
17.10.260 Limited Commercial District (LC).

- A. Intent. The Limited Commercial District (LC) is intended to provide transition areas between commercial and residential districts by allowing low volume business, mixed residential, and other compatible uses which complement and do not materially detract from the uses allowed within adjacent districts.
- B. Permitted Principal Uses and Structures. The following principal uses and structures are permitted in the LC District, provided the gross floor area for some uses as noted below does not exceed one thousand three hundred square feet, subject to the general standards provided in subsection E of this section:
- 1) Community residences: community residences for the handicapped and emergency shelters;
 - 2) Day care centers;
 - 3) Dwellings: single-family, two-family, multi-family, condominium, and townhouses subject to the provisions of 17.10.290;
 - 4) Eating and drinking establishments (not to exceed one thousand three hundred sq. ft.): restaurants and coffee bars;
 - 5) Guide services, including fishing, hunting, and tour (not to exceed one thousand three hundred sq. ft.);
 - 6) Industry, light (not to exceed one thousand three hundred sq. ft.): gunsmithing, printing and taxidermy;
 - 7) Lodging: boarding houses;
 - 8) Offices: general, medical and public service;
 - 9) Parking, commercial lots;
 - 10) Parks and day-use playgrounds;
 - 11) Personal services (not to exceed one thousand three hundred sq. ft.): art studios, barbers, beauticians, dressmakers, dry cleaner and self-service laundry, fitness centers, photographic studios, tailors and tanning salons;
 - 12) Repair services (not to exceed one thousand three hundred sq. ft.): electronics, home appliances, musical instruments, plumbing and heating and small engines; and
 - 13) Retail sales (not to exceed one thousand three hundred sq. ft.).
 - 14) Marijuana testing facility provided the following standards are met:
 - a. Signage is limited to a single wall sign only, and may not exceed 16 square feet in area and ten feet in height;
 - b. The use shall comply with requirements of the State, and Sections 17.10.295 and Chapter 8.30 of Soldotna Municipal Code.
- C. Conditional Uses and Structures. The following conditional uses and structures may be approved in the LC District, subject to the general standards and procedures found in Section 17.10.400, Conditional Uses, any specific standards cited with the uses, and any special conditions imposed by the Commission:
- 1) Any permitted use in this district with a size limitation may be approved as a conditional use if its size exceeds one thousand three hundred square feet;
 - 2) Animal care: boarding, commercial kennels, and veterinarian clinics/hospitals;
 - 3) Boat mooring basins and launching sites;
 - 4) Churches and similar religious facilities;

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- 5) Clubs, private lodges, fraternal organizations and other similar civic, charitable or social establishments;
 - 6) Community residences: correctional community residential centers;
 - 7) Funeral homes;
 - 8) Institutions, handicapped;
 - 9) Institutions, health care: nursing or convalescent homes;
 - 10) Lodging: recreational lodges, hotels, and motels;
 - 11) Museums and art galleries;
 - 12) Recreation facilities: miniature golf;
 - 13) Schools: dance, elementary, secondary, colleges, vocational/technical; and
 - 14) Theaters.
- D. Accessory Uses and Structures. Accessory uses and structures are permitted which are clearly incidental to and customarily found in connection with the principal uses and structures and which comply with the special rules found in Section 17.10.305, Accessory Uses and Structures.
- E. General Standards. The following general standards shall apply:
- 1) Minimum lot size: eight thousand four hundred square feet;
 - 2) Minimum lot width: seventy feet;
 - 3) Maximum lot coverage: thirty percent;
 - 4) Maximum building height: thirty-six feet;
 - 5) Minimum yards:
 - a. Front yard-twenty feet; rear yard-twenty feet, if adjacent to a residential district (otherwise no rear yard is required),
 - b. Side yard-five feet, if not abutting a street or residential district,
 - c. Side yard-twenty feet, if abutting a street or residential district,
 - d. Side or rear yard-ten feet, if walls facing side or rear lot lines contain windows or other openings;
 - 6) Off-street parking and loading shall be provided as required in Section 17.10.330, Off-street parking and loading; and
 - 7) Landscaping shall be provided as required in Section 17.10.335, Landscaping;
- F. Violations. Within the Limited Commercial District, it shall be unlawful to cause any building or structure or part thereof to be erected, altered or maintained, or new use or alteration of use be made or maintained on or in any building, structure or land except in conformity with the provisions of this section or Section 17.10.325.

(Ord. 2007-22 §§ 3, 4, 2007; Ord. 692 § 1, 1999)

(Ord. No. 2010-033, § 2, 10-27-2010; Ord. No. 2015-036, § 5, 10-28-2015; Ord. No. 2018-004, § 2, 2-14-2018; Ord. No. 2019-016, § 4, 5-22-2019; Ord. No. 2022-013, § 18, 5-11-2022; Ord. No. 2025-039, § 2, 4-22-2026)