

Chapter 17.30

RETAIL COMMERCIAL (C-R) ZONE

Sections:

- 17.30.010 Purpose and application.**
- 17.30.020 Development standards.**
- 17.30.030 Additional regulations.**

17.30.010 Purpose and application.

The C-R zone is intended to accommodate a wide range of retail sales, business, personal, and professional services, as well as recreation, entertainment, transient lodging, and limited residential uses. The land uses allowed in this zone will generally serve the entire community and the region, as well as tourists and travelers. (Ord. 1650 § 3 (Exh. B), 2018)

17.30.020 Development standards.

The general property development standards for the C-R zone shall be as set forth in Table 2-17: C-R Zone Development Standards. See also Section [16.18.030](#) (Lot Dimensions) for minimum lot dimensions.

Table 2-17: C-R Zone Development Standards		
Development Standard	C-R Zone	Additional Regulations
Maximum Residential Density	36 units/acre	See also Section 17.70.040 (Density)
Minimum Setbacks		
Front	No setback required unless adjacent to zone with minimum setback requirement, in which case the adjoining setback shall be as provided in the zone of adjacent lot. Lots separated by streets or other rights-of-way are not considered adjacent. If more than one zone is adjacent, the largest setback shall be required	
Interior Side and Rear		
Corner Lot—Street Side		
Maximum Building Height	45 feet	See also Section 17.70.080 (Height Measurement and Exceptions)

Table 2-17: C-R Zone Development Standards		
Development Standard	C-R Zone	Additional Regulations
Maximum Lot Coverage	100%	See also Section 17.70.120 (Lot Coverage)
Maximum Floor Area Ratio	3.0	In the Downtown, as mapped in the General Plan Land Use Element, a site that receives transfer of development credit for open space protection may have a FAR of up to 4.0. See also Section 17.70.060 (FAR Measurement and Exceptions)
Minimum Lot Area	9,000 square feet	See also Section 16.18.030 (Lot Dimensions)
Edge Condition Requirements	See Section 17.70.050 (Edge Conditions)	

(Ord. 1650 § 3 (Exh. B), 2018)

17.30.030 Additional regulations.

A. Maximum Retail Sales Building Size in the C-R Zone.

1. No retail sales establishment (commercial building) shall exceed 60,000 square feet of gross floor area, unless excepted by subsection [\(A\)\(2\)](#) of this section or for nonconforming structures per Chapter [17.92](#) (Nonconforming Structures).
2. An applicant may request a retail sales building larger than sixty thousand square feet, but in no case larger than one hundred forty thousand square feet through the conditional use permit process. In granting a request for a retail sale establishment of up to one hundred forty thousand square feet of gross floor area, the planning commission shall be required to make all of the following findings:
 - a. The proposed use will serve the community, in whole or in significant part, and the nature of the use requires a larger size in order to function;
 - b. The building in which the use is to be located is designed in discrete elements that respect the scale of development in the surrounding area; and

- c. The new building is designed in compliance with the city's design guidelines for large-scale retail projects. (Ord. 1650 § 3 (Exh. B), 2018)

The San Luis Obispo Municipal Code is current through Ordinance 1746, passed June 3, 2025.

Disclaimer: The City Clerk's Office has the official version of the San Luis Obispo Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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