

Chapter 18.23 C-4 COMMERCIAL ZONE

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18.23.02 Intent and Purpose.

This zone is to provide a rural, small town atmosphere that provides a distinguishing quality to the City of Norco. The uses vary to provide many opportunities for shopping, services, and employment. To provide an open character and compatibility with nearby residential uses, the zone is designed to encourage landscaping in the front yards, pedestrian walks, equestrian trails, carefully situated parking areas, discreet signage, a definite “western” motif in building design and any other such amenities as determined desirable to carry out the western theme. (Ord. 887 Sec. 6, 2008; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.04 Permitted Uses.

P – Permitted Use; CUP – Requires a Conditional Use Permit; • – Not Permitted	
A. Administrative, Medical, and Professional Offices.	P
1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.	P
2. Includes outpatient health care services.	P
• Does not include facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on site.	
• Does not include facilities for inpatient health care services.	
B. Animal Care, Animal Services, Boarding Services, and Animal-Related Equipment Sales.	P
1. Includes animal-keeping at a lawfully existing or legal nonconforming use pursuant to the animal-keeping standards of the A-1 Zone.	P
2. Includes the stabling and boarding of horses for recreational rental riding purposes (east of Pedley Avenue) whether as a primary or ancillary use, subject to site plan approval per Chapter 18.40 . The allowed number of animals for said use will be subject to animal-safety requirements as approved by the Animal Control Division.	P
3. Includes the stabling and boarding of horses for recreational rental riding purposes (west of Pedley Avenue) whether as a primary or ancillary use, subject to conditional use permit approval per Chapter 18.45 . The allowed number of animals for said use will be subject to animal-safety requirements as approved by the Animal Control Division.	CUP
4. Includes dog boarding (indoor dog kennels), or other indoor animal boarding, as a primary or ancillary use.	P
• Does not include exterior dog kennels or dog rescue operations.	
C. Building Supplies Sales and Rentals.	CUP
1. Includes ancillary truck rentals for delivery of merchandise/equipment.	CUP
2. Includes companies that provide building maintenance services.	CUP
• Does not include auto rental facilities or truck rentals as a primary use.	
D. General Retail Sales.	P
1. Includes grocery, drug, dry goods, specialty, and convenience stores.	P
2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
3. Includes food and nonalcoholic beverage sales.	P

P – Permitted Use; CUP – Requires a Conditional Use Permit; • – Not Permitted	
4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
6. Includes art-craft studios, artist studios, metalsmithing, woodworking, cabinetry and other craftwork designed for individual production combined with sales, that can include live-work arrangements in existing single-family residences; or as a stand-alone business in a building with commercial occupancy.	P
7. Includes the retail sale of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies.	P
8. Includes lumber stores, hardware stores, and building supply stores such as brick, block, sand, masonry and gravel.	P
9. Includes antique, thrift, secondhand, and consignment stores.	P
• Does not include pawn shops or cash-for-goods stores as primary uses.	
• Does not include contractor’s storage yards as a primary or ancillary use.	
• Does not include auto sales facilities, service facilities, or repair facilities.	
E. Business Support Services.	P
1. Includes rental or repair from the premises of office equipment, office supplies, and similar office goods.	CUP
F. Non-Drive-Through Eating and Drinking Establishments.	P
1. Includes the sale of beer and wine for on-site consumption, either as an ancillary or primary use.	P
2. Includes the sale of distilled spirits for on-site consumption, either as an ancillary or primary use.	P
3. Includes outdoor smoking areas or hookah smoking areas or hookah smoking areas only as an ancillary use (not more than 20 percent of indoor floor area) to an otherwise permitted use in this category.	P
• Does not include indoor smoking lounges or hookah bars as primary uses.	
G. Entertainment/Recreation Establishments.	P
1. Includes amusement centers: public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
2. Includes indoor sports and recreation: typical uses are bowling alleys, billiard parlors, skating rinks, and indoor sports courts.	P

P – Permitted Use; CUP – Requires a Conditional Use Permit; • – Not Permitted	
3. Includes outdoor sports and recreation: typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, and equestrian staging areas.	P
4. Includes rental stables east of Pedley Avenue.	P
5. Includes sale of prepared foods and beverages ancillary to the primary use.	P
H. Personal Services/Sales.	P
1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.	P
2. Includes full-body massage, as an ancillary or primary use, upon approval of a conditional use permit and only after compliance with the requirements of Chapter 5.48 .	CUP
3. Includes indoor tattoo parlors, body art parlors, and permanent makeup as an ancillary use (not more than 20 percent of interior floor area) to an otherwise permitted use.	P
I. Civic and Community-Related Uses.	CUP
1. Includes public, quasi-public, and private civic administrative and management activities.	CUP
2. Includes public and privately operated cultural facilities.	CUP
3. Includes public and private education facilities.	CUP
4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
5. Includes public parking lots.	CUP
6. Includes churches and facilities for religious assembly.	P
7. Includes clubs and lodges for fraternal organizations.	CUP
J. Drive-In/Drive-Through Facilities (Ref. Section 18.23.08).	CUP
K. Hospitality Uses.	CUP
1. Includes hotels (interior room entrance), west of Center Street.	CUP
2. Includes motels (exterior room entrance), west of Center Street.	CUP
3. Includes bed and breakfast inns subject to the following definitions and requirements:	CUP
a. Can only be applied to structures classified as single-family residences in the C-4 Zone at the time of this adoption.	CUP
b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	CUP
c. Length of stay shall not exceed 14 consecutive overnight stays.	CUP

(Ord. 1028 Sec. 1, 2017; Ord. 996 Sec. 1, 2015; Ord. 986 Sec. 1, 2015; Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.06 Review of Proposed Land Uses by the Planning Commission.

In the event of uncertainty about the compatibility of a proposed land use, or when a proposed use does not clearly fall within an approved permitted use category, at the discretion of the City said use(s) shall be presented to the Planning Commission for review and approval, or denial. (Ord. 996 Sec. 1, 2015; Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.08 Conduct of Uses.

- A. Accessory Use Processing. Processing, treatment, storage, or repair of products which is clearly incidental to the retail business conducted on the premises is permitted; provided, that no more than 25 percent of the ground floor area shall be used for such purposes:
- B. Outside Sales. All sales, displays, rentals and storage shall be conducted within a totally enclosed building, under a canopy attached to the main sales building, or enclosed by a minimum six-foot-high, no-view-through, fence or wall. This fence or wall shall not encroach into any required yards. Storage shall not be above the fence. Notwithstanding the above, certain outdoor commercial uses such as service stations, plant nurseries, eating pavilions, news stands, feed sales, agricultural equipment rentals or similar enterprises customarily conducted in the open are permitted.
- C. Parking Lot Sales. Any display for sale or rental of good, wares and merchandise, or advertising, on that portion of property which is used or required by law to be used for vehicular parking or landscaping or on any portion of any property being used or required by law to be used for the traffic circulation of vehicles or loading of vehicles is specifically prohibited, except as permitted within Section [18.38.13](#).
- D. Performance Standards. The Planning Commission or City Council on appeal, may, as a part of the site plan review procedure, impose any or all of the performance standards as specified in Section [18.25.14](#). (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.10 District Requirements.

- A. Location. The C-4 district shall be limited to within 300 feet of a major street as designated on the Streets and Highway Maps of the General Plan Circulation Element and planned or constructed to at least a 100-foot right-of-way with equestrian trails.
- B. Dimension. Each C-4 district shall have an average depth of at least 200 feet from the frontage street. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.12 Lot Requirements.

- A. Area. All lots hereafter created in this zone shall contain a minimum of 20,000 square feet.
- B. Width. Minimum 80 feet.
- C. Depth. Minimum 175 feet.

D. Common Areas. Driveway and parking easements used in common between two or more lots shall be considered as part of the lot dimension standards. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.14 Yards.

A. Front Yard. Minimum of 30 feet from the right-of-way. Parking is permitted in this yard. The minimum front yard may be varied by the Planning Commission to 10 feet from the right-of-way if in the opinion of the Planning Commission, sufficient features are incorporated into the site and architectural plans warrant increased exposure to accent the western theme of the C-4 zone.

B. Exterior Side Yard. Minimum of 10 feet from the right-of-way line. Parking is permitted in this yard.

C. Interior Side and Rear Yard. There shall be no requirement. Where a rear yard is provided, there shall also be provided a side yard of 12 feet on at least one side of the lot or a recorded vehicular access easement from a public street to said rear yard. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.16 Height.

The maximum height of any building or structure shall not exceed 35 feet unless as otherwise regulated in this section. Hotels, motels, and bed and breakfasts are subject to the following additional height allowances and restrictions:

A. Within a setback area of the lesser of either 20 feet or 50 percent of the lot width or depth from a property line abutting an A-1 zone the height of a hotel, motel, or bed and breakfast, or accessory structure thereto, shall not exceed 25 feet.

B. Upon approval of a conditional use permit the maximum height for any hotel, motel, or bed and breakfast building, or accessory structure thereto, may be increased above the maximum allowed height, if already having received approval of architectural compatibility, for on-site and surrounding sites, by the Architectural Review Subcommittee.

C. For any structure over 50 feet high, the height of the structure cannot be more than 20 percent of the lot width adjacent to a public street. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.18 Coverage.

No requirement. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.20 Distance between Buildings.

Buildings on the same lot shall be separated by a distance not less than 12 feet. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.22 Walls, Fences, and Structures in the Setback Areas.

The provisions of Section [18.31.08](#) (Walls, Fences, and Structures in the Setback Areas) shall apply. In addition, where a property in this zone abuts any "A" or "R" zones, a masonry wall six feet in height shall

be erected and maintained along the abutting lot line separating the C-4 zone from any "A" or "R" zones. The Planning Commission may require that all open storage areas be screened from the public view by a solid wall or fence at least six feet high under site plan review. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.24 Off-Street Parking and Loading.

Off-street parking and loading facilities shall be provided in accordance with the provisions of Chapter [18.38](#) (Off-Street Parking and Loading Requirements). (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.26 Air Conditioning Equipment.

All air conditioning equipment shall be so designed and located so as to be architecturally integrated into the design of the building being served and transmit no noise or vibration to adjacent properties, insofar as practicable. Furthermore, such equipment shall be screened from view from adjacent properties or public street by use of landscaped screens, walls or other devices; and such screening shall consider the view of air conditioning equipment from adjacent multi-story building. Determination of the adequacy of screening shall be made at the time of site plan review. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.28 Signs.

The provisions of Chapter [18.37](#) (Signs) shall apply. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.30 Trash Areas.

A special trash pick-up area shall be provided for each building at a location and of a certain size as established after site plan review and approval. Said trash area shall be completely enclosed in such a manner as to prevent the attraction of flies thereto, unless the trash receptacle in such area is a dumpster, having a volume of 50 cubic feet or more, and is kept shut in a manner as to prevent the attraction of flies. Any such dumpster shall be screened from view by the public on adjacent streets, which screening may include buildings and structures on the site. The final determination as the adequacy of the proposed screening as to height and component materials shall be determined by the Planning Commission during site plan review. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.32 Landscaping.

Notwithstanding anything to the contrary contained in this code, all property developed with a building or structure shall have landscaping in an amount equal to not less than five percent of the total area of the property having land improvements thereon at least 25 percent of such required landscaping shall be located in that portion of the property being used for off-street parking. These minimum requirements may be varied if the Architectural Review Board determines that an amount lesser or greater is appropriate for the site as it relates to the uses of the site, its location and relationship with land on adjacent developments and public rights-of-way. In addition to said amount of landscaping there shall be additional landscaping installed to a depth not less than five feet immediately adjacent to any lot line that abuts a public right-of-way. Any landscaping installed immediately adjacent to a public right-of-way shall provide for appropriate vehicular site distance from any driveway or street. Any portion of and all of said required landscaped area

shall be separated from any portion of the property which is used for parking or movement of vehicles by a wall or curb not less than six inches higher in elevation than the adjacent area being used for vehicular parking or movement.

A permanent irrigation system shall be installed and maintained in an operable conditional at all time for irrigation of all such required landscaped areas and said landscaped area shall at all times be maintained in a clean, neat and health condition which maintenance shall include but not be limited to pruning, weeding, fertilizing, moving of lawns, removal of litter, regular watering and replacement of landscaping when it has become incurable unhealthy or had died.

No building permit shall be issued for any building or structure until landscaping plans for the property on which a building or structure is proposed has been submitted for review and approval by the city's Planning Department and/or Planning Commission pursuant to Site Plan approval. Such plans shall include, but not be limited to showing the following information on drawings and plans:

- A. The size and dimension of all landscaped area;
- B. The type and location of irrigation system to be installed and maintained;
- C. The type, size and support of proposed plant material for each area to be landscaped including a balance of trees, shrubs, and ground cover;
- D. Manner of constructing planter curbs, including location thereof, height, width and type of materials therefor. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.34 Site Plan Review.

The provisions of Chapter [18.40](#) (Site Plan Review) shall apply. (Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)

18.23.36 Repealed by Ord. 802, 2003.