

225 METROPOLE | “SPECIAL COMMERCIAL” DESIGNATION DETAILS

Article 3. (SC) Special Commercial

Sec. 9-6.301 Intent and Purposes.

The **Special Commercial** area is created to provide an area in which both small scale residents and neighborhood retail and services can co-exist harmoniously. There is hereby created the following **special** standards for **commercial** areas easterly of Catalina Avenue (between Beacon and Third Streets); south side of Beacon (Catalina Avenue to Calle del Sol); and west side of Metropole (Beacon northerly to and including City Hall site).

(Ord. 672)

Sec. 9-6.302 Principal Uses.

(a) Retail sales - excluding food and beverage.

(b) Personal and professional sales.

(c) Emergency Shelters as provided for in Chapter 16.

(Ord. 672; §3, Ord. 1131-14, eff. August 14, 2014)

Sec. 9-6.303 Uses Permitted by Conditional Use Permit.

(a) Hotels, motels (subject to the standards of the "C" zone including employees housing requirements).

(b) Residential structures (subject to HD Residential Building Development Standards, including the requirements for affordable housing).

(c) Schools, churches, and public and semi-public uses.

(d) Time-share projects.

(Ord. 672; §4, Ord. 788, eff. February 12, 1986)

Sec. 9-6.304 Development Standards.

(a) *Minimum Permitted Lot Area.* Each lot or parcel of land created after the adoption of this title, in the **Special "C"** Zone, shall have a minimum lot area of not less than two thousand (2,000) square feet.

(b) *Minimum Permitted Lot Width.* Each lot or parcel of land, created after the adoption of this title, in the **Special "C"** Zone, shall have a minimum lot width of fifty (50') feet.

(c) *Minimum Required Setbacks.* The minimum required setbacks shall be three (3') feet in rear; zero (0') feet on all other sides.

Note: Any time a **commercial** development is proposed in a lot adjacent to a residential structure, notice must be given to the residential property owner, prior to consideration of said project.

(d) *Building Bulk.*

(1) Maximum Permitted Height: Twenty-eight (28') feet.

(2) Maximum Permitted Lot Coverage: Eighty (80%) percent of gross lot area.

(3) Maximum Permitted Floor Area: One hundred forty (140%) percent of gross lot area.

(e) *Off-Street Parking.* To be determined by the Commission.

(f) *Trash Storage.* Sufficient enclosed, off-street trash storage areas shall be required to serve the use.

(Ord. 672)