

Chapter 19.16 - Commercial Districts (CO, CG, CN and CT)

19.16.010 - Purpose

The purpose of this Chapter is to describe the character and intent of the commercial land use districts, identify allowed uses and establish development standards for the districts. The commercial land use districts are Office Commercial (CO), General Commercial (CG), Neighborhood Commercial (CN) and Tourist Commercial (CT).

The Service Commercial (CS) district is included in Chapter 19.18 with the Community Industrial (IC) district because of the nature of services and uses allowed in the district.

19.16.020 - Description and Intent of Land Uses

- A. Office Commercial (CO). The CO district allows for single- and multi-tenant offices, including legal, design, engineering, medical, real estate and government services. Ancillary commercial uses to support these services may be permitted, including cafes, copying services and newsstands. The CO district permits limited residential uses as means of providing opportunities for mixed-use developments.
- B. General Commercial (CG). The CG land use serves as the City's primary commercial designation, allowing a broad range of commercial, retail, professional office and service-oriented businesses, including supermarkets, restaurants, hotels/motels and specialty retail stores. The Downtown commercial corridor is designated General Commercial to provide for retail and service uses in a pedestrian-friendly setting, and is subject to the requirements as set forth in the Downtown Economic Revitalization Specific Plan.
- C. Neighborhood Commercial (CN).The CN land use allows limited commercial uses, typically godsend services housed in relatively small commercial centers that serve residents of the neighboring community. Typical uses include beauty salons, coffee shops and dry cleaners. Uses within this district are required to be compatible with their surrounding residential district(s).
- D. Tourist Commercial (CT). The CT land use allows tourism-oriented uses, such as resorts, RV parks, golf courses, restaurants, gift shops, art galleries, hotels/motels and entertainment facilities, primarily intended to serve visitors of the Joshua Tree National Park and the Marine Corps Base.

19.16.030 - Allowed Uses and Permit Requirements

Allowed uses and permit requirements for the commercial land use districts are provided in Table 19.16.030-1 (Allowed Land Uses and Permit Requirements). The table lists all use-related permits for primary uses that are permanent in nature. Additional permit requirements are listed in Chapters 19.28 through 19.64 related to permits and procedures. Allowed temporary uses are listed in Chapter 19.34 (Temporary Use Permit and Standards). Allowed accessory uses are listed in Chapter 19.70 (Accessory Uses and Structures).

**Table 19.16.030-1
Allowed Land Uses and Permit Requirements**

Use	CO	CG	CN	CT	Notes
COMMERCIAL/OFFICE USES					
<i>ALCOHOL RELATED USES</i>					

Alcoholic beverage sales - Retail (Off-site consumption)	-	AUP	AUP	AUP	See Chapter 19.138 (Special Regulated Uses)
Alcoholic beverage sales - Retail (On-site consumption)	-	CUP	CUP	AUP	See Chapter 19.138 (Special Regulated Uses)
<i>AUTOMOTIVE RELATED SALES AND SERVICES</i>					
Automobile rental agency	AUP ¹	P	-	AUP ¹	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive parts and accessories stores	-	P	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive repair - minor (e.g., brakes, tires, radiators, electrical)	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive repair - major (e.g., engine and transmission repair/rebuild)	-	CUP	-	CUP	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive stereo and sound system installation	-	P	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Body, paint and upholstery shops	-	CUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Car wash - full-service	-	AUP	-	CUP	
Car wash - self-service	-	AUP	CUP	CUP	
Gas station	CUP	CUP	CUP	CUP	
Motorcycle sales/service	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Motor vehicle sales, new and used	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Motor vehicle storage:					See Chapter 19.104 (Automobile and Vehicle Related Uses)
Indoor	-	P	-	-	
Outdoor - operable vehicles	-	AUP	-	AUP	
Outdoor - inoperable vehicles	-	AUP	-	-	

Parking: commercial lot/garage (50 or less spaces)	P	P	AUP	P	
Parking: commercial lot/garage (more than 50 spaces)	AUP	AUP	-	AUP	
Towing service (with tow truck parking; no auto storage)	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Trailer and mobile home sales and rental	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Truck and trailer rental	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
<i>DAY CARE FACILITIES</i>					
Commercial day care, large (8 or more children)	AUP	AUP	AUP	AUP ¹	See Chapter 19.114 (Community Care Facilities)
Commercial daycare, small (fewer than 8 children)	AUP	P	P	P ¹	See Chapter 19.114 (Community Care Facilities)
<i>EATING/DRINKING PLACES AND FOOD SERVICES</i>					
Banquet facilities	-	P	P	P	
Bar/cocktail lounge	CUP	CUP	CUP	CUP	See Chapter 19.138 (Special Regulated Uses)
Catering establishment	-	P	AUP	P	
<u>Fast food/quick serve:</u> With drive-through Without drive-through	CUP AUP	AUP P	AUP P	AUP P	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Restaurants (sit-down/full-service)	P	P	P	P	
<i>ENTERTAINMENT AND RECREATION</i>					
Adult-oriented business	-	-	-	-	See Chapter 19.100 (Adult-Oriented Businesses)
Amusement park (including simulated racing, e.g., slick track, dragsters)	-	CUP	-	CUP	

Athletic fields	CUP	AUP	CUP	CUP	
Auditoriums and other public assembly facilities	AUP	AUP	CUP	AUP	
Batting cages:					
Indoor	-	P	AUP	AUP	
Outdoor	-	AUP	-	-	
Bicycle Motocross Facility (BMX)	P	P	P	P	
Billiard parlor/pool hall ²	-	AUP	-	AUP	
Bowling center ²	-	P	-	P	
Go-cart track	-	CUP	-	CUP	
Golf course	-	CUP	-	CUP	
Golf driving range	-	AUP	-	AUP	
Health club/gymnasium - indoor	P	P	P	P	
Live entertainment	AUP	AUP	CUP	AUP	
Miniature golf course	-	P	P	P	
Movie theater	-	P	-	P	
Motocross/off-road mini-bike course	-	-	-	CUP	
Recording and sound studios	P	P	P	P	
Recreational facilities (as part of a mixed-use development)	P	P	CUP	AUP	
Simulated shooting games - indoor (laser tag, etc.)	-	P	CUP	P	
<u>Shooting range:</u>					
Outdoor	-	-	-	-	
Indoor	-	CUP	-	CUP	
Skate park	-	AUP	CUP	CUP	

Skating rink (ice/roller)	-	P	P	P	
Stadium/sports arena	-	CUP	-	CUP	
Tennis/swim club - outdoor	AUP	AUP	CUP	AUP	
<u>Theaters (live performance):</u>					
Outdoor	-	CUP	-	CUP	
Indoor	CUP	P	AUP	P	
Video/electronic/computer game arcade	CUP	AUP	AUP	AUP	
<i>LODGING</i>					
Hotels/motels	CUP	CUP	CUP	CUP	
Recreational vehicle parks and campgrounds, not exceeding a density of 12 units per acre	-	CUP	CUP	CUP	See Chapter 19.124 (Mobile Home and Special Occupancy Parks)
<i>RETAIL/WHOLESALE SALES</i>					
Adult book store	-	-	-	-	See Chapter 19.100 (Adult Oriented Businesses)
Antique shop	P	P	P	P	
Art galleries and art supply store	P	P	P	P	
<u>Auctions:</u>					
Outdoor	CUP	CUP	-	CUP	
Indoor	P	P	-	P	
Auctions, livestock	-	-	-	-	
<u>Bakeries:</u>					
Retail Only	P	P	P	P	
Wholesale	-	P	P	P	
Bicycle shop (may include repair)	P	P	P	P	
<u>Building materials and hardware stores:</u>					
Within completely enclosed building ³	-	P	-	-	
With outdoor storage ³	-	AUP	-	-	

Boat sales	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Camera and photographic supply store	P	P	P	P	
Farmers market uses	CUP	AUP	CUP	AUP	See Chapter 19.110 (Farmers Market Uses)
Computer, radio, television and small electrical appliance shop (including repair when incidental to retail sales)	P	P	AUP	AUP	
Feed store	-	P	-	AUP	
Florist shop	P	P	P	P	
Food locker (for individual home locker rental only; no slaughtering permitted)	-	P	-	AUP	
Furniture and home furnishing store	P	P	P	P	
<u>General merchandise stores:</u>					
Department store	-	P	-	AUP	
Discount/variety store (new products at a discounted price)	-	P	-	AUP	
Warehouse club stores	-	CUP	-	CUP	
Grocery store	CUP	P	CUP	AUP	
Guns and ammunition stores	-	P	CUP	AUP	
Hobby, toy and game store	P	P	P	P	
Household appliance store	-	P	AUP	AUP	
Music and video sales and rental stores	P	P	P	P	
Office supply, stationery and gift stores	P	P	P	P	
Pawnbrokers/pawnshops	-	P	-	CUP	
Pet and pet supply stores	-	P	AUP	-	
Secondhand and thrift stores	-	P	AUP	AUP	

Sporting goods store	-	P	P	P	
<u>Swap Meet:</u>					
Indoor swap meet	-	AUP	-	AUP	
Outdoor swap meet	-	CUP	-	CUP	
Wholesale stores and distributors	-	CUP	-	-	
<i>SERVICES</i>					
<u>Business services:</u>					
Blueprinting services	P	P	-	-	
Exterminating service	P	P	-	-	
Equipment sales and rental	P	P	-	AUP	
<u>General office uses:</u>					
Administrative professional, medical, real estate, property management, etc.	P	P	P	P	
Photocopying/duplicating services	P	P	-	P	
Photography studio	P	P	P	p	
<u>Financial services:</u>					
Banks, credit unions, etc.	P	P	P	P	
Check cashing/payday advance	-	CUP	-	-	
Mortgage/lending	P	P	P	P	
Other financial services	P	P	P	P	
<u>Personal services:</u>					
Barber, beauty, nail salon	P	P	P	P	
Cemeteries and mausoleums	-	-	-	-	
Dry cleaner	-	P	P	P	
Funeral parlor, mortuary	-	CUP	-	-	
Laundry - commercial	-	CUP	-	-	
Laundry - self-serve	-	P	AUP	AUP	
Massage Establishments	-	CUP	-	-	
Medical marijuana dispensaries/facilities	-	-	-	-	
Pet grooming - commercial	-	P	AUP	AUP	
Public/self-storage	-	CUP	-	-	
Tailor	P	P	P	P	
Tattoo/body piercing	-	AUP	-	-	
Taxidermy	-	AUP	-	-	

<u>Recycling collection facilities:</u> ⁴					
Small - to 500 sq. ft. in area	-	AUP	AUP	AUP	See Chapter 19.132 (Recycling Facilities)
Large - 500+ sq. ft. in area	-	-	-	-	
<u>Repair services:</u>					
Computer, home electronics and small home appliances	AUP	P	-	AUP	
Electrical equipment, industrial	-	-	-	-	
Furniture refinishing	-	P	-	-	
Furniture re-upholstery	-	P	-	-	
Home appliances	P	P	P	P	
Jewelry/watches/clocks	CUP	P	P	-	
Lawnmower/garden equipment	P	P	P	-	
Locksmith/key shop	P	P	P	-	
Shoe repair					
AGRICULTURAL AND RELATED USES					
Plant nurseries - cultivation of plants, indoors or outdoors	P ⁵	CUP	CUP	-	
<i>INSTITUTIONAL USES</i>					
<u>Animal hospital:</u>					
Small animals	-	AUP	CUP	AUP	
Large animals	-	-	-	-	
Churches, synagogues, temples and other religious facilities	CUP	CUP	CUP	CUP	
Residential or community care facilities serving 6 or fewer persons	-	CUP	AUP	-	
Residential or community care facilities serving 7 or more persons	-	CUP	AUP	-	See Chapter 19.114 (Community Care Facilities)
Congregate care facilities serving 6 or fewer persons	-	CUP	AUP	-	
Congregate care facilities serving 7 or more persons	-	CUP	AUP	-	See Chapter 19.114 (Community Care Facilities)
Supportive housing/transitional housing	P	P	-	-	

Community center	CUP	P	CUP	P	
Convalescent hospital/care facility	CUP	CUP	CUP	-	
Governmental facilities	P	P	AUP	P	
Public safety uses and facilities	CUP	CUP	CUP	CUP	
Hospitals	-	CUP	-	-	
Schools such as music conservatories, dancing schools, and other schools that offer training in nonindustrial professions	P	P	P	AUP	
Schools, public	CUP	CUP	CUP	CUP	
Schools, private	CUP	CUP	CUP	CUP	
RESIDENTIAL USES AND CARE FACILITIES					
Caretaker's residence	P	AUP	AUP	AUP	
Multiple-family dwellings	P	P	-	-	
Single-family residences	P	P	AUP	AUP	
Single-room occupancy facilities	CUP	CUP	CUP	CUP	Chapter 19.136 (Single-room Occupancy Facilities)
Mobile home parks	-	-	-	CUP	See Chapter 19.124 (Mobile Home and Special Occupancy Parks)
COMMUNICATION FACILITIES, TRANSPORTATION FACILITIES, AND UTILITIES					
Communication facilities	CUP	CUP	CUP	CUP	See also Chapter 19.140 (Telecommunications Facilities)
Taxi Dispatch Service ⁶	-	AUP	-	AUP	
Taxi Stands ⁷	-	AUP	-	AUP	
Transportation facilities	CUP	CUP	CUP	CUP	
Utility and service uses and structures	AUP	AUP	AUP	AUP	

OTHER					
Marijuana dispensaries, mobile marijuana dispensaries and marijuana cultivation	-	-	-	-	
Commercial solar fields	-	-	-	-	
TEMPORARY AND INTERIM USES (See Chapter 19.34, Temporary Use Permit and Standards)					
ACCESSORY USES (See Chapter 19.70, Accessory Uses and Structures)					

- = Prohibited

P = Permitted

AUP = Administrative Use Permit

CUP = Conditional Use Permit

Notes:

¹ Incidental to primary tourist use only.

² CUP required if alcohol is served.

³ May include outdoor nursery/plant sales up to 25% of building area. For nursery as a primary use, see Agricultural and Related Uses.

⁴ CUP required when not accessory to a primary retail store use.

⁵ CUP required when not accessory to a primary use.

⁶ Up to two taxi cabs may be parked at any one time at the taxi dispatch office, and must be in operable order. Only those companies licensed by the Morongo Basin Transit Authority (MBTA) may operate a Taxi Dispatch Service. The establishment of a Taxi Stand at a Dispatch Service location is allowed, but may not cause a decrease in the established parking lot to cause a deficiency. Accessory structures for shading and shelter may be constructed, but must be requested at the time of the review of the Administrative Use Permit. No maintenance of Taxis are allowed at Taxi Dispatch Service locations.

⁷ Taxi Stands may only be placed within an established off-street parking lot and with the permission of the property owner in an established location. Up to two taxi cabs may be parked at any one time at the taxi stand, and must be in operable order. Only those companies licensed by the Morongo Basin Transit Authority (MBTA) may operate a Taxi Stand. The establishment of such Taxi Stands may not cause a decrease in the established parking lot to cause a deficiency. Accessory structures for shading and shelter may be constructed, but must be requested at the time of the review of the Administrative Use Permit. No maintenance of Taxis are allowed at Taxi Stands.

19.16.040 - Development Standards

All new land uses and structures or alterations to existing land uses and/or structures in the commercial land use districts shall be designed, constructed and established in compliance with the development standards in Table 19.16.040-1 (Development Standards).

**Table 19.16.040-1
Development Standards**

Standard	C-O	C-G	C-N	C-T	Additional Requirements
ALLOWED DENSITY (Dwelling Units per Gross Acre)					
Minimum	-	-	-	-	
Maximum	2 ¹	8 ¹	12	12	
LOT SIZE AND DIMENSIONS					
Minimum Lot Size	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	
Minimum Lot Width	100 ft.	100 ft.	80 ft.	100 ft.	
Minimum Lot Depth	150 ft.	150 ft.	125 ft.	150 ft.	
MINIMUM SETBACKS (Feet)					
Front	15	15	25	25	Chapter 19.68 (General Development Standards and Exceptions)
Side	10	10	10	10	Chapter 19.68 (General Development Standards and Exceptions)
Street Side	15	15	15	25	Chapter 19.68 (General Development Standards and Exceptions)
Rear	10	10	10	10	Chapter 19.68 (General Development Standards and Exceptions)
Distance Between Buildings	N/A	N/A	N/A	N/A	
BUILDING FLOOR AREA RATIO					
Maximum ²	0.8	0.8	0.75	0.75	
FLOOR AREA RATIO					

Range	0.0 - 1.0	0.0 - 1.0	0.0 - 0.5	0.0 - 0.75	
BUILDING HEIGHT (Feet)					
Maximum	45	45	35	45	<u>Chapter 19.68</u> (General Development Standards and Exceptions)
UNIT SIZE (Square Feet)					
Minimum	N/A	N/A	N/A	N/A	
OTHER REGULATIONS					
<u>Chapter 19.68</u> (General Development Standards and Exceptions)					
<u>Chapter 19.73</u> (Commercial and Industrial Development Standards and Design Criteria)					
<u>Chapter 19.78</u> (Lighting Standards)					
<u>Chapter 19.82</u> (Off-street Parking and Loading)					
<u>Chapter 19.88</u> (Signs)					
<u>Chapter 19.90</u> (Dedications and Improvements)					
<u>Chapter 19.92</u> (Trash Storage Facilities)					
<u>Chapter 19.94</u> (Utilities)					
<u>Chapter 19.96</u> (Water Efficient Landscape)					
City of Twentynine Palms Design Guidelines					

¹ Limited to 2 units/parcel.

² Those portions of the lot left with a pervious surface area as identified upon a "Site Plan" reviewed by the City shall be improved as defined herein with landscaping reflecting a desert theme, including use of drought-resistant plants. Said landscaped area shall consist of at least 10% of the total lot area for parcels of 1 acre or less and 5% of the total lot area for parcels exceeding 1 acre, excluding that portion of the lot contained within the required front setback area.