



City of  
**Los Banos**  
*At the Crossroads of California*

**PLANNING DEPARTMENT**  
**GENERAL COMMERCIAL DISTRICT (C-1)**  
(LBMC Title IX, Chapter 3, Article 13)

**PURPOSE**

The purpose of the General Commercial District is to provide a district for the sale of goods and services which meet the needs of a broad trade area.

**USES PERMITTED**

The following uses shall be permitted in the General Commercial District:

- a) New and used car, boat, and trailer sales;
- b) Sales of secondhand goods;
- c) Service stations and repair garages;
- d) Bus storage and service with screening;
- e) Truck terminals with screening;
- f) Wholesale stores and storage within buildings;
- g) Electrical, plumbing, heating, ventilating, sheet metal, and upholstery shops;
- h) Furniture repair shops;
- i) Farm equipment sales and services;
- j) Public utilities and services;
- k) Print shops and other reproduction services;
- l) Agriculture processing and packing plants;
- m) Tow truck yards with screening;
- n) Cabinet shops;
- o) Bakeries;
- p) Laundries and dry cleaning plants;
- q) Veterinary hospitals and clinics;
- r) Restaurants;
- s) Plant or tree nursery;
- t) Health club;
- u) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity;
- v) Eating and/or drinking establishments;
- w) Recreation services (bowling alley, ice or roller skating rink, racquetball club, billiards hall, video arcade, movie theaters or similar indoor use);
- x) Tattoo parlors; and
- y) Any use permitted by right in the Neighborhood Commercial zoning classification.

## **USES WHICH REQUIRE USE PERMIT APPROVAL**

The following uses shall be permitted in the General Commercial District subject to securing a use permit:

- a) Paint and spray booths; provided all paint and spraying operations are conducted within booths which meet all the requirements of the latest edition of the National Board of Fire Underwriters Pamphlet 33 for Paint Spray Booths;
- b) Planing mills in conjunction with lumber yards and cabinet shops;
- c) Creameries;
- d) Bottling plants;
- e) Food packing and processing plants;
- f) Lumber yards;
- g) Building materials and sales yards, but not including concrete or asphalt batch plants;
- h) Outside storage when appurtenant to a permitted use;
- i) Off-sale and on-sale of alcoholic beverages, either separately or in conjunction with a use permitted in the district;
- j) Non-appurtenant outdoor advertising signs which shall be located within fifty (50') feet of the boundaries of State Highway 33 between Texas Avenue and Pacheco Pass Boulevard;
- k) Other uses not set forth in this section which are determined by the Commission to be similar in character by reason of no additional generation of traffic, parking, dust, noise, and the like;
- l) The storage of liquefied petroleum gas (LPG) exceeding 500 gallons;
- m) The kenneling, boarding, breeding, and/or training of household pets;
- n) Storage units; and
- o) Small collection recycling facilities

## **HEIGHT LIMITS**

The maximum height of buildings in the General Commercial District shall be fifty (50') feet.

## **BUILDING SITES**

Building sites in the General Commercial District shall be a minimum of 2,000 square feet.

## **YARDS**

Where yards border on a major or collector street, the requirements for yards in the General Commercial District shall be as set forth in Article 19 of Chapter 3, otherwise, none shall be required.