

**5.31 GENERAL BUSINESS ZONE (CA)**

5.31.01 General Description

This zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

5.31.02 Uses Permitted

In any General Business Zone no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this resolution, except for one or more of the following uses:

- A. Houses and duplexes.
- B. Aircraft landing fields, hangars, and equipment.
- C. Armories, undertaking establishments, and assembly halls.
- D. Signs as permitted by Section 3.90 of this resolution.
- E. Canneries.
- F. Churches, schools, libraries and museums.
- G. Dry cleaning shops, except that such use shall not include fabric dyeing.
- H. Farming, including all types of agriculture and horticulture, except as noted below under Uses Permitted on Review, Paragraph I.
- I. Garage apartments.
- J. Hotels, motels, and transient mobile home parks, provided that water and sewage disposal plans meet the requirements of the County Health Department.

- K. Lodging and boarding houses.
- L. Mobile homes, but not mobile home parks.
- M. Motor vehicles and bicycle service and repair shops, skating rinks, and dance halls; and establishments selling beer for consumption on the premises, provided that no such establishment shall be located within five hundred feet of any residential or agricultural zone.
- N. Offices, banks, theaters, indoor and outdoor, except that in any outdoor theater the screen of such shall be so erected or located that its face, or that side upon which the motion picture image is projected, shall not be visible from any state highway, studios, photograph galleries, barber shops, police and fire stations, service stations, restaurants, cafes and lunch rooms, grocery, clothing or shoe stores, and other retail business or commercial enterprise which is similar in character and not injurious to adjacent premises or occupants thereof by the emission of dust, fumes, smoke, odor, noise, or vibration.
- O. Portable sawmills.
- P. Retail poultry business, provided that the enterprise is conducted in strict compliance with the regulations of the Health Department, and that adjacent premises or the occupants thereof are not injured by reason of the emission of dust, odors, or noise.
- Q. Roadside stands.
- R. Demolition landfills less than one (1) acre in size subject to Article 4, Section 4.80.01A.
- S. Yard sales, rummage sales and flea market.
- T. Commercial telecommunications towers, if the proposed tower is located 500 feet or more from a residence or residential zone.
- U. Indoor paintball ranges.

- V. Storage of school buses under contract to a public or private school system. (See Article 3, Section 3.54 for development criteria for school bus storage facilities.)

5.31.03 Uses Permitted On Review

- A. Veterinary clinics and animal hospitals.
- B. Child day care centers, provided they meet the requirements of Article 4.91
- C. Self-service storage facilities.
- D. Commercial mulching operation, consistent with the requirements of Sections 4.10.11 through 4.10.16, 4.96, and 6.50 of these regulations.
- E. Composting facility, consistent with the requirements of Sections 4.10.11 through 4.10.16, 4.95, and 6.50 of these regulations.
- F. Marinas and boat liveries, subject to the standards of Section 4.30 of these regulations.
- G. Commercial telecommunications towers, if the proposed tower is located within 500 feet of a residence or residential zone.
- H. Adult day care centers, provided they meet the requirements of Article 4.98.
- I. Commercial dairies; commercial kennels, rabbit, goat, and other animal or fish and minnow raising farms; egg producing ranches and farms devoted to the hatching, raising, fattening, and butchering of chickens, pigeons, turkeys and other poultry; and hog and other livestock feeding for commercial purposes, subject to the requirements of Article 4, Section 4.99.
- J. Contractor's Storage Yard

5.31.04 Storage

Outdoor storage of material and equipment is prohibited unless it is fully screened on all sides by an opaque screen and is located in the rear of the principal permitted use or structure. This shall not apply to the display for sale of new or used vehicles in working condition, unless otherwise provided for in these regulations. These requirements also shall not apply to materials and equipment stored on a construction site where such materials or equipment are to be used, or to the storage of commercial vehicles.

5.31.05 Height

No building shall exceed forty-five feet or three stories in height.

5.31.06 Lot Area

The minimum requirements for every building or portion of a building used as a dwelling shall be seven thousand five hundred square feet for the first household, and five thousand square feet of lot area for each additional household: except that for hotels, motels, and transient mobile home parks, the minimum lot area shall be one acre and in addition to the seven thousand five hundred square feet of lot area required for the owner or operator there shall be at least one thousand eight hundred square feet of lot area for each sleeping accommodation provided for transient guests of the hotel, motel or transient mobile home park, and the building area of such hotel, motel or transient mobile home park shall be not greater than fifty percent of the lot area.

5.31.07 Set Back

No building shall be located closer than twenty feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five feet to the road line; and no hotel or tourist court shall be located closer than fifty feet to the road line.

5.31.08 Side Yards

There shall be a side yard on each side of every building or portion of a building used as a dwelling, which side yard shall have a minimum width of five feet, increased by two feet for each story above the first story.

5.31.09 Rear Yard

There shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen feet for a one-story building, twenty feet for a two-story building, and twenty-four feet for a three-story building. If the building is designed for residential purposes only, the provisions of the Low Density Residential (RA) Zone shall apply.