

Chapter 27.45

Field Code Changed

H-4 ~~GENERAL~~-COMMERCIAL DISTRICT

Sections:

- 27.45.010 Scope of Regulations.
- 27.45.015 General Regulations.
- 27.45.020 Permitted Uses.
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- 27.45.040 Accessory Uses.
- 27.45.050 Parking Regulations.
- 27.45.055 Pedestrian Circulation Regulations.
- 27.45.060 Sign Regulations.
- 27.45.065 Grading and Land Disturbance Regulations.
- 27.45.070 Height and Area Regulations.
- 27.45.080 **Commercial Center Design Standards.**

This district is intended to provide a developing area for low-density commercial uses, requiring high visibility and access from major highways. The permitted uses should be planned to reduce internal conflicts and conflicts with surrounding uses. This district is specifically tailored to provide for certain general commercial uses as stated in the comprehensive plan.

27.45.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the H-4 General Commercial District. All development shall be prohibited in the H-4 Commercial District prior to the approval of a use permit in conformance with the requirements of Chapter 27.64. (Ord. 12571 §198; May 8, 1979).

27.45.015 General Regulations.

H-4 ~~General~~-Commercial District Zoning. H-4 ~~General~~-Commercial District zoning shall not be granted upon any property having a total area of less than five acres. (Ord. 19733 §26; June 25, 2012).

27.45.020 Permitted Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted use in the H-4 ~~General~~-Commercial District. (Ord. 19733 §26; June 25, 2012; prior Ord. 19608 §8; September 19, 2011: Ord. 19325 §1; November 2, 2009: Ord. 19190 §4; December 15, 2008: Ord. 19158 §43; October 20, 2008: Ord. 19064 §1; March 24, 2008: Ord. 17436 §1; November 16, 1998: Ord. 16144 §9; July 6, 1992: Ord. 16128

Comment [CJE1]: All new Use Permits in the H-4 zoning district will be required to meet Commercial Center Design Standards; existing H-4 areas are proposed to be grandfathered . Some areas currently zoned H-4 which are more highway oriented and more removed from residential areas are proposed to be rezoned to H-3 Highway Commercial with code changes.

Comment [CJE2]: The H-4 zoning district only requires a use permit for all new H-4 zoned after January 1, 2015 and all existing H-4 currently regulated under a special permit for Planned Service Commercial.

§1; June 8, 1992: Ord. 14185 §13; September 3, 1985: Ord. 13736 §7; December 12, 1983: Ord. 12657 §8; August 6, 1979: Ord. 12571 §199; May 8, 1979).

27.45.025 Permitted Conditional Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted conditional use in the R-1 Residential District in conformance with the Chapter 27.62 conditions of approval for such use. (Ord. 19733 §26; June 25, 2012; prior Ord. 19609 §1; September 12, 2011: Ord. 19389 §2; June 7, 2010: Ord. 18977 §8; August 20, 2007: Ord. 18928 §18; June 4, 2007).

27.45.030 Permitted Special Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the H-4 ~~General~~-Commercial District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of Chapter 27.63. (Ord. 19733 §26; June 25, 2012; prior Ord. 19224 §8; March 16, 2009: Ord. 19158 §44; October 20, 2008: Ord. 18928 §19; June 4, 2007: Ord. 17731 §8; September 25, 2000: Ord. 16894 §1; November 6, 1995: Ord. 16854 §38; August 14, 1995: Ord. 16593 §8; April 11, 1994: Ord. 14780 §17; November 2, 1987: Ord. 14378 §15; May 5, 1986: Ord. 13865 §2; June 18, 1984: Ord. 13588 §17; May 9, 1983: Ord. 13510 §1; December 13, 1982: Ord. 12978 §22; August 25, 1980: Ord. 12894 §22; April 7, 1980: Ord. 12657 §9; August 6, 1979: Ord. 12571 §200; May 8, 1979).

27.45.040 Accessory Uses.

Accessory uses permitted in the H-4 ~~General~~ Commercial District are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §26; June 25, 2012; prior Ord. 12571 §201; May 8, 1979).

27.45.050 Parking Regulations.

All parking within the H-4 ~~General~~-Commercial District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §202; May 8, 1979).

27.45.055 Pedestrian Circulation Regulations.

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of Section 27.81.010. (Ord. 18687 §18; March 20, 2006).

27.45.060 Sign Regulations.

Signs within the H-4 ~~General~~-Commercial District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §203; May 8, 1979).

27.45.065 Grading and Land Disturbance Regulations.

Grading and land disturbance within the H-4 ~~General~~-Commercial District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §24; February 22, 2000.)

27.45.070 Height and Area Regulations.

The maximum height and minimum lot requirements within the H-4 General Commercial District shall be regulated in conformance with the requirements in Chapter 27.72. (Ord. 19733 §26; June 25, 2012; prior Ord. 19030 §4; December 17, 2007; prior Ord. 18687 §19; March 20, 2006; Ord. 18583 §1; August 1, 2005; Ord. 12751 §21; November 5, 1979; Ord. 12571 §204; May 8, 1979).

27.45.080 Commercial Center Design Standards.

Each application for a building permit shall be reviewed for compliance with the Commercial Center Design Standards.

Comment [CJE3]: Commercial Center Design Standards will be applied to all new H-4 zoning districts. Existing H-4 will be grandfathered and will not have to follow those design standards. More explanation on exclusions will be in the Design Standards chapters.