

## Chapter 17.26

### COMMUNITY COMMERCIAL (C-C) DISTRICT

#### Sections:

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- 17.26.01 PURPOSE AND APPLICATION. The purpose of this district is to provide sites for a wide range of commercial and office uses which are diverse, visually pleasing, convenient in terms of parking and access, attractive, and used by citizens of Huron as well as visitors to the area.
- 17.26.02 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.
- 17.26.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditional and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.
- 17.26.04 PROHIBITED USES. All other uses not permitted by Sections 17.26.02 and 17.26.03 are prohibited.
- 17.26.05 MINIMUM LOT SIZE. See Table 17-2.
- 17.26.06 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-2.
- 17.26.07 YARDS AND SETBACKS. See Table 17-2.
- 17.26.08 HEIGHT LIMITS. See Table 17-2.
- 17.26.09 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.



17.26.10 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.

17.26.11 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.

17.26.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51.

17.26.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.

- A. Development in the C-C zone shall comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.
- B. Screening and Storage. The following shall apply to all developments.
  - 1. All roof mounted air conditioners, roof vents, etc. should be screened from view from ground level whenever possible. Such screening must be of a style and material such that it is an integral part of the building architecture.
  - 2. Where commercial or industrial property adjoins a residential zone, a concrete block or masonry wall to a height recommended by the Director shall be located on the property line except in a required front yard, or the street side setback of a corner lot. This requirement may be waived if an alternative landscaped buffer is provided and approved by the Planning Commission as an exception.
  - 3. Approved uses that are not conducted entirely within a completely enclosed structure, on a site across a street or alley from a residential district shall be screened by a concrete block or masonry wall and be landscaped along the



frontage of the wall to a height to be determined by the Director. No materials or equipment shall be stored to a height greater than that of the wall or fence.

4. In the C-C district, all businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, bus depots and transit stations and electric distribution substations where permitted.
  5. Where commercial or office uses are so situated abutting property zoned for single-family residential use, the second story of the structure to be occupied as a commercial or office use shall be designed to limit visibility onto the adjacent residential property.
- C. Curb Cuts. Curb cuts for proposed developments shall be limited to the extent that access is provided to the site with minimum of ingress and egress points so as to protect the safe traffic flow of Huron's Arterial and Collector streets. Unless an exception is granted by the Planning Commission, drive access points in Commercial and Industrial Zones shall be shared access easements unless it is not feasible to do so.
- D. Lighting. No on-site lighting shall directly or indirectly illuminate adjacent properties or the public street which provides access. The lights and standards to be used shall be approved by the Director.
- E. Auto Traffic Easements. When deemed necessary for the traffic safety of the community, the Director shall have the right to require as a condition of granting approval of a planning entitlement, that a parcel provide an easement for purposes of vehicular traffic.
- F. Residential Architectural Design Criteria. All subdivision shall comply with Section 17.19.01 (N) of this Ordinance.
- G. Residential Landscaping Requirements. All new residential developments shall comply with Section 17.19.01 (N) of this Ordinance.
- H. General Standards. All development shall comply with the following standards.
1. Street and road dedications shall be made to the City, in a manner prescribed by the City of Huron Public Works Department, for all existing or proposed local, collector, and arterial streets. The required dedication shall be consistent with the requirements of the Circulation Element of the City of Huron.



2. All developments within the City of Huron shall provide road or street improvements pursuant to the Huron Subdivision Ordinance. Street improvements shall include base and pavement ties to existing pavement.
3. Obstructions within street rights-of-way shall be removed.
4. Curb, gutter, and sidewalk shall be constructed as required by the City of Huron Subdivision Ordinance when required as part of street improvements.
5. All access drives, parking areas, and vehicle maneuvering areas shall be surfaced with a minimum of two (2) inches of asphaltic concrete paving or material of higher quality.
6. All new on-site utility services shall be placed underground.
7. Prior to the issuance of any building permits, a plan for the disposal of drainage waters originating on-site and from adjacent road rights-of-way shall be approved by the City of Huron Public Works Department, if required. Easements or grant deeds shall be given to the City of Huron for drainage purposes or access thereto, as necessary.
8. The method of water supply and sewage disposal shall be as required and approved by the City of Huron and Fresno County Health Department.
9. Fire flows and fire protection facilities shall be as required and approved by the Fresno County Fire Department.
10. When commercial or industrial property is adjacent to property zoned for single-family residential purposes, a six (6) foot-high solid masonry wall set in a planter of minimum five (5) foot width with trees spaced at twenty (20) foot intervals shall be constructed between the proposed development and the adjacent property along the rear and side property lines. The design and materials proposed shall be approved by the Director prior to construction of said wall.
11. When Multi-Family Residential, Commercial, or Industrial construction in excess of one (1) story is proposed adjacent to property zoned for residential uses, structures shall be situated so that windows above the first story do not have direct views of other residential areas, Collectors and Arterials, or noise producing equipment or activities.
12. All exterior lighting shall be directed away from adjacent properties.
13. All trash receptacles shall be screened so that they are not visually obtrusive from any off-site location. The location and method of screening for all trash receptacles shall be approved by the Director.



14. Architectural design and materials of all proposed buildings shall be compatible with the surrounding neighborhood.
  15. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
  16. Landscaping shall be provided in accordance with the requirements of this Section.
  17. Signs may be provided as specified by the applicable zoning district regulation and Chapter 17.61 of this Ordinance.
  18. During all on-site grading and construction activities, adequate measures shall be implemented to control fugitive dust.
  19. Street improvements and construction of curb, gutter, and sidewalks shall be required for additions to development existing on the effective date of this Ordinance, unless waived in accordance with Chapter 17.75.
- I. The Director or the Planning Commission may waive or reduce parking requirements where a documented hardship, not involving economics exists, where there are unusual circumstances that prevent compliance with any required development standards, or when there is not a demonstrated need for all of the parking required by this ordinance.