

## **SECTION 14-504**

### **C-2 GENERAL COMMERCIAL DISTRICT**

#### **14-504.1**

#### **GENERAL DESCRIPTION**

The purpose of the C-2 District is to provide an area for the conduct of community and regional retail and service business dealing predominantly in those goods transportable by private auto and for those creating a substantial amount of automobile traffic. It is intended that such areas have properties of sufficient size so that activities performed thereon will not interfere with traffic circulation.

Within the C-2 General Commercial District, as shown on the Official Monterey Zoning Map, the following regulations shall apply:

#### **14-504.2**

#### **PERMITTED USES**

- 14-504.2A Business and personal services; all those permitted in the C-1 Limited Commercial District and including the following types of establishments: Dry cleaning and laundry service, electrical repair, equipment rental, exterminating service, gunsmith, hotel and motels, small engine and motor repair, upholstery service, veterinary service-indoor, and similar uses.
- 14-504.2B Retail and wholesale trade; all those permitted in the C-1 Limited Commercial District and including the following types of establishments: Automotive parts store, building materials, cabinet sales, department store, fertilizer sales-packaged, florist-wholesale, furniture sales, motorcycle sales, nursery and garden centers-retail, pet shop, restaurant-drive-in, and similar uses.
- 14-504.2C Public and semi-public uses, including the following types of establishments: Cemetery (subject to the provisions of Section 14-604.2 of this Official Zoning Code), charitable, fraternal or social organization, church or similar place of worship, (when in compliance with the conditions specified in Section 14-604.7 of this Official Zoning Code), community center, daycare center, funeral home, general office buildings, group homes, hospital, medical clinic, nursing home, schools, (when in compliance with the conditions specified in Section 14-604.8 of this Official Zoning Code), retirement center, temporary care facility and similar uses.
- 14-504.2D Professional offices for doctors, dentists, lawyers, architects, artists, engineers and the like.
- 14-504.2E Federal, state, county and municipal uses.
- 14-504.2F Automotive and transportation services, limited to the following types of establishments: Automotive tire sales and tire repair, car wash, gasoline station (with no above ground storage of flammable material in excess of 500 gallons and subject to the provisions of Section 14-604.1 and 14-604.6 of this Official Zoning Code), off-street parking lots (meeting the design requirements of Section 14-301.5 of this Official Zoning Code), taxicab stand, and similar uses.
- 14-504.2G Amusement and recreational services; all those permitted in the C-1 Limited Commercial District and including the following types of establishments: health and physical fitness clubs.

- 14-504.2H Light manufacturing; limited to the following types of establishments: Commercial printing, laboratories, optical instruments and lenses, and similar uses.
- 14-504.2I Limited manufacturing for an on-premise business or service provided the following conditions are complied with:
1. The manufacturing area shall not occupy more than forty-nine (49) percent of the floor area.
  2. No more than ten (10) operators shall be employed.
- 14-504.2J Newspaper, radio and television stations.
- 14-504.2K Accessory structures and uses incidental and subordinate to the principal structure.
- 14-504.2L Temporary structures, subject to the provisions of Section 14-608 of this Official Zoning Code.

14-504.3  
USES PERMITTED ON APPEAL  
(SPECIAL EXCEPTIONS)

After public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

- 14-504.3A Multi-family residential provided the following conditions are complied with:
1. The minimum lot area, width and yard requirements as required in the R-2 High Density Residential District of this Official Zoning Code shall be complied with.
  2. The off-street parking requirements of Section 14-301 of this Official Zoning Code shall be complied with.
  3. The required standards of Section 14-602 of this Official Zoning Code shall be complied with.
- 14-504.3B Automobile sales (new and used) and automobile rentals provided the following conditions are complied with:
1. Shall not be located adjacent to any residential district.
  2. Shall not be located on public street of a classification of less than major collector status.
  3. Shall be in conformance with the provisions of Section 14-604.6 of this Official Zoning Code.
- 14-504.3C Automobile repair shops provided the following conditions are complied with:
1. Shall not be located adjacent to any residential district.
  2. Shall be in conformance with the provisions of Section 14-604.6 of this Official Zoning Code.
- 14-504.3D Agriculture supply provided the following conditions are complied with:
1. Shall not be located adjacent to any residential district.
  2. Shall not have any unpackaged fertilizer, feed, grain or pesticide storage nor any bulk fertilizer, feed, grain or pesticide sales.

3. No milling, grinding or mixing of materials shall be permitted.
4. No feed lots or stockyards shall be permitted.

14-504.3E Self-service storage facilities (mini-warehouses) provided the following conditions are complied with:

1. The sale or auction of any item at a self-service storage facility is specifically prohibited.
2. Shall not be located on public street of a classification of less than major collector status.
3. The standards of Section 14-604.5 of this Official Zoning Code shall be complied with.

14-504.3F Marine supply, including boat sales and service, provided the following conditions are complied with:

1. Shall not be located adjacent to any residential district.
2. Shall not be located on public streets of a classification of less than major collector status.
3. Shall be in conformance with the provisions of Section 14-604.6 of this Official Zoning Code.

14-504.4 USES PROHIBITED

14-504.4A Outdoor storage of any type, except that in connection with and on the premise of active building and/or land developments and except that permitted under the provisions of Section 14-604.6 of this Official Zoning Code.

14-504.4B Any other use or structure not specifically permitted or permitted on appeal.

## 14-504.5 MINIMUM LOT AREA, WIDTH AND YARD REQUIREMENTS

All buildings or structures, including accessory structures, hereafter constructed in the C-2 District shall be located so as to comply with the following requirements:

- |           |  |  |
|-----------|--|--|
| 14-504.5A | Minimum lot requirements .....   | None except as necessary to meet all other requirements. |
| 14-504.5B | Minimum depth of front yard.....   | 40 ft.   |
| 14-504.5C | Minimum depth of rear yard .....   | 15 ft.   |
| 14-504.5D | Minimum side yard on one side.....   | 15 ft.   |
| 14-504.5E | Minimum side yard for street side corner lots.....   | 40 ft.   |
| 14-504.5F | On lots adjacent to a residential district all buildings or structures shall be located so as to conform with the side and/or rear yard requirements of the adjacent residential district. |  |

## 14-504.6 MAXIMUM BUILDING AREA

None except as necessary to meet all other requirements.

## 14-504.7 SCREENING REQUIREMENTS

Where a lot line is shared with an adjacent residential lot the owner of the commercial lot shall provide semi-opaque screening in conformance with Section 14-601 of this Official Zoning Code along the entire shared lot line or lines so as to provide a pleasant buffer between the two different but contiguous land uses.

## 14-504.8 PARKING REQUIREMENTS

Uses in the C-2 District shall conform with the provisions of Section 14-301 of this Official Zoning Code.

## 14-504.9 ACCESS REQUIREMENTS

Uses in the C-2 District shall conform with the provisions of Section 14-302 of this Official Zoning Code.

14-504.10 OFF-STREET LOADING AND UNLOADING SPACE REQUIREMENTS

Uses in the C-2 District shall conform with the provisions of Section 14-303 of this Official Zoning Code.

## 14-504.11 MAXIMUM BUILDING HEIGHT

No structure in the C-2 District shall exceed thirty-five (35) feet or three (3) stories in building height.

14-504.12

#### SIGN REQUIREMENTS

All signs and similar advertising structures in the C-2 District shall conform with the provisions of Section 14-609 of the Official Zoning Code.

14-504.13

#### SITE PLAN REVIEW REQUIREMENTS

Uses in the C-2 District shall conform with the provisions of Section 14-705 of this Official Zoning Code.