

## Chapter 17.25

### SERVICE COMMERCIAL (C-S) ZONE

#### Sections:

- 17.25.01 PURPOSE & APPLICATION
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  - 17.25.12 LANDSCAPING
  - 17.25.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.25.01 PURPOSE AND APPLICATION. The Service Commercial designation provides for commercial areas for non-retail commercial. Such uses may have characteristics that require isolation or separation from residential or other commercial uses, and include, but are not limited to body shops, car repair garages, contractors' yards, etc. This commercial designation should be applied adjacent to other commercial and industrial areas.
- 17.25.02 PERMITTED USES. The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.
- 17.25.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards set out in Chapter 17.51 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.
- The C-S district has been set forth to serve as the central trading area of the community.
- 17.25.04 PROHIBITED USES. All other uses not permitted by Sections 17.25.02 and 17.25.03 are prohibited.
- 17.25.05 MINIMUM LOT SIZE. See Table 17-2.
- 17.25.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-2.



- 17.25.07 YARDS AND SETBACKS. See Table 17-2.
- 17.25.08 HEIGHT LIMITS. See Table 17-2.
- 17.25.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.
- 17.25.10 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.25.11 SIGNS. The following signs are permitted in accordance with Chapter 17.61 of this Ordinance:
- A. Temporary real estate signs (not to exceed 8 square feet).
  - B. Temporary construction signs.
  - C. Temporary political signs.
  - D. Wall signs not to exceed 5 percent of building face area (on site identification only).
  - E. Monument signs not to exceed 5 feet in height and 35 square feet, of cumulative copy area (on site only).
- The maximum permitted area of all signs shall not exceed one half (½) square foot for each lineal foot of public street frontage.
- 17.25.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.25.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. All development in the C-S zone shall comply with the minimum standards set out in Chapter 17.51 of this Ordinance.
  - B. Development in the C-S zone shall comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.