

Attachment 2: CN District Purposes, Conditions and Listed Uses

Part 12 CN — NEIGHBORHOOD COMMERCIAL DISTRICTS.

Sec. 10-5.29120. Purposes.

In addition to the objectives prescribed in Section 10-5.2902 (Objects and Purposes), the CN Neighborhood Commercial Districts are included in the zoning regulations to achieve the following purposes:

(a) To provide appropriately located areas for retail stores, offices, service establishments, amusement establishments, and wholesale businesses offering commodities and services required by residents of the city and its surrounding market area;

(b) To provide opportunities for retail stores, offices, service establishments, amusement establishments, and wholesale businesses to concentrate for the convenience of the public and in a mutually beneficial relationship to each other;

(c) To provide space for community facilities and institutions that appropriately may be located in commercial areas;

(d) To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas;

(e) To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;

(f) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses;

(g) To protect commercial properties from fire, explosion, noxious fumes and other hazards;

(h) To provide appropriately located areas for retail stores, offices and personal service establishments patronized primarily by residents of the immediate area; and

(i) To permit the development of neighborhood shopping centers of limited size and in locations shown on the Eureka Area General Plan according to standards that minimize adverse impact on adjoining residential uses.

Sec. 10-5.29121. Required conditions.

(a) All uses shall comply with the regulations prescribed in Article 2 of this chapter (Site, Yard, Bulk, Usable Open Space, and Screening and Landscaping Regulations).

(b) In a CN District, all businesses, services, and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, exhibits of goods sold, manufactured, or processed on the premises, gasoline service stations, outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots, and utility substations and equipment installations.

(c) In a CN District, all products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced.

(d) No use shall be permitted, and no process, equipment or material shall be employed which is found by the Planning Commission to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity of by reason of odor, insect nuisance, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness, or heavy truck traffic or to involve any hazard of fire or explosion.

Sec. 10-5.29122. Permitted uses.

The following uses shall be permitted:

Accessory uses and structures, not including warehouses, located on the same site as a permitted use;

Administrative, business, and professional offices, except medical and dental offices;

Art galleries;

Arts and artists' supply stores;

Arts and crafts schools and colleges;

Bakeries, including baking for sale on the premises only;

Banks;

Banquet rooms not less than one hundred fifty (150') feet from an R District;

Barber shops and beauty shops;

Bars not less than one hundred fifty (150') feet from an R District;

Bicycle shops;

Book stores and rental libraries;

Candy stores;

Christmas tree sales lots;

Cigar stores;

Cleaning and dyeing;

Cleaning and dyeing, including the use of one synthetic dry cleaning machine using nonexplosive solvents and having a capacity of not more than forty (40) pounds per cycle only;

Cleaning, coin operated;

Clothing and costume rental establishments;

Clothing stores;

Computer and communications equipment stores;

Dairy products manufacturing for retail sales on the premises only;

Delicatessen stores;

Drugstores;

Dry goods stores;

Electrical appliance sales and repair stores, provided repair services shall be incidental to retail sales;

Finance companies;

Florists;

Food lockers;

Food stores and supermarkets;

Fur shops;

Furniture stores;

Garden shops;

Gift shops;

Hardware stores;

Hobby shops;

Household appliance stores;

Ice vending stations;

Interior decorating shops;

Jewelry stores;

Laundries, self-service type;

Leather goods and luggage stores;
Liquor stores;
Locksmiths;
Medical and dental offices;
Medical and orthopedic appliance stores;
Meeting halls not less than one hundred fifty (150') feet from an R District;
Mens' furnishing stores;
Messengers' offices;
Millinery shops;
Mobile vendors as prescribed in Article 19.5;
Music and dance studios not less than one hundred fifty (150') feet from an R District;
Music stores;
Musical instrument repair shops;
Newsstands;
Nurseries and garden supply stores provided all equipment, supplies and merchandise other than plants shall be kept within a completely enclosed building, and fertilizer of any type shall be stored and sold in packaged form only;
Office and business machine stores;
Offices and office buildings;
Optician and optometrical shops;
Paint, glass, and wallpaper shops;
Parking facilities, including fee parking facilities;
Pet and bird stores;
Pet and bird stores not less than one hundred fifty (150') feet from an R District;
Phonograph record stores;
Photographic supply stores and studios;
Picture framing' shops;
Post offices;
Prescription pharmacies and dental and optical laboratories;
Pressing establishments;
Private clubs and lodges not less than one hundred fifty (150') feet from an R District;
Realtors and real estate offices;
Residential uses permitted under permitted uses in RM Districts shall be permitted in a CN District provided the minimum size of such dwelling units shall be not less than as set forth in the Building Code and Housing Code of the city;
Restaurants and soda fountains, not including drive-in establishments, one hundred fifty (150') feet or more from an R District;
Saving and loan offices;
Scientific instrument shops;
Self-service laundries and self-service dry cleaning establishments;
Shoe repair shops;
Shoe stores;
Sporting goods stores;
Stamp and coin stores;
Stationery stores;
Stenographic services;

Tailor and dressmaking shops;
Taxicab stands;
Telegraph offices; towers and other support structures, commercial satellite dishes, antennas, and equipment buildings necessary for the specific facility are subject to the provisions of Article 31 of this chapter (Wireless Telecommunication Facilities);
Television and radio sales and repair stores;
Ticket agencies;
Toy stores;
Travel agencies and bureaus;
Umbrella repair shops;
Video sales and rental stores;
Watch and clock repair shops;
Wholesale establishments without stocks; and
Women's apparel accessory stores; and
Wireless telecommunication facilities located more than 100' from an R District subject to a wireless telecommunication facility permit issued pursuant to Article 31 of this chapter (Wireless Telecommunication Facilities).

Sec. 10-5.29123. Conditional uses.

The following conditional uses shall be permitted upon the granting of a use permit in accord with the provisions of Article 24 of this chapter (Conditional Uses):

Accessory uses and structures located on the same site as a conditional use;
Ambulance service;
Blueprint and photostat shops;
Business, professional and trade schools and colleges;
Cannabis retail facilities subject to the provisions of Article 30 of this chapter (Cannabis);
Charitable institutions;
Churches, parsonages, parish houses, monasteries, convents, and other religious institutions;
Oil and gas pipelines;
Parking facilities, including required off-street parking facilities, located on a site separated from the use which the facilities serve;
Public utility and public service pumping stations, power stations, equipment buildings and installations, drainage ways and structures, storage tanks, and transmission lines found by the Planning Commission to be necessary for the public health, safety or welfare;
Restaurants and soda fountains, not including drive-in establishments, one hundred fifty (150') feet or more from an R District; and
Service stations, not including automobile, truck, and trailer rentals as accessory uses, provided all operations, except the sale of gasoline and oil and the washing of cars, shall be conducted within a building enclosed on at least three sides; and
Wireless telecommunication facilities located within 100' of an R District subject to the provisions of Article 31 of this chapter (Wireless Telecommunication Facilities).

Sec. 10-5.29123.1 Minor use permits.

The following conditional uses shall be permitted upon the granting of a minor use permit in accord with the provisions of Article 24 of this chapter (Conditional Uses). The application

shall demonstrate and the City shall find that granting of a minor use permit will not diminish recreational or visitor-serving opportunities.

(a) Cannabis general use, subject to the provisions of Article 30 of this chapter (Cannabis);