

19.16.010 - Purpose

The purpose of this Chapter is to describe the character and intent of the commercial land use districts, identify allowed uses and establish development standards for the districts. The commercial land use districts are Office Commercial (CO), General Commercial (CG), Neighborhood Commercial (CN) and Tourist Commercial (CT).

The Service Commercial (CS) district is included in Chapter 19.18 with the Community Industrial (IC) district because of the nature of services and uses allowed in the district.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.16.020 - Description and Intent of Land Uses

- A. Office Commercial (CO). The CO district allows for single- and multi-tenant offices, including legal, design, engineering, medical, real estate and government services. Ancillary commercial uses to support these services may be permitted, including cafes, copying services and newsstands. The CO district permits limited residential uses as means of providing opportunities for mixed-use developments.
- B. General Commercial (CG). The CG land use serves as the City's primary commercial designation, allowing a broad range of commercial, retail, professional office and service-oriented businesses, including supermarkets, restaurants, hotels/motels and specialty retail stores.
- C. Neighborhood Commercial (CN). The CN land use allows limited commercial uses, typically goods and services housed in relatively small commercial centers that serve residents of the neighboring community. Typical uses include beauty salons, coffee shops and dry cleaners. Uses within this district are required to be compatible with their surrounding residential district(s).
- D. Tourist Commercial (CT). The CT land use allows tourism-oriented uses, such as resorts, RV parks, golf courses, restaurants, gift shops, art galleries, hotels/motels and entertainment facilities, primarily intended to serve visitors of the Joshua Tree National Park and the Marine Corps Base.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.16.030 - Allowed Uses and Permit Requirements

Allowed uses and permit requirements for the commercial land use districts are provided in Table 19.16.030-1 (Allowed Land Uses and Permit Requirements). The table lists all use-related permits for primary uses that are permanent in nature. Additional permit requirements are listed in Chapters 19.28 through 19.64 related to permits and procedures. Allowed temporary uses are listed in Chapter 19.34 (Temporary Use Permit and Standards). Allowed accessory uses are listed in Chapter 19.70 (Accessory Uses and Structures).

Table 19.16.030-1
Allowed Land Uses and Permit Requirements

Use	CO	CG	CN	CT	Notes
ALCOHOL RELATED USES					
Alcoholic beverage sales - all types	-	SPR	SPR	SPR	See Chapter 19.138 (Special Regulated Uses)
AUTOMOTIVE RELATED SALES AND SERVICES					
Automobile rental agency	AUP ¹	AUP	-	AUP ¹	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive parts and accessories stores	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive repair - minor (e.g., brakes, tires, radiators, electrical)	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive repair - major (e.g., engine and transmission repair/rebuild)	-	CUP	-	CUP	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Automotive stereo and sound system installation	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)

Body, paint and upholstery shops	-	CUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Car wash - full-service	-	CUP	-	CUP	
Car wash - self-service	-	AUP	AUP	AUP	
Gas station	CUP	CUP	CUP	CUP	
Motorcycle sales/service	-	CUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Motor vehicle sales, new and used	-	CUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Parking: commercial lot/garage	AUP	AUP	AUP	AUP	
Towing service (with tow truck parking; no auto storage)	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Trailer and mobile home sales and rental	-	CUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Truck and trailer rental	-	AUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)

DAY CARE FACILITIES

Commercial day care, large (8 or more children)	AUP	AUP	AUP	AUP ¹	See Chapter 19.114 (Community Care Facilities)
Commercial daycare, small (fewer than 8 children)	SPR	SPR	SPR	SPR	See Chapter 19.114 (Community Care Facilities)

EATING/DRINKING PLACES AND FOOD SERVICES

Banquet facilities	-	AUP	AUP	AUP	
Bar/cocktail lounge	-	CUP	CUP	CUP	See Chapter 19.138 (Special Regulated Uses)
Catering establishment	-	AUP	AUP	AUP	
Fast food/quick serve:					See Chapter 19.104 (Automobile and Vehicle Related Uses)
With drive-through	CUP	AUP	CUP	CUP	
Without drive-through	AUP	SPR	AUP	AUP	
Restaurants (sit-down/full-service)	AUP	AUP	AUP	AUP	

ENTERTAINMENT AND RECREATION

Amusement park (including simulated racing, e.g., slick track, dragsters)	-	CUP	-	CUP	
Athletic fields	CUP	CUP	CUP	CUP	
Auditoriums and other public assembly facilities	CUP	CUP	CUP	CUP	
Commercial Recreation					
Indoor	-	AUP	AUP	AUP	
Outdoor	-	CUP	CUP-	CUP	
Non-motorized Bicycle Motocross Facility (BMX)	-	AUP	AUP	AUP	
Live entertainment	AUP	AUP	AUP	AUP	
Movie theater	-	CUP	CUP-	CUP	
Motorized/off-road motocross facility	-	-	-	CUP	
Recording and sound studios	AUP	AUP	AUP	AUP	
Theaters (live performance):					
Outdoor	-	CUP	-	CUP	

Indoor	CUP	CUP	CUP	CUP	
LODGING					
Bed and Breakfast	-	-	-	AUP	<u>Chapter 19.106</u> (Bed and Breakfast Uses)
Hotels/Motels /Resorts	CUP	CUP	CUP	CUP	
Recreational vehicle parks and campgrounds,	-			CUP	See <u>Chapter 19.124</u> (Mobile Home and Special Occupancy Parks)
Vacation Home Rental	VHR	VHR	VHR	VHR	<u>Chapter 19.41</u> (Vacation Home Rental)
RETAIL/WHOLESALE SALES					
General Retail	AUP	AUP	AUP	AUP	
Art galleries and art supply store	P	P	P	P	
Bakeries:					
Retail Only	SPR	SPR	SPR	SPR	
Wholesale	-	AUP	AUP	AUP	
Building materials and hardware stores:					

Within completely enclosed building ³	-	CUP	-	-	
With outdoor storage ³	-	CUP	-	-	
Boat sales	-	CUP	-	-	See Chapter 19.104 (Automobile and Vehicle Related Uses)
Farmers market uses	CUP	CUP	CUP	CUP	See Chapter 19.110 (Farmers Market Uses)
Feed store	-	AUP	-	AUP	
Food locker (for individual home locker rental only; no slaughtering permitted)	-	AUP	-	AUP	
Guns and ammunition stores	-	AUP	AUP	AUP	
Pawnbrokers/pawnshops	-	AUP	-	CUP	
Swap Meet:					
Indoor swap meet	-	AUP	-	AUP	
Outdoor swap meet	-	CUP	-	CUP	
Wholesale stores and distributors	-	CUP	-	-	

SERVICES

Business services:					
Blueprinting services	SPR		-	-	
Exterminating service	SPR		-	-	
Equipment sales and rental	AUP		-	AUP	
General office uses:					
Administrative professional, medical, real estate, property management, etc.	SPR		SPR	SPR	
Photocopying/duplicating services	SPR	SPR	-	SPR	
Photography studio	SPR	SPR	SPR	SPR	
Financial services:					
Banks, credit unions, etc.	AUP	AUP	AUP	AUP	
Check cashing/payday advance	-	CUP	-	-	
Mortgage/lending	AUP	AUP	AUP	AUP	
Other financial services	AUP	AUP	AUP	AUP	

Live/ Work Development	-	-	AUP	AUP	
Mixed Use Development	-	AUP	-	-	
Personal services:					
Barber, beauty, nail salon	SPR	SPR	SPR	SPR	
Dry cleaner	-	AUP	AUP	AUP	
Funeral parlor, mortuary	-	CUP	-	-	
Laundry - commercial	-	CUP	-	-	
Laundry - self-serve	-	AUP	AUP	AUP	
Massage Establishments	-	CUP	-	-	
Pet grooming - commercial	-	SPR	AUP	AUP	
Tailor	SPR	SPR	SPR	SPR	
Tattoo/body piercing	-	AUP	-	-	
Taxidermy	-	AUP	-	-	
Recycling collection facilities: ⁴					See Chapter 19.132 (Recycling Facilities)
Small - to 500 sq. ft. in area	-	AUP	AUP	AUP	

Large - 500+ sq. ft. in area	-	-	-	-	
Repair services:					
Computer, home electronics and small home appliances	AUP	AUP	-	AUP	
Furniture refinishing	-	AUP	-	-	
Furniture re-upholstery	-	AUP	-	-	
Home appliances	-	AUP	-	-	
Jewelry/watches/clocks	SPR	SPR	SPR	SPR	
Lawnmower/garden equipment		AUP	AUP	-	
Locksmith/key shop	SPR	SPR	SPR	-	
Shoe repair	SPR	SPR	SPR	-	
AGRICULTURAL AND RELATED USES					
Plant nurseries - cultivation of plants, indoors or outdoors		CUP	CUP	-	
INSTITUTIONAL USES					
Animal hospital:					

Small animals	-	AUP	AUP	AUP	
Large animals	-	-	-	-	
Churches, synagogues, temples and other religious facilities	CUP	CUP	CUP	CUP	
Residential or community care facilities serving 6 or fewer persons	P	P	P	P	
Residential or community care facilities serving 7 or more persons	-	CUP	AUP	-	See Chapter 19.114 (Community Care Facilities)
Congregate care facilities serving 6 or fewer persons	P	P	P	P	
Congregate care facilities serving 7 or more persons	-	CUP	AUP	-	See Chapter 19.114 (Community Care Facilities)
Supportive housing/transitional housing		P	-	-	
Community center	CUP	CUP	CUP	CUP	

Convalescent hospital/care facility	CUP	CUP	CUP	-	
Low Barrier Navigation Center	P	P	-	-	
Governmental facilities	P	P	AUP	P	
Public safety uses and facilities	P	P	P	P	
Hospitals	-	CUP	-	-	
Studios such as music conservatories, dancing schools, and other schools that offer training in nonindustrial professions	AUP	AUP	AUP	AUP	
Schools, private	CUP	CUP	CUP	CUP	
RESIDENTIAL USES AND CARE FACILITIES					
Caretaker's residence	AUP	AUP	AUP	AUP	
Multiple-family dwellings	P	P	-	-	
Single-family residences	P	P	AUP	AUP	
Single-room occupancy facilities	CUP	CUP	CUP	CUP	<u>Chapter 19.136</u> (Single-room Occupancy Facilities)

Mobile home parks	-	-	-	CUP	See Chapter 19.124 (Mobile Home and Special Occupancy Parks)
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COMMUNICATION FACILITIES, TRANSPORTATION FACILITIES, AND UTILITIES

Communication facilities	CUP	CUP	CUP	CUP	See also Chapter 19.140 (Telecommunications Facilities)
Taxi Dispatch Service ⁶	-	AUP	-	AUP	
Taxi Stands ⁷	-	AUP	-	AUP	
Transportation facilities	CUP	CUP	CUP	CUP	
Utility and service uses and structures	P	P	P	P	

TEMPORARY AND INTERIM USES (See [Chapter 19.34](#), Temporary Use Permit and Standards)

ACCESSORY USES (See [Chapter 19.70](#), Accessory Uses and Structures)

- = Prohibited

P = Permitted

AUP = Administrative Use Permit

CUP = Conditional Use Permit

Notes:

³May include outdoor nursery/plant sales up to 25% of building area. For nursery as a primary use, see Agricultural and Related Uses.

⁴CUP required when not accessory to a primary retail store use.

⁵CUP required when not accessory to a primary use.

⁶Up to two taxi cabs may be parked at any one time at the taxi dispatch office, and must be in operable order. Only those companies licensed by the Morongo Basin Transit Authority (MBTA) may operate a Taxi Dispatch Service. The establishment of a Taxi Stand at a Dispatch Service location is allowed, but may not cause a decrease in the established parking lot to cause a deficiency. Accessory structures for shading and shelter may be constructed, but must be requested at the time of the review of the Administrative Use Permit. No maintenance of Taxis are allowed at Taxi Dispatch Service locations.

⁷Taxi Stands may only be placed within an established off-street parking lot and with the permission of the property owner in an established location. Up to two taxi cabs may be parked at any one time at the taxi stand, and must be in operable order. Only those companies licensed by the Morongo Basin Transit Authority (MBTA) may operate a Taxi Stand. The establishment of such Taxi Stands may not cause a decrease in the established parking lot to cause a deficiency. Accessory structures for shading and shelter may be constructed, but must be requested at the time of the review of the Administrative Use Permit. No maintenance of Taxis are allowed at Taxi Stands.

(Ord. No. 310, § 4(Exh. A), 9-26-2023)

19.16.040 - Development Standards

All new land uses and structures or alterations to existing land uses and/or structures in the commercial land use districts shall be designed, constructed and established in compliance with the development standards in Table 19.16.040-1 (Development Standards).

**Table 19.16.040-1
Development Standards**

Standard	C-O	C-G	C-N	C-T	Additional Requirements
ALLOWED DENSITY (Dwelling Units per Gross Acre)					
Minimum	-	-	-	-	
Maximum	2	8	12	12	
LOT SIZE AND DIMENSIONS					
Minimum Lot Size	15,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	
Minimum Lot Width	100 ft.	100 ft.	80 ft.	100 ft.	
Minimum Lot Depth	150 ft.	150 ft.	125 ft.	150 ft.	

Minimum Width to Depth Ratio	1:3	1:3	1:3	1:3	
MINIMUM SETBACKS (Feet)					
Front	15	15	25	25	<u>Chapter 19.68</u> (General Development Standards and Exceptions)
Side	10	10	10	10	<u>Chapter 19.68</u> (General Development Standards and Exceptions)
Street Side	15	15	15	25	<u>Chapter 19.68</u> (General Development Standards and Exceptions)
Rear	10	10	10	10	<u>Chapter 19.68</u> (General Development Standards and Exceptions)
Distance Between Buildings	N/A	N/A	N/A	N/A	
FLOOR AREA RATIO					
Maximum	1.0	1.0	0.5	0.75	

LOT COVERAGE - Maximum percentage of the total lot area that may be covered by structures and impervious surfaces

Maximum	60	60	60	60	
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BUILDING HEIGHT (Feet)

Maximum	45	45	35	45	<u>Chapter 19.68</u> (General Development Standards and Exceptions)
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UNIT SIZE (Square Feet)

Minimum	N/A	N/A	N/A	N/A	Residential units must be a minimum of 400 square feet.
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(Ord. No. 310, § 4(Exh. A), 9-26-2023)