

Chapter 18.24
COMMERCIAL ZONE DISTRICTS

[18.24.010 Purpose of the commercial zone districts.](#)

[18.24.020 Allowable land uses and permit requirements.](#)

[18.24.030 C-1 zone district development standards.](#)

[18.24.040 C-2 zone district development standards.](#)

[18.24.050 C-3 zone district development standards.](#)

[18.24.060 C-H zone district development standards.](#)

18.24.010 Purpose of the commercial zone districts.

The purposes of the individual commercial zone districts are as follows:

Neighborhood shopping (C-1) zone district: Intended to be applied to properties that will serve a local neighborhood with smaller convenience shopping and service businesses. The C-1 zone district is compatible with the commercial general plan designation.

Community business (C-2) zone district: Intended to be applied in established community business districts or similar areas where there is or will be a concentration of retail and service commercial uses. The C-2 zone district is consistent with the commercial general plan designation.

General commercial (C-3) zone district: Intended to be applied where a wide range of general commercial activities are necessary for public service. The C-3 zone district is consistent with the commercial general plan designation.

Highway service commercial (C-H) zone district: Intended to be applied along major road frontages to provide the necessary services to the traveling public. The C-4 zone district is consistent with the commercial general plan designation. (Ord. 1365 § 5 (part), 2014).

18.24.020 Allowable land uses and permit requirements.

Table 18.24.020 identifies the uses of land allowed by each of the commercial zone districts. The last column of the table identifies a section of this title that references additional land use regulations or development standards that are applicable to that use. The applicable permit requirements for each use are established by the letter designations as follows:

"P" Designates a permitted use. New development requires a development plan review which is typically a ministerial staff review process that ensures compliance with all city development standards, as provided in Sec. [18.72.010](#). Larger projects may trigger a more extensive review.

"ZC" Designates that a zoning clearance is needed, which is a ministerial staff review, as provided in Sec. [18.72.020](#).

"U" Designates that a use permit is required, as provided in Sec. [18.72.030](#).

"MU" Minor use permit.

Blank Not an allowable use in that zone district.

Table 18.24.020: Allowed Uses and Permit Requirements for Commercial Zone Districts

Land Use	Zone District				Specific Use Criteria
	C-1	C-2	C-3	C-H	
Commercial Uses					
General retail sales and services conducted indoors (unless otherwise specified in this table)	P	P	P	P	
Neighborhood retail sales	P	P	P	P	
Animal grooming	P	P	P	P	
Animal boarding (indoors) ¹		U	U	U	
Veterinarian		P	P	P	
Auto, boat, motorcycle, RV, mobile home, trailer and agricultural equipment sales and rental (indoor repair as secondary use)		MU	MU	MU	
Bank, financial institution, insurance	P	P	P	P	
Day care center	P	P	P	P	
Health/fitness facility		P	P	P	

Table 18.24.020: Allowed Uses and Permit Requirements for Commercial Zone Districts

Land Use	Zone District				Specific Use Criteria
	C-1	C-2	C-3	C-H	
Offices (administrative, government, business, medical and professional)	MU	P	P	P	
Funeral establishment		U	P	P	
Schools and studios primarily conducted indoors	P	P	P	P	
Bar, night club, lounge, tavern		U	U ⁴	U	
Laundry, laundromat	P	P	P	P	
Repair shop (i.e., shoes, radios, appliances, electronic equipment)	P	P	P	P	
Hotel, motel		P	P	P	
Indoor entertainment (theater, video arcade/fun center, skating rink, bowling, billiards)	U	P	P	P	
Outdoor commercial recreation (theme, amusement park, miniature golf, go-cart track)		U	U ⁴	U	
Restaurant	P	P	P	P	See Chap. 18.63 for sidewalk dining.
Auto, boat, motorcycle, RV repair (excluding body and radiator shops) ³			P	P	
Retail plant nursery (includes outdoor sales)		P	P	P	
Car rental		P	P	P	
Car wash		U	MU ⁴	MU	

Table 18.24.020: Allowed Uses and Permit Requirements for Commercial Zone Districts

Land Use	Zone District				Specific Use Criteria
	C-1	C-2	C-3	C-H	
Home improvement, building material sales (includes outdoor sales)		U	U ⁴	U	
Equipment rental (includes outdoor storage)			U ⁴	U	
Drive-through facilities	U	U	MU ⁴	MU	Sec. 18.96.030
Auto service station ¹	U	U	U ⁴	U	Sec. 18.96.050
Medical, dental, optical lab		P	P	P	
Retail tire sales ³		MU	MU ⁴	MU	
Secondhand store ³	P	P	P	P	
Bottled gas sales ¹			U	U	
Bus depot		U	U ⁴	U	
Card room		U	U ⁴	U	
Recreational vehicle park			U ⁴	U	
Massage service		U	U		Excludes services exempted under Sec. 5.48.030 .
Recycling facility	U	U	U	U	Chap. 18.92
Mini-storage warehouse ¹	U	U	U	U	Sec. 18.96.040
Adult oriented use			U		Chap. 18.66
Cannabis testing laboratory ⁶		U	U		
Medical cannabis dispensary*		U	U	U	Chap. 18.67

Table 18.24.020: Allowed Uses and Permit Requirements for Commercial Zone Districts

Land Use	Zone District				Specific Use Criteria
	C-1	C-2	C-3	C-H	
Condominium	P	P	P	P	
Residential Uses					
Single-family residence ²	MU	MU	MU ⁴	MU	
Multifamily residences ²	MU	MU	MU ⁴	MU	Consistent with State Government Code † Section 65913.4 If project pays prevailing wages and meets specified affordable housing targets it is a ministerial project not subject to a use permit.
Accessory Dwelling Units	P	P	P	P	Sec. 18.90 ADUs
Live/work lofts ²	MU	MU	MU ⁴	MU	
Employee housing ²	MU	MU	MU ⁴	MU	
Emergency shelter ¹				U	Sec. 18.96.060
Residences w/office or retail	MU	MU	MU ⁴	MU	
Home occupation	ZC	ZC	ZC ⁴	ZC	Chap. 18.93
Senior congregate care facility, skilled nursing/intermediate care facility	MU	MU	MU ⁴	MU	
Single-room occupancy (SRO)		U	U ⁴		Sec. 18.96.070
Public/Quasi Public Uses					
Public buildings and facilities	U	P	P	P	
Library/museum	U	P	P	P	
Religious facility	MU	P	P*	P*	*MU in central business district

Table 18.24.020: Allowed Uses and Permit Requirements for Commercial Zone Districts

Land Use	Zone District				Specific Use Criteria
	C-1	C-2	C-3	C-H	
Hospital ¹		U	U ⁴	U	
Park	P	P	P	P	
Clubs and lodges		U	P	P	
Special Events	U	U	U	U	See Section 18.24.070 for Special Event Requirements
Public parking	P	P	P	P	
Community center	P	P	P	P	
Cultural institution	P	P	P	P	
Wireless telecommunications facility	U	U	U ⁴	U	
Heliport		U	U ⁴	U	

¹ Not allowed in the central business district.

² Residences are permitted uses on the upper floors in the central business district.

³ Minor use permit required in the central business district.

⁴ Use permits and minor use permits not required in medical arts district.

⁵ Employee housing (up to six persons), supportive housing, transitional housing, mobilehomes on permanent foundations, and mobilehome parks (including condominium and cooperative parks) are allowed and subject only to those restrictions and development standards that apply to other residential dwellings of the same type and number in the same zone.

⁶ The following term when used in the municipal code shall have the meaning of a "cannabis testing laboratory or lab" as stated in Chapter [18.67](#), Commercial cannabis activity.

* Code reviser's note: This text was changed from "medical marijuana dispensary" to "medical cannabis dispensary" at the city's request. This change was mistakenly omitted from the code amendments made by Ord. 1404.

(Ord. 1409 § 2 (part), 2019; Ord. 1378 §§ 2, 3, 2015; Ord. 1372 §§ 2(B), 2(F), 2(I), 2015; Ord. 1365 § 5 (part), 2014).

18.24.030 C-1 zone district development standards.

Table 18.24.030: Development Standards Applicable to the C-1 Zone District

Minimum lot size	None.
Minimum lot width	None.
Minimum yards	<p>Front yard: 5 feet, except 15 feet for a distance of 25 feet from an R district boundary. Yard must be landscaped and not used for parking or loading. Upper story may overhang if there is a vertical clearance of 12 feet.</p> <p>Street side yard: Same as front yard, except no side yard adjacent to an alley.</p> <p>Interior side yard: None, except when abutting a residential zone district it is 5 feet.</p> <p>Rear yard: None, except (1) when abutting a residential zone district it is 5 feet and a 6-foot masonry wall shall be constructed along the property line or (2) it is 12 feet if accessible by a street, alley or parking lot. Upper floor may overhang if there is 14 feet of vertical clearance if not located abutting a residential zone district.</p> <p>Levee setback: 10 feet.</p> <p>Other criteria and exceptions are provided in Section 18.84.070, Yards and fences.</p>
Maximum building height	<p>2.5 stories, not to exceed 35 feet.</p> <p>Other criteria and exceptions are provided in Sec. 18.84.080.</p>
Building coverage	None.
Off-street parking and loading	See Chap. 18.60 .
Landscaping	<p>A 5-foot-wide landscape strip shall be provided along all street rights-of-way. Landscaping shall be provided in all other areas between sidewalk and edge of rights-of-way.</p> <p>Other landscaping standards are provided in Chap. 18.86.</p>

Signs	See Chap. 18.64 .
Trash enclosures	See Chap. 18.61 .
Outside storage	All outside storage shall be screened by a solid fence between 6 and 8 feet in height except for vehicle sales.
Public improvements	Chap. 11.04 .

(Ord. 1437 § 1, 2022; Ord. 1365 § 5 (part), 2014).

18.24.040 C-2 zone district development standards.

Table 18.24.040: Development Standards Applicable to the C-2 Zone District

Minimum lot size	None.
Minimum lot width	None.
Minimum yards	<p>Front yard: 5 feet, except 15 feet for a distance of 25 feet from an R district boundary. Yard must be landscaped and not used for parking or loading. Upper story may overhang if there is a vertical clearance of 12 feet.</p> <p>Street side yard: Same as front yard, except no side yard adjacent to an alley.</p> <p>Interior side yard: None, except when abutting a residential zone district it is 5 feet.</p> <p>Rear yard: None, except when abutting a residential zone district it is 5 feet and a 6-foot masonry wall shall be constructed along the property line. It is 12 feet if accessible by a street, alley or parking lot. Upper floor may overhang if there is 14 feet of vertical clearance if not abutting a residential zone district.</p> <p>Buildings over 35 feet in height: For rear and interior side yards, an additional 3 feet of setback is required for every 10 feet over 35 feet in height, up to a maximum of 15 feet.</p> <p>Levee setback: 10 feet.</p> <p>Other criteria and exceptions are provided in Section 18.84.070, Yards and fences.</p>

Maximum building height	8 stories, not to exceed 85 feet. Other criteria and exceptions are provided in Sec. 18.84.080 .
Building coverage	None.
Off-street parking and loading	See Chap. 18.60 .
Landscaping	Landscaping shall be provided in all required front or street side yards and in all other areas between sidewalk and edge of rights-of-way. Other landscaping standards are provided in Chap. 18.86 .
Signs	See Chap. 18.64 .
Trash enclosures	See Chap. 18.61 .
Outside storage	All outside storage shall be screened by a solid fence between 6 and 8 feet in height, except for vehicle sales.
Public improvements	Chap. 11.04 .

(Ord. 1437 § 1, 2022; Ord. 1365 § 5 (part), 2014).

18.24.050 C-3 zone district development standards.

Table 18.24.050: Development Standards Applicable to the C-3 Zone District

Minimum lot size	None.
Minimum lot width	None.
Minimum yards	<p>Front yard: 5 feet, except 15 feet for a distance of 25 feet from an R district boundary. Yard must be landscaped and not used for parking or loading. Upper story may overhang if there is a vertical clearance of 12 feet.</p> <p>Street side yard: Same as front yard, except no side yard adjacent to an alley.</p> <p>Interior side yard: None, except when abutting a residential zone district it is 5 feet.</p> <p>Rear yard: None, except (1) when abutting a residential zone district it is 5 feet and a 6-foot masonry wall shall be constructed along the property line or (2) it is 12 feet</p>

	<p>if accessible by a street, alley or parking lot. Upper floor may overhang if there is 14 feet of vertical clearance if not located abutting a residential zone district.</p> <p>Buildings over 35 feet in height: For rear and interior side yards, an additional 3 feet of setback is required for every 10 feet over 35 feet in height, up to a maximum of 15 feet.</p> <p>Levee setback: 10 feet.</p> <p>Other criteria and exceptions are provided in Section 18.84.070, Yards and fences.</p>
Maximum building height	<p>8 stories, not to exceed 85 feet.</p> <p>Other criteria and exceptions are provided in Sec. 18.84.080.</p>
Building coverage	None.
Off-street parking and loading	See Chap. 18.60 .
Landscaping	<p>Landscaping shall be provided in all other areas between sidewalk and edge of rights-of-way.</p> <p>Other landscaping standards are provided in Chap. 18.86.</p>
Signs	See Chap. 18.64 .
Trash enclosures	See Chap. 18.61 .
Outside storage	All outside storage shall be screened by a solid fence between 6 and 8 feet in height, except for vehicle sales.

(Ord. 1437 § 1, 2022; Ord. 1365 § 5 (part), 2014).

18.24.060 C-H zone district development standards.*

Table 18.24.060: Development Standards Applicable to the C-H Zone District

Minimum lot size	None.
-------------------------	-------

Minimum lot width	None.
Minimum yards	<p>Front yard: 5 feet (must be landscaped), except within 25 feet of a residential district it shall be 15 feet. Upper story may overhang with a vertical clearance of 12 feet.</p> <p>Street side yard: Same as front yard.</p> <p>Interior side yard: None, except when abutting a residential zone district it is 5 feet.</p> <p>Rear yard: None, except when abutting a residential zone district it is 5 feet and a 6-foot masonry wall shall be constructed along the property line. It is 12 feet if accessible by a street, alley or parking lot. Upper floor may overhang if there is 14 feet of vertical clearance if not abutting a residential zone district.</p> <p>Buildings over 35 feet in height: For rear and interior side yards, an additional 3 feet of setback is required for every 10 feet over 35 feet in height, up to a maximum of 15 feet.</p> <p>Levee setback: 10 feet.</p> <p>Other criteria and exceptions are provided in Section 18.84.070, Yards and fences.</p>
Maximum building height	<p>8 stories, not to exceed 85 feet.</p> <p>Other criteria and exceptions are provided in Sec. 18.84.080.</p>
Building coverage	None.
Off-street parking and loading	See Chap. 18.60 .
Landscaping	A 5-foot-wide landscape strip shall be provided along all street rights-of-way. Landscaping shall be provided in all other areas between sidewalk and edge of rights-of-way. Other landscaping standards are provided in Chap. 18.86 .
Signs	See Chap. 18.64 .
Trash enclosures	See Chap. 18.61 .
Outside storage	All outside storage shall be screened by a solid fence between 6 and 8 feet in height, except for vehicle sales.

(Ord. 1437 § 1, 2022; Ord. 1365 § 5 (part), 2014).

* Code reviser's note: Ordinance 1365 adds these provisions as Section [18.24.050](#). The section has been editorially renumbered to prevent duplication of numbering.

18.24.070 Special Events Facility. Except as otherwise provided for in this chapter, a special events facility may be permitted provided the facility complies with the following standards:

a. Food Vendors. Permittee is responsible for ensuring the event organizer and food vendors utilized by the organizer secure food permits with the Yuba County Division of Environmental Health.

b. Hours of Operation. All events shall start no sooner than 9:00 a.m. and end by 10:00 p.m. each day. Facility setup and cleanup shall be allowed between the hours of 8:00 a.m. to 11:00 p.m. All guests of an event other than those staying in approved overnight lodging facilities shall be off the property by 10:30 p.m.

c. Operational Controls.

(1) Noise. Outdoor amplified sound shall not exceed 65 dB when measured at the property lines.

(2) Light and Glare. Any proposed outdoor lighting used during events shall be downcast and shielded so that neither the lamp nor the reflector interior surface is visible from any off-site location.

(3) Odor. A special event shall not cause objectionable odors on adjacent properties.

d. Parking.

(1) On-Site Parking. On-site parking shall be provided at a minimum ratio of one space per 2.5 attendees, on a lot free of combustible material.

(2) Off-Site Parking. If off-site parking is utilized, written consent shall be obtained from the owners of all off-site parking areas. A minimum of one parking attendant shall be present at each lot used for off-site parking to assist in parking vehicles. For each off-site parking lot containing 50 or more vehicles, one parking attendant per 50 vehicles shall be provided. For temporary parking lots, signs and directional signs shall be posted no earlier than the day before the event and shall be removed no later than the day following the event. For events that will require off-site parking, monitors shall be provided to direct traffic at all points of ingress, egress, and forks in private access roads and to turn away vehicles when authorized parking capacity is reached. If off-site parking is proposed, it shall be considered with the review of the land use permit for the event site.

e. Sanitation. Permittee must provide sanitation facilities of adequate capacity that are accessible to attendees and event staff, including restrooms, refuse disposal receptacles, potable water and wastewater facilities.

f. Use of Existing Structures. Existing structures used as part of a special events facility must comply and be permitted for commercial and public assembly occupancy and be in compliance with Americans with Disabilities Act (ADA), where applicable.

g. Other Permits and Licenses. Must obtain any other required permits from Federal, State or local agencies.

h. Insurance. The operator of a special event facility shall have commercial property insurance for the use.