

## C40 RURAL COMMERCIAL USE REGULATIONS

### 2400 INTENT.

The provisions of Section 2400 through Section 2409, inclusive, shall be known as the C40 Rural Commercial Use Regulations. The C40 Use Regulations are intended to create and enhance commercial centers which serve predominantly agricultural areas with a broad range of goods and services. Typically, the C40 Use Regulations would be applied to rural or semi-rural areas where many diverse types of commercial uses are desired. Various applications of the C40 Use Regulations with appropriate development designators can create large scale commercial agricultural areas where outdoor storage and sale of animals is permitted, or smaller commercial areas which function as rural town centers.

### 2402 PERMITTED USES.

The following use types are permitted by the C40 Use Regulations:

#### a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Civic, Fraternal or Religious Assembly
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services
- Small Schools

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment

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Automotive and Equipment: Sales/Rentals, Farm Equipment  
Automotive and Equipment: Sales/Rentals, Heavy Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Automotive and Equipment: Storage, Recreational Vehicles and Boats  
Building Maintenance Services  
Business Equipment Sales and Services  
Business Support Services  
Communications Services  
Convenience Sales and Personal Services  
Eating and Drinking Establishments  
Financial, Insurance and Real Estate Services  
Food and Beverage Retail Sales  
Funeral and Interment Services: Undertaking  
Gasoline Sales  
Laundry Services  
Medical Services  
Participant Sports and Recreation: Indoor  
Personal Services, General  
Repair Services, Consumer  
Research Services  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited  
Transient Habitation: Lodging  
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)  
Tree Crops  
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2403 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C40 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes

following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Construction Sales and Services "9"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Recycling Processing Facility, Wood and Green Materials "15"

Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)

(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

2404 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2405 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Auctioning

Animal Sales and Services: Stockyards

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Automotive and Equipment: Storage, Non-operating Vehicles  
Funeral and Interment Services: Cremating  
Funeral and Interment Services: Interring  
Scrap Operation (see Section 6300)  
Spectator Sports and Entertainment: General  
Swap Meets  
Transient Habitation: Campground (see Section 6450)  
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)