

Chapter 27.45

H-4 GENERAL COMMERCIAL DISTRICT

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This district is intended to provide a developing area for low-density commercial uses, requiring high visibility and access from major highways. The permitted uses should be planned to reduce internal conflicts and conflicts with surrounding uses. This district is specifically tailored to provide for certain general commercial uses as stated in the comprehensive plan.

27.45.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the H-4 General Commercial District. (Ord. 12571 §198; May 8, 1979).

27.45.015 General Regulations.

H-4 General Commercial District Zoning. H-4 General Commercial District zoning shall not be granted upon any property having a total area of less than five acres. (Ord. 19733 §26; June 25, 2012).

27.45.020 Permitted Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted use in the H-4 General Commercial District. (Ord. 19733 §26; June 25, 2012; prior Ord. 19608 §8; September 19, 2011: Ord. 19325 §1; November 2, 2009: Ord. 19190 §4; December 15, 2008: Ord. 19158 §43; October 20, 2008: Ord. 19064 §1; March 24, 2008: Ord. 17436 §1; November 16, 1998: Ord. 16144 §9; July 6, 1992: Ord. 16128 §1; June 8, 1992: Ord. 14185 §13; September 3, 1985: Ord. 13736 §7; December 12, 1983: Ord. 12657 §8; August 6, 1979: Ord. 12571 §199; May 8, 1979).

27.45.025 Permitted Conditional Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted conditional use in the H-4 General Commercial District in conformance with the Chapter 27.62 conditions of approval for such use. (Ord. 19733 §26; June 25,

2012; prior Ord. 19609 §1; September 12, 2011: Ord. 19389 §2; June 7, 2010: Ord. 18977 §8; August 20, 2007: Ord. 18928 §18; June 4, 2007).

27.45.030 Permitted Special Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the H-4 General Commercial District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of Chapter 27.63. (Ord. 19733 §26; June 25, 2012; prior Ord. 19224 §8; March 16, 2009: Ord. 19158 §44; October 20, 2008: Ord. 18928 §19; June 4, 2007: Ord. 17731 §8; September 25, 2000: Ord. 16894 §1; November 6, 1995: Ord. 16854 §38; August 14, 1995: Ord. 16593 §8; April 11, 1994: Ord. 14780 §17; November 2, 1987: Ord. 14378 §15; May 5, 1986: Ord. 13865 §2; June 18, 1984: Ord. 13588 §17; May 9, 1983: Ord. 13510 §1; December 13, 1982: Ord. 12978 §22; August 25, 1980: Ord. 12894 §22; April 7, 1980: Ord. 12657 §9; August 6, 1979: Ord. 12571 §200; May 8, 1979).

27.45.040 Accessory Uses.

Accessory uses permitted in the H-4 General Commercial District are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §26; June 25, 2012; prior Ord. 12571 §201; May 8, 1979).

27.45.050 Parking Regulations.

All parking within the H-4 General Commercial District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §202; May 8, 1979).

27.45.055 Pedestrian Circulation Regulations.

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of Section 27.81.010. (Ord. 18687 §18; March 20, 2006).

27.45.060 Sign Regulations.

Signs within the H-4 General Commercial District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §203; May 8, 1979).

27.45.065 Grading and Land Disturbance Regulations.

Grading and land disturbance within the H-4 General Commercial District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §24; February 22, 2000.)

27.45.070 Height and Area Regulations.

The maximum height and minimum lot requirements within the H-4 General Commercial District shall be regulated in conformance with the requirements in Chapter 27.72. (Ord. 19733 §26; June 25, 2012; prior Ord. 19030 §4; December 17, 2007: prior Ord. 18687 §19; March 20, 2006; Ord. 18583 §1; August 1, 2005: Ord. 12751 §21; November 5, 1979: Ord. 12571 §204; May 8, 1979).