

5.32. - CB Business and Manufacturing Zone.

5.32.01. *General description.* This zone provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.

5.32.02. *Uses permitted.*

- A. Houses, duplexes, attached dwellings, multi-dwelling structures, and upper-level dwellings at a density of up to twelve (12) dwelling units per acre.
 - 1. For mixed use developments and upper-level dwellings, density shall be calculated based on the total acreage including areas set aside for any uses permitted or uses permitted on review in the CB zone; however, the overall residential density shall not exceed the maximum residential densities set forth in section 5.32.10 below.
 - 2. A Type A landscape screen shall be provided along property lines adjacent to single-family residential uses, in accordance with section 4.10.11 as if the multi-dwelling structure or development were a commercial use.
- B. Aircraft landing fields, hangars, and equipment.
- C. Amusement resorts.
- D. Armories, undertaking establishments, and assembly halls.
- E. Signs as permitted by Section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
- F. Book bindery.
- G. Bottling or packaging works.
- H. Building contractors', building, electrical, and plumbing supply establishments.
- I. Canneries.
- J. Child care agencies.
- K. Churches, schools, libraries, and museums.
- L. Creamery.
- M. Dry cleaning shops, except that such use shall not include fabric dyeing.
- N. Electrical appliances and equipment assembly.
- O. Electronic equipment assembly and manufacturing.
- P. Engraving and/or printing plant.

- Q. Farming, including all types of agriculture and horticulture, except as noted below under subsection 5.32.03, "Uses permitted on review," subsection L.
- R. Furniture manufacturing.
- S. Garage apartments.
- T. Hotels, motels, and transient mobile home parks, provided that water and sewage disposal plans meet the requirements of the county health department.
- U. Ice manufacture or storage of not more than twenty (20) tons of ice.
- V. Instrument and meter manufacturing.
- W. Laundry and dry cleaning establishments.
- X. Leather goods fabrication.
- Y. Lodging and boarding houses.
- Z. Lumber yards for sale, storage or distribution, but not manufacturing.
- AA. (Deleted May 5, 1970.)
- BB. Monument engraving and sales, but no stone cutting, grinding or polishing.
- CC. Motor vehicles and bicycle service and repair shops, skating rinks, dance halls and establishments selling beer for consumption on the premises.
- DD. 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.
- EE. Optical goods manufacturing.
- FF. Paper products fabrication.
- GG. Produce markets.
- HH. Portable sawmills.
 - II. Public utility service yard or electrical receiving or transforming station.
 - JJ. 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.
- KK. Roadside stands.
- LL. Sporting goods manufacturing.
- MM.

The manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products.

- NN. Wholesale, warehousing, or distribution enterprise.
- OO. Any other retail, wholesale, or light industrial use similar in nature to those described.
- PP. Truck, tractor, and heavy equipment sales, but not motor freight terminals.
- QQ. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- RR. Yard sales, rummage sales and flea market.
- SS. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
- TT. Commercial mulching operation, subject to the requirements of article 4, "Supplementary regulations," section 4.96, "Standards for the use on review approval of commercial mulching operations."
- UU. Indoor paintball ranges.
- VV. Storage of school buses under contract to a public or private school system. See article 3, "Supplementary regulations," section 3.54, "Storage of school buses," for development criteria for school bus storage facilities.
- WW. Contractor's storage yard.
- XX. Public safety facilities.
- YY. Vehicle repair/service.
- ZZ. Clinics, medical offices, dental offices and other medical uses of a similar nature and size.
- AAA. Drive-through facilities located on an arterial or major collector street as categorized by the most recently adopted Major Road Plan, subject to article 4, "Supplementary Regulations," section 4.108, "Standards for Drive-Through Facilities."

5.32.03. *Uses permitted on review.*

- A. Houses, duplexes, attached dwellings, multi-dwelling structures, or developments, and upper-level dwellings at a density between twelve (12) to twenty-four (24) dwelling units per acre.
 - 1. For mixed use developments and upper-level dwellings, density shall be calculated based on the total acreage including areas set aside for any uses permitted or uses permitted on review in the CB zone; however, the overall residential density shall not exceed the maximum residential densities set forth in section 5.32.10 below.
 - 2. A Type A landscape screen shall be provided along property lines adjacent to single-family residential uses, in accordance to section 4.10.11 as if the multi-dwelling structure or development were a commercial use.

B.

Sanitary landfill subject to meeting all requirements set forth in sections 4.70, "Sanitary landfills," and 6.50, "Procedure for authorizing uses permitted on review," of these regulations.

- C. The following uses may be permitted, provided that, no such use shall be located nearer than three hundred (300) feet to a public park, school, church, hospital, sanitarium, residential zone or land subdivided and restricted to residential uses, except as otherwise provided in sections 4.10, "Supplementary regulations applying to a specific, to several, or to all zones," and 4.50, "Standards for mining and mineral extraction," of these regulations.
 - 1. Mining and mineral extraction subject to all requirements set forth in sections 4.10, "Supplementary regulations applying to a specific, to several, or to all zones," and 4.50, "Standards for mining and mineral extraction," of these regulations.
- D. Demolition landfills, off-site, subject to article 4, "Supplementary regulations," subsection 4.80.01.B, "Demolition landfills," (off-site generated waste).
- E. Veterinary clinics and animal hospitals.
- F. Self-service storage facilities.
- G. Composting facility, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.95, "Standards for the use-on-review approval of solid waste processing facilities," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- H. Marinas and boat liveries subject to the requirements set forth in section 4.30, "Standards for marina and boat livery development," of these regulations.
- I. Outdoor paintball ranges, subject to the requirements of article 4, "Supplementary regulations," section 4.97, "Standards for the approval of indoor and outdoor paintball ranges."
- J. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
- K. 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, "Supplementary regulations," section 4.99, "Requirements for certain agricultural uses, when considered as uses permitted on review in CA, General Business Zones, and CB, Business and Manufacturing Zones."
- L. Indoor self-service storage facilities.
- M. Drive-through facilities, on properties with frontage on a minor collector street as categorized by the most recently adopted Major Road Plan that are not in the County's Rural Area per the Growth Policy Plan, subject to article 4, "Supplementary Regulations," section 4.108,

"Standards for Drive-Through Facilities."

5.32.04. *Height*. No building may be built to a height exceeding twice the width of the road upon which the building abuts; buildings may exceed this height limit providing the portion of the building higher than twice the width of the road is set back from every road and lot line one (1) foot for each three (3) feet of height in excess of twice the road width. For multifamily structures or developments, no building shall exceed forty-five (45) feet or four (4) stories in height as measured from the road.

5.32.05. *Lot area*. The minimum requirements for every building or portion of a building used as a dwelling shall be as follows:

- A. Houses and duplexes: Seven thousand five hundred (7,500) square feet for the first household, and five thousand (5,000) square feet of lot area for each additional household.
- B. Attached dwellings: The minimum lot area shall be two thousand (2,000) square feet overall per dwelling.
- C. Multifamily structures or developments: See Article 5.31.11.
- D. Above-ground dwellings: Lot area shall be determined by the ground floor use and the size of the dwelling units shall meet minimum building code requirements.
- E. Hotels, motels, and transient mobile home parks: One (1) acre.

5.32.06. *Setback*. For nonresidential structures, no building shall be located closer than twenty (20) feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line; and no hotel or tourist court shall be located closer than fifty (50) feet to the road line. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

5.32.07. *Side yards*. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

5.32.08. *Rear yard*. For nonresidential structures, there shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen (16) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-four (24) feet for a three-story building. For residential structures and accessory structures on residential lots, the provisions of the RB, General Residential zone, shall apply.

5.32.09. *Off-street parking*. As regulated by section 3.50.

5.32.10. *Maximum Residential Density*. Residential densities for multifamily in the CB zone shall not exceed the following:

- A. Up to one (1) dwelling unit per acre (du/ac) in the Rural Areas, or up to two (2) du/ac if the property meets the criteria for two (2) du/ac in the Rural Areas as defined in the Growth Policy Plan.

- B. Up to five (5) du/ac in Planned Growth Areas along minor collector or local streets.
- C. Up to twelve (12) du/ac in Planned Growth Areas along arterial or major collector streets.
- D. Up to twenty-four (24) du/ac in Urban Growth Areas.
- E. If a property is developed for residential uses and subsequently subdivided, then:
 - 1. The maximum allowable density for the subdivided properties cannot exceed the density that would have been permitted prior to the subdivision of the properties, and a note to that effect shall be provided on the plat.
 - 2. The remaining density after the subdivision, if any, shall be noted on the plat at the time of subdivision.

(Ord. No. O-96-1-102, § 1, 2-26-96; Ord. No. O-96-3-101, § 1, 4-22-96; Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-98-10-102, § 1(Exh. A), 11-16-98; Ord. No. O-99-8-101, § 1, 9-27-99; Ord. No. O-99-9-101, § 1, 10-25-99; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-00-11-106, § 1(Exh. A), 1-4-01; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-01-1-101, § 1(Exh. A), 4-23-01; Ord. No. O-02-11-101, § 1(Exh. A), 12-16-02; Ord. No. O-09-12-101, § 1(Exh. A), 1-25-10; Ord. No. O-11-7-103, § 1(Exh. A), 8-22-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-13-8-103, § 1(Exh. A), 9-23-13; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-18-10-102, § 1(Exh. A), 11-19-18; Ord. No. O-19-1-102, § 1(Exh. A), 2-25-19; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19; Ord. No. O-20-1-101, § 1(Exh. A), 2-24-20; Ord. No. O-24-5-102, § 1, 7-15-24; Ord. No. O-24-9-101, § 1, 10-21-24; Ord. No. O-25-3-101, § 1(Exh. A), 4-21-25)