

13.56.040: **CONDITIONAL USES:** Conditional uses in the C-1 zone are as follows:

- A. Alcoholic beverage retail uses:
 - 1. On-premise beer retailer
- AB. Ambulance service;
- BC. An apartment attached to and on the same parcel as an automobile service station and occupied by a manager or other employee;
- CD. Antique shop without outside display;
- E. Arcade. Not to be located within a one thousand foot (1000') distance, via the most direct pedestrian route, of the property line of any school or private educational institution having an academic curriculum similar to that ordinarily given in public schools. For purposes of measuring distance, a pedestrian route shall not include a route which requires crossing a physical barrier such as a fence, canal or freeway, or include trespassing across private property.
- DF. Automobile service center which is limited to tune ups, lubrication and oil change, front end alignment and brake repair, providing there is not outside storage of parts or material;
- EG. Automobile service station, excluding the repairing, painting or upholstering of motor vehicles;
- FH. Automatic automobile car wash, not to exceed four (4) wash bays;
- GI. Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- HJ. Class C fireworks store;
- IK. Convenience store;
- JL. Copy service;
- KM. Daycare/preschool center;
- LN. Delicatessen;
- MO. Dog and cat groomery, excluding overnight boarding;
- NP. Drugstore;
- OQ. Frozen food locker incidental to a main grocery store or food business;
- PR. Grocery;
- QS. Home occupation;
- RT. Massage (every massage technician shall be licensed by the state);
- SU. Milk distributing station and sales of dairy products, excluding processing or bottling;
- TV. Mobile store, provided it meets the following requirements:
 - 1. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the city;
 - 2. A maximum display area of one hundred (100) square feet outside the portable structure, a minimum of ten feet (10') behind the property line, not on landscaped areas, and not obstructing access to the property;
 - 3. Compliance with the sign ordinance;
 - 4. The mobile store, including display area, shall not be located within the clear view of intersecting streets; and
 - 5. Written approval from the property owner to locate on the site;
- UW. Parking lot;
- VX. Planned unit development
- WY. Private school;
- XZ. Public and quasi-public use
- YAA. Reception center and/or wedding chapel;
- ZAB. Resource recycling collection point, provided it meets the following requirements:
 - 1. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the city;
 - 2. All material shall be contained within an enclosed container;
 - 3. The structures or bins comply with the yard requirements of the zone;
 - 4. Written approval from the property owner to locate on the site; and

5. Maintenance of the site in a clean, neat and orderly manner;
- AAAC. Restaurant;
- AB AD. Shared parking;
- AGAE. Tanning studio; and
- ADAF. Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety (90) days upon completion of construction, and thirty (30) days after notice, the buildings will be removed by the city at the expense of the owner.