian-Animal Hospital	X	14	X	X	X	X	X		
20. Warehousing and Storage	10				10				
21. Welding Shop	14				10	10			
22. Equipment Rental					56				
F. Repair Services (See Section A for Auto Repair)									
1. Appliance Repair Shop	X		2	X	X				
1.5. Electronic Equipment Repair	X	X	X	X	X				
2. Grinding-Sharpener Service				14	10	X			
3. Lawn Mower Engine and Garden Power Tool - Sales, Service, Repair			3	37	4	4	37		
4. Shoe Repair Shop	X		X	X	X				
5. Television and Radio Repair Shop	X		2	X	X				
6. Tool Reconditioning			4	4	4	4	4		
G. Eating/Drinking/Lodging									
1. Apartment Hotel			15	15	15		15		
2. Bar-Tavern			X	X	X	X	X	14	
3. Bakery, Pastry Shop			X	X	X	X	X		
4. Bed and Breakfast Inn				52	52		52	52	
4.5. Brew Pub (No Wholesale or Off-Site Sale of Beer, Wine, or Alcohol)			X	X	X	X	X		
5. Catering Service			X	X	X	X	X		
6. Delicatessen	49	49	X	X	X	X	X		
7. Drive-in Cafe			37	X	X	X	X		
8. Hotel				14	14		X	14	
9. Motel				14	14		X	14	
10. Resorts								14	
11. Restaurant-Coffee Shop-Cafeteria	49	49	36	36	36	36	36	37	51

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12. Soda Fountain-Ice Cream Parlor	37	49	X	X	X	X	X		
13. Snack Bar Incidental to a Park, Boat Dock, Other Water-Oriented Use	49	49	36	36	36	36	36		51
H. Entertainment/Recreation Services									
1. Arcade - Electronic, Mechanical, or Video Games			47	47	47	47	47	47	
2. Art Gallery		X	X	X	X		X		
3. Art Studio			X	X	X		X		
4. Boat Docks or Launch, Private or Public								37	51
5. Card Room			11	11	11	11	11	11	
6. Carnival			6	6	6	6	6	6	
7. Circus			6	6	6	6	6	6	
8. Coin-Operated Amusement Machine (as Defined in Section 130-43.5 of this Code, Incidental to a Permitted Use)		X	X	X	X	X	X	X	
9. Dance Hall-Ballroom-Discotheque			12	12	12	12	12		
10. Dancing as an Incidental Use in a Bar or Restaurant			12	12	12	12	12		
11. Electronic, Mechanical or Video Games			46	46	46	46	46	46	
12. Hunting Preserves								X	
13. Library		X	X	X	X				
14. Live Theater			37	37	X				
15. Marinas and Ancillary Facilities								14	51
16. Motion Picture Theater			37	37	X	37	37		
17. Museum		X	X	X	X		X		
18. Park, Including Boat Launch, Camping, Picnicking, Travel Trailer and Recreation Vehicle									51
19. Physical Fitness Studio	37	37	X	X	X	X	X		

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20. Race Track								14	
21. Recreation Facility, Indoor	37	49	37	37	37	37	37	37	
22. Recreation Facility, Outdoor	14		14	14	14	14	14	14	
23. Sideshow			6	6	6	6	6		
24. Stadiums								14	
I. Food, Drug, Liquor Sales									
1. Bakery, Pastry Shop			X	X	X	X	X		
2. Bakery, Wholesale Only					X				
3. Butcher and Meat Market			X	X	X	X			
4. Butcher, Wholesale, Excluding Slaughterhouse					10				
5. Candy Store			X	X	X	X			
6. Certified Farmers Market or Community Stand			64	64	64	64	64	64	
7. Coin-Operated Dispenser		X	X	X	X	X	X	X	
8. Convenience Store/Neighborhood Market (Less than 6,000 square feet in size)			45	45	45	45	45		
85. Drive-in Dairy, Excluding Creamery			37	X	X	X	X		
9. Drive-in Food Market or Stand			37	X	X	X	X		
10. Drug Store – Non-prescriptive Drugs and Sundries		49	X	X	X				
11. Food Market Ancillary to Service Station			45	45	45	45	45		
12. Liquor Store			X	X	X		1		
13. Prescription Pharmacy	X	49	X	X	X		X		
14. Supermarket-Food Store			X	X	X	X	14		
15. Winery Sales Facility-Tasting Room			X	X	X		37		
J. General Merchandise Sales									
1. Book-Record Store		49	X	X	X				
2. Bottled Gas Sale and Related Storage					37		37		

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USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC	LC	GC	AC	TC	CO	DW
3. Building Material and Lumber Sales			1	1	10				
4. Clothing and Apparel Store			X	X	X				
5. Costume Shop - Sale and Rent			X	X	X				
6. Curio-Novelty Shop		49	X	X	X		7		
7. Electronic Equipment Store	X	49	X	X	X				
8. Firewood-Fuel Sales			1	1	X	1	1		
9. Flea Market or Public Auction					14				
10. Florist	X	49	X	X	X		7		
11. Garage Equipment and Tool Sales			1	1	X	X			
12. General Retail or Department Store			X	X	X				
13. Gift-Card Shop	X	49	X	X	X		X		
14. Gun shop-Gunsmith	X		X	X	X	X			
15. Hardware Store			X	X	X				
16. Hay, Seed and Grain Store					X				
17. Hotel-Restaurant Equipment Sales	X				X				
18. Jewelry Store - Sales, Repair			X	X	X		7		
19. Lapidary Shop	X		X	X	X				
20. Military Surplus Store				X	X				
21. Music Store, Including Instrument Repair	X		X	X	X				
22. Newspaper-Magazine Stand	X	49	X	X	X	X	X		
23. Nursery, Plants			13	10	10				
24. Office Machines and Equipment Sales and Minor Repair	X		X	X	X				
25. Ornamental Rock Sales and Related Storage					10				
27. Pawn Shop				X	X				
28. Pet Store, No Kennel			X	X	X	X			
29. Photographic Supply-Camera Store	X		X	X	X		X		
30. Pool Table Sale and Repair Service	X		X	X	X				

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31. Portable Swimming Pool - Supply Sales			1	X	X				
32. Power Tools - Sales, Repair			X	X	X	X	X		
33. Public Auction of New Clothing and Apparel, within an Enclosed Building			14	14	14				
34. Shoe Store			X	X	X				
35. Stamp-Coin Store	X		X	X	X				
36. Stationery Store	X	49	X	X	X		7		
37. Television and Radio Sales			X	X	X				
38. Tobacco Shop	X	49	X	X	X		7		
39. Toy Store		49	X	X	X		7		
40. Trophy-Emblem Store			X	X	X				
405. Video Store, Sales and Rental		49	X	X	X		X		
41. Watches - Sales, Repair			X	X	X				
42. Wholesale Store	X				X				
K. Home Accessories and Services									
1. Antique Store			1	X	X		X		
2. Appliance Store			X	X	X				
3. Carpet Cleaning Plant					10				
4. Floor Covering, Drapery or Upholstery Store	37		X	X	X				
5. Furniture Cleaning, Refinishing, Re-upholstery Shop	37			14	10				
5.5. Upholstery Shop (no refinishing)			X	X	X				
6. Furniture Store			X	X	X				
7. Gardening-Landscaping Supply Store			1	X	X				
8. Interior Decorators Service Yard and Workshop	14				10				
9. Paint and Wallpaper Store			X	X	X				
10. Tree Service					10				
11. General Glass Sales, Services			X	X	X				

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L. Recreation Equipment Sales									
1. Athletic Equipment and Sporting Goods Store			X	X	X		14		
2. Bicycle Sale, Rent, Service			X	X	X	X	X		
3. Boat Parts and Accessories Store			4	4	X	X	14	14	
4. Boat Sale, Rent Service			14	14	14	14	14	37	51
5. Camper Shell - Sales, Repair, Rent					10	X	14		
6. Hang Glider - Sales and Service			3	37	4	4	37	37	
7. Marine Supply Store			4	4	X	X	14	14	51
8. Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped - Sales, Rent, Service, Repair and Dismantling			3	37	4	4	37	37	
9. Recreational Vehicle and Boat Storage			14	14	14	14	14	37	
10. Saddlery Shop	X		X	X	X				
11. Swimming Pool, Spa - Sales and Service			X	X	X				
12. Tackle Shop			X	X	X	X	X	14	51
13. Travel Trailer-Mobilehome, Motorhome, Camper - Sales, Rent, Storage			14	14	14	14	14	14	
14. Water Recreation Equipment - Rental, Sales			10	10	X	X	10	14	51
M. Manufacturing/Processing									
1. Assembly - Light Manufacturing	40				40				
2. Beverage Bottling Works					14				
3. Boat Building and Major Repair of Boats					14			14	
4. Cabinet Shop	14				14				
5. Concrete Batch Plant					24				
6. Creamery					14				

TABLE II
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 225-14. Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP*	BP	SC	LC	GC	AC	TC	CO	DW
7. Egg Processing Facility					10				
8. Ice Manufacturing Plant					14				
9. Machine Shop	14				10	10			
10. Photographic Processing Plant, Wholesale Facility	X			X	X				
11. Convenience Recycling Facility (Adopted 3/2012)			65	65	65	65	65		
11.1 Minor Recycling Facility (3/2012)			65	65	65	65	65		
12. Building Trades Service Yard and Workshop					10				
N. Membership Organizations									
1. Church	X	X	X	X	X	X	X		
2. Citizens Improvement Club - Community Center		X	X	X	X				
3. Labor Union Hall	37	14	14	X	X				
4. Lodge-Fraternal Hall	37	37	X	X	X				
O. Offices									
1. Accountants, Bookkeepers Office	X	X	X	X	X	X			
2. Bank, Savings and Loan, Finance, Loan, Credit Office	36	36	36	36	36	36			
3. Building Trades Contractors Office	X	X		X	X				
4. Business or Professional Office	X	X	X	X	X	X			
5. Collection, Counseling, Personnel Office	X	X	X	X	X	X			
6. Insurance Office	X	X	X	X	X	X			
7. Interior Decorator Office	X	X	X	X	X				
8. Medical or Dental Office	X	X	X	X	X	X			
9. Public Relations or Advertising office	X	X	X	X	X	X			
10. Real Estate Office	X	X	X	X	X	X			
P. Public Facilities									
1. Privately-Owned Uses within Public and Government-Owned Buildings,									

TABLE II
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 225-14. Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP*	BP	SC	LC	GC	AC	TC	CO	DW
Facilities and Grounds	42	42	42	42	42	42	42	42	
2. Building and Facility owned by Federal and State Governments, and located on Federal and State owned property.	X	X	X	X	X	X	X	X	
3. Public and Government-Owned Buildings and Facilities Other than Federal and State	14	14	14	14	14	14	14	14	
4. Public and Government Uses, Other than Federal and State, within Privately-Owned Buildings, Facilities and Grounds	41	41	41	41	41	41	41	41	
4.5. Federal and State Uses within Privately-Owned Buildings, Facilities, and Grounds	41	41	41	41	41	41	41	41	41
5. Public Utility and Public Service Facility	39	39	39	39	39	39	39	39	
R. Residential									
1. Apartment-Multiple Family Dwelling (Amended 8/10/05)		15	60	60	15				
1.5 Condominiums (Amended 8/10/05)		15	60	60	15				
2. Home Occupation	X	X	X	X	X	X	X	X	
3. Residence of a Caretaker, Proprietor or Owner of a Permitted Use	37	X	X	X	X	X	X	X	
4. Residential Care Homes for Adults or Children		X	X	X	X			14	
5. Residential Uses, Other		25		25				25	
6. Travel Trailer-Mobilehome, Camper, Motorhome - Repair or Service					X	X	14	14	
7. Travel Trailer Park					16		17	16	51
8. Social Rehabilitation Center		14		14	14				
9. Congregate Care Facilities		14	X	X	X			X	
10. Emergency Shelters					61				
11. Single Room Occupancy Residential Units					62				

TABLE II
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 225-14. Special Conditions.
MP* – See Industrial Tables for additional uses.

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC	LC	GC	AC	TC	CO	DW
S. Schools									
1. Business School	X	X	X	X	X				
2. Charm, Culture School	X	37	X	X	X				
3. College and University		14	14	14	14	14			
4. Driving School	X			X	X	X			
5. Other Private School	14	14	14	14	14	14		14	
6. Private K-12 School	14	14	14	14	14	14			
7. Public K-12 School		X	X	X	X	X			
8. Self-Defense, Judo, Boxing, Gymnastics, Swimming or Similar Activities	37	14	X	X	X				
9. Trade School	14		14	14	X	X			
10. Vocational School (Amended 11/5/03)	X	X	X	X	X				
T. Transportation Facilities and Services									
1. Airport								14	
2. Baggage Transfer Service			14	X	X	X	X		
3. Boat Dock/Pier - Commercial									51
4. Bus Depot			11		11		11		
5. Freight Depot, Excluding Draying and Truck Terminal			10		10				
6. Household Moving and Storage Service					10				
7. Parking Lot/Garage (Primary Use)	48	48	48	48	48	48	48	48	
8. Taxi Cab Service and Storage Facility				10	10	X			

TABLE II
PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS
For corresponding numerical descriptions – See Section 225-14. Special Conditions.
MP* – See *Industrial Tables for additional uses.*

USE, SERVICE OR FACILITY (Unless otherwise indicated, listings denote retail sales operations)	MP *	BP	SC	LC	GC	AC	TC	CO	DW
U. Permits									
1. Certificate of Nonconforming Use	X	X	X	X	X	X	X	X	X
2. Home Occupation	X	X	X	X	X	X	X	X	X
3. Special Development Permit	14	14	14	14	14	14	14	14	14
4. Temporary Concession			38	38	38	38	38	38	
5. Temporary Uses	8	8	8	8	8	8	8	8	
6. Surface Mining					57			57	57

225-13. Table III

Permitted Uses in Yards and Open Spaces of Commercial Lots when a permitted use is already established on the same lot. An X indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. A number indicates that the described use is permitted in that zone upon compliance and maintenance of the special conditions referenced by the corresponding number in Section 225-14 of this Article. The special condition requirements shall be in addition to all other requirements of this Code and any other Ordinance governing the described use.

TABLE III PERMITTED USES IN YARDS AND OPEN SPACES OF COMMERCIAL LOTS WHEN A PERMITTED USE IS ALREADY ESTABLISHED ON THE SAME LOT <i>For corresponding numerical descriptions – See Section 225-14. Special Conditions.</i>								
USE, SERVICE OR FACILITY	ZONING DISTRICT							
	MP	BP	SC	LC	GC	AC	TC	CO
Accessory Comfort Features	26	26	26	26	26	26	26	26
Basements, Entire Below Ground	X	X	X	X	X	X	X	X
Canopies	28	28	28	28	28	28	28	28
Christmas Tree Sales	29	29	29	29	29	29	29	29
Customer Conveniences	30	30	30	30	30	30	30	30
Display of Merchandise in Yard Areas						20		
Fences	31	31	31	31	31	31	31	31
Landscaping Features	32	32	32	32	32	32	32	32
Light Standards and Fixtures	33	33	33	33	33	33	33	33
Parking, Customer or Employee	27	27	X	X	X	X	X	X
Parking, Commercial Vehicle Storage	27	27	27	27	27	27	27	
Parking, Underground Garages	X		X	X	X	X	X	X
Recycling Collection Point	X	37	X	X	X	X	X	37
Service Station Pump Islands			34	34	34	34	34	
Signs Permanently Attached to Ground	18	18	18	18	18	18	18	18
Swimming Pools for Motel or Hotel Patrons				X	X		X	X
Travel Trailers and Recreational Vehicles in Travel Trailer Parks							19	19

225-14. Special Conditions

The following special conditions apply to the uses indicated by the corresponding number on Tables II and III described in this Article.

- (1) Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
- (2) Permitted as an incidental service function intended to satisfy the normal operating needs of a permitted retail use on the property. An independent servicing facility oriented toward generating its trade from the general public is not permitted in this zone.
- (3) Permitted as an incidental service in conjunction with a permitted retail sales or automobile service station operation provided all adjustments and installations are conducted completely within an enclosed building. Permitted as the principal use of the premises subject to issuance of a conditional use permit by the appropriate authority.
- (4) Sale, installation and servicing are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a conditional use permit by the appropriate authority.
- (5) Deleted
- (6) Permitted only if specific approval is granted by the Board of Supervisors. Such approval may specify location, time period, hours, lighting, parking and related conditions of operation.
- (7) Permitted as an incidental service in a hotel or motel complex.
- (8) Permitted pursuant to the provisions of Section 301-06.
- (9) Deleted 8/95
- (10) Permitted if the entire operation, is conducted within a completely enclosed building or screened from view behind a fence or wall as set forth in Title III, Chapter 1, Article 5. (Amended 8/95)
- (11) Permitted subject to issuance of a conditional use permit by the Board of Supervisors upon recommendation of the Project Planning Commission.
- (12) Permitted subject to issuance of a conditional use permit by the appropriate authority and provided a valid dancing license is obtained.
- (13) Permitted as an incidental sales operation in conjunction with a permitted retail sales use, provided the entire sales operation takes place within a completely enclosed building or within a fenced area on the buildable portion of the lot. Shall not intrude on required parking area.
- (14) Permitted subject to issuance of a conditional use permit by the appropriate authority.

- (15) Permitted subject to issuance of a conditional use permit by the appropriate authority, the regulations in Title III, Chapter 5, Article 2.
- (16) Permitted subject to issuance of a conditional use permit by the appropriate authority and the standards of Title III, Chapter 5, Article 5.
- (17) Permitted subject to the standards of Title III, Chapter 5, Article 5.
- (18) Signs, except billboards, may be placed in the required yards and other open spaces, provided they meet all requirements of development standards of Title III, Chapter 35, and any other county ordinance or state statute regulating signs.
- (19) Travel trailers and recreational vehicles may be placed only in the rear yard, interior side yard or buildable area of the lot. No portion of any trailer shall be placed closer than five (5) feet from a property line and twenty-five (25) feet from a commercial building. Such use shall also be subject to the additional regulations set forth in Title III Chapter 5, Article 5.
- (20) The sale, lease and rental of merchandise which is specifically allowed in this zone may be displayed in the required yard areas provided no merchandise, in combination with display platforms, shall exceed six (6) feet in height when displayed within thirty-one (31) feet of a street right-of-way and no merchandise shall exceed ten (10) feet in height when displayed within fifty-six (56) feet of a street right-of-way. Such merchandise shall not project over required landscaped areas. (Amended 6/95) (Amended 2/2010)
- (21) New primary and secondary auto service stations are permitted when commercial structures are located 500 feet or more from all Residential, Agricultural-Residential and Agricultural zones. Where this setback is not met these uses are subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority (see Title III, Chapter 40.) (Amended 6/95)
- (22) Permitted as ancillary use to automobile service station subject to issuance of a conditional use permit by the appropriate authority (see Title III, Chapter 40).
- (23) Permitted for a specific period of time as determined to be appropriate during the public hearing process, subject to the issuance of a conditional use permit by the Board of Supervisors upon recommendation of the Project Planning Commission and the development standards of Title III, Chapter 35, Article 1.
- (24) Permitted subject to issuance of a conditional use permit by the appropriate authority; and further provided that only one concrete mixer with a capacity of one (1) cubic yard or less may be located on the premises.
- (25) Permitted subject to issuance of a conditional use permit by the appropriate authority and the development provisions of Title III.
- (26) Accessory comfort features such as tables, benches and similar outdoor furniture may be placed in yard areas. This provision does not permit amusement or dispensing machines or enclosed structures such as telephone booths, sales booths and the like. Playground equipment must meet commercial building setbacks. (Amended 4/17/02)

- (27) Permitted only in the rear yard, interior side yard or buildable area of the lot. Not permitted in the required front and side street yards.
- (28) Canopies may be located in the required front and side street yards no closer than twenty-one (21) feet from all future street and road rights-of-way provided such canopies do not project over more than ten (10) percent of the front and side street yard areas. There shall be no screening, lattice work, or any other obstruction to the free circulation of air or passage of people erected, placed under, or attached to the canopy. There shall be a vertical clearance of not less than eight (8) feet above ground level to the lowest point of the canopy. No advertising signs or materials shall be painted on or attached to any posts supporting such canopies below said minimum vertical clearance. (Amended 2/2010)
- (29) Permitted between the first Saturday after Thanksgiving and December 25, inclusive. Any trailers, tents or temporary structures which are accessory to the sales operation shall be located on the buildable area of the lot.
- (30) Customer conveniences such as litter containers, bicycle racks, mail boxes, book depositories, and other similar conveniences may be placed in yard areas. Playground equipment must meet commercial building setbacks. (Amended 4/17/02)
- (31) Fences shall meet the requirements set forth in Title III, Chapter 1, Article 5. (Amended 6/95)
- (32) Planter boxes, retainer walls, fountains and ponds may be placed in yard areas provided they are permanent parts of the overall landscaping development. Playground equipment must meet commercial building setbacks. (Amended 4/17/02)
- (33) No sign or other advertising device shall be attached to lighting standards or fixtures. Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (34) Service station pump islands, including display or incidental petroleum products may be placed in required yards provided they are no closer than twenty-one (21) feet from the future street right-of-way. (Amended 2/2010)
- (35) (a) Such use is permitted without a use permit only if both of the following conditions are met:
- (1) Such use is more than five hundred (500) feet from any residential, estate or general and limited agricultural zone; and
 - (2) Such use is situated more than five hundred (500) feet from any adult bookstore, adult motion picture theater or massage parlor.
- (b) Where subparagraph (a) does not apply, such use is permitted only upon obtaining a conditional use permit from the Board of Supervisors after a recommendation from the appropriate authority.
- (36) These uses are permitted in the listed zones, if in compliance with design standards of Section 315-22 (a) and (b), for drive-up windows and remote tellers. A conditional use permit from the appropriate authority is required when the design standards of Section 315-22 (a) and (b) are not met, or if the drive-up window and/or the order station with amplified sound is located within 300 feet of a residential zone (RD-1 through RD-40), or

- if the drive-up window or order station without amplified sound is located within 75 feet of a residential zone (RD-1 through RD-40). If building size is 100 square feet, or less, then the Zoning Administrator shall be the appropriate authority. (Amended 5/98, 4/17/02)
- (37) Permitted subject to the issuance of a conditional use permit by the Zoning Administrator. Where the application is for a theatre complex exceeding a total seating capacity of 500 or containing more than four (4) screens, or an indoor recreation facility over 500 person maximum occupancy the Project Planning Commission shall be the appropriate authority. (Amended 1993)
- (38) Permitted subject to approval by the Zoning Administrator and the development standards in Section 315-02. (See definition 130-47.5.)
- (39) Permitted subject to the provisions of Section 301-10 through 301-13.
- (40) Permitted subject to the issuance of a conditional use permit by the appropriate authority when a finding can be made that the proposed use will not have any greater adverse impacts than adjoining uses or other uses permitted in the General Commercial (GC) zone.
- (41) Such uses will be regulated as set forth in Section 101-11 and as provided for in this Code for the proposed use to the extent permitted by law. (Amended 3/24/99)
- (42) All privately owned and/or operated uses within government-owned buildings and grounds will be regulated as provided for elsewhere in this Code for that type of use. A use which is located within a government-owned and operated facility such as a state park or office building and is regulated by that agency will be a permitted use.
- (43) Deleted (7/20/05)
- (44) Deleted
- (45) Permitted when the commercial structure is located 500 feet or more from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade). Permitted when the commercial structure is less than 500 feet from a residential zone and 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade as long as the hours of operation are between 6:00 a.m. and 11:00 p.m. The distance shall be measured from the entrance of the commercial facility to the school property line or the zone boundary. If the use is located less than 500 feet from a residential zone or less than 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade) and hours of operation are proposed prior to 6:00 a.m. or after 11:00 p.m., approval of a conditional use permit by the Board of Supervisors is required. The Board may stipulate hours of operation as a condition of any approved use permit which are more restrictive or less restrictive than 6:00 a.m. to 11:00 p.m. Development requirements of Title III, Chapter 15, Article 3 are applicable to all such uses.
- (46) Permitted in bars and restaurants. Permitted in indoor recreation facilities in operation on the day of adoption of this ordinance. Permitted for two or fewer machines in any other commercial development. Permitted subject to issuance of a use permit by the Zoning

- Administrator for three or more machines in other commercial developments, subject to development standards set forth in Title III, Chapter 15, Article 4. (Amended 5/98)
- (47) Permitted subject to approval of a use permit by the appropriate authority and to development standards set forth in Section 315-32.
- (48) Ground level and/or underground facilities are permitted. Multi-story parking structures are permitted subject to approval of a use permit by the appropriate authority. All required landscaping, setback, and other development requirements set forth in Title III shall be maintained for any parking facility.
- (49) Permitted when located as one tenant in a building and not occupying more than 15% of the total floor area of the building. If the use occupies more than 15% of the total floor area of the building, or is a free-standing use, permitted subject to approval of a use permit by the appropriate authority.
- (50) Subject to approval of a temporary use permit by the Zoning Administrator.
- (51) Permitted subject to compliance with Title II, Chapter 35, Article 8.
- (52) Permitted subject to issuance of a use permit by the appropriate authority. The use permit may authorize limited ancillary social gatherings such as conferences, weddings, fundraisers, and other similar events attended by any non-lodger, subject to any conditions imposed including, but not limited to, restrictions on the frequency and timing of events and the maximum number of persons per event. Except as expressly authorized in the use permit, such activities are prohibited.
- (53) Relocation of an existing off-site billboard-type sign is permitted, pursuant to Section 335-12.5 of this Code, subject to issuance of a conditional use permit by the Board of Supervisors upon recommendation of the Project Planning Commission, and further permitted subject to a specific period of time as determined appropriate during the public hearing process.
- (54) Permitted, subject to approval of a use permit by the appropriate authority. This use requires an on-site office for vehicle retrieval.
- (55) Deleted (6/95)
- (56) Rent or lease of equipment, furniture or appliances is permitted provided retail sales of the same item(s) is permitted in the applicable zoning classification of the property. The entire operation, must be conducted within a completely enclosed building or within an area on the buildable portion of the lot and enclosed by a fence or wall that meets the standards set forth in Title III, Chapter 1, Article 5. Some specialized rental operations are specifically listed in the Commercial or Industrial Use Tables and those provisions and requirements shall take precedence whenever applicable. (Amended 8/95)
- (57) Permitted for short duration, small scale borrow sites and material removal sites subject to the issuance of a conditional use permit by the appropriate authority and compliance with surface mining standards found in Title II, Chapter 35, Article 4. Short duration sites shall mean sites where less than 200,000 cubic yards of soil, sand, gravel, decomposed granite or rock are removed over a one year period. Conveyor systems for transporting aggregate material may be allowed to extend off of the mine site, on land without the Surface

- Mining Combining Zone, if approved as a part of a mining use permit and reclamation plan. Surface mining operations conducted in conjunction with a permitted public service project shall be regulated pursuant to Title III, Chapter 1, Article 1, Section 301-13. All other surface mining operations shall be regulated by the Surface Mining Combining Zone pursuant to Title II, Chapter 35, Article 4, Section 235-40 or regulation through the procedures of an existing special planning area's zoning designation. (Amended 6/11/08)
- (58) Permitted subject to the issuance of a conditional use permit by the appropriate authority and subject to the ancillary uses and development standards found in Title III, Chapter 15, Article 5.5. (Amended 11/95)
- (59) Permitted subject to the ancillary uses and development standards found in Title III, Chapter 15, Article 5.5. (Amended 11/95)
- (60) Multiple family projects are permitted with up to 80 dwelling units, subject to development plan review by the Planning Director; with 81 through 150 units, subject to development plan review by the Project Planning Commission; with over 150 units, subject to issuance of a conditional use permit by the appropriate authority. The density shall not exceed 20 dwelling units per acre unless the site is located within ¼ mile of a transit transfer center or trunk line stop. Densities over 40 dwelling units per acre, or over 20 dwelling units per acre, when located more than a ¼ mile from a transit transfer center or trunk line stop, shall require a use permit from the appropriate authority.
- (61) Emergency Shelters are permitted in the GC zone provided the standards and locational requirements of Title 3, Chapter 20, Article 4 of the Sacramento County Zoning Code are met. (Amended 8/96)
- (62) Single Room Occupancy residential units are permitted in the GC zone subject to development plan review by the Planning Director and compliance with the development standards and locational requirements of Title III, Chapter 5, Article 11. (Amended 8/96)
- (63) Permitted provided that the crematory is located not less than five-hundred (500) feet from any agricultural-residential zone, residential land use zone, interim residential zone, or established residential use subject to issuance of a conditional use permit by the Board of Supervisors after a recommendation by the appropriate authority. The crematory can be stand alone or associated with a funeral establishment. Notice required by SZC 110-04 shall be based on a 1,000 foot radius of the exterior boundaries of the subject parcel. The applicant shall be responsible for the cost of the additional noticing requirements.
- (64) Permitted subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be valid for up to three years.) (Added 12/14/11)
- (65) Convenience Recycling Facilities permitted in Commercial Zones subject to Development and Operational Standards in Title III, Chapter 15, Article 9. Minor Recycling Facilities permitted with the issuance of a conditional use permit by the appropriate hearing authority in the GC zone and in compliance with the Development and Operational Standards in Title III, Chapter 15, Article 9. (Adopted 3/2012)

225-15. All residential development as permitted in those certain designated land use zones in this article shall be subject to the provisions of Chapter 22.35, Title 2, of the Sacramento County Code. (Adopted 12/04)

ARTICLE 3: BP BUSINESS AND PROFESSIONAL OFFICE ZONE**225-20. Purpose**

The purpose of this zone is to provide an area for business and professional office uses and compatible related uses. This zone is intended to promote a harmonious development of business and professional office areas with adjacent commercial or residential development.

225-21. Permitted Uses

Buildings and structures may be erected, structurally altered or enlarged and land may be used within this district for business and professional offices, service and other uses as provided in the Commercial Use Tables, Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building and within the buildable area of the lot.

225-22. Lot Requirements

Buildings or structures may be erected or enlarged and uses permitted provided the following areas are maintained as provided in this Article and the development standards specified in Title III, Chapter 15, Article 6 are met.

Each lot shall have an area of at least one (1) acre if neither public water supply nor a public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water supply or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots. (Amended 6/95)

ARTICLE 4: SC SHOPPING CENTER LAND USE ZONE**225-30. Purpose**

The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services, while promoting the unified grouping of retail and service uses with convenient off-street parking and loading areas. It is intended that the Shopping Center District be designed in such a manner as to be an integral part of the neighborhood, community and urban area in which it is located.

225-31. Permitted Uses

Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot. The sale of used merchandise is permitted only as an incidental operation of new retail sales uses.

225-32. Lot Requirements

Buildings or structures may be erected or enlarged and uses permitted provided the following areas are maintained as provided in this Article and the development standards specified in Title III, Chapter 15, Article 6 are met.

Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.

ARTICLE 5: LC LIMITED COMMERCIAL LAND USE ZONE

225-40. Purpose

The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zone be used in those locations along major streets and in commercial subdivisions where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development.

225-41. Permitted Uses

Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot.

225-42. Lot Requirements

Buildings or structures may be erected or enlarged and uses permitted provided the following areas are maintained as provided in this Article and the development standards specified in Title III, Chapter 15, Article 5 are met.

Every lot shall have an area of at least one (1) acre if neither public water supply nor a public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water supply or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.

ARTICLE 6: GC GENERAL COMMERCIAL LAND USE ZONE**225-50. Purpose**

The purpose of this zone is to provide an area for the general commercial and heavier types of commercial uses which would not be appropriate in the more restrictive commercial districts. It is intended that this district be used in appropriate locations along major streets or in commercial subdivisions where the uses permitted would not adversely affect the surrounding properties.

225-51. Permitted Uses

Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot.

225-52. Lot Requirements

Buildings or structures may be erected or enlarged and uses permitted provided the following areas are maintained as provided in this Article and the development standards specified in Title III, Chapter 15, Article 5 are met.

Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.

ARTICLE 7: AC AUTO COMMERCIAL LAND USE ZONE

225-60. Purpose

The purpose of this zone is to provide an area for automotive sales and services and compatible related uses. This zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to the communities which they serve.

225-61. Permitted Uses

Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter.

225-62. Lot Requirements

Buildings or structures may be erected or enlarged and uses permitted provided the following areas are maintained as provided in this Article and the development standards specified in Title III, Chapter 15, Article 6 are met.

Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use, or if both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots.

ARTICLE 8: TC HIGHWAY TRAVEL COMMERCIAL LAND USE ZONE**225-70. Purpose**

The purpose of this zone is to provide for an area to serve the highway traveler and highway user with uses and services normally associated with tourists and vacationers. It is intended that this zone promote the unified grouping of these uses at locations adjacent to or where access to major through highways or terminal facilities is convenient.

225-71. Permitted Uses

Buildings and structures may be erected, structurally altered or enlarged and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables; Article 2 of this Chapter. The entire business operation shall be conducted within a completely enclosed building or within the buildable area of the lot.

225-72. Lot Requirements

Buildings or structures may be erected or enlarged and uses permitted provided the following areas are maintained as provided in this Article and the development standards specified in Title III, Chapter 15, Article 4 are met.

- (a) General. Every lot shall have an area of at least one (1) acre if neither a public water nor public sewerage facility is in use, or ten thousand (10,000) square feet if either a public water system or public sewerage facility is in use. If both public water and public sewerage facilities are in use there is no minimum lot area requirement for individual lots, except as otherwise provided in this Article.
- (b) Motels, Hotels. For motels and hotels there shall be a net lot area of:
 - (1) If both public water and sewerage facilities are in use, there is no minimum lot area requirement.
 - (2) Thirty thousand (30,000) square feet for the first sixteen (16) units plus two thousand (2,000) square feet for each additional unit if either a public water or public sewerage facility is in use, or
 - (3) One (1) acre for the first sixteen (16) units plus three thousand (3,000) square feet for each additional unit if neither a public water nor public sewerage facility is in use.

225-73. Became Part of 225-72

225-74. Became Part of 225-72

ARTICLE 9: C-O COMMERCIAL RECREATION LAND USE ZONE**225-90. Purpose**

The purpose of this zone is to provide an area for commercial uses normally considered to be recreation oriented and for commercial uses associated with major recreation areas.

225-91. Permitted Uses

Buildings and structures may be erected, structurally altered or enlarged, and land may be used within this zone for commercial, service, office, and other uses as provided in the Commercial Use Tables, Article 2 of this Chapter.

225-92. Lot Requirements

Buildings or structures may be erected or enlarged and uses permitted provided the following areas are maintained as provided in this Article and the development standards specified in Title III, Chapter 15, Article 5 are met.

- (a) Where a public water supply and a public sewerage facility are both in use, the minimum net lot area shall be six thousand (6,000) square feet, plus one thousand-five hundred (1,500) square feet for each dwelling unit after the first two (2) units, where the use of the property is residential. For a motel, the minimum net lot area shall be five hundred (500) square feet for each sleeping room, but in no event less than six thousand (6,000) square feet.
- (b) Where either a public water supply or a public sewerage facility, but not both, is in use, the minimum net lot area shall be twenty thousand (20,000) square feet, or fifteen thousand (15,000) square feet for each dwelling unit if a public sewerage facility is not in use; whichever is the greater.
- (c) Where neither a public water supply nor a public sewerage facility is in use, the minimum lot area shall be one (1) acre.