



City of
Los Banos
At the Crossroads of California

PLANNING DEPARTMENT
HIGHWAY COMMERCIAL DISTRICT (H-C)
(LBMC Title IX, Chapter 3, Article 13)

PURPOSE

The purpose of the Highway Commercial District is to provide a district for commercial uses which do not specialize in serving the pedestrian shopper but rather, because of their character, are more appropriately located along a highway or major street and where drive-in operations are more feasible.

USES PERMITTED

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

- a) Retail stores, including department stores;
- b) Beauty shops;
- c) Barber shops;
- d) Print shops and other reproduction services;
- e) Food stores;
- f) Repair shops within buildings;
- g) Offices;
- h) Services;
- i) Auto sales and service automotive parts;
- j) Building supplies and lumber yards;
- k) Bus passenger terminals;
- l) Commercial repair garages;
- m) Gasoline service stations; provided all operations, except the servicing of gasoline, oil, air, and water, be carried on within a building;
- n) Public utility uses but not including storage or corporation yards;
- o) Coin-operated laundries and cleaning;
- p) Pressing shops and laundry and dry cleaning agencies;
- q) Used car lots; provided no repair facilities are permitted except within a building;
- r) Business and professional offices;
- s) Lodge halls;
- t) Clubs;
- u) Churches;
- v) Community centers;
- w) Veterinary clinics and hospitals when completely enclosed within a building;
- x) Schools and public and private recreational facilities;
- y) Unfenced public places;
- z) Delicatessen and specialized food stores and catering services;
- aa) Real estate, insurance, bookkeeping, and business offices;

- ab) Commercial trade schools;
- ac) Hotels, motels, and restaurants;
- ad) Refreshment stands;
- ae) Curio shops;
- af) Plant and tree nurseries;
- ag) Public premises;
- ah) Studios for arts, crafts, exercise, photography, music, and dance;
- ai) Tow truck yards with screening;
- ak) Incidental storage and accessory uses provided such uses are clearly incidental to the permitted uses;
- al) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity;
- am) Miniature golf courses, water parks or other similar outdoor recreational activities;
- an) Taverns, lounges and card rooms; and
- ao) Any uses permitted by right in the General Commercial (C-1) District.

USES WHICH REQUIRE USE PERMIT APPROVAL

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

- a) Non-appurtenant outdoor advertising signs;
- b) Truck terminals with screening;
- c) Off-sale and on-sale alcoholic beverages, either separately or in conjunction with a use permitted in the district;
- d) Large family daycare homes in a single-family residence;
- e) Small collection recycling facilities; and
- f) All other uses as deemed appropriate by the Planning Commission.

SETBACKS

No building setbacks are specified for the Highway Commercial District. Building setbacks would be evaluated during the Site Plan Review process.

HEIGHT LIMITS

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

BUILDING SITES

Building sites in the Highway Commercial District shall be a minimum of 1,000 square feet.

SITE PLAN REVIEW

Any and all construction within the Highway Commercial District shall be required to submit a Site Plan Review application for Planning Commission approval.