

Chapter 18.20

LOCAL SERVICE COMMERCIAL (C-L) DISTRICT

Sections:

18.20.010	Chapter application.
18.20.020	Classification.
18.20.025	Permitted uses.
18.20.030	Conditionally permitted uses--Use permit.
18.20.040	Lot requirements.
18.20.050	Yard requirements.
18.20.060	Height.
18.20.070	Parking.
18.20.080	Floor area.
18.20.090	Outdoor advertising regulations.
18.20.100	Temporary signs.

18.20.010 Chapter application. The following specific regulations and the general rules set forth in Chapter 18.40 shall apply in all C-L districts. (Prior code §10 105 (part)).

18.20.020 Classification. This district classification is intended to be applied to properties which constitute a compact centrally located land area of only such size as is necessary to contain local service commercial uses necessary for the convenience of the residents of the town. (Prior code §10 105 (part)).

18.20.025 Permitted uses. Uses permitted in the C-L district are:

(a) Multifamily housing mixed with conditionally permitted retail commercial, local service and professional uses enumerated in Section 18.20.030 or mixed with the uses enumerated in subsection (b) below, subject to the following requirements:

- (1) Minimum of one auto parking space per dwelling unit, in addition to parking required in Section 18.20.070;
- (2) Maximum height of two stories and an attic, but not to exceed thirty feet at any point when measured from either existing or finished grade;
- (3) Maximum building coverage of one hundred percent;
- (4) Maximum floor area ratio of one hundred thirty percent; and

(5) No residential use shall be permitted in first-story spaces fronting the street. (Ord. 660 (part), 2015; Ord. 631 (part), 2012).

(b) The following retail commercial, local service, and professional uses are permitted by right:

- (1) Food, clothing, drug, variety and stationery stores;

- (2) Retail bakeries;
- (3) Appliance, radio and television sales and service shops;
- (4) Photo, art supply, flower and gift shops, retail nursery and pet and garden supply shops, when enclosed within buildings;
- (5) Laundry and cleaning agencies with no on-site dry cleaning or laundry facilities;
- (6) Shoe sales and repair;
- (7) Medical and dental offices, real estate and insurance offices and offices of architects, engineers and attorneys, provided such offices are not located in first-story space fronting the street; and
- (8) Any use which, in the opinion of the town council, is similar to those enumerated above. (Ord. 660 (part), 2015).

18.20.030 Conditionally permitted uses--Use permit. (a) The following retail commercial, local service, professional and residential uses may be permitted with a use permit from the town council:

- (1) Banks;
- (2) Beauty shops, barber shops, and massage establishments;
- (3) , Restaurants, and food establishments requiring on-sale liquor or beer and wine licenses;
- (4) Laundry and cleaning agencies with on-site dry cleaning or laundry facilities;
- (5) Public utility offices;
- (6) Medical and dental offices, real estate and insurance offices and offices of architects, engineers and attorneys located in a first-story space fronting the street;
- (7) Single-family detached units as permitted in R-1 districts, subject to the following regulations (governing R-1 B10 districts):
 - (A) Minimum auto parking, three,
 - (B) Minimum lot width, eighty-five feet,
 - (C) Minimum side yard, fifteen feet,
 - (D) Minimum front yard, twenty-five feet,
 - (E) Minimum rear yard, forty feet,

(F) Maximum height, thirty feet,

(G) Maximum coverage and floor area, twenty percent;

(8) Gasoline service stations and auto repair garages;

(9) Any use which, in the opinion of the town council, is similar to those enumerated above;

(10) Multifamily housing mixed with conditionally permitted retail commercial, local service and professional uses enumerated above, where the residential use is in a first-story space fronting the street.

(11) Residential care facilities;

(12) Single room occupancy housing, subject to the following requirements:

(A) A single room occupancy unit shall be a minimum of 150 square feet and a maximum of 350 square feet;

(B) A single room occupancy unit shall be occupied by no more than two persons;

(C) All units shall provide a full bathroom consisting of a tub and shower combination or shower, sink, and toilet facilities. Bathrooms shall be separated from the main living space;

(D) All units shall provide a private kitchen area with a minimum two burner stove, sink with garbage disposal, a refrigerator with a minimum size of 14 cubic feet, and dining table/counter;

(E) A minimum of one auto parking space per dwelling unit, in addition to parking required in Section 18.20.070;

(F) No outdoor storage shall be permitted unless within an enclosed area not visible from off-site;

(G) All projects shall comply with the California Building Standards Code; and

(H) The Town Council may impose any other requirements to substantially secure the objectives of the protection of the public welfare and property or improvements. (Ord. 660 (part), 2015; Ord. 631 (part), 2012).

(b) Use Permit Requirements. No use permit for any of the permitted uses described in this section shall be granted or modified unless all the following findings have been affirmatively shown:

(1) The use permit is consistent with the public welfare;

(2) The proposed use will not be detrimental to or change the character of

adjacent or neighboring properties in the area the use is proposed to be located;

(3) The property on which the proposed use is to be located is suitable for the proposed use;

(4) The traffic-generating potential and/or the operation of the proposed use will not place an unreasonable demand or burden on existing municipal improvements, utilities or services;

(5) Adequate consideration has been given to assure protection of the environment;

(6) The proposed use is consistent with applicable zoning provisions and the objectives of the general plan; and

(7) Adequate consideration has been given to assure conservation of property values, the suitability of the particular area for the proposed use and the harmony of the proposed use with the planned development and future land use of the general area. (Ord. 728 (part), 2025; Ord. 631 (part), 2012; Ord. 604 (part), 2008; Ord. 589 §3, 2005; Ord. 524 (part), 1993; Ord. 454 §1, 1985; Ord. 302 §1, 1969; prior code §10 105 (part)).

18.20.040 Lot requirements. Lot area requirements are as follows:

(1) Minimum lot area: None;

(2) Minimum lot width: None;

(3) Minimum lot depth: None;

(4) Maximum lot coverage: No restriction.

(Prior code §10 105 (part)).

18.20.050 Yard requirements. There are no minimum yard requirements. (Prior code §10 105 (part)).

18.20.060 Height. Maximum height requirements are two stories and a mezzanine, but not to exceed thirty feet at any point when measured from either existing or finished grade. (Ord. 589 §4, 2005; prior code §10 105 (part)).

18.20.070 Parking. Minimum vehicle parking requirements are as follows: When a new building is constructed or a building is structurally altered, there shall be provided on the lot, off-street parking of one space (nine feet by eighteen feet) for each two hundred fifty square feet, or portion thereof, of the net rentable floor area. (Ord. 431 §1, 1981; prior code §10 105 (part)).

18.20.080 Floor area. There are no maximum floor area ratio restrictions. (Ord. 264 §3, 1967; prior code §10 105 (part)).

18.20.090 Outdoor advertising regulations. Design review is required for any outdoor advertising. An application for design review for outdoor advertising shall be made in writing on a form, and accompanied by a fee, prescribed by the town council. Outdoor advertising shall be limited to the identification of the use or occupant of the property. Advertising signs shall be located below the roof ridge line, and shall not exceed in total area one square foot of sign per lineal foot of occupied property frontage on one street. No such sign shall be internally illuminated, luminous, reflecting or moving. Notwithstanding the foregoing, an owner of real property or their agent may, without design review, display or have displayed on the owner's property a sign not exceeding one square foot in area advertising:

(a) That the property is for sale, lease or exchange by the owner or their agent;

- (b) The owner's or agent's name; and
- (c) The owner's or agent's address and telephone number. (Ord. 728 (part), 2025; Ord. 604 (part), 2008: Ord. 361 §2, 1975; prior code §10 105 (part)).

18.20.100 Temporary signs. The town or the Ross School District may install banners on town light poles. The banners must meet the size standards developed by the Department of Public Works and the Department of Public Works may limit the time banners may be posted. The banner sponsor organization is responsible for the cost of installation and removal. No other temporary signs are permitted. (Ord. 652 (part), 2014).