

PART 3. GENERAL COMMERCIAL ZONE, C-2

9380: **PERMITTED USES:** No person shall use, nor shall any property owner permit the use of any property in a C-2 zone for any use, except for the following uses when conducted solely as retail, professional or service establishments:

A. Principal Uses:

Any use permitted in the C-1 zone.

Temple City

Addressograph services.

Ambulance service.

Appliances, household (repairs permitted).

Auditoriums.

Automobile rental.

Automobile repair garages (all operations to be conducted within an enclosed building) subject to CUP requirements.

Automobile sales provided the minimum lot size shall be two-thirds ($\frac{2}{3}$) of an acre, subject to an administrative CUP.

Automobile supply stores (retail sales of new and rebuilt parts only).

Awning shops, canvas goods, sales and service (within an enclosed building).

Barbers and beauticians.

Blueprint and photography.

Boat and recreational vehicle sales:

Sales may be conducted in the open, except in required yard areas; and

Repairs, which must be conducted entirely within an enclosed building.

Bowling alley, billiard parlor and similar recreational uses (CUP required).

Burial caskets.

Business and professional offices.

Business colleges, dance academies, music instructions and other commercial schools.

Dress and millinery shops.

Dry cleaners, retail.

Dry cleaning establishments, including coin operated machine (household service).

Electrical distribution and communication equipment, enclosed within a building.

Electrical supply.

Food markets.

Frozen food lockers.

Furniture repair and upholstery.

Glass studios, staining, edging, beveling and silvering in connection with the sale of mirrors and glass for decorating purposes.

Gymnasiums and health clubs (CUP required).

Hearing aides retail sales.

Heating and air conditioning sales and offices.

Household appliance stores (repairs incidental to primary use permitted).

Ice cream parlors (processing permitted for sale on premises only).

Instant printing.

Insurance agents and/or brokers.

Investment securities and stock brokerage firms.

Janitorial supplies.

Job printers not to exceed two thousand five hundred (2,500) square feet of gross leasable area.

Lapidary shops (within an enclosed building).

Laundromats.

Medical and dental laboratories.

Medical clinics.

Mini-mall, subject to special development standards contained in section 9456 of this chapter and a conditional use permit.

Mopeds and go-carts.

Mortuaries and funeral homes.

Movie theaters (CUP required).

Music stores (music instructions permitted).

Newspaper distributors or business offices.

Nurseries and garden supplies.

Optical establishments, including the sale of lenses and frames and the grinding and mounting of lenses.

Parking lots, commercial, provided that where such parking lots are not enclosed within a building, and where such facilities abut properties zoned for residential purposes, there shall be erected a six foot (6') high view obscuring masonry wall adjacent to the property line between the parking lot and residential property.

Pest control and exterminators, retail sales and office, but no storage of pest control or exterminating contractor vehicles, equipment, or storage of bulk chemicals or pesticides.

Pet shops.

Photograph studios.

Plumbing supplies (within an enclosed building).

Public utility, business office.

Radio and TV stores (retail sales and repairs).

Reducing salons, baths, and physiotherapy facilities.

Restaurants (subject to CUP requirements, if any).

Shoe repair shop.

Shoe stores.

Shopping centers requiring a CUP under any other provision of this code.

Sickroom supplies, retail sales.

Signs, show cards, and posters, retail sales (including the on premises painting or preparation of such signs, provided that such operations do not involve electrical components nor comprise greater than 50 percent of the gross floor area of the business, or 500 square feet, whichever is less).

Sporting goods stores.

Swimming pool supply stores.

Tailor shops.

Taxi service.

Taxidermists.

Telephone exchanges.

Tobacco stores.

Toy stores.

Trading stamp redemption centers and catalog stores.

Travel bureaus.

Upholstery fabrics and supplies, retail sales.

Other uses involving retail sales as the planning commission and city council may deem to be similar and not more obnoxious or detrimental to the public health, safety and welfare.

B. Accessory Uses:

Accessory buildings and structures. (1960 Code; amd. Ord. 76-439; Ord. 79-489; Ord. 81-509; Ord. 82-523; Ord. 83-533; Ord. 86-596; Ord. 91-688; Ord. 95-776)

9381: **STANDARDS OF DEVELOPMENT:** All uses in the C-2 zone shall comply with the following standards of development:

A. Lot Area: Each lot in the C-2 zone shall have a minimum lot area of not less than:

1. Five thousand (5,000) square feet if designated C-2 or C-2 (5,000); or
2. Ten thousand (10,000) square feet if designated C-2 (10,000); or
3. One acre, if designated C-2 (A).

B. Lot Width: Each lot in the C-2 zone created after the effective date hereof shall have a minimum width of not less than fifty feet (50'); provided, however, that such minimum lot width shall not apply to any lot created as part of a subdivision for a commercial shopping center where reciprocal access easements are held over all or a portion of said lot by all other lots in such subdivision.

C. Yards:

1. Front Yards: A front yard area of not less than fifteen feet (15') in depth shall be required of each lot in the C-2 zone which has a common side lot line boundary with any lot zoned R-1.
2. Side Yards: No side yard shall be required.
3. Required Rear Yard Areas: Each lot in the C-2 zone shall have and maintain a rear yard area of not less than five feet (5'), except where the rear of such lot abuts upon a statutory pedestrian mall.
4. Vision Clearance: Each lot in the C-2 zone which has a common boundary line with any lot zoned R-1, which lot line, as to the R-1 lot, is a side lot line, shall observe at the intersection of such lot line with the street lot line, a triangular area, one angle of which shall be formed by the front and side lot lines separating the lot from the streets, and the sides of such triangle forming the corner angle shall

each be fifteen feet (15') in length, measured from the aforementioned angle. The third side of said triangle shall be a straight line connecting the last two (2) mentioned points which are distant fifteen feet (15') from the intersection of the front and side lot lines. Within the area comprising said triangle, no building, structure, tree, fence, shrub, or other physical obstruction higher than forty two inches (42") above the established grade of the lot shall be permitted or maintained.

D. Building Bulk:

1. Height Limitation: There shall be no height limitation in the C-2 zone, provided that when any building or portion thereof is erected in excess of forty five feet (45') in height, a site development plan shall be processed in accordance with article E of this chapter.

E. Dish Antennas:

1. Definition: For the purpose of this section, the term "dish antenna" means any system of receiving or transmission disk with a diameter greater than two feet (2').

2. Development Standards: Every dish antenna shall be located, constructed, treated and maintained in accordance with the standards outlined herein.

a. Location: Any dish antenna with bases of attachment on a building in a commercial or industrial zone shall be located within the middle one-third ($\frac{1}{3}$) of the roof of said building, unless said dish antenna is otherwise completely screened from view from grade of the adjoining properties and adjoining public rights of way.

b. Height: In commercial and industrial areas dish antennas shall not exceed the height limit as specified for the zone.

c. Screening And Appearance: The materials used on constructing dish antennas shall not be unnecessarily bright, shiny, or reflective. If screening is used, it shall be architecturally compatible and be integrated into the overall design of the building. (1960 Code; amd. Ord. 85-562)

9382: LIMITATIONS ON PERMITTED USES:

- A. Enclosed Uses: All uses in the C-2 zone shall be conducted wholly within an enclosed building, except for those permitted and accessory uses which the planning commission finds are customarily conducted other than in enclosed buildings. Exception: bona fide sidewalk cafes shall be permitted based upon criteria set forth in the downtown specific plan.
- B. Special Development Standards: When any lot in the C-2 zone fronts on a street, the opposite side of which is zoned for R purposes, or abuts any R zoned property, all of the following standards shall be observed in the construction and maintenance of buildings, structures and uses to be located thereon:
1. Lighting: All outdoor lighting shall be constructed, operated and maintained so as to eliminate any interference with, or nuisance to such adjacent R zoned properties; and
 2. Vacant Land: All vacant land on the lot or parcel of land and the parkway area of land used in conjunction with permitted uses on such properties, shall be surfaced, landscaped or otherwise maintained in a clean, dust free and orderly manner. For the purpose of this provision, surfacing of concrete, asphalt, clean sand or gravel, placed on soil treated for weed control or appropriate landscaping shall be deemed to comply with the provision.
 3. Loading Docks, Storage, Etc.: Loading docks, loading areas, surface areas, outdoor storage or sales area, when permitted, and all trash, rubbish, or garbage receptacles or containers, which are located in a direct line of vision from any portion of adjacent R zoned properties, shall be enclosed or screened or be separated from such R zoned properties by a view obscuring fence or wall, not less than six feet (6') in height, measured from the finished grade of the C-2 lot. No outdoor storage shall be permitted to extend above the height of such fence or wall.
 4. Signs: All signs, advertising structures and the like, located upon such properties, and all driveways to the from such properties, shall, as far as is consistent with the public safety, be located remote from such R zoned properties, when such R zoned properties are located on the same side of the street as said C-2 zoned properties.
 5. Mechanical Devices: All mechanical heating, air conditioning, refrigeration or similar devices, maintained and operated on the

exterior of buildings located in the C-2 zone, shall be enclosed, and shall be designed, installed, operated and maintained in such a manner as to eliminate unsightliness, noise, smoke, dust, etc., which would otherwise cause an interference with adjacent R zoned properties.

6. Change In Grade: Where it is contemplated to change the grade or elevation of such C-2 zoned properties, in excess of three feet (3') vertically, those portions of the property abutting R zoned properties, a grading plan therefor shall be submitted to the city engineer, in order to obtain a grading permit, and shall show fencing, landscaping, barricades, retaining walls, and other protective devices, designed to protect abutting R zoned properties.

7. Commercial Or Manufacturing Unit: No commercial or manufacturing unit shall contain less than seven hundred fifty (750) square feet of floor area. (1960 Code; amd. Ord. 88-631; Ord. 02-870)

9383: **SITE PLAN REVIEW:** A site plan shall be required prior to the issuance of a building permit, or a certificate of occupancy, if no building permit is required, for the development of any C-2 zone property which is required to comply with the special development standards as hereinabove set forth. (1960 Code)

9384: **LOADING FACILITIES:** Each use permitted in zone C-2 shall be provided with off street, off alley leading spaces as herein provided. One such leading area, or fraction thereof, within the building or buildings located on the lot. Such leading spaces shall be permanently maintained not less than thirty feet (30') in length by twenty feet (20') in width, with an unobstructed vertical clearance of not less than fourteen feet (14'). Such facilities shall be surfaced in the manner required by subsection 9296C of this chapter. (1960 Code)

PART 4. HEAVY COMMERCIAL ZONE, C-3

9390: **PERMITTED USES:** No person shall use nor shall any property owner permit the use of any portion of any property zoned C-3 within the city, except for the following uses: