

City of Palm Desert, CA
Sunday, July 12, 2026

Title 25. Zoning

Chapter 25.28. OVERLAY DISTRICTS

§ 25.28.070. Freeway Commercial Overlay District.

- A. **Purpose and applicability.** The purpose of the Freeway Commercial Overlay Zone (FCOZ) district is to provide optional standards and incentives for the development of a variety of commercial uses. Whenever the FCOZ has been added to a base zone, the owner/applicant may choose whether to use the optional FCOZ standards or the standards of the base zone. In order to obtain approval of uses only permitted in the FCOZ, the project must utilize FCOZ standards.
- B. **Conditional uses.** Uses permitted by approved conditional use permit shall be as follows:
1. Restaurants, general, including drive-through restaurants.
 2. Automobile service stations without regard to the required separation distance provisions per Section **25.34.090** (Automotive Service Stations).
 3. Convenience stores.
 4. Car washes.
 5. Combinations of two or more of the above uses.
 6. Hotel.
 7. Commercial recreation and amusement establishments.
 8. Personal storage.
 9. Outdoor recreational vehicle and boat storage.
 10. Automotive Sales New and Uses (Outdoor). Automotive Sales New and Used (Indoor) may be permitted by administrative use permit in accordance with Chapter **25.64**.
- C. **Development standards.** Projects proposed under this chapter shall be master planned and the master plan shall be approved by the Commission prior to any construction activity. The master plan approval is subject to the following:
1. Development of individual projects within the approved master plan shall be processed through the precise plan process.
 2. Property to be master planned shall be at least five acres in size and shall have frontage on a designated arterial street.
 3. Drive-up lanes and window facilities shall be designed in a manner that they are not visible from an arterial street.
 4. Development standards shall generally be flexible to ensure efficient site planning and to

foster the creation of attractive developments.

5. Automobile service stations shall comply with the requirements of Section **25.34.090** (Automotive Service Stations).

- D. **Required on-site parking.** The required number of parking spaces for a combined development shall be cumulative for all proposed uses. The Commission may reduce the required parking where it is clearly demonstrated that a shared use will occur (i.e., a restaurant which serves a hotel), or with a showing of good cause, the Commission may increase the number of parking spaces required.
- E. **Setbacks.** Setbacks shall be as prescribed in the base zone and/or automobile service stations pursuant to Section **25.34.090** (Automotive Service Stations).
- F. **Landscaping.** All master planned projects approved through the FCOZ process shall provide a minimum of at least thirty percent landscaped open space, of which at least half of the common usable public space can include a picnic area, a dog park, or a kids land, as well as landscaped setback areas. With a showing of good cause, the Commission may decrease the minimum landscaped open space requirement.

(Ord. 1259 § 1, 2013; Ord. 1302 § 4, 2016; Ord. 1303 § 5, 2016; Ord. 1324 § 7, 2017; Ord. 1405 § 3, 2023; Ord. No. 1416, 8/22/2024)