



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

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

**PURPOSE**

The purpose of the Neighborhood Commercial District (C-N) is to provide centers for convenient shopping in the residential neighborhoods, planned and controlled to the extent that any such center will perform a vital service to the neighborhood in which it is located and become an integral part thereof.

**USES PERMITTED**

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

- a) Food stores;
- b) Drug stores;
- c) Variety stores;
- d) Hardware stores;
- e) Shoe repair shops;
- f) Book stores;
- g) Gift shops;
- h) Stationary stores;
- i) Music store;
- j) Flower shops;
- k) Specialty shops;
- l) Beauty shops;
- m) Barber shops;
- n) Cleaning and laundry agencies, including coin-operated;
- o) Business and professional offices;
- p) Pet shops;
- q) Real estate offices;
- r) Insurance offices;
- s) Bookkeeping offices;
- t) Public schools;
- u) Delicatessens, specialized food stores and coffee shops;
- v) Bake shops employing no more than four (4) persons on the premises;
- w) Churches;
- x) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity; and
- y) Reverse vending machines.

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

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

- a) Catering services;
- b) Home appliance, radio, and television repair shops;
- c) Studios for arts, crafts, exercise, photography, music, and dance;
- d) Off-sale and on-sale alcoholic beverages, either separately or in conjunction with a use permitted in the district;
- e) Service stations;
- f) Public, quasi-public, and private utility uses but not including storage or corporation yards;
- g) Any building in single use in excess of 5,000 square feet of floor area;
- h) Other uses similar in character when determined by the Commission that the uses are no less restrictive in nature (generate no more traffic, parking, dust, noise, and the like). When retail uses are referred to, "similar", as used in this subsection, shall mean retail;
- i) Used car sales: vehicles not to exceed 7,200 GVW;
- j) Parochial, private academic, and commercial trade schools;
- k) Public uses;
- l) Large family daycare homes in a single-family residence; and
- m) Small collection recycling facilities.

## **HEIGHT LIMITS**

The maximum height of buildings in the Neighborhood Commercial District shall be thirty (30') feet.

## **BUILDING SITES**

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

## **YARDS**

Where yards border on a major or collector street, the requirements for yards in the Neighborhood Commercial District shall be as set forth in Article 19 of Chapter 3, otherwise, there are no requirements.