

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:

Temple City

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

A. Principal Uses:

Any uses permitted in C-2 zone.

Assaying.

Automobile repair garages (all operations to be conducted within an enclosed building), subject to conditional use permit requirements.

Bakeries, processing.

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.

Bookbinding.

Building material.

Cleaning and dyeing establishments, wholesale or industrial.

Commercial swimming pools (if enclosed by view obscuring walls).

Food commissaries.

Fortune telling as defined in section 4810.1 of this code, provided every fortune telling business be separated from every other fortune teller and every adult business, as defined in ordinance 85-534, by at least one thousand feet (1,000').

Job printers.

Markets, wholesale or jobbers.

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

Plumbing supply, outdoor storage permitted.

Secondhand goods (all goods displayed, sold and stored within an enclosed building).

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-3 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-3 zone shall have and maintain a rear yard area of not less than five feet (5'), except where the rear of such lots abuts upon a pedestrian mall established by the city council.

4. Visions Clearance: Each lot in the C-3 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 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-3 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. Signs:

1. Signs shall be permitted pursuant to the provisions of article L of this chapter.

F. Dish Antennas: The standards of development for dish antennas shall be subject to the limitations as set forth in subsection 9381E of this article. (1960 Code; amd. Ord. 75-420; Ord. 85-562)

9392: **LIMITATIONS ON PERMITTED USES:**

- A. Enclosed Uses: All uses in the C-3 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-3 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 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 this 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-3 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 and from such properties, shall, as fare 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-3 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-3 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-3 zoned properties, in excess of three feet (3') vertically, those portions of the property abutting R zoned properties, a grading plan therefore 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)

9393: **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-3 zoned properties which is required to comply with the special development standards as hereinabove set forth. (1960 Code)

9394: **LOADING FACILITIES:** Each use permitted in zone C-3, shall be provided with off street, off alley loading spaces as herein provided. one such loading space shall be provided for each twelve thousand (12,000) square feet of gross floor area, or fraction thereof, within the building or buildings located on the lot. Such loading 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 5. DOWNTOWN SPECIFIC PLAN, DSP

9400: **DOWNTOWN SPECIFIC PLAN:** Ordinance 93-736 enacts a specific plan for the downtown area. Said specific plan identifies land use districts, with a matrix of permitted uses and conditionally permitted uses. Said specific plan establishes development

standards, development incentives/bonuses, design guidelines, sign regulations and other requirements and criteria to ensure the orderly development of the area.

Reference is made to said ordinance and specific plan document for the detail of said plan, which shall override all other zoning regulations with regard thereto, except as specifically contained therein.

Said specific plan includes amendments outlined in ordinances 95-772 (deleted by ordinance 00-844), 95-780, 96-797, 97-800, 97-806, 97-809, and 02-880. (Ord. 93-736; amd. Ord. 00-844; Ord. 02-880)

Welding equipment and supplies; the distribution and storage of oxygen and acetylene in tanks of oxygen is stored in a room separate from acetylene, separated by not less than one hour fire resistant wall.

Wholesale businesses.

Any similar enterprises or businesses or other enterprises or businesses which the planning commission finds are not more obnoxious or detrimental to the public welfare than the enterprises enumerated in this section.

B. Accessory Uses:

Accessory buildings and structures. (1960 Code; amd. Ord. 75-408; Ord. 85-578; Ord. 91-688)

9391: **STANDARDS OF DEVELOPMENT:** All uses in C-3 zone shall comply with the following standards of development:

- A. Lot Area: Each lot in the C-3 zone created after the effective date hereof, shall have a minimum lot area of not less than:
1. Five thousand (5,000) square feet if designated C-3 or C-3 (5,000); or
 2. Ten thousand (10,000) square feet if designated C-3 (10,000); or
 3. Twenty thousand (20,000) square feet if designated C-3 (20,000); or
 4. One acre, if designated C-3 (A).
- B. Lot Width: Each lot in the C-3 zone created after the effective date hereof shall have a minimum lot 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.