

ARTICLE 16

(CT) Tourist Commercial

SECTION 3.16.000 Purpose

The Tourist Commercial classification is intended to provide areas for the orderly and attractive development of commercial uses oriented to the tourist and recreation public. It is intended to be applied around freeway interchanges and in close proximity to recreational areas.

SECTION 3.16.050 Permitted Uses

In the CT zone the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth in this ordinance.

1. Antique shop.
2. Art shop - gallery, studio, supplies.
3. Boat charter and rental, including fishing equipment.
4. Book store.
5. Condominiums which are tourist oriented; subject to the development standards of the R-2 zone classification.
6. Delicatessen.
7. Gift shop.
8. Grocery store limited to 2,500 square feet.
9. Handicraft shop.
10. Hotel, motel.
11. Laundromat.
12. Novelties and curios shop.
13. Photograph gallery.
14. Pottery sales.
15. Public and semipublic buildings and uses.
16. Restaurant.

17. Automobile service station, provided that greasing and tire repairing are performed completely within an enclosed building.
18. Single-family residence in conjunction with a use listed in this article.
19. Sporting goods, retail.
20. Manufacture of handicraft goods for sale on premises only; such as wooden wares, pottery, tile, archery and seashell wares.
21. Other uses similar to the above.

SECTION 3.16.100 Buildings and Uses Permitted Conditionally

In the CT zone, the following uses and their accessory uses are permitted subject to the provisions of §2.060.1 and Article 39 of this chapter.

1. Recreational vehicle park.
2. Specialized commercial recreational facility, such as dunes vehicle, golf course, miniature golf, archery, riding stables, swimming pools, campground and children's playground.
3. Mobile Home Parks, subject to the provisions of Article 51, except that no mobile home parks shall be allowed within urban growth boundaries.
4. Signs which do not conform to the requirements of §3.16.150.5.

SECTION 3.16.150 Property Development Standards

1. **Area:** Residential uses shall conform to the R-3 property area requirements.
2. **Coverage:** Not over 75% of the property shall be covered by all buildings located thereon.
3. **Setbacks:**
 - a. Front Yard: No structure other than a fence or sign shall be constructed closer than 15 feet from the front property line. In the case of a corner property, there shall be a requirement of 15 feet along the abutting side street. There shall be no parking or other use, except for access drives or walks, made of the front yard, or required yard abutting a side street.
 - b. Side Yard: No side yard is required between commercial structures.

Residential uses shall conform to R-3 side yard setback requirements. Side yards may be used for access drives or walks and off-street parking.

- c. Rear Yard: No rear yard is required when property in the CT zone abuts property in a commercial or industrial zone.

When not abutting a commercial or industrial zone, there shall be a rear yard of not less than ten feet extending the full width of the subject property; provided, however, alleys contiguous to or within the property being used may be included in the required setback.

- d. Vision Clearance: Vision Clearance on commercial properties shall be a minimum of 20 feet.

4. Height: Maximum height of any structure shall be 35 feet.

5. Signs:

- a. No sign shall have a total area of more than 50 square feet.
- b. Moving or flashing signs are prohibited.
- c. No sign shall project above the height of the tallest structure on the property.

6. Parking: Off-street parking shall be provided in accordance with Article 35.