

CHAPTER 18.36

CR - COMMERCIAL, REGIONAL DISTRICT

SECTION:

18.36.010: Purpose

18.36.020: Permitted Uses

18.36.030: Additional Uses

18.36.040: Development Standards

18.36.010: Purpose: The purpose of the CR district is to provide areas for a wide range of commercial uses to serve the entire region. (Ord. 3001 Sec. 14 (part), 1986; Ord. 1594 Sec. 12.1, 1972)

18.36.020: Permitted Uses: The following are the only uses permitted in a Commercial, Regional district:

- (1) Regional shopping centers;
- (2) New and used auto sales and service agencies;
- (3) Trailer house and manufactured home sales and service;
- (4) Motels and hotels;
- (5) Restaurants, taverns, nightclubs, cocktail lounges and theaters;
- (6) Financial institutions, business and professional offices;
- (7) Bowling alleys, skating rinks and other commercial amusements;
- (8) Public and quasi-public uses;
- (9) Sports arenas, coliseums;
- (10) Off-street parking garages and lots;
- (11) Automobile service stations, drive-in restaurants and similar automobile-oriented uses (18.75.040);
- (12) Hospitals, health clubs (18.75.120), nursery schools and day care centers (18.75.080), bathhouses, massage and physical therapy;
- (13) Business schools, vocational and technical schools, art, music and dancing studios and similar academies;
- (14) Residential use if a commercial use is on the street level;
- (15) Catering services; and
- (16) Any use listed in Section 18.33.020. (Ord. 3933 Sec. 1, 2000; Ord. 3838 Sec. 18, 1999; Ord. 3099 Sec. 1 (part), 1987; Ord. 3001 Sec. 14 (part), 1986; Ord. 2580 Sec. 17, 1981; Ord. 1594 Sec. 12.2, 1972)

18.36.030: Additional Uses: The following uses require a Land Use Permit in accord with Chapter 18.80 and the indicated section:

- (1) Any other comparable use (18.80.080).
- (2) Helistops. (18.80.110). (Ord. 3001 Sec. 14 (part), 1986)

18.36.040: Development Standards:

- (1) Minimum district size: 20 acres;
- (2) Yards:
 - (a) Street Frontage. Only that necessary to comply with Chapter 13.12 and Section 18.66.060. The right-of-way is determined in accord with Section 5.56.270. View obstruction setbacks must be improved with asphalt, concrete, or some other comparable dust-free and weed free material, or landscaped to prevent dust and weeds with adequate irrigation or otherwise maintained to prevent weeds, dust and rubbish.
 - (b) Side and Rear: None; but 20 feet on sides abutting R or HMU districts.
 - (3) Building height: No requirement.
 - (4) All uses abutting a public street must have a service road or internal circulation with driveways no closer than 100 feet apart or 50 feet from any driveway opening on abutting property; common driveways are encouraged.
 - (5) A Land Use Permit for site approval is required for each new use or structure or expansion of any existing use or structure (18.80.120);
 - (6) Off-street parking in accord with Chapter 18.72.

(7) All storage areas visible from any street abutting a commercial site or from any abutting R or HMU districts at ground floor level, must be within a completely enclosed building or screened from view by a permanently maintained sight-obscuring fence at least six feet high. Except for manufactured home storage areas, no storage shall extend above the fence.

(8) Landscaping: Landscaping must conform to Chapter 18.64. (Ord. 3676 Sec. 9 (part), 1996: Ord. 3280 Sec. 14, 1991: Ord. 3001 Sec. 14 (part), 1986: Ord. 2826 Sec. 1, 1984: Ord. 2058 Sec. 1, 1977: Ord. 1805 Sec. 2, 1975, Ord. 1594 Sec. 11.4, 1972).