

FOR SUBLEASE

5055 B Chiles Road

Davis, CA

Features: Sales building with 900 +/- sq. ft. of office and bathroom and 480 +/- sq. ft. of storage space. Adjacent space is Enterprise Rent -a -Car.

Location: 5055 B Chiles Rd, Davis, CA.

Sub Lease Rate: \$3,950 /mo. NNN (\$450 +/- mo) includes utilities which are shared with adjacent user.

Lot Size: 15,750 +/- sq. ft. (.36 +/- acres).

Zoning: AC — Auto Central District

Contact: Chuck L. Krouse, Broker
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Chuck L. Krouse
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COMMERCIAL REAL ESTATE SERVICES

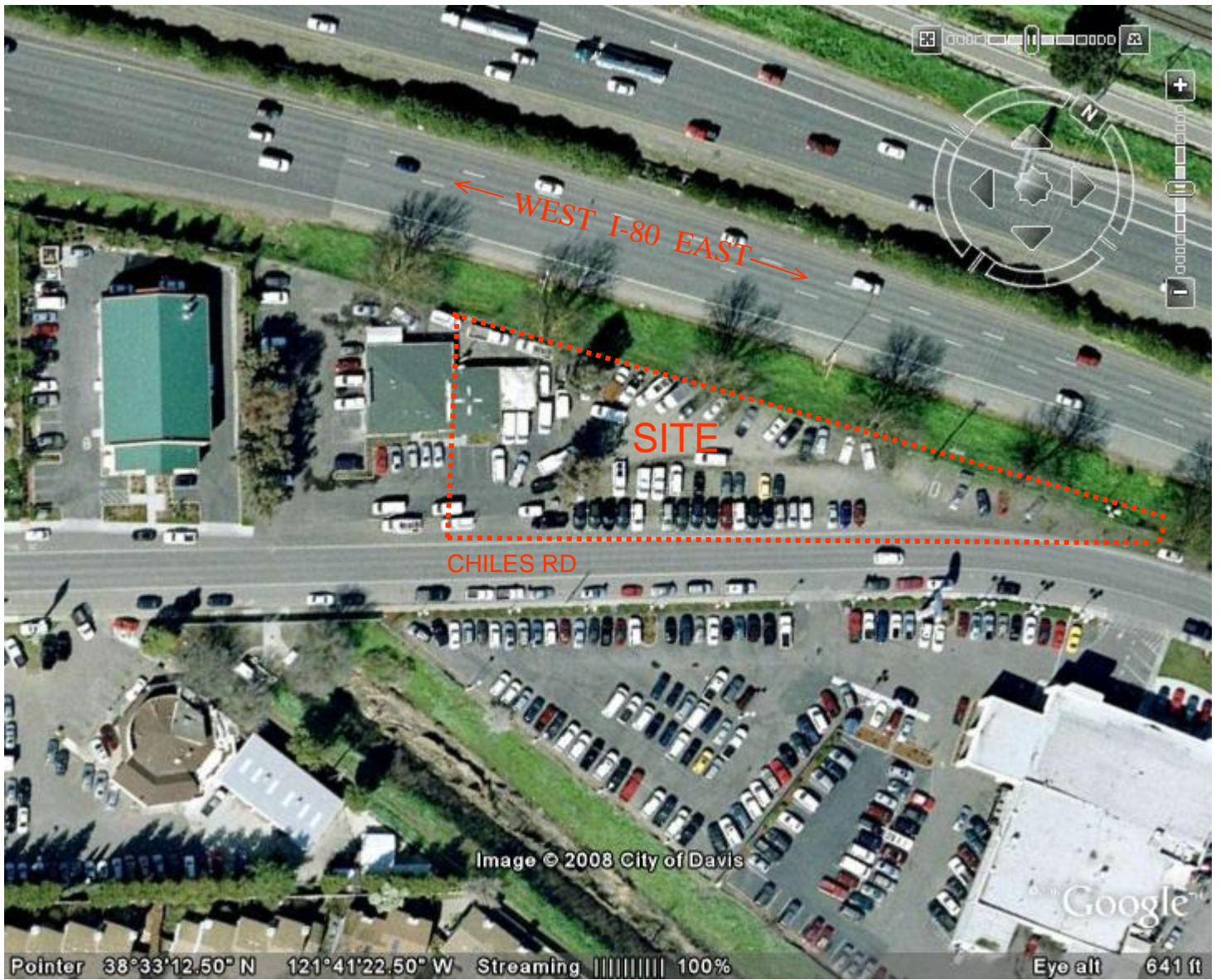


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Pointer 38°33'12.50" N 121°41'22.50" W Streaming ||||| 100% Eye alt 641 ft

A-C ZONING

40.16.020 Permitted uses.

- (a) The principal permitted uses of land in the A-C district are as follows:
 - (1) New automobile dealership;
 - (2) New recreational vehicle dealerships.
- (b) As used in this article the term “automobile dealership” includes automobile dealerships and recreational vehicle dealerships, and the term “automobile” includes both automobiles and recreational vehicles. (Ord. No. 1591 / 1 (part).)

40.16.040 Conditional uses.

The following conditional uses may be permitted in an A-C district:

- (a) Farm equipment, sales and service uses;
- (b) Inns and motor hotels, subject to provisions of section 40.26.370;
- (c) Retail shops for the sale of auto parts, accessories, souvenirs, curios, and other products primarily to serve the traveling public;
- (d) Nurseries, greenhouses and fruit stands;
- (e) Auto service stations;
- (f) Restaurants;
- (g) Boat and trailer sales;
- (h) Used car lots;
- (i) Laundromats;
- (j) Public or semipublic, including public utility, uses intended primarily to meet the needs of the traveling public;
- (k) Commercial recreation facilities, such as swimming pools, bowling alleys, skating rinks, and dance halls;
- (l) Professional and administrative offices;
- (m) Any other retail business or service establishment determined by the planning commission to be of the same general character as the above permitted uses;
- (n) Drive-through facilities, subject to the provisions of section 40.26.420. (Ord. No. 2113 Amended 04/23/2003; Ord. No. 1591, / 1 (part); Ord. 1739, / 5). (Ord. 1739, Amended, 03/23/1994).

40.16.060 Parking.

Off-street parking and loading facilities shall be required for all uses as provided in sections 40.25.010 to 40.25.120. The parking required under this section shall be used only for customer and employee parking and not as parking for automobiles of the dealership’s for-sale inventory.

The number of off-street spaces required shall be as follows:

- (a) Sales, general office, administration, and/or retail: one space per four hundred square feet or major fraction thereof of area.
- (b) Service/repair facilities: three spaces per service bay.
- (c) All other retail uses shall comply with sections 40.25.010 to 40.25.120 of the zoning ordinance. (Ord. No. 2118, Amended 04/23/2003; Ord No.1591, / 1 (part).)

40.16.050 Site development standards.

The following site development standards shall apply with an A-C district, except when modified for conditional uses or as provided in Sections 40.27.040 to 40.27.070:

- (a) **Lot Area.** The minimum lot area within the A-C district shall be one acre. Smaller lot areas may be approved by the planning commission when found to be consistent with the purpose of the A-C district.
- (b) **Lot Coverage.** The maximum lot coverage permitted on any site is forty percent.
- (c) **Building Setbacks.**
 - 1) **Front Yard:** twenty-five feet.
 - 2) **Side Yard.** ten feet except when abutting a residential district, then not less than twenty-five feet.
 - 3) **Rear Yard.** ten feet, except when abutting a residential district, then not less than twenty-five feet.
- (d) **Height:** No building or structure shall exceed two stories or thirty-five feet in height.
- (e) **Fencing.** Notwithstanding section 40.27.060(c), fencing shall be provided as follows:
 - 1) A six-foot high solid decorative fence is required along all rear yard and side yards when abutting a residential district.
 - 2) Solid decorative fence materials shall be masonry, slump stone, split face rock, brick, stucco, or similar quality material. (Ord. No. 1591, / 1 (part).)