

SECTION 12: “C-2” GENERAL COMMERCIAL ZONE

(Revised and reorganized by Ord. No. 2714, effective 7-17-86)

The following regulations shall apply in the “C-2” General Commercial Zone unless otherwise provided in this Ordinance.

PURPOSE A.

The General Commercial Zone is intended for retail stores and businesses which do not involve the manufacture, assembling, packaging, treatment or processing of articles of merchandise for distribution and retail sale. (Revised by Ord. No. 2714, effective 7-17-86.)

USE B.

No building or land shall be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses (Re-designated from Subsection A to Subsection B by Ord. No. 2714, effective 7-17-86):

1. Any use permitted in the “C-1” Neighborhood Commercial Zone. (Renumbered from Paragraph A.1 to Paragraph B.1 by Ord. No. 2714, effective 7-17-86)
2. Retail stores, businesses, or services, as follows: (NOTE: Prior to the effective date of Ord. No. 2714, the C-2 Zone did not contain an extensive use list. Instead, the C-2 Zone permitted all “Retail stores and businesses not involving any kind of manufacturing, processing, or treatment of products” except certain incidental activities subject to the stipulation which now appear in Paragraph D.1. Therefore, a number of the uses in the following list were considered to have been allowed in the C-2 Zone under the forgoing provision even though they were not specifically identified until the adoption of Ord. No. 2714.)

- **Antique and art store***
- **Arcades, including video****
- **Automated car wash (coin operated only)****
- **Automobile supply stores****
- **Automobile storage garage (including repair and servicing)***
- **Automotive sales, lease and rental**, provided (a) that no repair or reconditioning of automobiles shall be permitted except when enclosed in a building, and (b) the outdoor parking or display area is located and developed as required in Section 15*
- **Bakery goods store****
- **Bath House, public ***
- **Batting cage if completely enclosed****
- **Bicycle shops****
- **Billiard or Pool hall**
- **Bird store or pet shop**
- **Blueprinting and Photostatting shops***
- **Business and professional schools and colleges***
- **Card room****
- **Catering Shops****
- **Ceramic shops****

- **Clothing and costume rental****
- **Conservatory of Music**
- **Department store**
- **Electric appliance stores and repairs**
- **Electric distributing substation**
- **Fast food restaurant****
- **Frozen food locker plants** (excluding wholesale processing or cold storage)
- **Funeral parlor or mortuary***
- **Furniture store**
- **Furniture warehouses** for storing personal household goods, provided ground floor front is devoted to stores
- **Gift, novelty or souvenir****
- **Glass shop**, retail, excluding major service activities**
- **Hobby and art supply store****
- **Household appliance stores****
- **Ice storage house** of not more than five (5) ton capacity
- **Interior decorating store**
- **Leather goods and luggage stores****
- **Locksmiths****
- **Massage or physiotherapy establishment****
- **Medical laboratory**
- **Medical and orthopedic appliance stores****
- **Motels**
- **Music or vocal instruction**
- **Music store**
- **Newsstand**
- **Newspaper plant**
- **New tire sales and service****
- **Nursery, flower or plants and garden supply stores***
- **Offices****
- **Opticians and optometrists shops****
- **Paint and wallpaper stores****
- **Pet shops****
- **Photographic supply stores****
- **Picture framing shops****
- **Plumbing fixtures for retail sales****
- **Printing, lithography, engraving****
- **Private club, fraternity, sorority and lodge** whose chief activity is a service customarily carried on as a business (Added by Ord. 703, effective 8-27-59; relocated from Paragraph A.32a. by Ord. 2714, effective 7-17-86)
- **Radio and television stores***
- **Retail office equipment sales****
- **Satellite antenna sales****
- **Scientific instrument stores****
- **Secondhand stores, pawn shops and thrift shops****

- **Soda fountains****
- **Stamp and coin stores****
- **Studios** (except motion picture)
- **Super service station**
- **Taxidermist**
- **Telegraph offices****
- **Telephone exchange**
- **Tinsmith**
- **Tire sales** (no retreading or recapping)**
- **Tobacco and cigar stores****
- **Toy store****
- **Travel agencies****
- **Variety store****
- **Watch and clock repair shop****
- **Wedding chapel**

* Amended by Ord. No. 2714, effective 7-17-86

** Added by Ord. No. 2714, effective 7-17-86

3. Similar uses when determined in the manner prescribed in Section 15, Subsection A, USE, paragraph 1, subparagraph b. (Added by Ord. No. 2714, effective 7-17-86):
4. **Accessory buildings and uses** including warehousing, customarily incident to any of the above uses when located on the same lot. (Renumbered from Paragraph A.46 and amended by Ord. No. 2714, effective 7-17-86)
5. **Incidental manufacturing**, processing and treatment of products in conformance with Subsection D, Paragraph 1. (Added by Ord. No. 2714, effective 7-17-86)
6. Outdoor advertising display **signs**, including off-site signs in conformance with this Section and Section 15. (Renumbered from Paragraph A.3 and amended by Ord. No. 2714, effective 7-17-86.)
7. **Public parking** area when located and developed as required in Section 15. (Renumbered from paragraph A.33 by Ord. No. 2714, effective 7-17-86.)
8. **Mobilehome** for use by caretaker or night watchman of a commercial use when located on the same lot or parcel as the commercial use or a lot contiguous to the lot on which the commercial use is located. (Added by Ord. No. 2299, effective 1-17-80; renumbered from Paragraph A.26.5 by Ord. No. 2714, effective 7-17-86)
9. **Jail or correctional institution** in conformance with the Public Buildings Element of the Tulare County General Plan. (Added by Ord. No. 2430, effective 8-28-81; renumbered from Paragraph A.25.5 by Ord. No. 2714, effective 7-17-86)

USES REQUIRING A SPECIAL USE PERMIT C.

Because of considerations of noise, fumes, dust, odors, and other hazards, the following uses shall be permitted in the C-2 Zone only if a special use permit has been approved in the manner provided in Section 16, Part II.B.

1. Retail stores, businesses or services as follows:
 - **Feed and seed stores**, when the business is in conjunction with any use permitted

in Paragraph 1, Subsection B of this Section.

2. Similar uses when determined in the manner prescribed in Section 15, Subsection A, USE, Paragraph 1, Subparagraph b.

Additional uses which are permitted in the "C-2 Zone" only if a Special Use Permit has been approved are set forth in Section 16, II.B. (Amended by Ord. No. 2714, effective 7-17-86; amended by Ord. No. 2878, effective 7-20-89)

DEVELOPMENT STANDARDS D.

1. Use Conditions: Manufacturing, processing and treatment of products which is clearly incidental to the retail business conducted on the premises is permitted provided that no more than five (5) persons are employed in the manufacture, processing or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes, and provided also that unless otherwise permitted all such uses be conducted inside of a building. (Renumbered from Paragraph A.2 and amended by Ord. No. 2714, effective 7-17-86)
2. Height: No building hereafter erected or structurally altered shall exceed six (6) stories or seventy-five (75) feet to uppermost part of roof. (Renumbered from Section B by Ord. No. 2714, effective 7-17-86)
3. Front Yard: There shall be a front yard of not less than ten (10) percent of the depth of the lot provided such front yard need not exceed ten (10) feet, and further provided that buildings erected or structurally altered and used exclusively for dwelling purposes shall comply with the front yard requirements of the "R-3" Zone. However, where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established. (Added by Ord. No. 2714, effective 7-17-86)
4. Side Yard: Where a lot abuts upon the side of a lot in any "R" Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon a lot in any "R" Zone, the side yard on the street side of the reversed corner lot shall be not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all other cases, a side yard for commercial buildings shall not be required. However, buildings erected or structurally altered and used exclusively for dwelling purposes shall comply with the side yard requirements of the "R-3" Zone. (Added by Ord. No. 2714, effective 7-17-86.)
5. Rear Yard: Where a lot abuts upon the rear of a lot in any "R" Zone (R-A, R-O, R-1, R-2, and R-3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a commercial building shall not be required. However, buildings erected or structurally altered and used exclusively for dwelling purposes shall comply with the rear yard requirements of the "R-3" Zone. (Added by Ord. No. 2714, effective 7-17-86.)
6. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however, that where a lot has less area than herein required and was of record at the time this paragraph became effective, said lot may be occupied by not more than one (1) main building subject to the provisions of this Section. (Added by Ord. No. 2714,

- effective 7-17-86.)
7. Parking and Loading: Off-street parking and loading space shall be required in conformance with Section 15. (Renumbered from paragraphs A.47 and A.48 and amended by Ord. No. 2714, effective 7-17-86.)
 8. Outdoor Advertising Display Signs: No requirements. (Added by Ord. No. 2714, effective 7-17-86.)
 9. Fences, Walls and Screening: Where the side or rear lot line of a site adjoins or is located across an alley from any "R" Zone (R-A, R-O, R-1, R-2 or R-3), there shall be a solid wall, fence or equivalent landscaping screening at least six (6) feet in height located along the common lot line, except in a required front or side yard. Fulfillment of the requirements of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable building and zoning regulations and which were existing in the C-2 Zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of the property is approved by the County. (Added by Ord. No. 2714, effective 7-17-86.)
- E. (Rescinded by Ord. No. 2714, effective 7-17-86.)
- F. (Rescinded by Ord. No. 2714, effective 7-17-86.)