City of Marysville

C-1 Neighborhood Shopping District

The attachments are in draft form and have not been codified. These are sections of the Zoning Ordinance which are part of the City's overall Municipal Code. Other development standards and provisions may apply to your particular interests. Please contact the Marysville Planning Department for any clarifications to these Code sections and for further information on the overall Municipal Code.

Chapter 18.26

C-1 NEIGHBORHOOD SHOPPING DISTRICT

Sections:

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Section 18.26.010 Applicability.

This district classification is intended to be applied on properties suitable to serve residential areas with convenience shopping and service facilities. The following specific regulations and general rules set forth in Chapter 18.84 apply in all C-1 districts. (Ord. 946 § 2 (part), 1981).

Section 18.26.020 Permitted uses.

Land may be used within the C-1 district for general commercial uses as provided in the commercial use table, Section 18.24.030 of this code. (Ord. 946 § 2 (part), 1981).

Section 18.26.030 Uses permitted with use permit.

The following uses are permitted in the C-1 district subject to the issuance of a conditional use permit by the planning commission:

(a) Those uses indicated in the commercial use table, Section 18.24.030, as requiring a use permit;

(b) All dwellings, as defined in Section 18.04.130. (Ord. 1149 § 52, 1992: Ord. 1112 § 47, 1991; Ord. 946 § 2 (part), 1981).

Section 18.26.040 Lot area.

There are no lot area requirements in the C-1 district. (Ord. 946 § 2 (part), 1981).

Section 18.26.050 Lot width.

There are no lot width requirements in the C-1 district. (Ord. 946 § 2 (part), 1981).

Section 18.26.060 Yards.

No building shall be hereafter erected or constructed nor any existing building structurally altered or enlarged along the length of the building facing a street frontage in the C-1 district unless the following yards are provided:

(a) Front Yard. There shall be a front yard setback of not less than five feet in the C-1 district except that a fifteen-foot front yard setback for a distance of twenty-five feet from an R district boundary shall be

required adjacent to an R district. The front yard shall be landscaped and shall not be used for parking or loading. Upper stories or roofs may be built over areas required for front yards; provided, that such recessed area shall have a minimum vertical clearance of twelve feet.

(b) Side Yard. There is no side yard size requirement in the C-1 district except that where the side line of a C-1 lot abuts an R district, there shall be a side yard of five feet. No side yard is required adjacent to an alley. For corner lots the required side yard adjacent to the street shall be the same as the required front yard.

(c) Rear Yard. The rear yard shall be twelve feet where accessible from a street, alley or parking lot for loading purposes, or five feet where rear yard is adjacent to an R district. Where a rear yard abuts an R district, a solid masonry wall not less than five feet or more than six feet shall be constructed adjacent to said line. Otherwise, there is no rear yard requirement in the C-1 district. The building may project over the rear yard area providing fourteen feet clear vertical distance from ground level is maintained and the yard is not adjacent to an R district. (Ord. 946 § 2 (part), 1981).

Section 18.26.070 Height regulations.

Building height limit in the C-1 district shall be two and one-half stories but not to exceed thirty-five feet. (Ord. 946 § 2 (part), 1981).

Section 18.26.080 Building coverage.

Except as otherwise provided for in this chapter, there are no building coverage requirements in the C-1 district. (Ord. 946 § 2 (part), 1981).

Section 18.26.090 Landscaping.

Building or structures may be erected or enlarged and uses permitted in the C-1 district, provided the following minimum landscaping requirements are maintained in connection with such buildings or uses:

(a) A planter or landscaped area at least five feet wide shall be provided adjacent to all public street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way, between the edge of the sidewalk and the outer edge of the right-of-way, shall be developed as a planter or landscaped area in conjunction with the required five-foot area above, unless this requirement is reduced or waived by the planning commission.

(b) Additional planters or landscaped areas shall be provided in public parking areas as specified in Chapter 18.84 of this code.

(c) Within each planter or landscaped area an irrigation system and live landscaping shall be provided and maintained. (Ord. 1149 § 54, 1992; Ord. 1112 § 48, 1991; Ord. 946 § 2 (part), 1981).

Section 18.26.100 Parking.

Parking requirements for uses permitted in the C-1 district are set forth in Chapter 18.60. (Ord. 946 § 2 (part), 1981).

Section 18.26.110 Outside storage.

All outside storage areas in the C-1 district must be screened with solid fence no less than six feet in height or greater than eight feet in height. (Ord. 974 § 5, 1982: Ord. 946 § 2 (part), 1981).

Chapter 18.24

COMMERCIAL USE TABLE

Sections:

18.24.010 Purpose.
18.24.020 Permitted uses in commercial districts.
18.24.030 Commercial use table.

Section 18.24.010 Purpose.

The purpose of the commercial use table is to designate the uses permitted within each of the following zones:

(a) C-1 neighborhood shopping district;
(b) C-2 community business district;
(c) C-3 general commercial district;
(d) CH highway service commercial district. (Ord. 946 § 2 (part), 1981).

Section 18.24.020 Permitted uses in commercial districts.

With regard to the table set out in Section 18.24.030, an (X) indicates that the described use is permitted in the zone represented by the symbol appearing at the top of the column. An (O) indicates that the described use is permitted in the zone provided a use permit has been granted by the planning commission. If a use is not listed in the table, the planning commission, upon written request, shall determine whether or not such use is similar in character to a described use for the purposes of applying zone district regulations and special conditions. In instances where the use includes activities similar in character to more than one of the specific uses set forth in the commercial use table (Section 18.24.030), a use permit shall be required if any of such activities or uses would require a use permit. If a use is not similar to uses in the commercial use table, it will be allowed only with a use permit. (Ord. 1149 § 51, 1992: Ord. 1112 § 46, 1991; Ord. 1041 § 2 (part), 1986: Ord. 946 § 2 (part), 1981).

Section 18.24.030 Commercial use table.

Zoning District (Use, Service or Facility)		C-1	C-2	C-3	C-H
1.	Addressing and mailing service	–	X	X	X
2.	Adult bookstore	–	–	–	–
3.	Adult movie theater	–	–	O	--
4.	Ambulance service	--	O	X	O
5.	Antique store	O	X	X	X
6.	Apartment hotel	--	X	X	O
7.	Apartment; multiple-family dwelling	O	O	O	O
8.	Appliances – Sales or service	--	X	X	X
9.	Arcade / fun center	O[2]	O[2]	X	O

Zoning District (Use, Service or Facility)		C-1	C-2	C-3	C-H
10.	Armored car service	--	O	X	X
11.	Art gallery	X	X	X	X
12.	Art studio	X	X	X	X
13.	Athletic equipment and sporting goods store	O	X	X	X
14.	Auto sales and rental	--	O	O	O
15.	Automobile service stations	O[1,5]	O[1,5]	X[1,5]	X[1,5]
16.	Auto, minor adjustment and equipment installation	--	O	O[7]	O[7]
17.	Auto repair garage, major repair and overhaul	--	--	O[3,7]	O[3,7]
18.	Auto seat and upholstery shop	--	--	X[3,7]	X[3,7]
19.	Auto tire shop	–	–	X[3,7]	O[3]
20.	Auto parts and accessory store	–	X[7]	X[7]	X[7]
21.	Auto wash	O	O	X	O
22.	Bakery-pastry shop	X	X	X	X
23.	Bakery, wholesale	–	–	X	O
24.	Bank, savings and loan, finance and credit agency	X	X	X	X
25.	Bar – Tavern	–	O	O	O
26.	Bathhouse; sauna, turkish, steam	–	O	O	O
27.	Barbershop	X	X	X	X
28.	Beauty shop	X	X	X	X
29.	Bicycle sale, rent, service	X	X	X	X
30.	Boat sale, rent, minor service parts	–	O	O	O[3]
31.	Bookstore	X	X	X	X
32.	Bottled gas sale and related storage	–	–	O[5]	--
33.	Bowling alley	–	X	X	X
34.	Building material and lumber sales – Retail	–	–	O	--
35.	Bus depot	–	O	O	O
36.	Business College	–	X	X	–
37.	Butcher and meat market	X	X	X	X
38.	Cabinet shop	–	–	O[5]	O[5]
39.	Café – Restaurant	X	X	X	X
40.	Camper body sale, rent and service	–	–	X	X

Zoning District (Use, Service or Facility)		C-1	C-2	C-3	C-H
41.	Candy store	X	X	X	X
42.	Cardroom	–	O	O	O
43.	Carnival	–	–	O	--
44.	Church	O	O	X[7]	X[7]
45.	Circus	–	–	O	--
46.	Citizens improvement club – Community center	O	O	X	X
47.	Clinic, child-family guidance or physical therapy	O	O	X	X
48.	Clothing and apparel store	X	X	X	X
49.	Coffeeshop	X	X	X	X
50.	Cold storage – frozen food locker	–	–	O[5]	--
51.	Community Care Facilities	O	O	O	O
52.	Community center – citizen improvement club	O	O	X	X
53.	Costume shop; sale and rent	–	X	X	X
54.	Curio – novelty shop	X	X	X	X
55.	Dancehall – Ballroom – Nightclub	–	O	O	O
56.	Delicatessen	X	X	X	X
57.	Delivery service	–	O	X	X
58.	Disinfecting – fumigating service	–	–	X[5]	--
59.	Drafting service	–	X	X	X
60.	Dressmaker – Tailor	–	X	X	X
61.	Drive Through Facility	O	O	O	O
62.	Driving school	–	O	X	X
63.	Drugstore; non-prescriptive drugs and sundries	X	X	X	X
64.	Electronic equipment store	X	X	X	X
65.	Emergency Shelters and Transitional Housing	–	–	–	O[5]
66.	Equipment rental agency	–	–	O	O
67.	Eye glasses and frames – Sales and service	X	X	X	X
68.	Floor covering, drapery or upholstery store	–	X	X	X
69.	Florist	X	X	X	X
70.	Food store – supermarket	X	X	X	X
71.	Frozen food locker – Cold storage plant	–	–	O[5]	--

Zoning District (Use, Service or Facility)		C-1	C-2	C-3	C-H
72.	Fun center	–	O	O	O
73.	Funeral establishment	–	O	X	X
74.	Furniture store	–	X	X	X
75.	Garage equipment and tool sales	–	–	X[7]	O[7]
76.	Gardening-landscaping; service yard and workshop	–	–	O[5]	O[5]
77.	Gift-card shop	X	X	X	X
78.	Governmental offices	O	O	O	O
79.	Grinding-sharpening service	–	–	X	X
80.	Grooming service, such as poodle grooming	X	X	X	X
81.	Gun shop – Gunsmith	X	X	X	X
82.	Hardware store	O	X	X	X
83.	Hay, seed and grain store	–	–	O[5]	O[5]
84.	Hearing aids – Sales and service	X	X	X	X
85.	Hospital	O[5]	O[5]	O[5]	O[5]
86.	Hotel	–	X	X	X
87.	Hotel-restaurant equipment sales	–	X	X	X
88.	Household moving and storage service	–	–	O	O
89.	Institutional group care facilities	–	O	O	O
90.	Interior decorator's office/service	X	X	X	X
91.	Janitor service	–	X	X	X
92.	Jewelry store	X	X	X	X
93.	Kennels, boarding or training	–	O[5]	–	--
94.	Labor union temple	–	O	X	X
95.	Laboratory; medical, dental or optical	–	X	X	X
96.	Lapidary shop	–	X	X	X
97.	Laundromat, self-service	O	O	O	O
98.	Laundry or cleaning agency	--	--	O	O
99.	Laundry or cleaning pickup station	O	O	O	O
100.	Library	X	X	X	X
101.	Liquor Store	O	X	X	X
102.	Locksmith; key and lock shop	X	X	X	X

Zoning District (Use, Service or Facility)		C-1	C-2	C-3	C-H
103.	Lodge – Fraternal hall	–	O	X	X
104.	Lumber and building material sales (retail)	–	–	O	--
105.	Mini Storage/warehouse	O[5]	O[5]	O[5]	O[5]
106.	Massage establishment and service	–	O[4]	O[4]	--
107.	Messenger service	X	X	X	X
108.	Military surplus store	–	X	X	X
109.	Motel	–	X	X	X
110.	Motorcycle sales	–	O	O	O
111.	Movie theatre	–	O	X	X
112.	Museum	–	X	X	X
113.	Music store, including instrument repair	X	X	X	X
114.	Newspaper-magazine-book printing shop	–	–	O	X
115.	Newspaper-magazine stands	X	X	X	X
116.	Novelty-curio shop	X	X	X	X
117.	Nursery, child care center	O	O	O	O
118.	Nursery, plants	–	–	X	X
119.	Office – Medical/Dental/Bloodbank/Dialysis	X	X	X	X
120.	Office machines and equipment Sales	–	X	X	X
121.	Ornamental rock sales and related storage	–	–	O	--
122.	Paint and wallpaper store	X	X	X	X
123.	Parking lots or garages	–	X	X	X
124.	Pawnshop	–	X	X	--
125.	Pest control service	–	–	X	--
126.	Pet store, no kennel	X	X	X	X
127.	Photographic supply – Camera store	X	X	X	X
128.	Photography studio, including incidental processing	X	X	X	X
129.	Picture-framing shop	–	X	X	X
130.	Pool and billiard halls	–	O	O	--
131.	Portable swimming pool-supply sales	–	X	X	X
132.	Power tool sales	–	X	X	X
133.	Prescription pharmacy	X	X	X	X

Zoning District (Use, Service or Facility)		C-1	C-2	C-3	C-H
134.	Printing, blueprinting, etc.	X	X	X	X
135.	Psychiatric facility	–	O	O	O
136.	Public-owned building	O	O	O	O
137.	Public utility facility, public or private owned	O	O	O	O
138.	Record store	X	X	X	X
139.	Recreation facility, indoor	–	X	X	X
140.	Recreation facility, outdoor	–	O	O	O
141.	Reducing-body building studio	–	O	O	O
142.	Residence	O[6]	O[6]	O[6]	O[6]
143.	Residential care homes	O	O	O	O
144.	Rest home	O	O	O	O
145.	Restaurant-café	X	X	X	X
146.	Saddlery shop	–	X	X	X
147.	Sanitarium	O[5]	O[5]	O[5]	O[5]
148.	Schools, including vocational, specialty, trade, hobby, boxing	O	O	O	O
149.	Secondhand store	X[7]	X[7]	X[7]	X[7]
150.	Shoe repair shop	X	X	X	X
151.	Shoeshine parlor	X	X	X	X
152.	Shoe store	X	X	X	X
153.	Soda fountain-ice cream parlor	X	X	X	X
154.	Sporting goods and athletic equipment store	O	X	X	X
155.	Sports cycles – Trail bike shop	–	X	X	X
156.	Stamp-coin store	X	X	X	X
157.	Stationery store	X	X	X	X
158	Stenographic service	X	X	X	X
159.	Studio; dance, voice, music	X	X	X	X
160.	Studio; radio, television, recording	X	X	X	X
161.	Supermarket – Food store	X	X	X	X
162.	Tailor – Dressmaker	X	X	X	X
163.	Tattoo parlor	–	O	O	--
164.	Taxicab service and storage facility	–	–	O	O

Zoning District (Use, Service or Facility)		C-1	C-2	C-3	C-H
165.	Taxidermist	–	X	X	X
166.	Telegraph office	–	X	X	X
167.	Telephone answering service	X	X	X	X
168.	Television and radio sales and service	–	X	X	X
169.	Ticket agency	X	X	X	X
170.	Tobacco shop	X	X	X	X
171.	Towing service	–	–	X[5]	O[5]
172.	Toy store	X	X	X	X
173.	Trade school	–	O	X	--
174.	Travel trailer–mobilehome, sale, rent and service, or storage	–	–	X	--
175.	Travel trailer park	–	–	O[5]	O[5]
176.	Travel agency	X	X	X	X
177.	Tree service	–	–	X	X
178.	Trophy-emblem store	X	X	X	X
179.	Truck sale, rental, or storage	–	–	X[5]	O[5]
180.	Truck service station	–	–	O	O
181.	Utility trailer rental, service or storage	–	–	X[7]	X[7]
182.	Veterinarian	–	–	O	O
183.	Wholesale distributor's service facility	–	–	X	--
184.	Wholesale store	–	–	O	O
185.	Wig sales and service	X	X	X	X
186.	Winery sales facility-tasting room	–	X	X	X

1. Provided all operations except servicing with gasoline, oil and air are carried on within a building.
2. Provided that the number of amusement devices located on the premises is six or more, but in no case to exceed a maximum of twelve such devices.
3. Provided that all mechanical operations are carried on within a building.
4. Excludes those uses or services exempted under Section 5.48.270 of this code which are allowed as part of the principal use.
5. Not allowed in the Central Business District.
6. Dwellings are allowed in the Central Business District on the upper floors of buildings without a use permit.
7. Use permit required in the Central Business District.

(X) Permitted Use
(O) Use Permit Required
(--) Use Prohibited