

Chapter 16.20

OFFICE AND COMMERCIAL DISTRICTS

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- 16.20.015 Individual Commercial Districts**
- 16.20.020 Permitted Uses.**
- 16.20.030 Development Standards for Office, Retail and Non-Retail Commercial Projects.**

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- 16.20.2 Office and Commercial Lot and Structure Standards.**

16.20.010 Purpose.

The purpose and intent of the office and commercial districts are to provide the range of uses permitted with the policies consistent with the General Plan. Besides the general purpose, some specific objectives are listed below.

A. Provide appropriate commercial areas for retail and service establishments, neighborhood convenience and office uses required by residents of the City.

B. Provide adequate space to meet the needs of commercial development, including off-street parking and loading, and to reduce the visual impact of large areas of parking.

C. Reduce traffic congestion, to promote and facilitate a safe and comfortable pedestrian scale environment, and avoid the overloading of utilities.

D. Protect commercial areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.

E. Promote high standards of site planning, and landscape design for commercial and office developments, to help integrate large-scale retail development with its surroundings, and to break up the apparent mass and scale of large retail structures in order to ensure that such development is compatible with and does not detract from the City

of Ripon's unique character, scale, and sense of place.

F. Provide employment opportunities for existing and future residents of the City and neighboring communities.

G. Provide for commercial land uses that meet the needs of local residents and attract area residents.

H. Ensure compatibility with adjacent land uses, and encourage a mixture of uses and sizes of structures. (Ord. 782, 2011)

16.20.015 Individual Commercial Districts.

Each individual commercial district purpose is summarized below.

A. C-1 (Neighborhood Commercial District).
This district is intended to provide for the development of small, localized retail and service businesses that serve immediate residential neighborhoods.

1. A neighborhood retail project is a retail establishment that involves new construction of a singular retail sales establishment or combination of such establishments on a single parcel where the total square footage of buildings are up to and including 50,000 square feet.

B. C-2 (Community Commercial District).
This district is intended to provide for the development of commercial areas with a full range of commercial and service establishments to supply the commercial and service demands of the local and area residents.

1. A community retail project is an establishment that involves any of the following:

a. New construction of a singular retail sales establishment or combination of such establishments on a single parcel where the total square footage of buildings exceeds 50,000 square feet, but does not exceed 100,000 square feet;

b. Expansion of a singular retail sales establishment or combination of such establishments on a single parcel existing as of the effective date of adoption of this ordinance and which said expansion will cause the total square footage to exceed 50,000 square feet but does not exceed 100,000 square feet

in area; or

c. Retail development on any parcel greater than 5 acres, but not more than 15 acres, in size.

C. C2-R (Regional Commercial District). This district is intended to provide for the development of retail and service businesses that serve the demands of local and regional residents.

1. A regional retail project is an establishment that involves the following:

a. Located on a single parcel where the total square footage of buildings exceeds 100,000 square feet;

b. Expansion of a singular retail establishment on a single parcel existing as of the effective date of adoption of this ordinance and which said expansion will cause the total square footage to exceed 100,000 square feet in area; or

c. Retail development on any parcel greater than 15 acres in size.

D. C-3 (Central Business District). This District is intended to accommodate a full range of retail and service establishments in the Central Business District providing goods and services necessary to supply local and area residents. Lot area and front, side and rear yards are intended to conform to the existing downtown development.

E. C-4 (Highway Service District). This District is intended to provide for commercial uses next to highways and Freeway interchanges oriented to serve the demands of the highway traveler.

F. C-5 (Commercial Recreation District). This District is intended to be used for public and private commercial recreational uses.

G. PO (Professional Office District). This District is intended to accommodate professional, business and other offices on major streets and next to residential and commercial districts. Because of the characteristics of this district, the setbacks, and lot coverage, are intended to be compatible with residential and commercial uses. Signs and required landscaped areas shall be designed to contribute to the overall compatibility of this district. (Ord 652, '1, 2002)

H. BP (Business Park District). This district is intended to provide for the development of an area designed to accommodate businesses and light industry, with large numbers of companies all grouped together, including professional, business, and other office complexes. (Ord. 782, 2011)

16.20.020 Permitted Uses.

Table 16.20.1 lists the permitted and conditionally permitted use types in each Zoning District, as defined in Chapter 16.12 Definitions and Use Classification Systems. (Ord. 652, §1, 2002; (Ord. 782, 2011)

16.20.030 Development Standards for Office, Retail and Non-Retail Commercial Projects.

A. Site Plan Permit. A site plan permit is required for all new projects and any project that includes expanding, substantially modifying or changing an existing use, as defined in Chapter 16.72 (Site Plan Permit Review) of this code.

B. Building Site Area Requirements. All uses must be on a parcel sufficient to provide for the use, open space, landscaping and off street parking.

C. Lots and Structure Standards. Unless otherwise specified, all lots and structures shall comply with the provisions in Table 16.20.2. (Ord. 815, 2014)

D. Enclosed Building. All uses shall be conducted entirely within an enclosed building except for parking and any use permitted by the Planning Commission.

E. Off-Street Parking and Loading. Shall be provided as prescribed in chapter 16.144 (Parking and Loading), of this code.

F. Landscaping. A minimum of ten (10%) percent of a building site for projects in the C1 (Neighborhood Commercial) District, a minimum of fifteen (15%) percent of a building site for projects in the C2 (Community Commercial), the C4 (Highway Service), the PO (Professional Office) and the C5 (Commercial Recreation) Districts, and a

minimum of twenty (20%) of a building site for projects in the C2-R (Regional Commercial) and the BP (Business Park) Districts must be landscaped. A landscaping plan for all uses indicating plant species, initial size, location, method of irrigation, and growth characteristics consistent with any adopted standard details must be approved by City Staff prior to issuance of any permits. The required landscaping must be installed prior to final inspection and must be maintained by the property owner. Landscaping and irrigation shall be in compliance with Chapter 16.148 (Landscaping and Irrigation).

G. Trash Enclosures. Fully enclosed trash collection areas must be provided at locations that are readily accessible to occupants and sanitation collectors.

H. Masonry Wall. An eight (8) foot masonry wall must be constructed along the property line that is adjacent to any residential district or any property designated for residential land uses in the General Plan.

I. Sewer and Water. All permitted and conditionally permitted uses must be served by public water, storm and sewer, unless otherwise approved by the City Council.

J. Street Improvements. Street improvements, including but not limited to curb, gutter, sidewalk and drainage facilities, are required as a condition for development. This requirement will be based on the impact the development will have on traffic. If the development of the property would have such an impact on traffic that street improvements are required, the property may still be exempt from this requirement if, in the opinion of the Planning Commission, there is some reason why the improvements should not be immediately constructed. In that case, may be deferred upon execution of a deferred street improvement agreement which must be executed between the property owner and the City Council.

K. Loading Docks. Loading docks shall be designed and located on the site so that all trucks have the ability to maneuver on site without

intruding into the public right-of-way, or block any driveways, or disturb any parking area circulation. Loading docks shall be designed so that no vehicles are required to back to or from an adjacent street.

L. Retail Sales. All products must be sold at retail unless approved for other sales by the City.

M. Pollution Control. All uses must be planned, developed, conducted, and operated in a manner that noise, smoke, dust, odors, and waste of any kind are purified so as to control pollution of air, soil or water to meet the standards or requirements of the City.

N. Recycling of Wood and Concrete Waste Material. All wood and concrete waste material generated by development shall be separated and removed to an authorized recycling center.

O. Automatic Fire Sprinkler System. Automatic fire sprinkler systems shall be installed in all structures over five thousand (5,000) square feet in size, unless otherwise waived by the Fire District and City Council.

P. Construction Noise. Unless otherwise waived by the City Council, construction activities generating noise above 70db at the property line on any lot adjacent to residential uses shall not occur before 7:00 a.m., or after 7:00 p.m. Monday through Saturday, and before 10:00 a.m. or after 6:00 p.m. on Sunday.

Q. Buffer Area. Regional retail projects shall not be permitted within five hundred (500) feet of any established single family residential neighborhood within the City limits, but not including rural residential farm houses.

R. Use Permit. Any Commercial business within 500 feet of any residential district open between midnight and 5:00 a.m. must obtain a use permit. Excluded from this requirement are hotels, motels, churches, hospitals and commercial recreation uses unless otherwise required in the district the use is located in.

S. Prohibition on Overnight Parking. Overnight parking shall be prohibited within the boundaries of any commercial project, with the

exception of an approved Travel Plaza. The owner/operator of the project shall take effective measures, in cooperation with the Ripon Police Department, to prohibit overnight parking of any kind.

T. Outdoor Storage and Service. Areas for outdoor storage, trash collection, and loading (including storage containers) shall not be located adjacent to residential lots. In all cases, such facilities shall be effectively screened from public view. Vehicular idling shall not be allowed in areas adjacent to residential lots. Signage shall be installed prohibiting vehicular idling in areas adjacent to residential lots. Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design and construction for these areas shall be of materials of comparable quality and appearance as that of the primary building. Visual and acoustic impacts of these functions shall be mitigated at the greatest extent possible. When the loading and/or refuse collection area is adjacent to a residential district, deliveries and collections shall not occur between 10:00 p.m. and 7:00 a.m. Monday through Friday, and between 10:00 p.m. and 8:00 a.m. Saturday and Sunday.

U. Hotels, Motels and Conference Centers. Unless otherwise provided, the following shall be the minimum development standards for hotels, motels and conference centers.

1. Lot Requirements.

- a. Minimum lot area shall be twenty-five thousand (25,000) square feet.
- b. Maximum lot coverage shall be fifty percent

(50%).

c. Minimum lot frontage and lot depth shall be one-hundred-fifty (150) feet.

2. Setback Requirements. The following shall be the minimum setbacks required.

a. Front yard along an arterial right-of-way shall be thirty (30) feet, and twenty (20) feet along all other rights-of-way.

b. Rear yard adjacent to those uses which are considered increased noise generators (i.e., truck related facilities, including travel plazas, and any industrial uses defined in the M1 and M2 zone, railroad facilities, highway, etc.) shall be thirty (30) feet, and twenty (20) feet adjacent to all other uses.

c. Side yards shall be ten (10) feet.

d. Landscaping. All required setback areas shall be landscaped as approved by the Planning Department.

e. Building Design. All buildings/structures shall comply with the following requirements:

1) Unless a Use Permit is obtained, maximum height in the C4 (Highway Service District) shall not exceed 35 feet or 2 stories whichever is higher. Structures not to exceed 3 stories or 50 feet, whichever is higher, may be constructed provided a Use Permit is obtained. Structures which are over two (2) stories shall be located no closer than 100 feet to a residential district.

2) There shall be no exterior access to individual rooms allowed, and landscaped courtyards and/or internal lobby areas will provide primary access. (Ord. 782, 2011)

**Table 16.20.1
USES IN OFFICE AND COMMERCIAL DISTRICTS**

Legend:

- ✓ Permitted Use
- Not a Permitted Use
- U Conditional Use Permit Required

Use, Service or Facility	Commerical and Office Districts							
	C-1	C-2	C2-R	C-3	C-4	C-5	PO	BP
Addressing and Mailing services	✓	✓	✓	✓	✓	---	✓	✓
Adult Businesses (Subject to Chapter 5.36 of RMC)	---	---	---	---	U	---	---	---
Alarm Systems sales and/or service	---	✓	✓	✓	---	---	---	---
Ambulance Services	---	U	U	---	U	---	---	U
Animal Boarding Services	---	U	U	---	---	---	---	---
Animal Grooming Services	✓	✓	✓	✓	✓	---	---	---
Anitque Store	---	✓	✓	✓	✓	---	---	---
Appliance Repair Shop	---	✓	✓	✓	✓	---	---	---
Appliance Store	---	✓	✓	✓	✓	---	---	---
Art gallery	---	✓	✓	✓	---	---	---	---
Art Supply Store	---	✓	✓	✓	✓	---	---	---
Assembly/Light Manufacturing	---	---	---	---	---	---	---	✓
Automobile/Vehicle Related Services								
Auto Parts Store	---	✓	✓	✓	✓	---	---	---
Auto Repair Shop	---	✓	✓	---	✓	---	---	---
Auto Sales lot (more than 10 acres)	---	✓	✓	---	✓	---	---	---
Auto Sales lot (up to 10 acres)	---	✓	✓	---	✓	---	---	---
Auto/Truck Travel Plaza	---	---	---	---	✓	---	---	---
Boat Sales	---	---	✓	---	✓	---	---	---
Camper Shell sales	---	---	✓	---	✓	---	---	---
Farm Equipment Sales	---	---	✓	---	✓	---	---	---
Indoor Vehicle Sales Establishment	---	U	U	U	---	---	---	---
Motorcycle sales and service	---	✓	✓	---	✓	---	---	---
Recreational Vehicle Sales and Service	---	✓	✓	---	✓	---	---	---
Recreational Vehicle Storage	---	✓	✓	---	✓	---	---	---
Rental or Lease Agency including limousine service	---	✓	✓	---	✓	---	---	---
Service or Gas station	✓	✓	✓	---	✓	---	---	---
Truck Sales and Service	---	---	U	---	✓	---	---	---
Utility Trailer sales, rental, service	---	---	U	---	✓	---	---	---
Vehicle cleaning and detailing	---	✓	✓	---	✓	---	---	---
Vehicle Storage Yard	---	---	---	---	---	---	---	---
Bakery, pastry shop	✓	✓	✓	✓	✓	---	---	---
Banks, savings and loan, finance, credit office	✓	✓	✓	✓	✓	---	✓	---
Barber Shop	✓	✓	✓	✓	✓	---	---	---
Beauty Salon	✓	✓	✓	✓	✓	---	---	---
Bicycle shop	---	✓	✓	✓	✓	---	---	---
Book Store	✓	✓	✓	✓	✓	---	---	---
Building material and lumber sales	---	✓	✓	---	✓	---	---	---
Butcher and meat market	---	✓	✓	✓	✓	---	---	---
Candy Store	✓	✓	✓	✓	✓	---	---	---
Card Room	---	---	---	---	U	---	---	---
Catering Service	---	✓	---	✓	✓	---	---	---
Clothing Stores	---	✓	✓	✓	✓	---	---	---
Clothing Stores (Boutique)	✓	✓	✓	✓	✓	---	---	---
Commercial Recreation and Entertainment	---	U	U	U	U	U	---	---
Communication Facilities	---	---	U	---	U	---	U	U

Table 16.20.1 - Continued
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Use, Service or Facility	Commerical and Office Districts							
	C-1	C-2	C2-R	C-3	C-4	C-5	PO	BP
Computer sales and service	---	✓	✓	✓	✓	---	---	---
Convenience Market	✓	✓	✓	✓	✓	---	---	---
Costume shop - sale and rent	---	✓	✓	✓	✓	---	---	---
Custom Manufacturing	---	---	---	---	---	---	---	U
Day Spa	---	✓	---	✓	---	---	---	---
Drug Store	✓	✓	✓	✓	✓	---	---	---
Dry Cleaning Services (Drop-off and Pick-up only)	✓	✓	✓	✓	✓	---	---	---
Dry Cleaning Services (cleaning plants)	---	---	---	---	---	---	---	---
Eating and Drinking Establishments								
Bar, tavern	---	U	U	U	U	---	---	---
Delicatessen	✓	✓	✓	✓	✓	---	✓	✓
Fast Food Restaurant with Drive Through Window	---	✓	✓	---	✓	---	---	---
Fast Food Restaurant without Drive Through Window	✓	✓	✓	✓	✓	---	---	---
High Turnover sit down Restaurant	✓	✓	✓	✓	✓	---	---	✓
Ice cream, yogurt store	✓	✓	✓	✓	✓	---	---	---
Quality Restaurant	---	✓	✓	✓	✓	---	---	---
Equestrian Center	---	---	---	---	---	U	---	---
Equipment rental	---	✓	✓	---	✓	---	---	---
Feed Store	---	✓	✓	---	✓	---	---	---
Fitness Club	---	✓	✓	✓	✓	✓	---	---
Floor Covering, drapery or upholstery store	---	✓	✓	✓	✓	---	---	---
Florist	✓	✓	✓	✓	✓	---	---	---
Funeral Home	---	✓	✓	✓	---	---	---	---
Furniture Store	---	✓	✓	✓	✓	---	---	---
Garment Makers and Tailors	✓	✓	✓	✓	✓	---	---	---
Glass replacement and repair shops	---	✓	✓	✓	✓	---	---	---
Grocery Store	---	✓	✓	✓	✓	---	---	---
Gunshop - Gunsmith	---	✓	✓	✓	✓	---	---	---
Hardware Store	✓	✓	✓	✓	✓	---	---	---
High Technology	---	---	---	---	---	---	✓	✓
Hobby Shops	✓	✓	✓	✓	✓	---	---	---
Incubator Units	---	✓	---	✓	---	---	✓	✓
Interior decorating shops	---	✓	✓	✓	---	---	---	---
Janitorial services and supplies	---	✓	✓	✓	---	---	---	---
Jewelry Stores	---	✓	✓	✓	✓	---	---	---
Laboratory; medical, dental, or optical	---	---	---	---	---	---	✓	✓
Laboratory; research, analysis	---	---	U	U	---	---	✓	✓
Laundromat, self-service	✓	✓	✓	✓	✓	---	---	---
Linen Supply services	---	✓	✓	---	---	---	---	✓
Liquor Store	---	U	U	U	U	---	---	---
Live Theatre	---	✓	---	✓	---	✓	---	---
Locksmith	---	✓	✓	✓	✓	---	---	---
Massage establishment	---	✓	✓	✓	✓	---	---	---
Medical equipment store	---	✓	✓	✓	✓	---	---	---
Medical Marijuana Dispensaries (Subject to Chapters 9.10 and 16.111 of RMC)	---	U	---	U	---	---	U	---
Military surplus store	---	✓	✓	✓	✓	---	---	---

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USES IN OFFICE AND COMMERCIAL DISTRICTS

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Use, Service or Facility	Commerical and Office Districts							
	C-1	C-2	C2-R	C-3	C-4	C-5	PO	BP
Mini-storage	---	✓	✓	---	✓	---	---	---
Movie Theatre	---	✓	✓	---	✓	---	---	---
Museum	---	✓	✓	✓	✓	✓	---	---
Music Store	---	✓	✓	✓	✓	---	---	---
Newspaper - magazine stand	✓	✓	✓	✓	✓	---	---	---
Nursery, plants	---	✓	✓	✓	✓	---	---	---
Office Supply Store	---	✓	✓	✓	✓	---	---	---
Offices, Business and Professional	✓	✓	✓	✓	U	---	✓	✓
Offices, Contractors	---	---	---	---	---	---	---	---
Paint and wallpaper store	---	✓	✓	✓	✓	---	---	---
Pallet Manufacturing	---	---	---	---	---	---	---	---
Pallet Recovery Services	---	---	---	---	✓	---	---	---
Pawn Shop	---	✓	✓	✓	✓	---	---	---
Pet Store or Pet Food Store	---	✓	✓	✓	✓	---	---	---
Photographic supply - camera store	---	✓	✓	✓	✓	---	---	---
Picture framing shop	---	✓	✓	✓	✓	---	---	---
Pool Table sale and repair service	---	✓	✓	✓	✓	---	---	---
Power Tools - sales, repair	---	✓	✓	✓	✓	---	---	---
Print Shop	---	✓	✓	✓	✓	---	---	✓
Public & Semipublic Uses								
Banquet Facility	---	U	U	---	---	U	---	U
Clubs or lodges	---	✓	✓	✓	U	---	---	---
Child Care Centers	---	U	U	U	U	---	U	U
Churches	✓	✓	✓	U	U	---	U	U
Government Offices	---	U	U	U	U	---	U	U
Hospital	---	✓	✓	---	✓	---	✓	✓
Library	---	✓	✓	✓	✓	---	---	---
Public Safety Facilities	✓	✓	✓	✓	✓	✓	✓	✓
Residential Care, General	U	U	---	---	---	---	---	---
Residential Care, Limited	---	U	---	---	U	---	U	---
Recreational Facility - Indoor	---	✓	✓	✓	✓	✓	---	---
Recreational Facility - Outdoor	---	---	U	---	---	U	---	---
Recreational Vehicle Park	---	---	---	---	---	U	---	---
Recycling Services - Consumer	✓	✓	✓	✓	✓	---	---	---
Residential								
Single Family Residential	U	U	---	U	---	---	U	---
Medium Density Residential	U	U	---	U	---	---	U	---
High Density Residential	U	U	---	U	---	---	U	---
Retail Sales and Service	✓	✓	✓	✓	✓	U	---	---
Schools								
Business School	---	U	U	---	---		U	U
College or University	---	U	U	---	---		U	U
Driving School	---	✓	✓	✓	---	---	✓	---
Medical Related School	---	U	U	---	---	---	U	U
Other Private School	---	U	U	---	---	---	U	U
Private K-12 school	---	U	U	---	---	---	---	U
Public K-12 school	---	U	U	---	---	---	---	U

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Use, Service or Facility	Commerical and Office Districts							
	C-1	C-2	C2-R	C-3	C-4	C-5	PO	BP
Trade/Vocational School	---	U	U	---	---	---	U	U
Seasonal Temporary Uses, ie. Christmas tree lots and pumpkin patches	✓	✓	✓	✓	✓	✓	✓	✓
Secondhand Store	---	✓	✓	✓	✓	---	---	---
Shoe repair shop, shoeshine store	✓	✓	✓	✓	✓	---	---	---
Shopping Center, large (over 5 acres)	---	✓	✓	---	✓	---	---	---
Shopping Center, small (less than 5 acres)	✓	✓	---	---	✓	---	---	---
Shopping Mall	---	---	U	---	U	---	---	---
Sporting Goods Store	---	✓	✓	✓	✓	---	---	---
Stamp and Coin store	---	✓	✓	✓	✓	---	---	---
Stationary Store	✓	✓	✓	✓	✓	---	---	---
Studios - Art, Boxing, Dance, Gymnastics, Martial Arts, Music, Photography, Voice	✓	✓	✓	✓	---	---	---	---
Swimming Pool/Spa - sales and service	---	✓	✓	---	✓	---	---	---
Tackle Shop	---	✓	✓	✓	✓	---	---	---
Tattoo Shop	---	U	U	U	U	---	---	---
Taxidermist	---	✓	✓	✓	✓	---	---	---
Tobacco and Drug Paraphernalia Shop	---	U	---	U	U	---	---	---
Toy Store	---	✓	✓	✓	✓	---	---	---
Trophy Shop	---	✓	✓	✓	✓	---	---	---
Veterinarian/Animal Hospital - Large	---	---	---	---	---	---	---	---
Veterinarian/Animal Hospital - Small	---	✓	✓	✓	✓	---	---	---
Video Store	✓	✓	✓	✓	✓	---	---	---
Visitor Accomodations								
Bed and Breakfast Inn	---	---	---	U	---	---	---	---
Conference Center	---	---	✓	---	✓	---	---	U
Hotel	---	U	✓	---	✓	---	---	---
Motel	---	U	---	---	✓	---	---	---
Resort	---	---	---	---	---	U	---	---
Watch and Clock sales and repair	---	✓	✓	✓	✓	---	---	---
Wholesaling and Distribution facility	---	---	---	---	---	---	---	✓
Winery Sales Facility - tasting room	---	✓	---	✓	---	---	---	---

Table 16.20.2

Commercial Districts								
Standard:	C-1	C-2	C-2R	C-3	C-4	PO	BP	C-5
Maximum Height (feet)	35 ft or 2 Stories ¹	35 ft or 2 Stories ¹	35 ft or 2 Stories ¹	35 ft or 2 Stories ¹	35 ft or 2 Stories ²	35 ft or 2 Stories ¹	35 ft or 2 Stories ¹	35 ft or 2 Stories ¹
Minimum Front Setback for Structures	20	30	40	None	20	20	40	20
Minimum Rear Setback for Structures	10	10	20	None	10	10	20	10
Minimum Interior Side Setback for Structures	10	10	20	None	10	10	20	10
Minimum Street Side Setback for Structures	20	20	30	None	20	20	30	20
Minimum Required Street Side Perimeter Landscaping ⁴	10	15	20	None	15	15	20	15
Minimum Lot Area Percent Landscaped	10	15	20	None	15	15	20	15
Maximum Lot Area Percent Coverage ³	40	40	30	None	40	40	30	20

1. Structures up to four (4) stories or 65 feet, whichever is higher, may be constructed with a use permit. Three (3) story structures shall have a minimum of a 100 foot setback to any residential district and four (4) story structures shall have a minimum of a 200 foot setback to any residential district. The required separation between structures over two (2) stories shall be a minimum of 50 feet for each story.
2. Motels and hotels will comply with provisions in Section 16.20.030.S. Motels and hotels may be constructed up to three (3) stories or 50 feet whichever is higher with a use permit.
3. Minimum Lot Area Percent Coverage for Major Retail projects is 35%.
4. Required Street Side Perimeter Landscaping may be reduced to ten (10) feet if a parkway exists along the perimeter
5. Building setbacks may be reduced in the sole discretion of the Planning Director and Ripon Consolidated Fire Department, upon approval by the City of Ripon Planning Commission or City Council. Adjacent properties must be notified of the reduced setback prior to the hearing and each request shall be considered independently and decided based on the circumstances of the building at issue.