

Chapter 19.40
CR – REGIONAL COMMERCIAL
ZONE

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19.40.010 Purpose.

The purpose of the CR zone is to establish areas for commercial uses that serve the community, the region and the traveling public by providing for larger scaled commercial uses that are typically land intensive and are not well-suited to being located in neighborhoods, which are designed to (a) encourage pedestrian and transit access, (b) be compatible with adjacent residential neighborhoods, and (c) be consistent with road and utility capacities.

19.40.020 Permitted uses.

A. Permitted uses in the CR zone are as follows:

1. Antique store;
2. Artists' studio, art store;
3. Bakeries, confectionery stores, ice cream, soft drink and coffee shops, for

consumption on premises or for takeout;

4. Barber and beauty shops;
5. Books, magazines and newspapers;

6. Clothing, clothing accessories and yard goods;

7. Computer sales and service;
8. Dry-cleaning and laundry-collection stations;

9. Gift, stationery and office supply stores;

10. Jewelry, opticians, luggage shops;

11. Print shops, post offices and packing/shipping services;

12. Shoe and shoe repair;

13. Video rental shops; and

14. Tailor and dressmaking shops.

B. Any otherwise permitted use with an individual gross floor area of more than 10,000 square feet shall be a conditional use.

19.40.030 Conditional uses.

A. Any use with an individual gross floor area of more than 10,000 square feet shall be considered a conditional use.

B. Additional conditional uses in the CR zone are as follows:

1. Supermarkets (groceries, meats and baked goods);

2. Hardware, lawn and garden supply stores;

3. Florists;

4. Offices, administration or professional;

5. Real estate or insurance office;

6. Restaurant, lunchroom;

7. Indoor theatre;

8. Motor vehicle sales agency, including service and repairs indoors, with outdoor sales, display and storage;

9. Shop for making articles sold primarily at retail on the premises;

10. Bowling alley, commercial recreation building;

11. Gasoline stations;

12. Drugstores and sundries;
13. Banks, savings, loan, and finance offices;
14. Appliance stores;
15. Nursery schools and day care centers;
16. Department stores, furniture and variety stores;
17. Liquor stores;
18. Open stands or markets;
19. Garages (public);
20. Car wash; and
21. Pawn shop without weapons.

**19.40.040 Businesses and uses—
Conditions.**

The permitted and conditional uses in the CR zone specified above also shall be subject to the following conditions:

A. All manufacturing shall be done wholly within a completely enclosed building, and shall be incidental to and operated in connection with a use permitted in this chapter.

B. All uses shall be free from objections because of odor, dust, smoke, noise, vibration, or other causes.

19.40.050 Lot area.

The minimum lot area in the CR zone is 20,000 square feet.

19.40.060 Lot width.

The minimum width of a lot in the CR zone shall be 65 feet at a distance 25 feet back from the front lot line.

19.40.070 Front yard.

The minimum depth of the front yard in the CR zone is 20 feet.

19.40.080 Side yard.

In the CR zone, no side yard is required, except that wherever a building is located upon a lot adjacent to a residential zone, there shall be provided a

side yard of not less than 15 feet on the side of the building adjacent to the zone boundary line, and on corner lots the side yard that faces on a street shall be not less than 20 feet.

19.40.090 Rear yard.

In the CR zone, no rear yard is required, except that on corner lots which rear upon another lot in a residential zone, the minimum rear yard shall be 15 feet.

**19.40.100 Maximum height of
structures.**

No structure in the CR zone shall contain more than three stories or exceed 35 feet in height, whichever is less.

19.40.110 Coverage restriction.

The maximum lot coverage in the CR zone is 50%, including all structures.

**19.40.120 Master development plan
required.**

A master development plan approved by the planning commission shall be required for any development in the CR zone.

19.40.130 Landscaping requirement.

All developments over one acre in size will be required to dedicate 15% of the gross acreage of the development to landscaping, including, without limitation, landscape buffers, seating areas, walkways, etc. Drought resistant plants are encouraged.

19.40.140 Lighting.

A. Uniformity of lighting is desirable to achieve an overall objective of continuity, and to avoid objectionable glare.

B. The maximum height of luminaries shall be 18 feet unless the

planning commission requires a lower height as part of its approval. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in a residential zone or an adjacent residential use.

C. Pedestrian walkways shall be lighted.

D. All lighting next to residential uses, or where the planning commission requires, shall be full-cut-off lighting to reduce light pollution.

19.40.150 Screening.

A. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a masonry wall or screening that is a minimum of six feet high with visually obscuring painted metal gates or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of fifty feet from any residential zone boundary or property containing a residential use.

B. All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units shall be completely screened from surrounding properties by a masonry wall or shall be enclosed within a building.

C. The use of roof appurtenances is discouraged. If roof appurtenances including, but not limited to, air conditioning units and mechanical equipment are used, they shall be placed within an enclosure at least as high as the roof appurtenances that reflects the architectural design scheme of the project and complies with the requirements for penthouses and roof structures of the city's building code. Such enclosures require planning commission approval, and shall minimize visibility from on-site parking areas, adjacent public streets, and adjacent residential property.

D. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

E. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties and public streets.

F. A masonry or concrete fence seven feet high shall be constructed and maintained along any property between a development in the CR zone and residential use or vacant land in a residential zone. The fence shall be constructed and maintained by the owner of the commercial development. In all commercial zones the planning commission may approve a landscaping screen in lieu of a fence, a fence other than masonry, or a height greater than seven feet upon the following findings:

1. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use or zone.
2. The appearance of the fence/landscape screen will not detract from the residential and/or commercial use of the property.
3. The proposed fence/landscape screen will shield the residential use or zone from noise, storage, traffic, or any other characteristics of the commercial use that are not compatible with residential uses.

19.40.160 Landscaped setback.

In the CR zone, the front yard area and the side yard area which faces on a street on a corner lot (or if the side yard abuts a residential zone) shall be landscaped and maintained with live

plant material including shrubs, flowers, and trees for a minimum distance of 20 feet behind the property line for all main uses. Such area shall include a permanent sprinkler system to insure adequate maintenance, and shall comply with section 19.76.160, "Intersecting streets and clear visibility." The planning commission may modify the landscaping requirements herein for any conditional use. The required landscaped area may be reduced to 15 feet provided:

A. 50% of the landscaped area is planted with shrubs, flowers, and trees; and

B. The landscaped area includes a berm that is a minimum of two feet high as measured from the grade of the sidewalk; and

C. The following portion of the total site is landscaped:

1. 15% if the site is less than one acre; or

2. 10% if the site is equal to or greater than one acre, but less than five acres; or

3. 5% if the site is equal to or greater than five acres.