

3.03.100 Neighborhood Business Commercial (CNB) Zone

A. Purpose

The Neighborhood Business Commercial (CNB) zone is applied to areas of the City that are appropriate for low impact commercial service uses and neighborhood shopping centers. The uses of the CNB zone shall be designed in a way so as to be operated completely compatible to and harmonious with the character of surrounding residential areas and shall provide primarily those services that are intended to serve the surrounding neighborhood so as not to compete with the uses in the Downtown Specific Plan Zone. As the city's entry way into the Downtown area from the west, the enhancement of this area is crucial to the orderly development and revitalization of the Downtown commercial areas.

B. Building Placement Requirements

Setback ¹

Street Frontage	15' min.
Lots adjacent to R use and/or zone	30' min.
All Others	No Minimum

¹ Street frontage setbacks and all setbacks adjacent to residential uses shall be permanently maintained as a landscaped yard.

C. Building Form Requirements

Building Height	35' max.
Floor to Area Ratio (FAR)	0.30 max.

D. Parking Requirements

See Chapter 4.04 (Parking Standards).

E. Lot Size Requirements

Minimum Lot Size	No minimum
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F. Miscellaneous Requirements

Site Plan and Design Review is required prior to the development of any site, including the construction or expansion of any structure, the establishment of any open land use, and the development of related off-street parking (Section 9.07).

The maximum CNB zone size shall be 12 acres exclusive of public rights-of-way. There is no minimum zone size.

Where a parcel abuts a residential use, there shall be provided a masonry wall having a height of not less than 6'.

Landscaping and fencing shall be in compliance with development standards established in Chapter 4.05 (Landscape Standards).

Uses in the CNB zone shall be conducted primarily within a completely enclosed structure, except for off-street parking and loading facilities. Parking and loading areas shall be screened or otherwise designed so as not to be visible from public rights-of-way.

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G. CNB Use Table

Land Use Type ^{1,3}	Specific Use Regulations	Permit Required
Agricultural		
Animal Keeping Facility:	LMC Title 6	
Veterinary clinic, animal hospital		CUP
Industry, Manufacturing and Processing		
Recycling Facility ⁴ :		
Retailed certified		P
Wholesale certified		CUP
Recreation, Education & Public Assembly		
Fitness Facility:		
≤ 3,000 sf		P
> 3,000 sf		CUP
Meeting Facility, Public or Private	6.02.070	CUP
Public and Quasi-Public	6.02.090	CUP
School, Specialty		P
Studio: Art, Dance, Martial Arts, Music, Etc. ≤3000 sf		P

Key

P Permitted Use

ZUP Zoning Use Permit Required

CUP Conditional Use Permit Required

-- Use Not Allowed

End Notes:¹ A definition of each listed use type is in Part II.² No automotive service station structure or equipment shall be permitted within 75' of a residential zone.³ Similar uses and any other retail business or service establishment permitted or conditionally permitted as determined by the Director to be of the same general character as the listed uses.⁴ Permitted within a building or fully screened from public view by a solid wall or fence.

Land Use Type ^{1,3}	Specific Use Regulations	Permit Required
Commercial		
Restaurant		P
Drive-In Business (Includes Restaurant with Drive-Through)		CUP
General Retail (Not of a Regional Nature)		P
Home Improvement Sales and Services:		
Minor		P
Pharmacy		P
Plant Nursery Sales and Garden Supplies		CUP
Bar, Pub		CUP
Supermarket		P
Services: Business, Financial, Professional		
ATM		P
Bank, Financial Services		P
Business Support Services		P
Catering Service		P
Medical Services: Doctor Office		P
Office: Business, Service		P
Office: Professional, Administrative		P
Services: General		
Child Day Care Facility:	6.02.020	
Day care center		P
Personal service		P
Transportation, Communications, Infrastructure		
Telecommunication Facility	6.02.100	CUP
Vehicle Services		
Auto Service Stations ²	6.03.160	CUP