

C-2 COMMERCIAL USE TABLE (FMC SECTION 17.22.030)

The purpose of the C-2 zone is to designate areas appropriate for a wide range of commercial activities serving the entire community. The C-2 zone will include all sizes of shopping centers. Only manufacturing, warehousing, and the heaviest commercial uses are excluded.

*Note that the Central Business District also has a General Plan land use overlay designation of “East Bidwell Corridor Overlay” that gives property owners the flexibility to develop sites as mixed use including housing that would otherwise not be permitted in the C-2 Commercial Zone.*

✓= Allowed Used

N= Not Allowed

\*#s= footnotes

Use, Service, or Facility	C-2
Addressing and mailing services	✓
Advertising business	✓
Alarm/warning system—sales and/or service	✓
Ambulance service	✓
Armored car service	✓
Amusement arcade	✓
Antique store	✓
Appliance repair shop with outdoor storage	✓
Appliance repair shop, with no outdoor storage	✓
Appliance store (no outdoor storage)	✓
Art gallery	✓
Art studio	✓
Assembly—light manufacturing	N
Athletic club, indoor	✓
Athletic equipment and sporting goods store (with no outdoor storage)	✓
Auto sales, new and used	1*
Auto rental or lease agency including limousine service	✓
Auto wholesaler, office only (no on-site storage of vehicles)	✓
<b>Auto Minor Service—Repair—Replacement</b> (auto transmission, tire, sales/service, seat covers, reupholstery shop, battery and ignition, radio, stereo, CB, radiator/muffler/brake repair/replacement, electric, minor repair, service, adjustment, trailer hitch install, diagnosis and tune-up, auto detailing, glass install/sales, smog inspection excluding repair)	✓

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<b>Auto, Major</b> (major repair, transmission/radiator rebuild, starter-gen rebuilding, body repair, paint shop, machine shop)	1
Auto service station	14
Auto storage—antique (indoor only)	✓
Auto parts and accessory store	✓
Auto wash, self-service or automatic	✓
Automatic teller machines (ATMs)	✓
Bakery, pastry shop	✓
Bakery, wholesale only, no manufacturing	✓
Bank, savings and loan, finance, loan, credit office	✓
Bar, tavern	6
Bar, tavern in conjunction with, and accessory to, a restaurant and represents less than 10% of the floor area of the restaurant	✓
Bar, tavern in conjunction with, and accessory to, a restaurant and represents more than 10% of the floor area of the restaurant	14
Barber shop	✓
Bath house: sauna, Turkish, steam, spa, and tanning	✓
Beauty shop	✓
Bed and breakfast inn	1
Beverage bottling works	1
Bicycle sale, rent, service	✓
Billboard sign agency—service yard and/or workshop	N
Blacksmith shop	N
Blueprinting/Photostatting service	✓
Boat building and major repair of boats	N
Boat parts and accessories store, no outside storage	✓
Boat sale, rent, service	1
Book/record store	✓
Bookstore adult	14
Bottled gas sale and related storage	✓
Building material and lumber sales	1
Building trades service yard and workshop	N
Bus depot	✓

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Business or professional office	✓
Butcher and meat market	✓
Butcher, wholesale, excluding slaughterhouse	N
Cabinet shop	✓
Camper shell—sales, repair, rent	✓
Candy store	✓
Cardroom—See Chapter <a href="#">5.20</a>	13
Carpet cleaning plant	N
Catering service	✓
Child care center for more than six	✓
Child care center for six or less	✓
Church	✓
Circus/carnival	10
Citizens improvement club/community center	✓
Clinic, child/family guidance	✓
Clinic, physical therapy	✓
Clothing and apparel store	✓
Coin-operated dispenser	✓
Cold storage/frozen food locker	✓
Computer programming/software and system design	✓
Computer sales, rental and lease	✓
Computer service and training	✓
Concession, temporary	10
Concrete batch plant	N
Convenience store/neighborhood market	✓
Costume shop—sale and rent	✓
Creamery	N
Curio/novelty shop	✓
Dance hall—ballroom—discotheque	1
Live entertainment as an incidental use in a bar or restaurant	1
Data processing service	✓
Dating service (computerized video matching)	✓

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Delicatessen	✓
Delivery service	✓
Disinfecting/fumigating service	1
Drafting service	✓
Dressmaker	✓
Drive-in restaurant/fast food, cafe, dairy, food market or stand	1
Drug store, pharmacy	✓
Drug store—Non-prescriptive drugs and sundries	✓
Egg processing facility	N
Electronic equipment store	✓
Eyeglasses, frames, and contact lens sales and service	✓
Equipment rental agency	1
Equipment rental agency—office related uses only	✓
Farm equipment—rental and incidental storage	1
Farmers market	10
Firewood—sales with special screening and fire protection	1
Floor covering, drapery or upholstery store	✓
Florist	✓
Food market ancillary to service station	✓
Freight depot, excluding draying and truck terminal	N
Furniture rental agency	✓
Furniture cleaning, refinishing and reupholstery shop	✓
Furniture store	✓
Funeral establishment	✓
Garage equipment and tool sales with outside storage	1
Garage equipment and tool sales with no outside storage	✓
Gardening/landscaping—service yard and workshop	✓
Gardening/landscaping supply store	✓
General glass sales, services, inside building; no outdoor storage	✓
Gift-card shop	✓
Grinding—sharpening service inside building	✓
Grooming service, such as poodle grooming	✓

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Gunshop/gunsmith	6
Hang glider—sales and service	✓
Hardware store with outside storage	1
Hardware store with inside storage	✓
Hay, seed, and grain store	✓
Hearing aid sales and service	✓
Hospital	✓
Hotel	✓
Hotel/restaurant equipment sales	✓
Moving and storage service	N
Ice cream, yogurt store	✓
Ice manufacturing plant	N
Insurance office	✓
Interior decorator's service yard and workshop	✓
Interior design center	✓
Janitorial service	✓
Jewelry store—sales, repair	✓
Kennel, cattery, boarding/training	1
Labor union	✓
Laboratory, materials testing, inside building only	✓
Laboratory; medical, dental, or optical	✓
Laboratory; research, analysis	✓
Lapidary shop	✓
Laundromat, self-service	✓
Laundry or cleaning agency, retail (on-site cleaning permitted)	✓
Laundry or cleaning pick-up station	✓
Laundry or cleaning plant, wholesale facility	N
Lawn mower engine and garden power tool—sales, service, repair	✓
Library	✓
Alcohol sales	6
Live theater	1
Live theater, adult	N

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Locksmith—key and lock shop, repair shop	✓
Lodge—fraternal hall	✓
Machine shop	N
Mail or delivery service pick-up station	✓
Mail order business	✓
Massage establishment that employs or uses persons not certified under Business and Professions Code Section <a href="#">4600</a> et seq.	1
Massage establishment that employs or uses persons certified under Business and Professions Code Section <a href="#">4600</a> et seq.	✓
Medical or dental office	✓
Medical equipment store	✓
Messenger service	✓
Microbrewery	14
Military surplus store	✓
Mini-storage	1
Motel	✓
Motion picture theater	1
Motion picture theater, adult	N
Motorcycle, sports cycles, trail bikes, jet skis, snowmobiles, moped—sales, rent service, repair and dismantling	1
Moved building storage, temporary (7 days or less)	10
Museum	✓
Music store, including instrument repair	✓
Newspaper/magazine stand	✓
Nursery, plants	1
Office machines and equipment sales and minor repair	✓
Ornamental rock sales and related storage	1
Paint and wallpaper store	✓
Parking lot or garages primary use	1
Pawn shop	✓
Pest control service	✓
Pet store, no kennel	✓
Photocopy service	✓

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Use, Service, or Facility	C-2
Photographic supply/camera store	✓
Photographic processing plant, wholesale facility	N
Photography studio, including incidental processing	✓
Picture framing shop	✓
Pool table sale and repair service	✓
Power tools—sales, repair	✓
Prescription pharmacy	✓
Print shop	✓
Printing plant	N
Privately owned uses within public and government-owned buildings, facilities and grounds	✓
Psychiatric facility	1
Public and government-owned building and facility, federal, state, and local	✓
Public and government uses within privately owned buildings, facilities and grounds, federal, state and local	✓
Public auction or flea market	1
Public relations or advertising office	✓
Public utility and public service facility	✓
Race track	N
Real estate office	✓
Recreation facility, indoor	✓
Recreation facility, outdoor	1
Recreational vehicle and boat storage	1
Recycling center	1
Remote caller bingo	1
Residence of a caretaker, proprietor or owner of a permitted use	✓
Residential care homes for adults or children, over six persons	1
Residential care homes for adults or children, six persons or fewer	✓
Resorts	1
Restaurant/coffee shop/cafeteria	✓
Outdoor dining facility operated as ancillary use to a permitted restaurant—no alcohol served (encroachment permit may be required)	✓
Outdoor dining facility operated as ancillary use to a permitted restaurant—alcohol served (encroachment permit may be required)	14

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Saddlery shop	✓
Sanitarium	1
<b>Schools</b> (business, charm/cultural, college/university, driving, medical related, other private, public and private K-12, vocational)	✓
Self-defense, judo, boxing, gymnastics, swimming or similar activities	✓
Senior citizens residential complex	1
Shoe repair shop, shoeshine store	✓
Single room occupancy (SRO) units	✓
Social rehabilitation center	6
Soda fountain/ice cream parlor	✓
Snack bar incidental to a park, boat dock, other water-oriented use	10
Stadiums	1
Stamp/coin store	✓
Stationery store	✓
Stenographic service	✓
Studio—dance, voice, music	✓
Studio—radio, television, recording	✓
Supermarket/food store	✓
Swimming pool, spa—sales and service	✓
Tackle shop	✓
Tailor	✓
Tattoo establishment/body art	1
Taxi cab service and storage facility	✓
Taxidermist	✓
Telecommunication tower—new equipment or accessory building not colocating on existing tower or equipment	14
Telecommunication tower—colocation of equipment and accessory building on existing tower and equipment	1
Telephone answering service	✓
Television and radio repair shop, sales	✓
Tobacco shop, smoke lounge, electronic cigarette retail store or lounge and similar activities	6
Tool reconditioning	✓
Towed vehicles storage (operable and/or inoperable) vehicles	1



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Towing service—no storage of any vehicles	✓
Toy store	✓
Trade school	✓
Travel agency	✓
Travel trailer/mobilehome, motorhome, camper—sale, rent, storage	1
Travel trailer park	1
Tree service	✓
Trophy/emblem store	✓
Truck sale or rent	1
Truck service stations, excluding truck terminal	N
Utility trailer—rental, service, sales	1
Utility trailer or truck, rent or storage as ancillary to service stations	1
Veterinarian—animal hospital/clinic (no outdoor uses or nonmedical boarding permitted in BP zone)	✓
Video store, sales and rental	✓
Warehousing and storage	N
Watches—sale, repair	✓
Water recreation equipment—rental, sales	8
Wedding chapel	✓
Welding shop	N
Wholesale distributor's service facility	N
Winery sales facility/tasting room	6

**Footnotes:**

The following special condition requirements apply to the uses indicated by the corresponding numbers on the commercial use table described in the Municipal Code:

1. Permitted only upon the issuance of a minor conditional use permit by the planning commission or the historic district commission.
2. Permitted as an incidental service function intended to satisfy the normal operating needs of a permitted retail use on the property. An independent servicing facility oriented toward generating its trade from the general public is not permitted in this zone.
3. Reserved.

4. Permitted use only if the entire operation, including parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or behind a solid six-foot fence on the buildable area of the lot. Fence is to be approved by the community development department before commencement of proposed use.
5. Permitted use within the zone but must not have a drive-up or remote tellers.
6. Permitted use within the zone when the commercial structure is located five hundred feet or more from a residential use and one thousand feet from the property line of any public or private school (kindergarten to twelfth grade), and as long as the operating hours are between 6:00 a.m. and 11:00 p.m. If not within the prescribed conditions as described above, the use is subject to the issuance of a conditional use permit.
7. Permitted use within the zone when located as one tenant in a building and not occupying more than fifteen percent of the total floor area of the building. If the use occupies more than fifteen percent of the total floor area of the building or is freestanding use, a conditional use permit is required.
8. Permitted use in the zone only when there is no outdoor storage, and the gross area of the use does not exceed two thousand five hundred square feet. If the gross area of use is larger than two thousand five hundred square feet, the use is subject to the issuance of a conditional use permit.
9. Permitted use if the entire operation is conducted within a completely enclosed building.
10. A temporary use permit is required in this zone issued by the community development department.
11. All proposed service stations within the C-3 zone require the issuance of a conditional use permit with the exception of proposed service stations on property contiguous to Highway 50 and that are within one thousand five hundred feet of an existing interchange/overcrossing as determined and measured by the community development department.
12. Proposed use is permitted on property contiguous to Highway 50 and within one thousand five hundred feet of an existing interchange/overcrossing as determined and measured by the community development department. If not within the prescribed area stated above, use is allowed subject to the issuance of a conditional use permit.
13. Proposed cardrooms require the issuance of a permit to operate by the city council pursuant to Chapter [5.20](#), in addition to a major conditional use permit.
14. Proposed use shall be accompanied with a major use permit processing fee and is permitted only upon the issuance of a conditional use permit