

Part 9 - C-RU RURAL COMMERCIAL ZONE

Sections:

22.28.350 - Purpose.

The Rural Commercial Zone (C-RU) is established to implement the CR (Rural Commercial) land use designation in areas of the County mapped as such in the General Plan. The C-RU zone provides for a mix of commercial uses that are compatible with rural, agricultural, or low-density residential uses. The C-RU zone regulates both the type and intensity of development to protect natural resources, promote an area's economic self-sufficiency, maintain compatibility between C-RU-zoned areas and surrounding residential and agricultural zones, and preserve the rural character of a community.

(Ord. 2015-0020 § 8, 2015.)

22.28.360 - Permitted Uses.

Except as provided in subsection B of Section 22.28.390 below, premises in Zone C-RU may be used for:

A. The following commercial uses:

1. Sales.

- . Antique shops, genuine antiques only.
- . Appliance stores, household.
- . Art galleries.
- . Art supply stores.
- . Automobile sales, sale of new and used motor vehicles, including incidental washing subject to the applicable provisions of Section 22.28.370.
- . Automobile supply stores, including incidental installation of parts, subject to the applicable provisions of subsection B of Section 22.28.370.
- . Bait and tackle shops.
- . Bakery shops, including baking only when incidental to retail sales from the premises.
- . Bicycle shops.

- . Boat and other marine sales.
- . Bookstores.
- . Ceramic shops, excluding a kiln or manufacture.
- . Clothing stores.
- . Confectionery or candy stores, including making only when incidental to retail sales from the premises.
- . Delicatessens.
- . Dress shops.
- . Drugstores.
- . Farm equipment, storage, sales, and rental.
- . Feed and grain sales.
- . Firewood, sale of, including the incidental cutting of firewood to size.
- . Florist shops.
- . Fruit and vegetable markets.
- . Furniture stores.
- . Furrier shops.
- . Gift shops.
- . Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.
- . Grocery stores.
- . Hardware stores, including the sale of lumber and other building materials and supplies, but excluding milling or woodworking other than incidental cutting of lumber to size.
- . Health food stores.
- . Hobby supply stores.

- . Ice cream shops.
- . Ice sales, excluding ice plants.
- . Jewelry stores.
- . Lapidary shops.
- . Leather goods stores.
- . Meat markets, excluding slaughtering.
- . Millinery shops.
- . Mobilehome sales.
- . Motorcycle, motorscooter, and trail bike sales.
- . Music stores.
- . Newsstands.
- . Notion or novelty stores.
- . Office machines and equipment sales.
- . Paint and wallpaper stores.
- . Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.
- . Photographic equipment and supply stores.
- . Radio and television stores.
- . Recreational vehicle sales.
- . Retail stores.
- . Secondhand stores.
- . Shoe stores.
- . Silver shops.

.
Souvenir shops.

.
Sporting goods stores.

.
Stationery stores.

.
Tobacco shops.

.
Toy stores.

.
Yarn and yardage stores.

2. Services.

.
Air pollution sampling stations.

.
Ambulance emergency service facilities.

.
Arboretums and horticultural gardens.

.
Automobile battery service, provided all repair activities are conducted within an enclosed building only.

.
Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.

.
Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.

.
Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.

.
Automobile rental and leasing agencies.

.
Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering.

.
Automobile service stations, including oil and lube, incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.28.370.

.
Banks, savings and loans, credit unions, and finance companies.

.
Barbershops.

.
Beauty shops.

- . Bicycle rentals.
- . Blueprint shops.
- . Boat rentals.
- . Book binderies.
- . Butane and propane service stations.
- . Carpet and rug cleaners.
- . Catalog and internet order businesses.
- . Catering services.
- . Child care centers.
- . Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- . Comfort stations.
- . Communication equipment buildings.
- . Community centers.
- . Costume rentals.
- . Dental clinics, including laboratories in conjunction therewith.
- . Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor, and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
- . Earth stations.
- . Electric distribution substations including microwave facilities, provided:
 - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the substitution of a chain-link or other industrial-type fence with screen plantings where the Director deems it is appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 regarding Director's review; and

b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.

.
Electricians' shops.

.
Employment agencies.

.
Family child care homes, large.

.
Family child care homes, small.

.
Fire stations.

.
First aid stations.

.
Furniture and appliance rentals.

.
Furniture and household goods, transfer and storage.

.
Gas metering and control stations, public utility.

.
Grange halls.

.
Hospital equipment and supply rentals.

.
Interior decorating studios.

.
Laundries, self-service.

.
Libraries.

.
Locksmith shops.

.
Lodge halls.

.
Medical clinics, including laboratories in conjunction therewith.

.
Microwave stations.

.
Motorcycle rentals.

.
Offices, business or professional.

.
Packaging businesses.

- . Party equipment rentals.
- . Pet grooming, excluding boarding.
- . Photocopying and duplicating services.
- . Photoengravers and lithographers.
- . Photography studios.
- . Picture mounting and framing.
- . Plumbing shops and plumbing contractor's shops.
- . Police stations.
- . Post offices.
- . Printers or publishers.
- . Public utility service centers.
- . Real estate offices.
- . Recreational equipment rentals.
- . Recreational vehicle rentals.
- . Repair shops, household and fix-it.
- . Restaurants and other eating establishments including food take-out and outdoor dining, subject to the standards and limitations in subsection G of Section 22.28.070.
- . Reupholstering, furniture.
- . Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade schools.
- . Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- . Shoe repair shops.

- . Shoeshine stands.
- . Sightseeing agencies.
- . Tailor shops.
- . Taxidermists.
- . Telephone repeater stations.
- . Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- . Tourist information centers.
- . Truck rentals, excluding trucks exceeding two tons' capacity, provided that:
 - a. A specific parking area for fleet trucks is designated and located to the rear or side of the lot, separated from the customer parking area; and
 - b. A customer drop-off parking area shall be designated in front of the lot and shall be clearly marked for customer drop-off parking.
- . Union halls.
- . Veterinary clinics, small animal.
- . Watch repair shops.
- . Utility-scale solar energy facilities, structure-mounted, in accordance with Part 15 of Chapter 22.52.
- B. The following recreation and amusement uses:
 - . Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location not longer than seven days in any six-month period.
 - . Athletic fields, excluding stadiums.
 - . Carnivals, operated at one particular location not longer than seven days in any six-month period.
 - . Gymnasiums.
 - . Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - . Riding and hiking trails, excluding trails for motor vehicles.

C. The following agricultural uses:

- Crops- field, tree, bush, berry and row, including the growing of nursery stock.

- Greenhouses.

- Nurseries, including the growing of nursery stock.

D. The following residential uses:

- Farm worker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

- Farm worker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

- Foster family homes, limited to one on a lot with a gross area of not less than one acre and in conjunction with a commercial use listed in subsections A.1 and A.2, above, provided that the commercial use is legally established on the same lot. The home shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single-Family Residences), 22.20.110 (Height Limits) and 22.20.130 (Parking). The home shall not be located in the setback areas required by Section 22.20.120 (Yard Requirements). These provisions related to homes in this subsection D shall not apply to the commercial developments on the same lot.

- Single-family residences, limited to one on a lot with a gross area of not less than one acre and in conjunction with a commercial use listed in subsections A.1 and A.2, above, provided that the commercial use is legally established on the same lot. The residence shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single-Family Residences), 22.20.110 (Height Limits) and 22.20.130 (Parking). The residence shall not be located in the setback areas required by Section 22.20.120 (Yard Requirements). These provisions related to single-family residences in this subsection D shall not apply to the commercial developments on the same lot.

- Small family homes, children, limited to one on a lot with a gross area of not less than one acre and in conjunction with a commercial use listed in subsections A.1 and A.2, above, provided that the commercial use is legally established on the same lot. The home shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single-Family Residences), 22.20.110 (Height Limits) and 22.20.130 (Parking). The home shall not be located in the setback areas required by Section 22.20.120 (Yard Requirements). These provisions related to homes in this subsection D shall not apply to the commercial developments on the same lot.

(Ord. 2016-0069 § 48, 2016; Ord. 2015-0020 § 8, 2015.)

22.28.370 - Accessory Uses.

Premises in Zone C-RU may be used for the following accessory uses:

- Accessory buildings and structures.

- Automobile repair and parts installation incidental to automobile service stations and automobile supply stores, provided that:

- (a) Such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;
- (b) All repair and installation activities are conducted within an enclosed building only;
- (c) All repair or installation activities are limited to the hours between 7:00 a.m. and 9:00 p.m. daily;
- (d) No automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building; and
- (e) A masonry wall is established and maintained along any boundary that abuts a property located in a residential or agricultural zone, as if the area was developed with parking subject to subsections D.2 and D.3 of Section 22.52.1060.

Automobile washing, waxing, and polishing, accessory only to the sale of new automobiles, automobile service stations, and automobile supply stores.

Boats, minor repair of, incidental to the sale of boats, provided all operations, other than the storage of boats held for sale, are conducted within an enclosed building.

Building materials, storage of, used in the construction of a building or building project during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot so used shall be part of the building project or on property adjoining the construction site.

Cargo shipping containers, limited to one.

Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.

Processing, small scale, accessory to agriculture.

Rental, leasing and repair of articles sold on the premises, incidental to retail sales.

Rental of rooms in a single-family residence, where permitted, to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.

Signs, as provided in Part 10 of Chapter 22.52.

Small-scale solar energy systems, in accordance with Part 15 of Chapter 22.52.

Used merchandise, retail sale of, taken as trade-in on the sale of new merchandise when such new merchandise is sold from the premises.

(Ord. 2016-0069 § 49, 2016; Ord. 2015-0020 § 8, 2015.)

22.28.380 - Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone C-RU may be used for:

Access to property lawfully used for a purpose not permitted in Zone C-RU where such access will not alter the character of the premises for purposes of the permitted uses in Zone C-RU.

Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent otherwise legally permitted. Any structures, facilities, and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property shall be restored to a neat condition.

Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

Grading projects, off-site transport, where no more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.

Homeless shelters, subject to the standards and limitations specified in Section 22.56.1760.

Joint live and work units, as provided in Part 19 of Chapter 22.52.

Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.

Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

Model home display centers and sales offices.

Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2015-0020 § 8, 2015.)

22.28.390 - Uses Subject to Permits.

A. Premises in Zone C-RU may be used for the following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is full force and effect and in conformity with the conditions of such permit:

Adult day care facilities.

Airports.

Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

Ambulance service facilities.

- . Amphitheaters.
- . Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip lines, and similar equipment operated at one particular location for longer than seven days.
- . Arcades, game or movie.
- . Archery ranges.
- . Assaying.
- . Auction houses.
- . Automobile body and fender repair shops, provided that all operations are conducted within an enclosed building.
- . Automobile painting and upholstering shops, provided that all operations are conducted within an enclosed building.
- . Bars and cocktail lounges, but excluding cabarets.
- . Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- . Billiard halls.
- . Body-piercing parlors.
- . Bowling alleys.
- . Cabins.
- . Car washes, automatic, coin-operated, and hand wash.
- . Cardrooms or clubs.
- . Cargo shipping containers, in excess of one.
- . Carnivals, commercial, including pony rides, for longer than seven days.
- . Circuses.
- . Colleges and universities, including appurtenant facilities, giving advanced academic instruction

approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.

.
Convents and monasteries.

.
Dance halls.

.
Dance pavilions, outdoor.

.
Dog-training schools.

.
Drive-through services.

.
Games of skill.

.
Golf courses, including customary clubhouse and appurtenant facilities.

.
Golf-driving ranges.

.
Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

.
Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

.
Health clubs or centers.

.
Heliports.

.
Helistops.

.
Hospitals.

.
Hospitals, small animal.

.
Hotels.

.
Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupational load of less than 200 people, where the conditions of Section 22.56.1754 have not, or cannot, be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge, or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

.
Massage parlors.

. Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals, except as otherwise provided in Section 22.24.160.

. Miniature golf courses.

. Mobilehome parks, as provided in Part 6 of Chapter 22.52.

. Mortuaries.

. Motels.

. Motion picture processing, reconstruction and synchronizing of film with soundtracks.

. Motor recreational facilities.

. Museums.

. Nightclubs.

. Observatories.

. Oil wells.

. Pawnshops.

. Permanent cosmetics parlor.

. Pipeline or transmission line.

. Pool halls.

. Public utility service yards.

. Publicly-owned uses necessary for the maintenance of public health, convenience, or general welfare in addition to those uses listed in this section.

. Racetracks.

. Recording studios.

. Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities, together with appurtenant clubhouse.

Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.

Restaurants and other eating establishments including food take-out, which includes outdoor dining, where the standards of subsection G of Section 22.28.070 have not been, or cannot be, met.

Riding academies and stables, including boarding.

Rifle, pistol or skeet ranges.

Rodeos, excluding horse racing.

Rooming and boarding houses.

Schools, trade and manual training, including shop work, repair, and maintenance of machinery or mechanical equipment.

Shooting galleries.

Skating rinks, ice or roller.

Ski lifts, tows, runs, and warming huts.

Stations, bus, railroad, and taxi.

Steam or sauna baths.

Swap meets.

Tasting rooms, remote, subject to the applicable provisions of Part 23 of Chapter 22.52.

Tattoo parlors.

Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.

Theaters and other auditoriums.

Tire retreading or recapping.

Travel trailer parks, as provided in Part 6 of Chapter 22.52.

Utility-scale solar energy facilities, ground-mounted, in accordance with Part 15 of Chapter 22.52.

Wedding chapels.

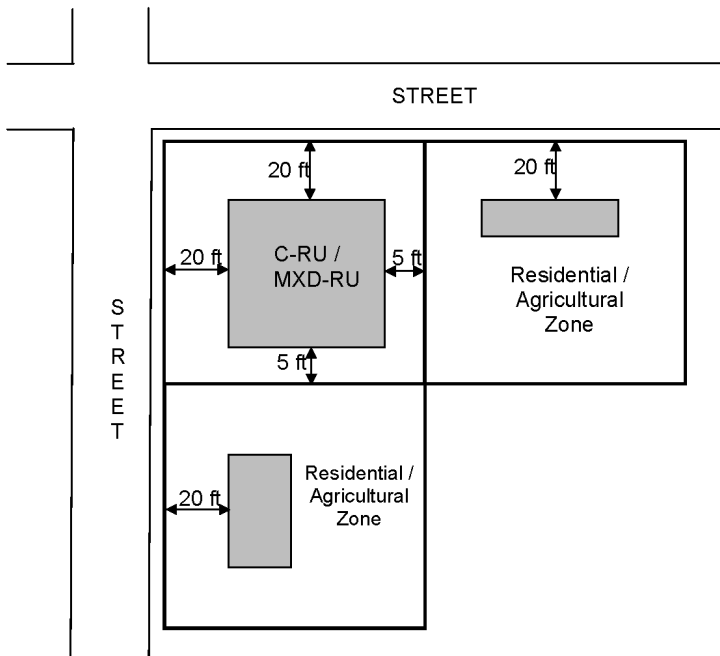
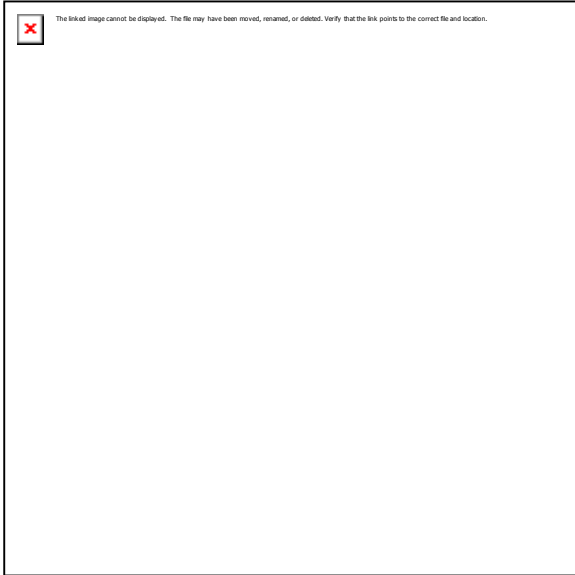
- . Youth hostels.
- B. Any use listed in Section 22.28.360 that would generate vehicular traffic requiring the provision of new or additional traffic lights shall be subject to a conditional use permit.
- C. Premises in Zone C-RU may be used for the following uses, provided that the appropriate permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:
 - . Rehabilitation facilities for small wild animals, as provided in, and permitted by, Part 3 of Chapter 22.56.
 - . Temporary uses as provided in, and permitted by, Part 14 of Chapter 22.56.

(Ord. 2016-0069 § 50, 2016; Ord. 2015-0020 § 8, 2015.)

22.28.400 - Development Standards.

Premises in Zone C-RU shall be subject to the following development standards:

- A. Yard requirements.
 1. Where a lot fronts on a parkway, highway, or street, and an adjoining lot along the same frontage is zoned residential or agricultural, the lot shall have a front or corner side yard equal to the front or corner side yard required for the adjoining residentially- or agriculturally-zoned lot.
 2. Where a lot adjoins a residentially- or agriculturally-zoned lot, the C-RU-zoned lot shall have a side or rear yard of not less than five feet from the lot line adjoining the residentially- or agriculturally-zoned lot.
 3. Except as provided in subsections A.1 and A.2 of this Section, all required yards also shall be subject to the applicable provisions of Chapter 22.48.



- B. Floor Area Ratio (FAR). The maximum FAR for non-residential buildings shall be 0.5.
- C. Density. The maximum residential density is five dwelling units per net acre.
- D. Height. Except as otherwise provided by an applicable Community Standards District, a building or structure shall not exceed 35 feet above grade, excluding signs as permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.
- E. Lot coverage. The area of a lot occupied by buildings shall not exceed 50 percent of net lot area.
- F. Landscaped area. A minimum of 10 percent of the net lot area devoted to commercial use, including parking and other appurtenant uses, shall be landscaped with drought-tolerant landscaping, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area.

G. Parking requirements. Bicycle and vehicle parking facilities shall be provided as required by Part 11 of Chapter 22.52, except as otherwise provided by this subsection G. In addition, all vehicle parking facilities shall have the following requirements:

1. Location.
 - a. Where a lot fronts on a parkway, highway, or street, vehicle parking and loading zone areas shall be set back not less than five feet from the right of way. The setback area shall be landscaped with at least one 24-inch box tree for every 20 linear feet of street frontage.
 - b. Where a lot adjoins a residentially- or agriculturally-zoned lot, the vehicle parking and loading zone areas shall be set back not less than five feet from the lot line adjoining the residentially- or agriculturally-zoned lot.
2. Parking spaces shall be used only by visitors, customers, owners, or tenants of the legally established use on the premises.
3. Except when parking is provided in connection with residential uses, vehicles shall not be parked in the required parking spaces on the premises for more than 24 hours.
4. Parking spaces for recreational vehicles and trailers, and semi-trucks shall be designed as pull-through parking spaces.
5. Parking spaces for recreational vehicles and trailers, semi-trucks, and other large vehicles shall not be placed within the same row as parking spaces for automobiles and other small vehicles.
6. Driveways for recreational vehicles and semi-trucks shall be separate from driveways for passenger vehicles wherever feasible. If a shared driveway is used where large vehicles would cross into identified pedestrian walkways, pavement markers, paint schemes, or signs shall be used to indicate caution that pedestrians may be in the area.
7. Adequate turning spaces shall be provided on site so that vehicles enter into and exit out of the parking or loading zone area head first.
8. All requirements for ingress from and egress to public rights-of-way shall be designed to the satisfaction of the Department of Public Works.
9. For ambulance emergency services facilities, no more than two ambulances may be on-site at any one time and a separate designated parking space shall be provided for each ambulance on-site.

H. Vehicle Parking Incentives. A maximum of 40 percent of the total required vehicle parking spaces may be converted into parking spaces for large vehicles, recreational vehicles (RVs) and trailers, and semi-trucks, in any combination, in accordance with the following provisions:

1. The parking spaces shall be developed to provide the minimum dimensions and count towards the overall required number of parking spaces for the site as specified in the table below:

Parking Type	Minimum Dimensions (based on a 90 degree angle)	Equivalent Towards Overall Number of Required Parking Spaces
Large Vehicles (Classes 2 through 6, based on Gross Vehicle Weight Rating)	13 x 23 ft	2 standard parking spaces
Recreational Vehicles (RVs) and Trailers	13 x 50 ft	4 standard parking spaces

Semi-trucks	13 x 70 ft	5 standard parking spaces
-------------	------------	---------------------------

2. These incentives for large vehicle parking spaces apply only in Special Parking Districts as identified in an Area or Community Plan or Community Standards District.
 3. If any parking is provided pursuant to subsection H.1, then compact parking spaces otherwise authorized by Section 22.52.1082 shall be prohibited.
- I. Screening. All mechanical equipment, trash containers, and dumpsters shall be completely screened from view from adjacent streets, walkways, and residences through the use of walls and/or landscaping. Trash and recycling containers shall conform with the development standards set forth in subsection C of Section 22.52.1930.

J. Storage.

1. Outside storage. Outside storage is permitted at the rear of a lot when such storage is strictly incidental to the permitted use on the same lot, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outside area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56.
2. Cargo shipping containers. One cargo shipping container not exceeding 10 feet in height, 10 feet in width, and 40 feet in length shall be allowed on a lot for storage purposes, provided that the cargo shipping container shall be:
 - a. Incidental to the permitted primary use on the same lot;
 - b. Placed a minimum distances of six feet from the legally established primary structure on the same lot;
 - c. Painted one uniform color and the sides of the container shall not display signs, images, or lettering, except for signs, images, or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulation; and
 - d. Maintained in compliance with the Building Code Manual of the Department of Public Works, and any required miscellaneous permit issued by the Department of Public Works;

Additional cargo shipping containers on the same lot may be allowed provided a conditional use permit pursuant to Part 1 of Chapter 22.56 is first obtained. Additional cargo shipping containers shall comply with all requirements of this subsection J, shall not be stacked upon each other, and shall be placed at least six feet apart from any other cargo shipping container, unless otherwise indicated on the conditional use permit's approved site plan.

- K. Outside display. Except in conjunction with the following uses and provided that no vehicle or equipment is stacked upon each other, all displays in Zone C-RU shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location not longer than seven days in any six-month period.

- Antique shops.

• Automobile rental and leasing agencies, limited to automobiles and trucks under two tons.

• Automobile, sales, sale of new and used motor vehicles, limited to automobiles and trucks under two tons,

• Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.

• Bicycle rentals.

• Boat and other marine sales.

• Boat rentals.

• Carnivals, commercial, including pony rides, for longer than seven days.

• Carnivals, operated at one particular location not longer than seven days in any six-month period.

• Ceramic shops.

• Crops- field, tree, bush, berry and row, including nursery stock.

• Electric distribution substations.

• Farm equipment- storage, sales and rentals.

• Feed and grain sales, outside product displays must be limited to a maximum of eight feet in height and must be located at least 10 feet from any property line.

• Firewood sales, including the incidental cutting of firewood to size, where outside product displays must be limited to a maximum of eight feet in height and located at least 10 feet from any property line.

• Florist shops.

• Fruit and vegetable markets, and where outside product displays must be limited to a maximum of eight feet in height, and must be located at least 10 feet from any property line.

• Gas metering and control stations, public utility.

• Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals.

• Mobilehome sales.

- .
Motorcycle sales and rentals.
- .
Newsstands.
- .
Recreational vehicles sales and rentals.
- .
Restaurants and other eating establishments, including food take-out and outdoor dining, subject to the standards specified by subsection G of Section 22.28.070.
- L. Signs. Signs in Zone C-RU shall comply with all applicable sign regulations for Zone C-2 as set forth in Part 10 of Chapter 22.52 (Signs).

(Ord. 2015-0020 § 8, 2015.)