

## CHAPTER 17.08

### COMMERCIAL/OFFICE/INDUSTRIAL DISTRICTS

#### SECTIONS:

<b>17.08.010</b>	<b>Purpose and intent.</b>
<b>17.08.020</b>	<b>Description of commercial/ office/industrial districts.</b>
<b>17.08.030</b>	<b>Use regulations.</b>
<b>17.08.040</b>	<b>Development standards.</b>
<b>17.08.050</b>	<b>Special use regulations and standards.</b>
<b>17.08.060</b>	<b>Landscape requirements and standards.</b>
<b>17.08.070</b>	<b>Commercial/office/industrial performance standards.</b>
<b>17.08.080</b>	<b>Environmental standards.</b>

#### **17.08.010 PURPOSE AND INTENT.**

The following zoning districts are intended to provide regulations for the safe, efficient and creative design of the commercial, office and industrial areas within the city. The zoning districts are intended to be consistent with the land use designations that are described in the land use element of the Temecula general plan. In certain situations several zoning districts are established to implement the goals and objectives of the general plan.

The commercial/office/industrial zoning districts are intended to permit the range of industrial or commercial uses in areas where uses are consistent with the general plan. It is further intended to accomplish the following:

- A. Provide for appropriate commercial areas to provide the city with a sound retail and industrial base with employment opportunities for the community.
- B. To ensure compatibility of retail commercial and office uses with adjacent land uses and to minimize traffic congestion and overloading of the city's utility systems.
- C. To encourage and assure that new commercial and industrial development will be planned in a comprehensive manner with high standards of architecture, landscape and site design. (Ord. 95-16 § 2 (part))

#### **17.08.020 DESCRIPTION OF COMMERCIAL/OFFICE/ INDUSTRIAL DISTRICTS.**

The purpose and intent of the zoning districts are described as follows:

- A. Neighborhood Commercial (NC). The neighborhood commercial designation includes smaller-scale business activities which generally provide retail or convenience services for the local residents in the surrounding neighborhood. Typical uses include traditional small food markets (floor area less than twenty-five thousand square feet), drug stores, clothing stores, sporting goods, offices, hardware stores, child care and community facilities.
- B. Community Commercial (CC). The community commercial designation includes retail, professional office and service-oriented business activities which serve the entire community. Community commercial areas typically include some neighborhood commercial uses as well as larger retail uses including department stores, theaters, restaurants, professional offices, specialty retail stores and shopping centers.

- C. Highway/Tourist Commercial (HT). The highway commercial designation is intended to provide for those uses that are located adjacent to major transportation routes or within convenient access from freeway interchanges. Highway commercial development should be located near major arterials, and developed as clusters of commercial development rather than permitted to extend along the major streets. Typical uses may include tourist accommodations and lodging facilities, automobile service stations, restaurants, convenience shopping, and food stores, and gift shops.
- D. Service Commercial (SC). The service commercial designation is intended to provide for intensive commercial uses and selected light manufacturing uses that typically require extensive floor area. Typical uses include home improvement stores, discount retail stores, furniture stores, auto dealerships and auto service and repair. Warehousing and light manufacturing may be permitted as supporting uses for a business that is consistent with the service commercial designation.
- E. Professional Office (PO). The professional office designation includes primarily single-tenant or multi-tenant offices and may include supporting uses. The office developments are intended to include low rise offices situated in a landscaped garden arrangement and may include mid-rise structures at appropriate locations. Typical uses include legal, design, engineering or medical offices, corporate and governmental offices, community facilities. Limited supporting convenience retail and personal service (such as dry cleaners, barbers, shoe repair shop) commercial may be permitted to serve the needs of the on-site employees. A maximum of fifteen percent of the total square footage of the floor area shall be devoted to retail or personal service uses.
- F. Business Park District (BP). It is the intent of the business park zoning designation to develop well designed business and employment centers that include attractive and distinctive architectural design, innovative site planning, and substantial landscaping and visual quality. Typical uses may include administrative offices, research and development laboratories, custom made product manufacturing, processing, assembling, packaging, and fabrication of goods, such as jewelry, furniture, art objects, clothing, on-site wholesale of goods produced, and labor intensive manufacturing, assembly, and repair processes which do not involve frequent truck traffic. Retail uses are not permitted in this zoning district except as supporting a principal business park use (limited to fifteen percent (15%) of the square footage of the development).
- G. Light Industrial District (LI). It is the intent of the light industrial zoning designation to promote the development of attractive comprehensively planned industrial uses that will help to provide the city with a sound and diverse industrial base. This district allows for a wide variety of industrial uses including manufacturing, compounding of materials, processing, assembling, packaging, treatment or fabrication of materials, and products which require frequent truck activity or the transfer of heavy or bulky items. Wholesaling, storage and warehousing within enclosed building, storage and wholesale to retailers from the premises of finished goods and food products are also allowed. Also included in this zoning district are the following uses; warehousing, freight handling, shipping, truck services and terminals, storage and wholesaling from the premises of unrefined raw or semirefined products requiring further processing or manufacturing. Storage of raw or finished materials may occur outside providing there is adequate screening from adjoining land use areas. Standards are provided to protect adjoining uses from excessive noise, odor, smoke toxic materials, and other potentially objectionable impacts. (Ord. 96-19 § 2(EE)(part); Ord. 95-16 § 2 (part); Ord 97-17 § 2(D))

**17.08.030 USE REGULATIONS.**

The land uses list in the following Table 17.08.030 shall be permitted in one or more of the commercial zoning districts as indicated in the columns corresponding to each residential district. Where indicated with a letter “P” the use shall be a permitted use. Where indicated with a “-,” the use is prohibited within the zone. A letter “C” indicates the use shall be conditionally permitted subject to the approval of a conditional use permit.

<b>Table 17.08.030 Schedule of Permitted Uses Commercial/Office/Industrial Districts</b>							
<b>Description of Use</b>	<b>NC</b>	<b>CC</b>	<b>HT</b>	<b>SC</b>	<b>PO</b>	<b>BP</b>	<b>LI</b>
<b>A</b>							
Adult business-subject to Chapter 5.08 of the Temecula Municipal Code							
Aerobics/dance/gymnastics/jazzercise/martial arts studios (less than 5,000 sq. ft.)	C	P	P	P	C	C	-
Aerobics/dance/gymnastics/jazzercise/martial arts studios (greater than 5,000 sq. ft.)	-	P	P	P	-	C	-
Affordable Housing <sup>1</sup>	-	-	-	-	C	-	-
Airports	-	-	-	-	-	C	C
Alcoholism or drug treatment facilities	-	C	C	C	C	-	-
Alcohol and drug treatment (outpatient)	-	C	C	C	P	-	-
Alcoholic beverage sales <sup>1</sup>	C	C	C	C	-	-	-
Ambulance services	-	-	P	P	-	P	P
Animal hospital/shelter	-	P	P	P	-	P	P
Antique restoration	-	C	C	C	-	C	P
Antique sales	P	P	P	P	-	-	-
Apparel and accessory shops	P	P	P	P	-	-	-
Appliance sales and repairs (household and small appliances)	P	P	-	P	-	C	C
Arcades (pinball and video games) <sup>1</sup>	-	C	C	C	-	-	-
Art supply stores	P	P	P	P	-	-	-
Auction houses	-	-	C	P	-	C	C
Auditoriums and conference facilities	-	C	C	C	C	C	C
Automobile dealers (new and used) <sup>1</sup>	-	-	-	C	-	-	C
Automobile sales (brokerage)-showroom only (new and used)-no outdoor display	-	C	C	P	-	-	C
Automobile repair services	-	C	C	P	-	-	P
Automobile rental	-	C	C	P	-	-	P
Automobile painting and body shop	-	-	-	C	-	-	P

**Table 17.08.030  
Schedule of Permitted Uses  
Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
Automobile salvage yards/impound yards	-	-	-	-	-	-	C
Automobile service stations with or without an automated car wash <sup>1</sup>	-	P	P	P	C	C	P
Automotive oil change/lube services with no major repairs	-	C	P	P	-	-	P
Automotive parts-sales	P	P	P	P	-	-	P
Automotive service stations selling beer and/or wine-with or without an automated car wash <sup>1</sup>	-	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C1	C <sup>1</sup>	C <sup>1</sup>
<b>B</b>							
Bakery goods distribution	-	-	-	P	-	P	P
Bakery retail	P	P	P	P	-	-	-
Bakery wholesale	-	-	-	P	-	-	P
Banks and financial institutions <sup>1</sup>	P	P	P	P	P	P	P
Barber and beauty shops	P	P	P	P	P	P	P
Bed and breakfast	-	C	P	-	-	C	-
Bicycle (sales, rentals, services)	P	P	P	P	-	-	P
Billiard parlor/poolhall	-	C	C	C	-	-	-
Binding of books and similar publications	-	-	-	-	-	P	P
Blood bank	-	P	P	P	P	P	P
Blueprint and duplicating and copy services	-	P	P	P	P	P	P
Bookstores	P	P	P	P	-	-	-
Bowling alley	-	P	P	P	-	-	-
Building material sales (with exterior storage/sales areas greater than 50 percent of total sales area)	-	-	-	P	-	-	P
Building material sales (with exterior storage/sales areas less than 50 percent of total sales area)	-	C	C	P	-	-	P
Butcher shop	P	P	P	P	-	-	-
<b>C</b>							
Cabinet shop	-	-	-	P	-	-	P
Cabinet shops under 20,000 sq. ft.-no outdoor storage	-	-	-	P	-	P	P
Camera shop (sales/minor repairs)	P	P	-	P	-	-	-
Candy/confectionery sales	P	P	P	P	-	-	-
Car wash, full service	-	C	C	C	-	-	C
Carpet and rug cleaning	-	-	-	P	-	C	P

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Schedule of Permitted Uses  
Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
Catering services	P	P	-	P	-	P	P
Clothing sales	P	P	-	P	-	-	-
Coins, purchase and sales	P	P	-	P	-	-	-
Cold storage facilities	-	-	-	-	-	-	P
Communications and microwave installations <sup>2</sup>							
Communications equipment sales	-	C	-	C	-	P	P
Community care facilities	P	P	P	P	-	-	-
Computer sales and service	P	P	-	P	P	P	P
Congregate care housing for the elderly <sup>1,4</sup>	P	P	P	P	P	-	-
Construction equipment sales, service or rental	-	-	-	C	-	-	P
Contractor's equipment, sales, service or rental	-	-	-	C	-	-	P
Convenience market	C	P	P	P	C	-	-
Costume rentals	-	P	-	P	-	-	-
Crematoriums	-	-	-	-	-	-	C
Cutlery	-	P	P	P	-	-	-
<b>D</b>							
Data processing equipment and systems	C	C	-	P	P	P	P
Day care centers	C	P	P	C	P	C	-
Delicatessen	C	P	P	P	P	P	P
Discount/department store	-	P	-	P	-	-	-
Distribution facility	-	-	-	C	-	C	P
Drug store/pharmacy	P	P	P	P	P	-	-
Dry cleaners	P	P	P	P	P	P	C
Dry cleaning plant	-	C	C	C	-	-	P
<b>E</b>							
Emergency shelters	C	C	C	C	C	C	C
Equipment sales and rentals (no outdoor storage)	-	P	P	P	-	C	P
Equipment sales and rentals (outdoor storage)	-	-	-	C	-	-	P
<b>F</b>							
Feed and grain sales	-	-	-	P	-	-	P
Financial, insurance, real estate offices	P	P	P	P	P	P	-
Fire and police stations	P	P	P	P	P	P	P

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Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
Floor covering sales	-	P	P	P	-	-	-
Florist shop	P	P	P	P	P	-	-
Food processing	-	-	-	-	-	-	P
Fortunetelling, spiritualism, or similar activity	P	P	P	P	P	P	-
Freight terminals	-	-	-	-	-	-	P
Fuel storage and distribution	-	-	-	-	-	-	C
Funeral parlors, mortuary	-	P	P	P	-	-	C
Furniture sales	-	P	-	P	-	-	-
Furniture transfer and storage	-	-	-	C	-	P	P
<b>G</b>							
Garden supplies and equipment sales and service	-	C	P	P	-	-	C
Gas distribution, meter and control station	-	-	-	-	-	C	C
General merchandise/retail store less than 10,000 sq. ft.	C	P	P	P	-	-	-
Glass and mirrors, retail sales	-	P	P	P	-	-	-
Governmental offices	C	P	P	P	P	P	P
Grocery store, retail	-	P	P	P	C	-	-
Grocery store, wholesale	-	-	-	P	-	C	P
Guns and firearm sales	-	P	-	P	-	-	-
<b>H</b>							
Hardware stores	P	P	-	P	-	-	-
Health and exercise clubs (less than 5,000 sq. ft.)	C	P	P	P	C	P	-
Health and exercise clubs (greater than 5,000 sq. ft.)	-	P	P	P	-	P	-
Health food store	P	P	P	P	C	-	-
Health care facility	P	P	P	-	P	P	P
Heliports	-	-	-	-	-	C	C
Hobby supply shop	P	P	P	P	-	-	-
Home and business maintenance service	-	-	-	P	-	P	P
Hospitals	-	C	C	C	C	C	C
Hotels/motels	-	C	P	-	C	C	-
<b>I</b>							
Ice cream parlor	P	P	P	P	P	-	-

**Table 17.08.030  
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Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
Impound yard	-	-	-	-	-	-	C
Interior decorating service	P	P	P	P	P	P	-
<b>J</b>							
Junk or salvage yard	-	-	-	-	-	-	C
<b>K</b>							
Kennel	-	C	-	C	-	P	P
<b>L</b>							
Laboratories, film, medical, research or testing centers	-	-	-	-	-	P	P
Laundromat	P	P	P	P	-	-	-
Laundry service (commercial)	-	-	-	P	-	-	P
Libraries, museums and galleries (private)	-	C	C	C	C	C	C
Liquified petroleum, sales and distribution	-	-	-	-	-	-	C
Liquor stores	-	C	C	C	-	-	-
Lithographic service	-	-	-	P	-	P	P
Locksmith	P	P	P	P	-	-	P
<b>M</b>							
Machine shop	-	-	-	-	-	-	P
Machinery storage yard	-	-	-	-	-	-	C
Mail order businesses	P	P	-	P	P	P	P
Manufacturing of products similar to, but not limited to, the following:							
Custom-made product, processing, assembling, packaging, and fabrication of goods within enclosed building (no outside storage), such as jewelry, furniture, art objects, clothing, labor intensive manufacturing, assembling, and repair processes which do not involve frequent truck traffic.	-	-	-	-	-	P	P
Compounding of materials, processing, assembling, packaging, treatment or fabrication of materials and products which require frequent truck activity or the transfer of heavy or bulky items. Wholesaling, storage, and warehousing within enclosed building, freight handling, shipping, truck services and terminals, storage and wholesaling from the premises of unrefined, raw or semirefined products requiring further processing or manufacturing, and outside	-	-	-	-	-	-	P

**Table 17.08.030  
Schedule of Permitted Uses  
Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
storage.							
Uses under 20,000 sq. ft. with no outside storage	-	-	-	-	-	P	P
Massage	P	P	P	P	P	P	-
Medical equipment sales/rental	P	P	P	P	P	-	-
Membership clubs, organizations, lodges	C	C	C	C	C	C	C
Mini-storage or Mini-warehouse facilities <sup>1</sup>	-	C	-	P	-	C	P
Mobilehome sales and service	-	-	-	P	-	-	P
Motion picture studio	-	-	-	P	-	P	P
Motorcycle sales and service	-	-	-	P	-	-	C
Movie theaters	-	C	C	-	-	-	-
Musical and recording studio	-	C	C	C	-	P	P
<b>N</b>							
Nightclubs/taverns/bars/dance club/teen club	-	C	C	C	-	C	-
Nurseries (retail)	-	C	C	P	-	-	P
Nursing homes/convalescent homes	C	C	C	C	C	-	-
<b>O</b>							
Office equipment/supplies, sales/services	C	P	P	P	C	P	P
Offices, administrative or corporate headquarters	-	C	C	C	P	P <sup>5,6</sup>	P <sup>5,6</sup>
Offices, professional services including, but not limited to, business law, medical, dental, veterinarian, chiropractic, architectural, engineering, real estate, insurance	P	P	P	P	P	P <sup>5,6</sup>	P <sup>5,6</sup>
<b>P</b>							
Paint and wallpaper stores	-	P	P	P	-	-	-
Parcel delivery services	P	P	P	P	P	P	P
Parking lots and parking structures	-	C	C	C	C	P	P
Pawnshop	-	P	P	P	-	-	-
Personal service shops	P	P	P	P	P	P	-
Pest control services	-	C	-	C	-	P	P
Pet grooming/pet shop	P	P	P	P	-	P	P
Photographic studio	P	P	P	P	P	P	-
Plumbing supply yard (enclosed or unenclosed)	-	-	-	C	-	-	P
Postal distribution	-	-	-	-	-	-	P

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Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
Postal services	P	P	P	P	P	P	P
Printing and publishing (newspapers, periodicals, books, etc.)	-	C	-	P	C	P	P
Private utility facilities (Regulated by the Public Utilities Commission)	P	P	P	P	P	P	P
<b>Q</b>							
Reserved							
<b>R</b>							
Radio and broadcasting studios, offices	-	P	P	P	P	P	P
Radio/television transmitter	-	-	-	-	-	P	P
Recreational vehicle parks	-	-	C	-	-	-	-
Recreational vehicle sales	-	-	C	C	-	-	C
Recreational vehicle, trailer, and boat storage within an enclosed building	-	-	-	C	-	P	P
Recreational vehicle, trailer and boat storage-exterior yard	-	-	-	C	-	-	P
Recycling collection facilities	-	P	-	-	-	C	P
Recycling processing facilities	-	-	-	-	-	C	P
Religious institution, without a daycare or private school	P	P	P	C	P	C	C
Religious institution, with a private school	C	C	C	C	C	C	-
Religious institution, with a daycare	C	C	C	C	C	C	-
Residential (one dwelling unit on the same parcel as a commercial or industrial use for use of the proprietor of the business)	C	C	C	C	C	C	C
Residential, multiple-family housing	-	C	-	-	-	-	-
Restaurant, drive-in/fast food <sup>1</sup>	-	C	C	C	-	-	-
Restaurants and other eating establishments	C	P	P	P	P	C	C
Restaurants with lounge or live entertainment	-	C	C	C	-	C	-
Retail support use to a non-commercial business (Limited to the sale of products manufactured or assembled on-site and occupying less than 25% of the floor area of the business)	-	-	-	-	-	P	P
Rooming and boarding houses	-	C	-	C	-	-	-
<b>S</b>							
Scale, public	-	-	-	-	-	-	C

**Table 17.08.030  
Schedule of Permitted Uses  
Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
Schools, business and professional	-	P	P	P	P	P	C
Schools, private (kindergarten through Grade 12)	C	P	P	C	P	C	-
Scientific research and development offices and laboratories	-	-	-	-	C	P	P
Senior citizen housing (see also congregate care) <sup>4</sup>	P	P	P	-	P	-	-
Solid waste disposal facility	-	-	-	-	-	-	C
Sports and recreational facilities	C	C	C	C	C	C	C
Swap Meet, entirely inside a permanent building <sup>1</sup>	-	-	-	C	-	C	C
Swap Meet, Outdoor	-	-	-	-	-	-	-
Swimming pool supplies/equipment sales	-	P	-	P	-	-	P
<b>T</b>							
Tailor shop	P	P	-	-	P	-	-
Taxi or limousine service	-	P	P	P	-	-	C
Tile sales	-	P	-	P	-	-	-
Tobacco shop	C	P	P	P	-	-	-
Tool and die casting	-	-	-	-	-	-	P
Transfer, moving and storage	-	-	-	-	-	C	P
Transportation terminals and stations	-	-	C	-	-	C	P
Truck sales/rentals/service	-	-	-	C	-	-	C
TV/VCR repair	P	P	P	P	-	-	-
<b>U</b>							
Upholstery shop	-	-	-	C	-	P	P
<b>V</b>							
Vending machine sales and service	-	-	-	P	-	-	P
<b>W</b>							
Warehousing/distribution	-	-	-	-	-	C	P
Watch repair	P	P	P	-	-	P	-
Wedding chapels	-	P	P	-	-	-	-
Welding shop	-	-	-	-	-	-	P
Welding supply and service (enclosed)	-	-	-	P	-	-	P
<b>Y</b>							
Reserved							

**Table 17.08.030  
Schedule of Permitted Uses  
Commercial/Office/Industrial Districts**

Description of Use	NC	CC	HT	SC	PO	BP	LI
<b>Z</b>							
Reserved							
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. Subject the supplemental development standards contained in Chapter 17.10.</li> <li>2. Subject to standards of Chapter 17.40 of the Temecula Municipal Code.</li> <li>3. See Chapter 5.22 of the Temecula Municipal Code.</li> <li>4. In addition to any applicable supplemental development standards listed in Chapter 17.10, senior housing residential projects in the CC, SC, HT, and PO zones shall use the development and performance standards for the High Density Residential zone. Senior housing residential projects in the NC zone shall use the development and performance standards for the Medium Density Residential zone and the applicable supplemental development standards in Chapter 17.10.</li> <li>5. New office buildings in the BP and LI Zones are subject to Performance Standards contained in Section 17.08.070. E.</li> <li>6. Supplemental Design Review. Office buildings that are less than 50,000 square feet may be approved, conditionally approved, or denied by the City Council.</li> </ol>							

(Ord. 96-19 § 2(EE)(part) and 4; Ord. 95-16 § 2 (part);Ord. 97-03 § 2;Ord. 97-06 § 2; Ord 97-17§(5); Ord 99-24 § 4(B)(C)(D), 5(B); Ord. 2000-05 § 5, Ord. 02-11; Ord. 04-10 §1(part) and 2)

#### **17.08.040 DEVELOPMENT STANDARDS.**

The development standards listed below are the minimum standards for development with the respective zoning districts. It is intended that these standards will be met in addition to the commercial/office/industrial performance standards of Section 17.08.070. Considerations for approval of development plans and for awarding floor area ratio bonuses will be based upon both the development standards and the degree of conformance with the performance standards. In the event of a conflict between the development standards and the performance standards, the director of planning shall determine which requirement best implements the intent of the development code. Separate development standards have been established for developments on a single lot and for those commercial shopping centers or industrial planned developments which include multiple structures on one or more lots.

The following Table 17.08.040A provides the development standards for the commercial/office and industrial districts for developments within planned shopping centers or industrial/business parks.

<b>Table 17.08.040A</b>							
<b>Development Standards – Commercial/Office/Industrial Districts</b>							
<b>For Developments within Planned Shopping Centers or Industrial/Business Parks</b>							
<b>Development Standards</b>	<b>NC</b>	<b>CC</b>	<b>HT</b>	<b>SC</b>	<b>PO</b>	<b>BP</b>	<b>LI</b>
Minimum gross area of site	5 acres	10 acres	10 acres	10 acres	5 acres	10 acres	10 acres
Target floor area ratio	0.25	0.30	0.30	0.30	0.50	0.40	0.40
Maximum floor area ratio with intensity bonus as per Section 17.08.050	0.40	1.0	1.0	1.5	1.0	1.5	1.0
Front yard adjacent to street:							
Arterial street	25 ft.	20 ft.	25 ft.	25 ft.	25 ft.	20 ft.	20 ft.
Collector	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Local	15 ft.	10 ft.	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
Yard adjacent to residentially zoned property.	25 ft.	25 ft.	30 ft.	30 ft.	25 ft.	35 ft.	40 ft.
Interior side yard	0	0	0	0	0	0	0
Rear yard	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory structure-side/rear setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Minimum building separation:							
One story:	10 ft.	10 ft.	10 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Two stories:	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Three stories or more		20 ft.	20 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Maximum height	35 ft.	50 ft.	75 ft.	50 ft.	75 ft.	50 ft.	40 ft.
Maximum percent of lot coverage	25%	30%	30%	30%	50%	40%	40%
Minimum required landscaped open space <sup>1</sup>	25%	20%	20%	20%	25%	25%	20%
Fence, wall or hedge screening outdoor storage-minimum height		6 ft.		6 ft.	Not allowed	6 ft.	6 ft.
Fence, wall or hedge screening outdoor storage-maximum height	6 ft.	8 ft.	8 ft.	12 ft.	Not allowed	12 ft.	12 ft.
1. Minimum required landscaped open space area does not include the necessary planting within the right-of-way.							

The following Table 17.08.040B provides the development standards for the Commercial/Office and Industrial Districts for a development on a separate lot.

<b>Table 17.08.040B Development Standards – Commercial/Office/Industrial Districts For a Development on a Separate Lot</b>							
<b>Development Standards</b>	<b>NC</b>	<b>CC</b>	<b>HT</b>	<b>SC</b>	<b>PO</b>	<b>BP</b>	<b>LI</b>
Minimum net lot area (sq. ft.)	30,000 sq. ft.	30,000 sq. ft.	20,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
Target floor area ratio	0.25	0.30	0.30	0.30	0.50	0.40	0.40
Maximum floor area ratio with intensity bonus as per Section 17.08.050	0.40	1.0	1.0	1.5	1.0	1.5	1.0
Minimum width at required front setback area	50 ft.	50 ft.	80 ft.	100 ft.	80 ft.	100 ft.	100 ft.
Minimum depth	100 ft.	100 ft.	100 ft.	120 ft.	120 ft.	120 ft.	120 ft.
Minimum frontage on a street	30 ft.	30 ft.	50 ft.	80 ft.	60 ft.	80 ft.	80 ft.
Yard area adjacent to street:							
Arterial street	25 ft.	15 ft.	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Collector	25 ft.	10 ft.	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Local	15 ft.	10 ft.	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
Interior side yard	0	0	0	0	0	0	0
Rear yard	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory structure-side/rear setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Yard areas adjacent to residentially zoned property.	25 ft.	25 ft.	30 ft.	30 ft.	25 ft.	30 ft.	40 ft.
Maximum height	35 ft.	50 ft.	75 ft.	50 ft.	75 ft.	50 ft.	50 ft.
Maximum percent of lot coverage	25%	30%	30%	30%	50%	40%	40%
Minimum required landscaped open space <sup>1</sup>	25%	20%	20%	20%	25%	25%	20%
Fence, wall or hedge-maximum height	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.
Accessory structure-maximum height	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.
Fence, wall or hedge screening outdoor storage-minimum height		6 ft.		6 ft.	Not allowed	6 ft.	6 ft.
Fence, wall or hedge screening outdoor storage-maximum height	6 ft.	8 ft.	8 ft.	12 ft.	Not allowed	12 ft.	12 ft.
1. Minimum required landscaped open space area does not include the necessary planting within the right-of-way.							

(Ord. 96-19 § 2(EE) (part) and (FF) and 3(B) and (C); Ord. 95-16 § 2 (part); Ord. 98-14 § 3; Ord. 01-14 § 1(D) and (E))

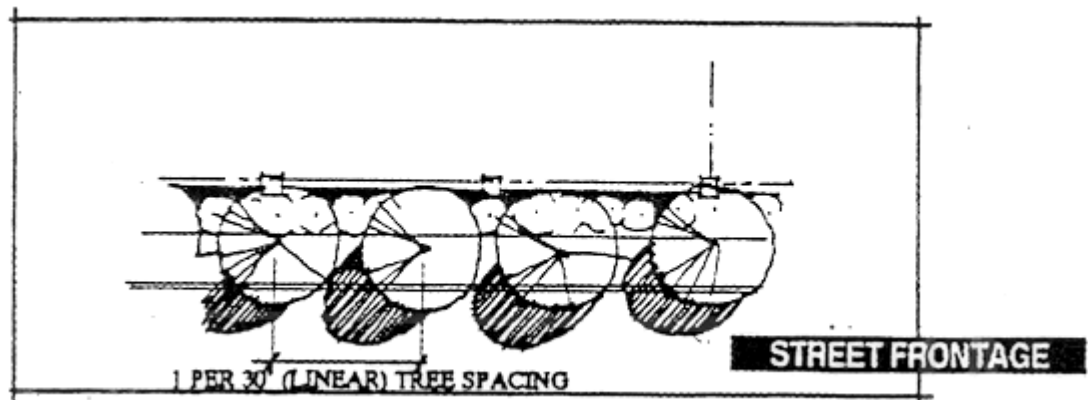
## **17.08.050 SPECIAL USE REGULATIONS AND STANDARDS.**

- A. Commercial/Office/Industrial Incentives - Increases in the Floor Area Ratio. As a part of the process of reviewing and approving an application for a development plan or conditional use permit, the approval authority may consider an increase in the maximum allowable intensity as indicated in Tables 17.08.040.A and B. The amount of the increased intensity shall not exceed the maximum of the density range or floor area ratio stated for the specific land use designation. The requested increase may not be approved if the city engineer determines that the increased intensity would create an unmitigatable impact upon traffic circulation or would overburden any utilities serving the area. To be eligible for an increase in the floor area ratio, the applicant must meet at least one of the following criteria.
1. The project includes use(s) which provide outstanding and exceptional benefits to the city with respect to the employment, fiscal, social and economic needs of the community. Examples include: the provision of affordable housing that is easily accessible to and within close proximity to convenient shopping and employment, accessibility to mass transit facilities, and creative mixtures of land uses, housing types and densities.
  2. The project provides exceptional architectural and landscape design amenities which reflect an attractive image and character for the city. Examples include: extraordinary architectural design and landscaped entry features (may be within the public right-of-way), public trail systems, public plazas or gathering spaces, and recreational features in excess of what is required by this code.
  3. The project provides enhanced public facilities that are needed by the city, beyond those required mitigation impact measures. Examples include: the provision of community meeting centers, enhanced transportation improvements, police or fire stations, public recreation facilities, and common parking areas or structures to serve the community.
- B. Trash Collection Areas. Trash collection areas shall be located within a screened enclosure. The enclosure should not be visible from a public street or from any adjacent residential area. Trash collection shall include separate facilities for the recycling of paper, bottles, plastic and aluminum. Additional design requirements are provided in the performance standards of this chapter.
- C. Outside Storage and Service Areas.
1. Outside storage should be confined to the rear of the principal structure(s), rear two-thirds of the lot, whichever is more restrictive. All storage areas shall be located on appropriate paving and be screened from public view from any adjoining properties and from the public rights-of-way by appropriately designed walls, fencing and landscaping.
  2. Storage on Vacant Lots. When permitted by the zoning district regulations or by a development permit outside storage on a vacant lot shall be screened from public view from any adjoining properties and from the public right-of-way by appropriately designed, walls, fencing and landscaping.
- D. Lighting. All lighting fixtures, including spotlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property.

- E. Mechanical Equipment. Mechanical equipment used in the manufacturing process may be required to be enclosed in a building and roof-mounted accessory equipment may be required to be screened from view.
- F. Retail Sales. Retail sales and services that are incidental to permitted use are subject to the following conditions:
  - 1. The operations are contained within the main structure which houses the primary use.
  - 2. The retail sale area occupies no more than fifteen percent of the total building square footage.
  - 3. No retail sales or display of merchandise shall occur outside the structures.
- G. Temporary Office Modules.
  - 1. A master plan for development of permanent buildings shall be submitted in conjunction with such request.
  - 2. The design of the office modules shall have a permanence, as much as practicable. This shall include such things as screening temporary foundations, screening utility equipment, and using overhangs, walkways and stepped roofs to mitigate the temporary appearance.
  - 3. The approval of temporary office modules shall require necessary street improvements, grading, drainage facilities and landscaping.
- H. Flag Poles. A maximum height of seventy five feet. (Ord. 96-19 §§ 2(GG)-(II); Ord. 95-16 § 2 (part); Ord 97-17 § 3(C), § 10; Ord. 98-17 § 2; Ord 99-24 § 5(C), (F))

**17.08.060 LANDSCAPE REQUIREMENTS AND STANDARDS.**

- A. Plant Materials.
  - 1. Landscape design and construction shall emphasize drought-tolerant materials when possible.



2. Street trees shall be planted at a minimum of one tree per thirty linear feet of street frontage. Trees shall be a minimum fifteen-gallon size at the time of planting. Shrubs shall be a minimum of five gallons at the time of planting.
3. All landscape materials shall be subject to approval by the city for appropriateness and consistency with the water efficient landscape ordinance.

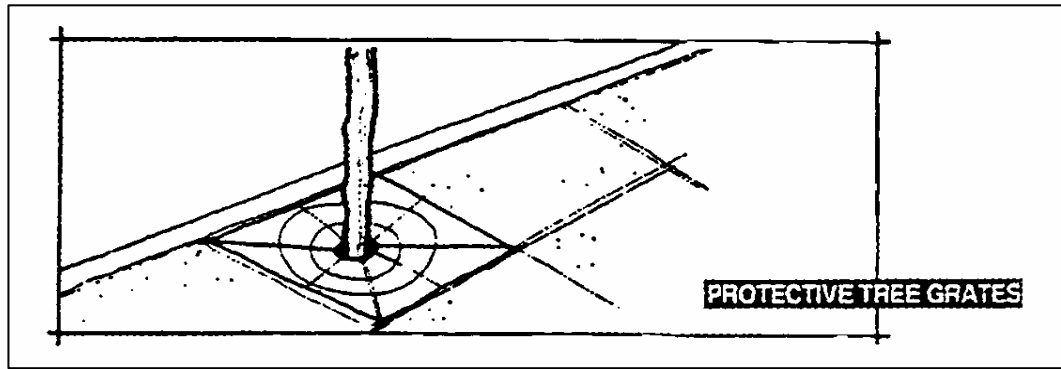
B. Irrigation Requirements.

1. All landscaped areas shall include an automation irrigation system approved by the city that provides adequate coverage and irrigation. Efficient water conservation systems such as drip irrigation systems should be used.
2. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free of weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing or trimming.

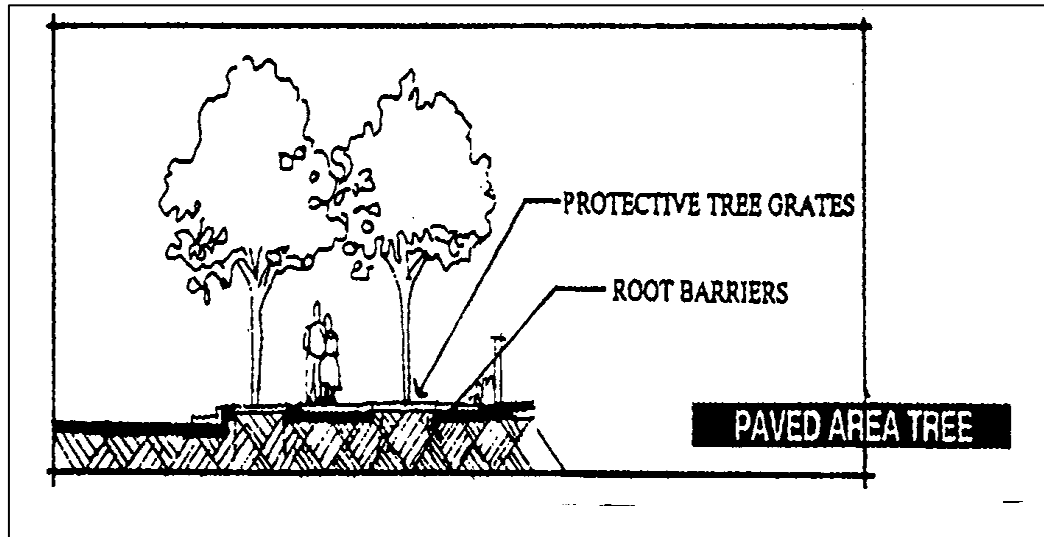
C. Landscape Design Standards.

1. Setback areas that are not used for vehicular and pedestrian access shall be landscaped. In addition, all interior courts open space areas and boundary areas that are not covered with buildings, pavement, or other impervious surface shall be landscaped.
2. Areas proposed for development in another phase occurring not within six months of the completion of the previous phase shall be temporarily seeded and irrigated for dust and soil erosion control.
3. Landscape designs shall consider such factors as the function of the landscape elements, consistency with the building and its architectural design, compatibility to the area, special design features, berming, use of hardscape or nonorganic materials, drought-tolerant plant materials for water conservation, and utilize planting (i.e., combination of shrubs, trees and climbing vines) to break up large building masses and perimeter walls and fencing.
4. The use or combination of berming, landscape materials, low level walls and structures, shall be used to screen parking areas, loading areas, trash enclosures, and utilities from public view.
5. Slope banks five feet or greater in vertical height with slopes between 5:1 and 2:1 shall, at a minimum, be irrigated and landscaped with an appropriate groundcover for erosion control.
  - a. Slope banks five feet or greater in vertical height with slopes greater than or equal to 3:1 shall, at a minimum, be irrigated and landscaped with appropriate groundcover for erosion control and to soften their appearance as follows:
    - i. One fifteen-gallon or larger tree per each six hundred square feet of slope area;

- ii. One gallon or larger shrub for each one hundred square feet of slope area; and
    - iii. Appropriate groundcover.
  - b. Slope banks in excess of ten feet in vertical height with slopes greater or equal to 2:1 shall also provide one five-gallon or larger tree per each one thousand square feet of slope area in addition to the requirements of subsection (C)(5)(a) of this section.
  - c. All trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
6. Where trees are planted in pedestrian areas, a protective tree grate shall be provided.



7. Trees and shrubs should be planted and maintained so that they do not interfere with utilities, light standards, sight lines for traffic safety, encroach on adjacent property, or obstruct to the solar access rights of adjoining property owners.



(Ord. 96-19 §§ 2 (JJ) and 3(D); Ord. 95-16 § 2 (part); Ord. 01-14 § 2 (D))

## **17.08.070 COMMERCIAL/OFFICE/INDUSTRIAL PERFORMANCE STANDARDS.**

- A. Purpose. The purpose of this section is to provide for uniform performance standards and criteria for the design of commercial buildings within the city in accordance with the recognition that the quality and compatibility of building design directly impacts the health, safety and welfare of the residents of the community. Moreover, quality and compatible building design promotes and preserves the stability of the city through orderly growth and enhancement of a quality business environment. These purposes are further achieved through the following:
1. The enhancement of the physical character of the community and quality of life through sound planning and coordinated development.
  2. The balancing of aesthetic design qualities with functional development.
  3. The preservation and enhancement of the physical character, integrity and quality of commercial/office/industrial areas.
  4. The enhancement and protection of property values and the adherence to the goals and policies of the general plan.
  5. The stimulation of improvements and maintenance of surrounding properties, thereby preventing and reversing the effects of urban blight.
- B. General Performance Standards. Developments in the commercial/office/industrial districts should be designed to provide variety and visual interest while still creating a unified overall image. Performance standards to achieve this image include, but are not limited to the following:
1. Use creative entry treatments with such features as canopies, awnings, cornices or atriums.
  2. Use a variety of complementary colors and avoid the use of just one color and dark colors.
  3. Use various window shapes and sizes.
  4. Vary the building shapes by using curved or angled walls.
  5. Separate buildings or accessory structures should be designed as an integral part of the primary building by using complementary materials, common architectural elements, and special landscape design techniques.
  6. Use a consistent design theme throughout the project. Employ complementary or consistent details, shapes, materials and colors. In addition, consistent signage should be provided with complementary colors, lettering, placement and materials.
  7. The bulk of the building should be divided to reduce the apparent scale and provide visual interest. Box-like designs should be avoided. This can be accomplished through the following:
    - a. Use variations in the building footprints and facades. Such variations should be proportional to the overall bulk of the buildings with variations being greater for large buildings.

- b. Use a variety of shapes and forms including architectural projections such as roof overhangs, box windows, stairways, balconies, and cantilevers that create shadows on the buildings.
  - c. Use contrasting vertical and horizontal elements that help to break the visual mass of the facade into smaller areas.
  - d. Divide the bulk of the roof into smaller areas to reduce the apparent scale of the building and provide visual interest. The roof can be designed with varying heights and slopes to contrast with a flat roof.
8. Where the character or scale is identifiable, new development should be designed to maintain that character and to be compatible with that scale. In areas where the character is not identifiable, new development should be designed to be complementary or consistent with desirable characteristics of the surrounding area in a way that contributes to the establishment of a positive character and scale for the area through the use of similar or complementary materials, colors, or building forms and design details.
9. Development should be designed to minimize detrimental impacts on surrounding properties, including, but not limited to, visual, noise, air quality and other environmental impacts. Strategies for minimizing the impacts include protecting residential areas adjacent to commercial development through screening of circulation areas, loading areas and trash collection points or other areas that could potentially be disruptive to the residential character of the adjacent area.

C. Commercial Development Performance Standards.

1. Circulation.
- a. Limit egress and ingress to commercial areas to common entrance points. Orient most of the vehicular access from side streets rather than directly from major arterial.
  - b. Separate vehicular and pedestrian circulation systems should be provided if possible. Pedestrian linkages between uses in the commercial areas should be provided. In shopping centers, provide separate pedestrian walkways from parking areas to the major commercial tenants. Whenever possible, parking lots should be designed to separate vehicular circulation routes from parking aisles.
2. Architectural Design.
- a. Large buildings should be designed in such a manner to avoid excessive mass and bulk. This can be accomplished by dividing the building form, varying the height of the roof structure and by creating offsets in the exterior walls.
  - b. The lower floors of commercial structures should not have blank walls. Windows, trellises, wall articulation, and entrances can provide relief along expansive wall surfaces.

- c. Upper portions of multistory commercial structures can be stepped-back to reduce the bulk and mass of the buildings and to preserve pedestrian scale.
  - d. Long unarticulated walls should be avoided. Wall planes should not extend in a continuous direction for greater than fifty (50) feet with an offset or enhanced architectural articulation.
3. Site Planning and Design.
- a. Pedestrian amenities in commercial developments should be provided to enhance the opportunities for pedestrian circulation and social activities. Strategies to achieve this high degree of pedestrian orientation and activity include, but are not limited to, the following:
    - i. Orient the design of the buildings to the scale of pedestrian. First floor uses should be primarily retail commercial, restaurants, or public use areas. Windows and door entrances should be located on the ground floor to encourage pedestrian activity. Large expanses of uninterrupted wall surfaces should not be permitted.
    - ii. Provide covered or enclosed walkways between the buildings on the site.
    - iii. Provide pedestrian plazas and sidewalks of sufficient width adjacent to buildings along with amenities such as special lighting, interesting paving materials, landscaping benches and other street furniture.
  - b. Whenever possible, new structures should be clustered. This creates plazas or pedestrian malls instead of rows of commercial or "Strip commercial." Separate structures can be linked with arcades, trellis or clearly defined walkway.
  - c. Minimize conflicts between pedestrian and vehicular traffic as much as possible by orienting pedestrian circulation areas parallel with the flow of traffic through the parking areas.
  - d. Loading facilities shall not be located in front of structures without screening. These facilities are most appropriately located at the rear of the structures where screening can be minimal or not needed.
  - e. Open space areas should be concentrated or clustered into larger more meaningful spaces at areas of significant activity, rather than dispersed into small areas of low impact or on the periphery of the site.
4. Compatibility. When a commercial structure is located adjacent to a residential neighborhood additional setbacks from the residentially zoned area shall be required. Multistory buildings may be stepped back to preserve the scale of the adjacent low rise structures.

D. Industrial Development Performance Standards.

1. Circulation.

- a. The circulation plan for an industrial development should clearly differentiate circulation plans for employees, visitors, truck traffic, loading areas and pedestrian circulation.
- b. Facilities should be provided, when appropriate, for access to bus routes, bus stops.
- c. Bicycle parking areas should be provided for employees.
- d. Walkways and paths should be provided opportunities for walking or jogging for employees.

2. Architectural Design.

- a. Long unarticulated walls should be avoided. Wall planes should not extend in a continuous direction for greater than fifty feet without an offset.
- b. Outstanding building and roof forms, and distinctive windows patterns.
- c. Blank wall elevations should be avoided on street frontages.
- d. Highly reflective surfaces are discouraged especially at the ground level.
- e. Wall materials should be selected that are resilient to damage from machinery.
- f. If rolling shutter doors are required, the doors should be mounted on the inside of the building to create an uncluttered appearance from the exterior.

3. Site Planning and Design.

- a. Placement of structures which creates opportunities for plazas, courts or gardens, lunch areas for employees with amenities such as outdoor seating and garden areas.
- b. Design features which contribute to the design character of a project may include: ceremonial entrance drives, enhanced visitor parking areas, highlighted visitor entrance areas, decorative pedestrian plazas and walkways, focal landscape treatments, site sculptures, employee recreational facilities (exercise courses, jogging paths).
- c. In order to provide security, lighting should be provided at a minimum illumination of one footcandle across parking areas and two footcandles at entrances. Lighting fixtures should be shielded to confine the spread of light to adjoining properties. The design of the lighting fixtures should be compatible with the architecture of the building.

- d. Loading areas should generally not be located in the front of the building where it is difficult to adequately screen the loading areas from public view. These areas are most appropriately located in the rear or side of the property so that the loading docks and doors are not directly in the public view.
  - e. When walls or fences are necessary in the frontage of the property to conceal storage and mechanical equipment areas, walls should be architecturally treated on both sides and should be designed to complement and blend with the architectural design of the building.
    - i. Long expanses of fencing or walls should be avoided unless offsets are provided, height variations, and combinations of materials are used to avoid monotony. Landscaping along the fences and at specific pockets should be provided.
    - ii. Screening for outdoor storage should be a minimum of eight feet and a maximum of twelve feet high depending on the height of the material being screened. Exterior storage should be in the portions of the site least visible from public view.
    - iii. Chain link fencing with wood or metal slatting between the links is acceptable for areas that are not visible from the street.
    - iv. When screening is required, a combination of screening techniques may be used, including solid masonry walls, landscaped berms and landscaping.
  - f. Mechanical or other utility equipment shall be screened whether it is located on the roof, side of building or on the ground. The method of screening shall be architecturally integrated in terms of materials, color and form. Roof top equipment should be integrated into the design of the building.
4. Compatibility. Where industrial uses are adjacent to nonindustrial uses, appropriate buffering techniques such as increased setbacks, screening, berms and landscaping must be provided to mitigate any negative effects of industrial operations.
- E. Additional Performance Standards for Office Buildings in the Business Park (BP) and Light Industrial (LI) Zones. In order to encourage desirable characteristics of these zones, multiple free standing office buildings must be designed to be compatible with the surrounding scale. Performance standards to achieve this include but are not limited to the following:
- 1. Larger single and multi-tenant office buildings are preferred.
  - 2. If multiple freestanding office buildings on a single site are proposed, they should be clustered around a courtyard or common area sufficient to retain a pedestrian scale and to prevent long “barrack-like” rows of buildings.
  - 3. The site should be designed with features that reinforce the visual and spatial relationship of each building and courtyard area, such as the use of decorative paving, landscaping, and pedestrian amenities that complement the architectural design of the buildings.

4. The landscaping and pedestrian scaled elements of the courtyard and building entrance areas, such as awnings or trellises, should be integrated into the elevation and the passageways should be safely lit. (Ord. 96-19 § 2(KK); Ord. 95-16 § 2 (part); Ord. 01-14 § 1 (E) and (F); Ord. 04-10 § 3)

#### **17.08.080 ENVIRONMENTAL STANDARDS.**

Development projects and buildings should be designed to minimize detrimental impacts on surrounding properties, including, but not limited to, visual, noise, air quality and other environmental impacts. Strategies for minimizing the impacts include protecting residential areas adjacent to industrial development through screening of circulation areas, loading areas and trash collection points or other areas that could potentially be disruptive to the residential character of the adjacent area.

- A. Noise. Any existing or proposed uses which generate sounds that are or may be considered a nuisance or hazard to any adjacent property due to the intermittence, beat, frequency, or shrillness of the sounds, shall have the source of the noise muffled or otherwise controlled so that the noise is subdued to acceptable levels. Construction work is exempt from this requirement during the period a valid building permit is in force.
- B. Particulate Matter. Any existing or proposed use shall not discharge excessive particulate matter into the atmosphere for a period that exceeds three minutes in any one hour. The following standards establish maximum acceptable levels:
  1. Smoke. The density reading designated as Number 1 on the United States Bureau of Mines Ringelmann Chart is the maximum acceptable level.
  2. Dust, Dirt and Ash. Any level which can or may cause damage to the health of any individual, animal, or plant or physical soiling or discoloration of the surfaces of any structure or material which is located outside the property lines of the lot or parcel from which the particulate matter is emanating.
- C. Odors, Toxics and Noxious Matter. Any existing or proposed use which produces odors, toxic gases or noxious matter in such quantities as can or may be readily detectable at any point outside the property lines of the premises and when such emissions are or may become a public nuisance or hazard, the use shall be modified to prevent such releases.
- D. Vibration. Any existing or proposed use which generates vibrations that can or may be considered a nuisance or hazard on any adjacent property shall be cushioned or isolated to prevent generation of such vibrations.
- E. Glare. Any existing or proposed use that constitutes or may be considered a nuisance or hazard on any adjacent property due to emittance of excessive light or glare from mechanical or chemical processes or from reflective materials used or stored on the site shall be shielded or otherwise modified to prevent such emissions.
- F. Heat, Radiation and Electromagnetic Disturbances. Any existing or proposed use that can or may generate excessive heat, electrical disturbances or radioactive emissions that can or may be considered hazardous or a nuisance shall be shielded, contained or otherwise modified to prevent such generations, disturbances or emissions. (Ord. 95-16 § 2 (part))