

§ 17.12.010. Purpose.

- A. This chapter applies to all development in the Commercial Districts. The purpose of these zoning districts is to:
1. Allow a mixture of complementary land uses that may include retail, offices, commercial services, and civic uses, to create economic and social vitality;
 2. Develop commercial areas that are safe, comfortable and attractive to pedestrians;
 3. Protect commercial and adjoining residential areas from excessive noise, illumination, unsightliness, odor, and smoke;
 4. Provide flexibility in the location and design of new developments to anticipate changes in the market;
 5. Reinforce streets as public places that encourage pedestrian and bicycle travel and connections to residential areas;
 6. Provide both formal and informal community gathering places;
 7. Provide employment opportunities for existing and future residents of the City and those of adjacent communities;
 8. Provide visitor accommodations and tourism amenities.
- B. The specific purpose of each individual Commercial District is as follows:
1. C-N (Neighborhood Commercial). This district is intended to accommodate a limited range of neighborhood scale retail sales, business, dining, personal, and professional services conveniently located near residential areas.
 2. C-G (General Commercial). This district is intended to accommodate a wide range of retail sales, business, dining, personal, and professional services, as well as entertainment and lodging.
 3. C-D (Downtown Commercial). This district is intended to encourage the development of a concentration of pedestrian-oriented commercial, entertainment, personal service, and office uses in the central business area of the City, which will provide a focal point of activity for the City and the surrounding areas. Multifamily residential uses that compliment commercial uses are also encouraged to create a lively downtown area.
 4. C-H (Highway Commercial). This district is intended to accommodate those business and retail uses which provide merchandise and services desired by motorists, directly from or for motor vehicles. The C-H District is intended to promote a unified grouping of travel-oriented uses, such as fueling stations, regional retail, entertainment, dining, and hotels.
 5. C-BP (Business Park Commercial). This district is intended to facilitate a flexible administrative, medical, research, and office centers. The intent is to

create, maintain, and support an environment for employment-generating businesses including administrative, professional office, limited industry, medical, research, and similar uses. It is also the intent to provide amenities, personal service, and convenient restaurant uses for people who work in the business park.

(Prior code § 159.06.010; Ord. 7126-2-20; Ord. 793, 11/7/2023)

§ 17.12.020. Permitted uses.

- A. Table 17.12.01 lists the uses permitted in each of the Commercial and Visitor-Serving Districts utilizing the following key:

"P" Use is permitted by right. (A Development Permit may be required for a new use or structure or expansion of an existing use.)

"A" Use is accessory to an established primary use.

"AUP" Use requires an Administrative Use Permit.

"CUP" Use requires a Conditional Use Permit.

"TUP" Use requires a Temporary Use Permit.

"—" Use is prohibited.

- B. Land uses listed in Table 17.12.01 use definitions from the North American Industry Classification System (NAICS) unless otherwise defined specifically by this title. The individual land uses permitted in each of the Mixed-Use Districts are grouped in Table 17.14.01 using the major land use categories of Commercial, Industrial, Institutional, Residential and Other.

TABLE 17.12.01						
PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS						
COMMERCIAL DISTRICTS						
USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE						
Automated Teller Machines (ATMs) — Drive-Up	AUP	AUP	AUP	AUP	AUP	
Business Support Services	P	P	P	P	P	
Check Cashing and/or Payday Loans	—	CUP	—	—	—	
Financial Institutions and Related Services (without drive-through facilities)	P	P	P	P	P	
Financial Institutions and Related Services (with drive-through facilities)	AUP	P	—	P	P	
Office, Business and Professional	P	P	P	P	P	
EATING AND DRINKING ESTABLISHMENTS						
Bars, Lounges, Nightclubs, and Tasting Rooms*	—	CUP	CUP	CUP	CUP	17.12.190

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Food Preparation/ Catering (no on-site sales or service)	AUP	P	P	P	P	
Food Preparation/ Catering (with on-site sales or service)	AUP	P	P	P	P	
Restaurant — Full or Limited Service, Serving Alcohol*	AUP	AUP	AUP	AUP	AUP	17.12.190
Restaurant — Full or Limited Service, No Alcohol Sales	P	P	P	P	P	
Restaurant with Drive-Through Facilities*	P	P	—	P	P	17.12.230
Snack Bar	A	A	A	A	A	
Mobile Food Vending Vehicle Parks	—	AUP	AUP	AUP	AUP	17.12.360
Mobile Food Vending Vehicle Parks — Ancillary	—	AUP	AUP	AUP	AUP	17.12.360
INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING						

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Brewery, Winery, or Distillery	—	CUP	CUP	CUP	CUP	
Data Centers	—	—	—	—	P	
Hazardous Waste Facilities	—	—	—	—	—	
Food Processing	—	—	—	—	AUP	
Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops (wholesale sales only)	—	—	—	—	P	
Laboratory — Medical, Analytical, Research, Testing	—	—	—	—	AUP	
Laundries and Dry-Cleaning Plants	—	—	—	—	—	
Manufacturing — Heavy	—	—	—	—	—	
Manufacturing — Light	—	—	—	—	CUP	
Recycling						
Small Collection Facility*	—	AUP	—	AUP	AUP	17.12.290

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Large Collection Facility*	—	CUP	—	CUP	CUP	17.12.290
Light Processing*	—	—	—	—	—	17.12.290
Heavy Processing*	—	—	—	—	—	17.12.290
Reverse Vending Machine	A	A	A	A	A	
Research and Development	—	—	—	—	P	
Storage — Outdoor	—	—	—	—	CUP	
Warehouse, Wholesaling and Distribution	—	—	—	—	CUP	
LODGING						
Hotel and Motel (without spa)	—	CUP	CUP	P	CUP	
Spa Resort	—	—	CUP	CUP	CUP	
Emergency Shelter/ Low Barrier Navigation Center	—	—	—	—	CUP	
Camping/Glamping	—	—	—	—	—	
MARIJUANA/CANNABIS USES						

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Marijuana/Cannabis Nonstorefront Retail	—	—	—	—	CUP ^{1,2}	¹ In Industrial Cannabis Overlay Zone, marijuana use cannot be a stand-alone use and must in center with other retail/commercial uses. ² In Overlay Zone use Ch. 17.180 as default regulations.
Marijuana/Cannabis Distribution	—	—	—	—	CUP ^{1,2}	
Marijuana/Cannabis Cultivation	—	—	—	—	CUP ^{1,2}	
Marijuana/Cannabis Lounge	CUP	CUP	CUP	CUP	CUP	
Marijuana/Cannabis Hotel Facilities	CUP	CUP	—	CUP	CUP	
Marijuana/Cannabis Manufacturing	—	—	—	—	CUP ¹	
Marijuana/Cannabis Storefront Retail	CUP	CUP	CUP	CUP	CUP	17.180.040
Marijuana/Cannabis Testing Facilities	P	P	P	P	P	17.180.070
MEDICAL-RELATED AND CARE USES						
Ambulance Fleet	—	AUP	AUP	—	AUP	
Clinic and Urgent Care	—	AUP	AUP	AUP	AUP	
Day Care Center*	CUP	CUP	—	—	—	17.12.220

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Therapy and Rehabilitation Facilities	P	CUP	P	AUP	P	
Hospital	—	CUP	CUP	CUP	CUP	
Office, Medical and Dental Office	P	P	P	P	P	
Residential Care Facilities (commercial assisted living, nursing home)	CUP	CUP	CUP	—	—	
PUBLIC AND ASSEMBLY USES						
Cultural Institutions	AUP	P	P	P	P	
Event Facility, Event Center, Event Venue	—	P	AUP	AUP	AUP	
Public Assembly Facilities	—	CUP	CUP	CUP	CUP	
Religious Assembly Facilities	—	CUP	CUP	CUP	CUP	
Schools, Private	CUP	CUP	CUP	—	CUP	
Trade and Vocational Schools	—	CUP	CUP	P	P	

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Tutoring and Education Centers	P	P	P	P	P	
RECREATION AND ENTERTAINMENT						
Art Gallery	P	P	P	P	P	
Arcade/Electronic Game Center	CUP	AUP	AUP	AUP	AUP	
Commercial Recreation — Indoors	CUP	P	P	P	P	
Commercial Recreation — Outdoors	CUP	CUP	CUP	CUP	CUP	
Entertainment, Indoor (motion picture theaters, performance theatres, dance halls and similar)	AUP	AUP	AUP	P	P	
Health/Fitness Facilities						
Health/Fitness Facilities — Small	AUP	P	P	P	P	
Health/Fitness Facilities — Large	CUP	AUP	CUP	AUP	AUP	
RESIDENTIAL USES						

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Accessory Dwelling Unit	—	—	—	—	—	
Dwelling, Multifamily*	—	—	AUP	—	—	17.12.280
Dwelling, Single-Family*	—	—	—	—	—	17.12.330
Live/Work Unit*	—	—	P	—	—	17.12.340
Home Occupations	—	—	—	—	—	
Single Room Occupancy (SRO)*	—	—	—	—	—	
Supportive Housing (senior citizens/ congregate care housing)*	CUP	AUP	CUP	—	—	17.08.260
Transitional Housing	—	—	—	—	—	
RETAIL USES						
Alcohol Beverage Sales						
For Off-Site Consumption*	CUP	CUP	CUP	CUP	CUP	17.12.190

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
For On-Site or Off-Site Consumption, in Conjunction with an Allowed Use*	—	CUP	CUP	CUP	CUP	17.12.190
Building Materials and Services, Indoor	—	P	P	P	P	
Building Materials and Services, Outdoor	—	CUP	—	P	AUP	
Convenience Store with Alcohol Sales*	CUP	CUP	CUP	CUP	CUP	17.12.190 17.12.210
Convenience Store, No Alcohol Sales*	AUP	P	AUP	P	P	17.12.210
Farmers' Market	TUP	TUP	TUP	TUP	TUP	
Grocery Store	P	P	P	P	P	
Indoor Retail Concessions*	—	P	P	P	P	17.12.240
Mini-Mall (Strip mall)*	—	P	—	P	P	17.12.270
Nurseries and Garden Centers	—	P	AUP	P	P	
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	TUP	TUP	TUP	

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Recreational Equipment Rentals — Indoor Only	P	P	P	P	P	
Retail Sales — General	P	P	P	P	P	
Retail Sales — Restricted (firearm and ammunition stores, pawn shops, and jewelry/gold exchanges)	—	CUP	CUP	CUP	CUP	
Vehicle Sales and Rental*	—	CUP	—	CUP	CUP	17.12.200
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	—	CUP	—	—	CUP	
SERVICE USES						
Animal Care, Services						
Animal Boarding/ Kennels, Grooming	AUP	P	AUP	P	P	

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Veterinary Services, Large Animal	—	P	—	P	P	
Veterinary Services, Small Animal	AUP	P	P	P	P	
Funeral Parlors and Interment Services	—	AUP	CUP	—	AUP	
Instructional Services	P	P	P	P	P	
Maintenance and Repair Services — Indoor	P	P	P	P	P	
Moving Companies, Storage Allowed	—	—	—	—	AUP	
Personal Services, General	P	P	P	P	P	
Personal Services, Restricted (massage establishments, day spa with massage)	CUP	CUP	CUP	CUP	CUP	
Recording Studio	—	AUP	AUP	AUP	P	
Social Service Facilities	—	P	—	P	P	
Storage						

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Personal	—	CUP	—	—	CUP	17.16.080
Outdoor Recreational Vehicle Storage	—	—	—	—	CUP	
Vehicle Repair and Services						
Service/Fueling Station*	CUP	CUP	—	AUP	CUP	17.12.310
Vehicle Washing/ Detailing	A	AUP	AUP	AUP	AUP	
Vehicle Service, Minor	—	AUP	—	P	P	
Vehicle Service, Major	—	—	—	CUP		
TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES						
Car Sharing — Parking	AUP	AUP	AUP	AUP	AUP	
Parking Facility — Temporary	TUP	TUP	TUP	TUP	TUP	
Utility Facilities — Staffed	—	AUP	AUP	AUP	AUP	

TABLE 17.12.01

PERMITTED USES - COMMERCIAL AND VISITOR SERVING DISTRICTS

COMMERCIAL DISTRICTS

USE	C-N	C-G	C-D	C-H	C-BP	CODE SECTION
Utility Facility — Unstaffed	AUP	AUP	—	AUP	AUP	
Vehicle Charging Stations — Commercial	AUP	P	P	P	P	
Vehicle Storage	—	—	—	—	CUP	
Wireless Telecommunication Facilities — Minor	AUP	AUP	AUP	AUP	AUP	
Wireless Telecommunication Facilities — Major	CUP	CUP	CUP	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	P	P	P	
OTHER USES						
Caretaker Quarters	—	A	—	—	A	
Donation Boxes — Outdoors	—	—	—	—	CUP	
Other Drive-Through or Drive-Up Facilities	AUP	AUP	—	AUP	AUP	
Vending Machine	A	A	A	A	A	

Note:

*Specific standards apply.

(Prior code § 159.06.020; Ord. 524 § 5, 2010; Ord. 6105-2-17; Ord. 7126-2-20; Ord. 7271-19-21; Ord. 7281-19-21; Ord. 7626-21-22; Ord. 793, 11/7/2023)

§ 17.12.030. Land use district development standards.

A. General Standards. The following standards are minimum unless stated as maximum. The following standards shall apply to development in all Commercial Districts, except as otherwise provided for in this Zoning Ordinance:

1. All indoor uses shall be conducted within a completely enclosed structure. Limited outside uses (e.g., patio dining areas and nursery sales limited to plants and trees) shall be approved with a Development Permit from the approval authority.
2. There shall be no visible storage of motor vehicles (except display area for sale or rent of motor vehicles), trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; equipment; or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid Building Permit is in effect for construction.
3. Every parcel with a structure shall have a trash and recycling receptacle on the premises. The trash and recycling receptacle shall comply with adopted standards and be of sufficient size to accommodate the trash and recycling generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the 4th side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures. Recycling facilities and programs shall be incorporated into refuse storage/disposal areas.
4. All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from any abutting lot, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof parapet or screened in a manner which is architecturally integrated with the main structure(s).
5. Elevations of all structures shall be architecturally treated to ensure compatibility with or enhancing of neighboring structures.
6. An intensity bonus of up to 12 square feet for each 1 square foot of permanent space for properly designed and administered day care facilities may be approved by the review authority.

B. Site Development Standards.

**TABLE 17.12.02
SITE DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	COMMERCIAL DISTRICTS				
	C-N	C-G	C-D	C-H	C-BP
Gross lot area					
Minimum	2.5 acres	2.5 acres	2.5 acres	10 acres	10 acres
Maximum	10 acres	10 acres	5 acres	20 acres	20 acres
Individual lot area	7,200 sq. ft. (min)	7,200 sq. ft. (min)	5,000 sq. ft. (min)	10,000 sq. ft. (min)	10,000 sq. ft.
Maximum floor area ratio	0.30	0.50	2	0.30	0.30
Distance between buildings	20 feet	20 feet	0	20 feet	20 feet
Maximum building height	35 feet	35 feet	35 feet	50 feet	50 feet
Front setbacks	25 feet	10 feet	0 feet	10 feet	10 feet
Rear setbacks	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)
Side setback	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 10 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)	0 feet (except 10 feet adjacent to a street and 20 feet adjacent to residential)
Residential Density	—	—	30 du/ac	—	—

(Prior code § 159.06.030(1); Ord. 7169-1-20; Ord. 793, 11/7/2023)

§ 17.12.040. Land use district specific standards.

In addition to the general development requirements contained in Chapter 17.40 (Property Development Standards), the following standards shall apply to specific commercial land use districts.

(Prior code § 159.06.030(2); Ord. 793, 11/7/2023)

§ 17.12.050. Applicable regulations.

All uses shall be subject to the applicable regulations of this Zoning Ordinance, including, but not limited to, Chapters 17.64 through 17.140, Administration Provisions. (Prior code § 159.06.050; Ord. 793, 11/7/2023)

§ 17.12.060. Commercial development design guidelines.

A. General.

1. The following design guidelines in Sections 17.12.070 through 17.12.180 are intended as a reference framework to assist the designer in understanding the City's goals and objectives for high quality development within the commercial land use districts. The guidelines complement the mandatory site development regulations contained in this chapter by providing good examples of appropriate design solutions and by providing design interpretations of the various mandatory regulations.
2. The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the City's design review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.
3. Unless there is a compelling reason, these design guidelines shall be followed.

B. Applicability. The provisions of Sections 17.12.070 through 17.12.180 shall apply to all commercial development within the City, except when the subject property is under the regulation of an approved specific plan, which is subject to the guidelines contained in Chapter 17.128. Any addition, remodeling, relocation, or construction requiring a Building Permit within any commercial land use district subject to review by the Development Review Committee shall adhere to these guidelines where applicable.

(Prior code § 159.06.060(1) and (2); Ord. 793, 11/7/2023)

§ 17.12.070. General design principles.

A. Desirable Elements of Project Design. The qualities and design elements for commercial structures that are most desirable include:

1. Richness of surface and texture;

2. Significant wall articulation (insets, canopies, wing walls, trellises);
 3. Multi planed, pitched roofs;
 4. Roof overhangs, arcades;
 5. Regular or traditional window rhythm;
 6. Articulated mass and bulk;
 7. Significant landscape and hardscape elements;
 8. Prominent access driveways;
 9. Landscaped and screened parking;
 10. Comprehensive sign program.
- B. Undesirable Elements. The elements to avoid or minimize include:
1. Large blank, unarticulated stucco wall surfaces;
 2. Unpainted concrete precision block walls;
 3. Highly reflective surfaces;
 4. Metal siding on the main facade;
 5. Plastic siding;
 6. Square "boxlike" structures;
 7. Mix of unrelated styles (i.e. rustic wood shingles and polished chrome);
 8. Large, out of scale signs with flashy colors;
 9. Visible outdoor storage, loading, and equipment areas;
 10. Disjointed parking areas and confusing circulation patterns.
- (Prior code § 159.06.060(3); Ord. 793, 11/7/2023)

§ 17.12.080. Site planning.

Placement of structures shall consider the existing built context of the commercial area, the location of incompatible land uses, the location of major traffic generators, and consideration of specific site characteristics and surrounding influences.

- A. Structures shall be sited in a manner that respects the orientation, privacy and access of adjacent structures.
- B. New structures shall be clustered unless site conditions prevent clustering, as determined by the responsible review authority. The purpose is to create plazas or pedestrian malls and prevent long "barracks like" rows of structures. When clustering is impractical, a visual link between separate structures shall be

established. This link can be accomplished through the use of an arcade system, trellis, or other open structure.

- C. Structures and on-site circulation systems shall be placed and integrated to avoid pedestrian/vehicle conflicts. Textured paving, landscaping, and trellises shall be provided to physically and visually connect structures to the public sidewalk.
- D. The importance of spaces between structures as "outdoor rooms" on the site shall be emphasized through use of clear, recognizable shapes that reflect careful planning and are not simply left-over areas between structures. Such spaces shall provide pedestrian amenities such as shade, benches, fountains, etc.
- E. Freestanding, singular commercial structures shall be oriented with their major entry toward the street where access is provided, as well as having their major facade parallel to the street.
- F. Loading facilities shall be located at the rear or side of structures and not visible from a public right-of-way.
- G. Open space areas shall be clustered into larger, predominant landscape areas rather than be equally distributed into areas of low impact such as at building peripheries, behind a structure, or areas of little impact to the public view, where they are not required as land use buffer or as a required yard setback.
- H. Downtown Commercial Site Planning Standards. Development within a Downtown Commercial (CD) District shall be designed to:
 - 1. Provide direct pedestrian linkages to adjacent public sidewalks and trails.
 - 2. Create enhanced pedestrian connections throughout the project between commercial buildings and parking areas.
 - 3. Provide enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.
 - 4. Incorporate architectural design elements and materials that relate to a pedestrian scale.
 - 5. Locate uses in proximity to one another without large intervening parking lots so that it is convenient for people to walk between the various uses and park their vehicles only once.
 - 6. Create a pedestrian scale and character of development along the street by providing significant wall articulation and varying roof heights, incorporating pedestrian-scale elements (e.g., doors, windows, lighting, landscaping), and locating storefronts and common open space areas (e.g., plaza, courtyard, outdoor dining) near the public sidewalk to contribute to an active street environment.

7. Provide a transition to adjacent lower-density residential uses by reducing building height and increasing building setbacks adjacent to the residential uses.

(Prior code § 159.06.060(4); Ord. 7126-2-20; Ord. 793, 11/7/2023)

§ 17.12.260. Outdoor sales and display.

The intent of this section is to provide for the appropriate location and design of outdoor sales and display areas and to mitigate any adverse impacts that such uses may have on adjacent properties and rights-of-way.

- A. Accessory Outdoor Sales and Display Permitted. Outdoor sales and display shall be permitted as an accessory use only in commercial and industrial land use districts, subject to the following requirements:
 1. Outdoor sales and display shall only be accessory to a principal nonresidential use where such use conducts its activities within a completely enclosed building or group of buildings on the same property, shall be conducted by employees of the principal use, and shall be owned by the owner of the principal use and not a consignment operation or arrangement.
 2. Outdoor sales and display shall only be permitted in an area not greater than 500 square feet or 10% of the gross floor area of the ground floor of the building, whichever is less.
 3. No outdoor sales and display shall be allowed in areas set aside, required or designated for driving aisles, driveways, maneuvering areas, emergency access ways, off-street parking or unloading/loading.
 4. No outdoor sales, storage or display areas shall be located in the clear sight triangle as defined by this Code, or located in any manner that would restrict or limit adequate sight distances for interior or exterior vehicular movements.
 5. Outdoor sales and display items shall be located at least 50 feet away from any residentially zoned property and display shall be completely screened from view from any abutting residentially zoned property.
 6. No material or display items shall be located within 3 feet of any building entry.
 7. Items may be located on sidewalks in the public right-of-way only if a continuous path with a minimum 5-foot width is maintained along the property. Outdoor sales and display items shall be permitted on privately owned walks or other areas intended for pedestrian movement provided an unobstructed, continuous path with a minimum 5-foot width is maintained.
 8. Items shall be located on a permanent durable surface.
 9. All items shall be safely displayed against displacement by the wind.
 10. Stacked items shall not exceed 6 feet in height.

11. All items shall be brought indoors at the end of each business day. No overnight sales and display are permitted.
12. Vending machines and accessory outdoor sales and display may be permitted outside of the building and within a required setback when located against and parallel to the building facade, extending up to 4 feet in depth from the building in a manner that does not impede pedestrian and ADA access. These items shall count toward the total outdoor sales and display area permitted by this section.

(Ord. 793, 11/7/2023)

§ 17.128.010. Purpose.

The purpose of this chapter is to establish uniform procedures for the adoption and implementation of specific plans for the coordination of future development within the City, pursuant to Government Code Section 65450 et seq.

(Prior code § 159.64.010)

§ 17.128.020. Pre-submittal and preparation of specific plans.

- A. A pre-submittal application and fee are required prior to filing a formal specific plan application. A preapplication conference with Department representatives is required prior to filing of the formal specific plan application.
- B. The specific plan and Environmental Impact Report (EIR), if required, shall not be prepared by the same consulting firm.
- C. Consultants and/or the applicant may be responsible for preparation and advertisement of the Notice of Preparation (NOP) and the Notice of Completion (NOC) for the EIR, if an EIR is required.
- D. Prior to the preparation of a specific plan or EIR, the applicant may be required to hold a public scoping meeting to identify potential community impacts and concerns about the project. If held, public notice of the scoping meeting is required. Noticing procedures shall be defined by the Department at the preapplication conference.

(Prior code § 159.64.020)

§ 17.128.030. Content of specific plan.

A specific plan application shall include a text and a diagram(s) that contain all of the provisions outlined in Government Code Sections 65451 and 65452 in addition to all data and related exhibits required by the Department.

(Prior code § 159.64.030)

§ 17.128.040. Hearings and notice.

Upon receipt in proper form of a specific plan application, or direction of the City Council, and following Department review, hearings shall be set before the Commission

and City Council. Notice of the hearings shall be given pursuant to the requirements of Chapter 17.104 (Hearings and Appeals).
(Prior code § 159.64.040)

§ 17.128.050. Commission action on specific plans.

The Commission shall make a written recommendation on the proposed specific plan whether to approve, approve in modified form or disapprove, based upon the findings contained in Section 17.128.070. Commission action recommending that the proposed specific plan be approved, approved in modified form, or denied shall be considered by the City Council following Commission action.
(Prior code § 159.64.050)

§ 17.128.060. Council action on specific plans.

Upon receipt of the Commission's recommendation, the City Council may approve, approve with modifications, or disapprove the proposed specific plan based upon the findings contained in Section 17.128.070. Prior to City Council action, the City may require that all land within the scope of the specific plan shall be incorporated within the City.
(Prior code § 159.64.060)

§ 17.128.070. Findings.

A specific plan may be adopted only if all of the following findings are made:

- A. The proposed plan is consistent with the General Plan;
- B. The proposed plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The subject property is physically suitable for the requested land use designation(s) and the anticipated land use development(s);
- D. The proposed plan shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood; and
- E. The proposed plan will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.

(Prior code § 159.64.070)

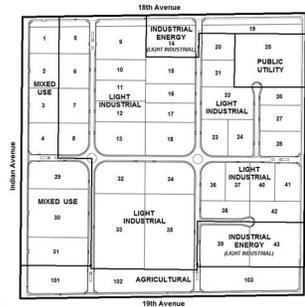
§ 17.128.080. Specific plan consistency.

No public works project, tentative map or parcel map, or other land use entitlement may be approved, adopted or amended within an area covered by a specific plan, unless found consistent with the adopted specific plan.

(Prior code § 159.64.080)

§ 17.200.010. Coachillin’ Specific Plan map.

The area of the Coachillin’ Specific Plan is set forth on the following map, including the establishment of zoning districts for all parcels.



(Ord. 64211-21-17; Ord. 7209-15-20)

§ 17.200.020. Coachillin’ Specific Plan table of allowed uses.

The following tables for permitted and conditionally permitted uses shall govern within the Coachillin’ Specific Plan; any definition, procedure or other standard not contained within these tables shall be subject to the provisions of the Coachillin’ Specific Plan and City of Desert Hot Springs Zoning Code. In the event of conflicts between the Coachillin’ Specific Plan and the Zoning Code, the Specific Plan shall apply.

Coachillin’ Specific Plan—Table of Allowed Uses				
LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)
AGRICULTURE, RESOURCE, OPEN SPACE				
Commercial Gardening, excl. Cannabis	P	P	P	P
Crop Production, excl. Cannabis	P	P	P	P
Plant Nurseries, With On-Site Sales	P	P	X	X
Plant Nurseries, Without On-Site Sales	P	P	X	X
Wind Machines and Wind Farms	C	C	C	C
Vermiculture	P	P	P	P
MANUFACTURING AND PROCESSING				
Distribution	P	P	P	P
Food Products	P	P	C	P

Coachillin' Specific Plan—Table of Allowed Uses				
LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)
Furniture and Fixtures	P	P	C	X
Laundries and Dry-Cleaning Plants	C	P	X	X
Light Manufacturing Facilities	P	P	P	X
Medium Manufacturing Facilities	P	P	P	X
Mixed Use Office/Industrial	P	P	P	X
Printing/Publishing	P	P	X	X
Recycling Facilities	P	P	P	X
Recycling—Reverse Vending Machines	P	P	P	X
Storage Yard	X	P	C	X
Warehousing	P	P	P	X
Wholesaling	P	P	P	X
RECREATION, EDUCATION AND PUBLIC ASSEMBLY				
Art Galleries	P	X	X	X
Athletic Facilities	P	P	X	X
Community Centers	P	C	X	X
Convention Centers	P	P	X	X
Convention Facilities	P	P	X	X
Health/Fitness Facilities	P	P	X	X
Indoor Recreation Centers	P	P	X	X
Membership Organization Facilities	P	P	X	X
Museums	P	P	X	X
Organization Offices	P	P	P	X

Coachillin' Specific Plan—Table of Allowed Uses				
LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)
Schools/Education Facilities	X	P	X	X
Studios for Dance, Art, Music, Photography, Etc.	P	P	X	X
Theatres and Meeting Halls (including outdoor amphitheaters & concert venues as specified in the definitions of the Specific Plan)	P	P	X	X
RESIDENTIAL				
Caretaker/ Watchpersons' Dwelling/ Bunkhouse	P	P	P	X
RETAIL TRADE				
Accessory Retail Uses	P	P	P	X
Bars and Drinking Establishments	P	X	X	X
Building Material Stores	P	P	X	X
Convenience Stores	P	P	X	X
Drive-In and Drive-Through Sales	P	C	X	X
Farm and Ranch Supply Stores	P	P	P	X
Gift Shops	P	X	X	X
Grocery Stores	P	X	X	X
Outdoor Retail Sales, Temporary	T	T	X	X
Restaurants, No Beer, Wine or Liquor	P	P	X	X
Restaurants, With Beer, Wine or Liquor	P	C	X	X

Coachillin' Specific Plan—Table of Allowed Uses				
LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)
Retail Stores, Tourist/Traveler Oriented	P	C	X	X
SERVICES				
Automatic Teller Machine (ATM)	P	X	X	X
Business Support/ Secretarial Services	P	C	X	X
Hotels/Motels with or without spas	P in Parcel 30 only	X	X	X
Medical Services, Clinics and Labs	P	P	X	X
Offices, Permanent	P	P	P	X
Offices, Temporary	T	T	T	X
Personal Services	P	X	X	X
Public and Quasi-Public Uses	P	P	P	X
Public Utility and Safety Facilities	P	P	P	X
Research and Development Facilities	P	P	P	X
Power Supply & Generation (Substation, Solar, Wind)	P	P	P	P
TRANSPORTATION AND COMMUNICATIONS				
Telecommunications Facilities, Major (cell towers, etc)	P	P	P	P
Telecommunications Facilities, Minor (antennae for building rooftops, or small intra-project communication uses)	P	P	P	P
CANNABIS OR MARIJUANA USES				
Marijuana Storefront Retail Facilities	P in Parcel 29 Only	X	X	X

Coachillin’ Specific Plan—Table of Allowed Uses				
LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)
Marijuana Non-Storefront Retail Facilities	P	P	P	P
Marijuana Cultivation Facilities	P	P	P	X
Marijuana Manufacturing Facilities	P	P	X	X
Marijuana Testing Facilities	P	P	X	X
Marijuana Distribution Facilities	P	P	P	X
Marijuana Microbusiness Facilities	P	P	P	X

(Ord. 64211-21-17; Ord. 7209-15-20)

§ 17.200.030. Coachillin’ Specific Plan development standards.

The following tables for permitted uses and development standards shall govern within Coachillin’ Specific Plan. Any definition, procedure or other standard not contained within these tables shall be subject to the provisions of the Coachillin’ Specific Plan and City of Desert Hot Springs Zoning Code. In the event of conflicts between the Coachillin’ Specific Plan and the Zoning Code, the Specific Plan shall apply.

Coachillin’ Specific Plan—Development Standards	
Gross Lot Area	153.71 gross acres
Front Setback	25
Rear Setback	10
Side Setbacks	10
Side Setback (Street Side)	10
Lot Coverage (Maximum)	80% Subject to Specific Plan Design Guidelines
Structure Height (Maximum):	Subject to Specific Plan and Design Guidelines
Perimeter Wall / Fencing Height (Maximum)	10' (From Top of Adjacent Curb)

Coachillin’ Specific Plan—Development Standards	
Parking Spaces Required	Specific Plan Design Guidelines and Section 17.48.040
Loading Spaces Required	Specific Plan Design Guidelines and Section 17.52.030
Parking Landscape Standards	Specific Plan Design Guidelines and Section 17.40.250
Signing	Specific Plan Design Guidelines and Chapter 17.44

(Ord. 64211-21-17; Ord. 7209-15-20)

§ 17.200.040. Review and approval.

- A. All uses within the Coachillin’ Specific Plan Planning Areas shall be subject to review and approval for conformance with this chapter. In the event of conflicts between the Coachillin’ Specific Plan and the Zoning Code, the Specific Plan shall apply.
- B. Uses which are indicated as “P” (Permitted) shall require, for any related construction or development, review and approval of a Development Permit by the Community Development Director or Planning Commission, in accordance with the Coachillin’ Specific Plan and Zoning Code Chapter 17.92 (Development Permits).
- C. Uses which are indicated as “C” (Conditionally Permitted) shall require review and approval by the Planning Commission in accordance with the Coachillin’ Specific Plan and Zoning Code Chapter 17.76 (Conditional Use Permits).
- D. Uses which are indicated as “T” (Temporary Uses) shall require review and approval by the Community Development Director in accordance with the Coachillin’ Specific Plan and Zoning Code Chapter 17.136 (Temporary Use Permits).
- E. Uses which are indicated as “X” are not allowed.
- F. Required findings for approval of Design Review (Section 17.80.040) or Conditional Use Permit (Section 17.76.050) shall include consideration of the Coachillin’ Specific Plan Design Guidelines (Appendix 10.30).

(Ord. 64211-21-17; Ord. 7209-15-20)