

5.0.4 Neighborhood Commercial (Planning Area 11)

DESCRIPTION OF NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial/Zoning District (Planning Area 11) will include a variety of different types of land uses. Uses within this planning area include smaller-scale business activities which generally provide retail and/or convenience services for residents within Roripaugh Ranch. The following are the zoning regulations relating to Planning Area 11.

USE REGULATIONS

The list of land uses in the following table shall be permitted in the neighborhood commercial zoning district. Where indicated with a letter "P", the use shall be a permitted use. Where indicated with a "-", the use is prohibited within the zone. Where indicated with a letter "C", the use shall be conditionally permitted subject to approval of a conditional use permit.

Table 5-3 Schedule of Permitted Uses – Neighborhood Commercial Center (PA-11)	
Description of Use	NC
A	
Adult business subject to Chapter 5.08 of the Temecula Municipal Code	-
Aerobics/dance/gymnastics/jazzercise/martial arts studios (less than 5,000sq. ft.)	P
Aerobics/dance/gymnastics/jazzercise/martial arts studios (greater than 5,000sq. ft.)	P
Alcoholism or drug treatment facilities	-
Alcohol and drug treatment (outpatient)	-
Alcoholic beverage sales	C
Ambulance services	-
Animal hospital/shelter	-
Antique restoration	-
Antique sales (less than 5000 sq. ft.)	P
Apparel and accessory shops	P
Appliance sales and repairs (household and small appliances)	P
Arcade (pinball and video games)	-
Art supply stores	P
Auction houses	-
Auditoriums and conference facilities	C
Automobile dealers (new and used)	-
Automobile sales (brokerages)-showroom only (new and used)- no outdoor display	-
Automobile repair services	-
Automobile rental	-
Automobile painting and body shop	-
Automobile service stations with alcoholic sales	-
Automotive service stations (not selling beer and/or wine) with or without an automated car wash	P
Automobile parts-sales	C
Automobile oil changes/lube services with no major repair	C
B	
Bakery goods distribution	-
Bakery retail	P
Bakery wholesale	-
Banks and financial institutions	P
Barber and beauty shops	P

Table 5-3 Schedule of Permitted Uses – Neighborhood Commercial Center (PA-11)	
Description of Use	NC
Bed and breakfast	-
Bicycle (sales, rentals, services)	P
Billiard parlor/pool hall	-
Binding of books and similar publications	-
Blood bank	P
Blueprint and duplicating and copy services	P
Bookstores	P
Building materials sales (with the exterior storage/sales area less than 50 percent of total sales area)	-
Building materials sales (with the exterior storage/sales area greater than 50 percent of total sales area)	-
Butcher shop	P
C	
Cabinet shop	-
Cabinet shops under 20,000 sq. ft. – no outdoor storage	-
Camera shop (sales/minor repairs)	P
Candy/confectionery sales	P
Car wash, full service/self service	-
Carpet and rug cleaning	-
Catering services	P
Clothing sales	P
Coins, purchase and sales	P
Communication and microwave installations ¹	-
Communication equipment sales ¹	C
Community care facilities	C
Computer sales and services	P
Congregate care housing for the elderly ²	C
Construction equipment sales, services or rental	-
Contractor's equipment sales, services or rental	-
Convenience market	-
Costume rentals	P
Crematoriums	-
Cutlery	P
D	
Data procession equipment and systems	-
Day care centers	P
Delicatessen	P
Discount/department store	P
Distribution facility	-
Drug store/pharmacy	P
Dry cleaners	P
Dry cleaning plant	-
E	
Emergency shelter	-
Equipment sales and rentals (no outdoor storage)	P
Equipment sales and rentals (outdoor storage)	-
F	
Feed and grain sales	-
Financial, insurance, real estate offices	P
Fire and police stations	P
Floor covering sales	P

Table 5-3 Schedule of Permitted Uses – Neighborhood Commercial Center (PA-11)	
Description of Use	NC
Florist shop	P
Food processing	-
Fortunetelling, spiritualism, or similar activity	P
Freight terminals	-
Fuel storage and distribution	-
Funeral parlors, mortuary	-
Furniture sales (Less than 10,000 sq. ft.)	P
Furniture transfer and storage	-
G	
Garden supplies and equipment sales and service	C
Gas distribution, meter and control station	-
General merchandise/retail stores less than 10,000 sq. ft.	P
Glass and mirrors, retail sales	P
Government offices	P
Grocery store, retail	P
Grocery store, wholesale	-
Guns and firearm sales	-
H	
Hardware stores	P
Health and exercise club	P
Health food store	P
Health care facility	P
Heliport	-
Hobby supply shop	P
Home and business maintenance service	-
Hospitals	-
Hotels/motels	-
I	
Ice cream parlor	P
Impound yard	-
Interior decorating service	P
J	
Junk or salvage yard	-
K	
Kennel	-
L	
Laboratories, film, medical, research or testing centers	-
Laundromat	P
Laundry service (commercial)	-
Libraries, museums, and galleries (private)	C
Liquid petroleum, sales and distribution	-
Liquor stores	C
Lithographic service	-
Locksmith	P
M	
Machine shop	-
Machinery storage yard	-
Mail order business	P
Manufacturing of products similar to, but not limited to the following:	-
Custom-made product, processing, assembling, packaging, and fabrication of goods,	

Table 5-3 Schedule of Permitted Uses – Neighborhood Commercial Center (PA-11)	
Description of Use	NC
within enclosed building (no outside storage), such as jewelry, furniture, art objects, clothing, labor intensive manufacturing, assembling, and repair processes which do not involve frequent truck traffic.	
Compounding of materials, processing, assembling, packaging, treatment or fabrication of materials and products which require frequent truck activity or the transfer of heavy or bulky items. Wholesaling, storage, and warehousing within enclosed building, freight handling, shipping, truck services and terminals, storage and wholesaling from the premises of unrefined, raw or semi-refined products requiring further processing and manufacturing, and outside storage.	
Uses under 20,000 sq. ft. with no outside storage	
Massage ³	P
Medical equipment sales/rental	P
Membership clubs, organizations, lodges	C
Mini-storage or mini-warehouse facilities	-
Mobilehome sales and services	-
Motion picture studio	-
Motorcycle sales and service	-
Movie theaters	C
Musical and recording studio	C
N	
Nightclubs/taverns/bars/dance club/teen club	C
Nurseries (retail)	-
Nursing homes/convalescent homes	C
O	
Office equipment supplies, sales/services	P
Offices, administrative or corporate headquarters with greater than 50,000 sq. ft.	-
Offices, professional service with less than 50,000 sq. ft., but not limited to, business law, medical, dental, veterinarian, chiropractic, architectural, engineering, real estate, insurance	P
P	
Paint and wallpaper stores	P
Parcel delivery services	-
Parking lots and parking structures	C
Pawnshop	C
Personal service shops	P
Pest control services	-
Pet grooming/pet shop	P
Photographic studio	P
Plumbing supply yard (enclosed or unenclosed)	-
Postal distribution	-
Postal services	P
Printing and publishing (newspapers, periodicals, books, etc.)	-
Private utility facilities (Regulated by the Public Utilities Commission)	P
Q	
Reserved	-
R	
Radio and broadcasting studios, offices	-
Radio/television transmitter	-
Recreational vehicle parks	-

Table 5-3 Schedule of Permitted Uses – Neighborhood Commercial Center (PA-11)	
Description of Use	NC
Recreational vehicle sales	-
Recreational vehicle, trailer, and boat storage within an enclosed building	-
Recycling collection facilities	P
Recycling processing facilities	-
Religious institutions, without a daycare or private school	C
Religious institution, with a daycare	C
Religious institution, with a daycare	C
Restaurant, drive-in/fast food	C
Restaurant and other eating establishments	P
Restaurants with lounge or live entertainment	C
Rooming and boarding houses	-
S	
Scale, public	-
School, business and professional	C
Schools, private (kindergarten through Grade 12)	C
Scientific research and development offices and laboratories	-
Solid waste disposal facility	-
Sports and recreational facilities	C
Swap meet, entirely inside a permanent building	-
Swap meet, outdoor	-
Swimming pool supplies/equipment sales	P
T	
Tailor shop	P
Taxi or limousine service	-
Tire sales	-
Tobacco shop	P
Tool and die casting	-
Transfer, moving and storage	-
Transportation terminals and stations	C
Truck sales/rentals/service	-
TV/VCR repair	P
U	
Upholstery shop	-
V	
Vending machine sales and services	-
W	
Warehousing/distributions	-
Watch repair	P
Wedding chapels	-
Welding shop	-
Welding supply and service (enclosed)	-
Y	
Reserved	-
Z	
Reserved	-

1. Subject to the provisions contained in Section 17.40 of the City of Temecula Development Code.
2. Subject to the provisions contained in Section 17.06.050.H of the City of Temecula Development Code.
3. Subject to the provisions contained in Section 5.22 of the City of Temecula Municipal Code.

DEVELOPMENT STANDARDS

The following standards of development shall apply in the Neighborhood Commercial:

Table 5-4 Development Standards – Neighborhood Commercial (Commercial Uses – PA 11)	
Minimum gross area for site	2 acres for common lot centers, 30,000 square feet for single lots
Target floor area ratio	.3
Maximum floor area ratio with intensity bonus as per Section 17.08.050	.50
Front yard adjacent to street: -Butterfield Stage Road/Murrieta Hot Springs Road -“A” and “B” Street	20 feet, structure & parking 20 feet, structure & parking
Yard adjacent to residentially zoned property	25 feet, structure & parking
Accessory structure side/rear yard setback	10 feet
Minimum building separation: -One story: -Two stories: -Three stories or more:	10 feet 15 feet 20 feet
Maximum building height	50 feet
Maximum percent of lot coverage	40%
Minimum required landscaped open space	20%
Fence, wall or hedge screening outdoor storage maximum height	6 feet
Minimum building setback separation: -Two stories: -Three stories or more:	15 feet 20 feet