

DIVISION 4 – COMMERCIAL & MANUFACTURING ZONING DISTRICTS

CHAPTER 17.40 – COMMERCIAL ZONING DISTRICTS

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17.40.010 – Summary of Zoning Districts.

- A. **Office Commercial (C-1) Zoning District** – Consistent with the General Plan Land Use Designation of Office Commercial. This zoning district includes low-scale, two (2) story offices and other supporting uses such as restaurants in areas where such uses may serve as a buffer between less compatible uses.
- B. **Neighborhood Commercial (C-2) Zoning District** – Consistent with the General Plan Land Use Designation of Neighborhood Commercial. This zoning district includes convenient, small to medium-scale retail, office and personal services businesses in close proximity to residential neighborhoods.
- C. **General Commercial (C-3) Zoning District** – Consistent with the General Plan Land Use Designations of General Commercial and Regional Commercial. This zoning district includes a wide range of retail sales, business, professional and personal service uses, as well as recreation, entertainment and transient lodging to serve the community and the region.

17.40.020 – Purpose.

- A. Provide a variety of commercial uses that meet the needs of private enterprise and current and future residents that do not generate significant levels of traffic or parking impacts.
- B. Promote the development of distinctive regional uses that generate revenues such as new vehicle automobile dealerships, hotels and shopping centers. Such uses should be focused adjacent to the freeway or at major intersections.
- C. Allow for the development of offices including professional, medical and financial, where the City can evolve into a growing business hub.
- D. Allow for the development of limited residential uses when such uses are compatible with neighborhood commercial environments and/or near major transit hubs.
- E. Provide for appropriate buffers between commercial and residential uses to preserve both commercial feasibility and residential environments.
- F. Provide development standards that support the adaptive reuse of existing buildings when appropriate and the construction of new projects utilizing sustainable principles.

17.40.030 – Permitted Uses.

- A. **Permitted Uses.** Table 17.40-1 prescribes the land use regulations for commercial zoning districts. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.40-1 is not permitted in commercial zoning districts, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts				
Residential – Main Uses	C-1	C-2	C-3	Notes
Affordable housing in commercial areas	P	P	P	17.1104
Corridor housing	P	P	P	17.110.040
Factory-built housing	P	P	P ¹	
Live/work units	C	C	C ¹	17.110.060
Mixed-use development – horizontal	--	--	P ¹	17.110.070
Multiple-family, three (3) or more attached or detached dwellings on a lot	P	P	P ¹	17.40.040(B)
Planned Residential Developments (PRD)	R	R	R ¹	17.127
Religious institutions housing	P	P	P	17.110.080
Senior housing	C	C	C ¹	
Single Room Occupancy (SRO) facility	--	--	C ¹	17.110.090
Residential – Ancillary Uses				
Accessory building	P	P	P	17.110.020
Home occupation business	P	P	P	17.110.050
Lighted outdoor sporting field or court, private	M	M	M	
Community Care Uses				
Adult daycare facility, general*	C	C	C	
Alcoholism or drug abuse treatment facility	--	--	C	
Childcare facility*	C	C	C	
Elder care or assisted living facility*	--	C	C	
Emergency shelter –				
Less than 25 beds/occupants	--	--	P	17.112.090
25 or more beds/occupants	--	--	C	17.112.090

¹ Only permitted within ¼-mile of a Commercial or Transit Hub (CTH).

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Community Care Uses (continued)	C-1	C-2	C-3	Notes
Low barrier navigation center –				
Less than 25 beds/occupants	P	P	P ²	17.112.110
25 or more beds/occupants	Z	Z	Z ²	17.112.110
Residential care facility, general	--	C	C	
Social rehabilitation facility	--	--	C	
Supportive or transitional housing	P	P	P ²	
Public & Quasi-Public Uses				
Electrical distribution substation	C	C	C	
Government or government related facility*	P	P	P	
Hospital or clinic –				
Hospital	--	--	C	
Urgent care or medical clinic*	P	P	P	
Recreation facility –				
Public	P	P	P	
Private	--	C	C	
School & educational facility –				
College or university, public	--	C	C	
College or university, private	--	C	C	
K-12, public	P	P	P	
K-12, private	C	C	C	
Preschool, public*	P	P	P	
Preschool, private*	C	C	C	
Specialized education and training*	--	M	M	
Tutoring and education center*	P	P	P	
Utility facility	C	C	C	
Wireless facility*	See notes			17.90 & 17.92
Assembly & Entertainment Uses				
Ancillary entertainment*	--	P	P	
Assembly or meeting facility	--	C	C	
Commercial entertainment	--	--	C	

² Uses only permitted within ¼-mile of an CTH.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Assembly & Entertainment Uses (continued)	C-1	C-2	C-3	Notes
Commercial recreation facility –				
Indoor*	--	--	C	5.76 for billiards
Outdoor	--	--	C	
Community center*	P	P	P	
Cultural institution*	C	C	C	
Family entertainment center	--	--	C	
Gaming center or arcade	--	C	M/C ³	5.96
Nightclub	--	--	C	5.32
Religious institution*	C	C	C	
Retail & Office Uses				
Alcohol sales ⁴ –				
Assembly and entertainment use, on-site ⁵	C	C	C	17.112.030
Bar or tavern, on-site	--	C	C	17.112.030
Brew pub, on-site and off-site	--	--	C	17.112.030
Liquor store, off-site	--	C	C	17.112.030
Restaurant, limited hours, on-site*	M	M	M	17.112.030
Restaurant, on-site*	C	C	C	17.112.030
Retail store, off-site*	--	C	C	17.112.030
Cannabis activity, commercial – dispensary*	P	P	P	5.18
Convenience store or minimart*	--	C	C	
Food or beverage establishment –				
Bakery or pâtisserie, retail*	P	P	P	
Bakery, commercial	--	--	P	
Coffeehouse or ice cream parlor*	P	P	P	
Outdoor seating/dining*	P	P	P	17.112.130
Restaurant*	P	P	P	
Grocery store*	--	P	P	

³ A CUP shall be required for arcades with more than 3,500 sq. ft. in Gross Floor Area (GFA). An MUP shall be required in all other instances.

⁴ Alcohol sales can be for beer and wine or for beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

⁵ Only applicable to assembly and entertainment uses permitted in the underlying zoning district.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Retail & Office Uses (continued)	C-1	C-2	C-3	Notes
Multiple-tenant center*	P	M	M	17.112.120
Offices –				
Ancillary*	P	P	P	
Administrative, business professional*	P	P	P	
Government*	P	P	P	
Medical and dental*	P	P	P	
Office supply store*	P	P	P	
Pawnbroker or pawnshop	--	--	C	5.68 & 17.112.140
Pharmacy*	P	P	P	
Retail sales (unless listed as a separate use)*	--	P	P	
Secondhand vendor*	--	M	M	5.68 & 17.112.170
Showroom sales	P	P	P	
Significant tobacco retailer	--	--	C	17.112.180
Vehicle retail use –				
Parts and accessory store*	--	P	P	
Sale and lease, limited*	--	M	M	
Sale and lease, general new and used	--	C	C	17.112.190
Sale and lease, general used	--	--	C	5.96 & 17.112.190
Sale and lease, major	--	--	C	17.112.190
Warehouse retailer or retail warehouse	--	P	P	
Wholesaler	--	--	P	
Service Uses				
Alternative financial establishment*	--	--	M	17.112.040
Ambulance service	--	--	C	
Animal service –				
Animal boarding/kennel	--	--	C	5.96
Animal grooming*	P	P	P	
Veterinary service or animal hospital/clinic	--	P	P	
Appliance or electronics repair	--	P	P	
Automated Teller Machine (ATM), walk-up*	P	P	P	17.112.050
Bail bonds	--	--	M	

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Service Uses (continued)	C-1	C-2	C-3	Notes
Collection containers –				
Small	--	Z	Z	17.112.060
Large	--	--	Z	17.112.060
Correctional facility	--	--	C	17.112.070
Drive-thru business –				
Food or beverage establishment	--	C	C	17.112.080
Service or retail*	M	M	M	17.112.080
Financial institution*	P	P	P	
Funeral home or mortuary	--	P ⁶	P	
Hotels and motels*	--	--	C	5.48 & 17.112.100
Office concierge service*	P	P	P	
Personal service use –				
General*	P	P	P	17.112.150
Restricted*	--	M	M	17.112.150
Massage	--	--	C	5.56 & 17.112.150
Philanthropic or charitable institution*	P	P	P	
Recycling facility –				
Mobile	P	P	P	17.112.160
Self-service	--	Z	Z	17.112.160
Small	--	--	M	17.112.160
Vehicle service uses –				
Repair, limited	--	M	M	17.112.200
Repair, minor	--	C	C	17.112.200
Repair, major	--	--	C	17.112.200
Rental, automobile	--	C	C	
Rental, truck	--	--	C	
Service station, minimum	--	C	C	17.112.210
Service station, full	--	--	C	17.112.210
Washing facility	--	C	C	17.112.220
Wedding chapel*	--	M	M	

⁶ Funeral home or mortuary shall not include crematories.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Industrial, Transportation & Other Uses	C-1	C-2	C-3	Notes
Cannabis, commercial –				
Cultivation, distributor, manufacturing and Microbusiness	--	--	P ⁷	5.18
Testing laboratory*	P	P	P	5.18
Commercial fulfillment center	--	--	C ⁸	
Manufacturing –				
Ancillary	--	--	Z	
Commercial	--	--	M ⁸	
Passenger transport or taxi service	--	--	C	
Temporary use	See notes			17.124
Vehicle parking –				
Attendant or valet parking*	--	C	M	
Car sharing, residential use*	M	M	M	17.70.070(C)
Car sharing, nonresidential use* ⁹	M	M	M	
Commercial parking*	--	C	M	
Parking structure* ¹⁰	--	M	M	
Shared parking*	M	M	M	17.70.070(D)

Key:

- * Horizontal mixed-use projects in the C-3 zone: Use may be permitted. Other uses shall be prohibited.
- Use not permitted.
- P Use permitted by-right.
- M Use permitted after review and approval of a Minor Use Permit (MUP).
- C Use permitted after review and approval of a Conditional Use Permit (CUP).
- R Use permitted after review and approval of a Planned Residential Development (PRD) Permit.
- Z Use permitted after review and approval of a Director Level Zoning Clearance (ZCD).

17.40.040 – Development Standards.

- A. **Nonresidential Development Standards.** Table 17.40-2 prescribes the development standards for commercial zoning districts:

⁷ Limited to the East Valley Entryway Area, west of Durfee Avenue, as shown on the City’s Zoning Map.

⁸ Limited to the East Valley Entryway Area as shown on the City’s Zoning Map.

⁹ Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

¹⁰ Parking structures shall be ancillary to a permitted use.

Table 17.40-2 – Development Standards – Commercial Zoning Districts			
Development Standard	C-1	C-2	C-3
Land use description	Office Commercial	Retail Commercial	General Commercial
Maximum height ¹¹	2 stories & 30 ft.	3 stories & 40 ft.	4 stories & 50 ft.
Minimum New Lot Specifications ¹²			
Area	20,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Street frontage –			
Interior lot	125 ft.	150 ft.	150 ft.
Corner lot	150 ft.	175 ft.	175 ft.
Cul-de-sac	60 ft.	60 ft.	60 ft.
Depth	150 ft.	175 ft.	175 ft.
Minimum Yard Setbacks ¹³			
Front	10 ft.	10 ft.	5 ft.
Street side	5 ft.	5 ft.	5 ft.
Interior side	0 ft.	0 ft.	0 ft.
Rear	10 ft.	15 ft.	20 ft.
Buffer standards when abutting an R-zoned property			
Street side (to be landscaped)	10 ft. for the first 15 ft. from the R-zoned property	10 ft. for the first 20 ft. from the R-zoned property	10 ft. for the first 25 ft. from the R-zoned property
Interior side	10 ft.	15 ft.	20 ft.
Rear	15 ft.	20 ft.	25 ft.
Other standards			
Minimum distance between on-site buildings	10 ft.	1 building greater than 30 ft. high: 20 ft. All other instances: 10 ft.	
Maximum lot coverage	45%	50%	50%
Maximum Floor Area Ratio (FAR)	0.50 to 0.75 (see 2011 General Plan Figure LU-1)		0.75 to 1.00 (see General Plan Figure LU-1)

¹¹ Refer to Section 17.60.030 of this Title for additional height exceptions and restrictions.

¹² For new lots. Refer to Section 16.26.020 of Title 16 (Subdivisions) for additional standards and exceptions.

¹³ All street setbacks shall be fully landscaped as prescribed in Section 17.72.060.

B. Residential Development Standards. Table 17.40-3 prescribes the development standards for commercial zoning districts:

Table 17.40-3 – Residential Development Standards – Commercial Zoning Districts	
Development Standard	Commercial Zoning District
Maximum height ¹⁴	3 stories & 40 ft.
Minimum Yard Setbacks¹⁵	
1 st story front	10 ft.
Upper story front	An additional 5 ft. from the 1 st floor building wall line
1 st story street side	10 ft.
Upper story street side	An additional 5 ft. from the 1 st floor building wall line
1 st story interior side	5 ft.
Upper story interior side	8 ft.
Rear	If adjacent property is R-1: 20 ft. All other properties: 10 ft.
Minimum Lot Specification	
Area	Properties along major arterials: 15,000 sq. ft. ¹⁶ All other properties: R-4
Street frontage	Properties along major arterials: 100 ft. ¹⁵ All other properties: R-4
Lot depth	R-4
Density	
Minimum	Projects with horizontal mixed-use: 1 unit/2,900 sq. ft. All other projects: 1 unit/2,200 sq. ft.
Maximum	Lot area <30,000 sq. ft: 1 unit/1,740 sq. ft. Lot area ≥30,000 sq. ft: 1 unit/1,450 sq. ft.
Maximum Floor Area Ratio¹⁷	
<3 units	0.50
≥3 units	0.60
>10 units with a Floor Area Ratio (FAR) bonus ¹⁸	Properties zoned C-1: 0.80 Properties zoned C-2 and C-3: 0.85

¹⁴ Refer to Section 17.60.030 of this Title for additional height exceptions and restrictions.

¹⁵ Refer to Section 17.60.130 of this Title for additional yard exceptions. All street setbacks shall be fully landscaped as prescribed in Section 17.72.050.

¹⁶ See General Plan Figure C-4 for map of major arterials.

¹⁷ The maximum Floor Area Ratio (FAR) permitted shall be prior to any density bonus or other State provision that permits a higher density than allowed in this Title.

¹⁸ Refer to Section 17.24.050(C) of this Title for information on the City’s Floor FAR bonus provisions.

Table 17.40-3 – Residential Development Standards – Commercial Zoning Districts (continued)	
Minimum Usable Open Space ¹⁹	
2 to 9 units	400 sq. ft./unit (w/ 75 sq. ft. private)
≥10 units	300 sq. ft./unit (w/ 60 sq. ft. private)
Other Standards	
Maximum lot coverage	45%
Maximum length of building walls	80 ft. with an offset of 4 ft. for a length of 10 ft.
Minimum distance between buildings	1 building >30 ft. high: 15 ft. All other instances: 10 ft.
Minimum distance from accessory buildings	6 ft.
Minimum dwelling size ²⁰	Studio: 500 sq. ft. 3-bedroom: 1,000 sq. ft. 1-bedroom: 600 sq. ft. 4-bedrooms: 1,200 sq. ft. 2-bedroom: 800 sq. ft. Each additional bedroom: 100 sq. ft.
Horizontal mixed-use projects	The maximum FAR and lot coverage for the residential portion of the property shall be calculated as outlined in this Table. The maximum FAR and lot coverage for the nonresidential portion of the property shall be calculated per the underlying commercial zoning district.
All other standards	Refer to the provisions of the R-4 zoning district.

C. **Other Development Standards.** Table 17.40-4 denotes additional development standards found in other Chapters or Sections of this Title that apply to the commercial zoning districts:

Table 17.40-4 – Other Development Standards	
Development Standard	Chapter or Section
Height exceptions and restrictions	17.60.030
Landscaping	17.72 & 17.74
Outdoor display and storage	17.60.040
Outdoor lighting	17.60.050
Parking	17.70
Refuse storage facilities	17.60.080

¹⁹ The minimum open space requirement per unit shall be determined prior to any density bonus or other State provision that permits a higher density than allowed in this Title. Refer to Section 17.24.050(D) of this Title for additional information on Open Space standards.

²⁰ This requirement shall not apply to ADUs or projects that are 100% affordable.

Table 17.40-4 – Other Development Standards (continued)	
Development Standard	Chapter or Section
Screening	17.60.100
Security bars	17.60.110
Walls, fences and hedges	17.60.120