



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804
Planning@santa-ana.org
www.santa-ana.org

GENERAL COMMERCIAL (C2)

Sec. 41-364

Applicability of Division. The General Commercial (C2) districts are specifically subject to the regulations contained in this Division.

Sec. 41-377

Uses permitted in the C2 district. The following uses are permitted in the C2 district.

- (a) All uses which are permitted in the C1 district pursuant to Section 41-365 of this Chapter.
- (b) Automotive garages including body and fender repair, painting, and engine replacement.
- (c) Blueprinting, photo-engraving, including all types of reproduction processes.
- (d) Reserved.
- (e) Equipment rental yards.
- (f) Metal shops.
- (g) Tire recapping.
- (h) Wholesale establishments as follows:
 - (1) Automotive equipment, including parts and supplies for machinery.
 - (2) Drugs, chemicals and allied products excluding explosives and industrial chemicals.
 - (3) Dry goods and apparel.
 - (4) Food products.
 - (5) Farm products.
 - (6) Electrical and plumbing supplies.
 - (7) Office equipment and supplies.
- (i) Truck, trailer, tractor and boat sales.
- (j) Research institutions and laboratories.

- (k) Adult entertainment businesses subject to compliance with the requirements of Article XVII of this Chapter.

Sec. 41-377.5

Uses subject to a conditional use permit in the C2 district. The following uses may be permitted in the C2 district subject to the issuance of a conditional use permit:

- (a) Any use which may be permitted subject to the issuance of a conditional use permit in the C1 district pursuant to Section 41-365.5 of this Chapter.
- (b) Open-air car washes.
- (c) Trailer parks and camps.
- (d) Thrift shops, food distribution centers, and counselling service establishments operated by nonprofit or government-subsidized organizations or by public agencies.
- (e) Indoor swap meets, bulk merchandise stores, and home improvement warehouse stores.
- (f) Superstores.
- (g) Massage establishments, subject to the development and operational standards set forth in Article XVII.I of this Chapter.

Sec. 41-378

Operational standards in the C2 district.

- (a) All business activities in the C2 district shall be conducted and located within an enclosed building, except as otherwise provided in Section 41-195 of this Chapter, and except that the following business activities, to the extent permitted under sections 41-377 and 41-377.5 of this Division, may be conducted outside of an enclosed building:
 - (1) Plant nurseries.
 - (2) Automobile sales and parking lots.
 - (3) Recreational or entertainment uses.
 - (4) Equipment rental yards.
 - (5) Truck, trailer, tractor and boat sales.
 - (6) Open-air car washes.
 - (7) Trailer parks and camps.

- (b) No sales shall be made directly from a building to persons on a public sidewalk, either through a window or similar opening or by means of a coin-operated device.
- (c) Service stations, automobile servicing, and automobile repair are subject to the following requirements:
 - (1) No outdoor overnight vehicle storage is permitted except as permitted by Section 41-613.2 of this Chapter.
 - (2) No auto repair or auto body activity within three hundred (300) feet of property zoned or used for residential purposes shall be conducted before 7:00 a.m. or after 9:00 p.m. on any day of the week.

Sec. 41-379 **Building height.** No structure shall exceed thirty-five (35) feet in height.

Sec. 41-380 **Front yard requirements in the C2 district.** Front yard requirements are the same as prescribed for the C1 district by Section 41-368 of this Chapter.

Sec. 41-381 **Side yard and building setback requirements in the C2 district.** Side yard and building setback requirements are the same as prescribed for the C1 district by Section 41-369 of this Chapter.

Sec. 41-382 **Rear yard and building setback requirements in the C2 district.** Rear yard and building setback requirements are the same as prescribed for the C1 district by Section 41-370 of this Chapter.

Sec. 41-383 **Off-street parking.** Off-street parking shall be provided in the manner prescribed by Article XV of this Chapter.

Sec. 41-384 **Landscaping, lot size, and lot frontage requirements in the C2 district.** Landscaping, lot size, and lot frontage requirements in the C2 district are the same as prescribed for the C1 district by sections 41-372 and 41-373 of this Chapter.

Sec. 41-385 **Standards for automobile repair in the C2 district.** In addition to the commercial development standards, automobile repair uses are subject to the following:

- (a) A ten-foot minimum width planter shall be provided along the side or rear property line which abuts property zoned or used for residential purposes, except when such area is occupied by a building.
- (b) Driveways on corner lots shall not be located closer than five (5) feet from the corner radius.

Sec. 41-386 **Service stations and automobile servicing in the C2 district.** In addition to the provisions of this Division for commercial uses, service stations and automobile servicing are subject to the requirements of Section 41-374 of this Chapter.

Sec. 41-387

Equipment rental yard—Operational standards. Equipment rental yards shall comply with the following operational standards:

- (a) Any permitted equipment rental yard shall be operated in a fashion so as to have no detrimental effect on lawful adjacent uses by reason of refuse matter, noise, light, vibration, or lack of property maintenance of grounds or buildings.
- (b) A solid decorative masonry wall not less than eight (8) feet in height shall be built and maintained along any rear or side lot line abutting property that is used, zoned, or designated on the general plan for residential purposes.
- (c) Equipment, including stacked storage or displays, shall not exceed ten (10) feet in height when being stored or displayed on the site.
- (d) All parking, vehicle circulation, queuing, backing, and equipment loading must occur completely on-site.
- (e) Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
- (f) Equipment, including stacked storage or displays, shall be stored or displayed entirely on-site, pursuant to any applicable approved site plan, but shall not be stored or displayed:
 - (1) In any setback, improved or not, required pursuant to sections 41-368, 41-369, and 41-370 of this Chapter
 - (2) In any required parking spaces, driveways, or pedestrian walkways.
 - (3) So as to obstruct sight distance or otherwise create hazards for vehicle or pedestrian traffic.
 - (4) So as to disrupt the normal function of the site or its circulation.
 - (5) On any public right-of-way.
- (g) All trash and debris generated by the storage of building materials, such as sand or gravel, must be contained on site.

Sec. 41-388

Amortization of non-conforming equipment rental yards. Any use of real property existing on the effective date of the ordinance from which this section derives, which meets the definition of equipment rental yard as set forth in Section 41-58 of this Chapter, but which was constructed, operated, and maintained in compliance with all regulations and design, development, and operational standards adopted by the city, shall be deemed a legal nonconforming use which may be continued until six (6) months after the effective date of the ordinance from which this section derives. On or before such date, all such nonconforming aspects of such use shall be terminated or brought into full compliance with the operational

requirements set forth in Section 41-387 of this Division, with the exception of subsection (b).

- (a) Abandonment. Notwithstanding the above, any discontinuance or abandonment of the use of any lot or structure as an equipment rental yard for a continuous period of one (1) year shall result in a loss of legal nonconforming status of such use.
- (b) Amortization—Annexed property. Any equipment rental yard that was a legal use at the time of annexation of the property, but that does not conform to the regulations and design, shall be brought into compliance within one (1) year of the date of annexation.