



CITY OF BIG BEAR LAKE

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COMMERCIAL DEVELOPMENT STANDARDS

Commercial - Services (C-1) Zone

The Commercial - Services (C-1) Zone is established for the development of professional/administrative offices, personal services, institutional and quasi-public uses serving both a local and community-wide market area. The number of customer visits would typically be less frequent and traffic generation more moderate than for retail commercial uses. Site development regulations and performance standards are designed to make businesses in this zone compatible with adjacent less-intensive uses, including residential districts.

Commercial - General (C-2) Zone

The Commercial - General (C-2) Zone is established for the development of businesses that provide a wide variety of goods and services serving both a local and regional market area. The zone is appropriate for shopping centers as well as freestanding businesses. The intent of this zone is to create a pleasant and efficient environment for general retail shopping and business.

Commercial - Visitor (C-3) Zone

The Commercial - Visitor (C-3) Zone is established for the development of areas designed primarily for visitor services, including lodging, dining, recreation, entertainment, specialty retail stores, and other supporting uses.

Commercial - Recreation (C-4) Zone

The Commercial - Recreation (C-4) Zone is established for the development of destination-oriented recreational facilities serving a regional market area and supportive uses, including ski resorts, marinas, golf courses, snow play facilities, and similar uses. Supportive uses include visitor services, such as lodging, restaurants, specialty retail, and related off-site parking lots.

Commercial - Industrial (C-5) Zone

The Commercial - Industrial (C-5) Zone is established for the development of the most intensive businesses serving a community and regional market area, including construction-related businesses, storage, heavy vehicle repair, equipment storage and rental, light fabrication and assembly of goods, waste management facilities, and utility yards. Establishments in this zone serve both other businesses and the general public with a combination of intensive commercial and light industrial uses.

Parking

Determined by Use. Some examples are listed below:

General business, not otherwise specified: One space per 200 SF of gross floor area.

Restaurants: One space per 100 SF of gross floor area.

Fast food restaurants: One space per 85 SF of gross floor area, 10 spaces minimum

General office: One space per 250 SF of gross floor area

Banks, financial services, real estate offices: One space per 200 SF of gross floor area

Hotels: One space per guest room, plus one space per 100 SF of restaurant space, plus one space per SF of banquet room space, plus one space per every three employees of the largest shift.

Motels and lodges with no food service or meeting rooms; bed and breakfast establishments; hostels: One spacer per guest unit, plus two spaces per resident manager unit, plus one space per every 20 guest rooms.

Commercial Development Standards – City of Big Bear Lake

ZONE DISTRICT	C-1	C-2	C-3	C-4	C-5
Lot Dimensions¹					
Minimum lot area (net)	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
Lot width (at required front setback)					
▪ interior lots	60	60	60	60	80
▪ corner lots	70	70	70	70	80
Minimum lot depth	100	100	100	100	100
Setbacks					
Front yard and street side yard setback from property line (applies to all structures, buildings, and parking except for sidewalks and walkways)	15	15	15	20	20
Interior side yard setback (applies to all structures, buildings, and parking except for sidewalks and walkways)					
▪ Adjacent to non-residentially used or designated property	None, except as needed for snow shedding	None, except as needed for snow shedding	None, except as needed for snow shedding	10 ft.	10 ft.
▪ Adjacent to residentially used or designated property	10 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Rear yard setback					
▪ Adjacent to non-residentially used or designated property	None, except as needed for snow shedding	None, except as needed for snow shedding	None, except as needed for snow shedding	None, except as needed for snow shedding	10 ft.
▪ Adjacent to residentially used or designated property	10 ft.	15 ft. building, 10 ft. parking	15 ft. building, 10 ft. parking	20 ft. building, 10 ft parking	20 ft. building, 10 ft. parking
Other					
Floor area ratio	0.5	0.5	0.5	0.5	0.5
Landscaped or natural open space (as % of total lot area; half to be located in front yard or visible from public streets)	20 %	20 %	20 %	20 %	20%
Building height ³					
▪ Primary structures	35 ft. within 100 ft. of residential district; 40 ft. elsewhere	35 ft. within 100 ft. of residential district; 40 ft. elsewhere	35 ft. within 100 ft. of residential district; 40 ft. elsewhere	35 ft. within 100 ft. of residential district; 40 ft. elsewhere	35 ft. within 100 ft. of residential district; 40 ft. elsewhere
▪ Accessory structures	20 ft.	20 ft.	20 ft.	30 ft.	30 ft.

This information is general in nature and may not apply to all circumstances or to Specific Plan areas. Please refer to the Development Code or Specific Plan, or contact the Planning Division.