

## Article 17.5 - Community Recreation Support Services (CRS)

### 10.08.2351 - Purpose (CRS).

The Community Recreation Support Services (CRS) Zone classification is intended to provide support services for users of nearby community and/or regional recreational and entertainment facilities through provision for a range of focused retail uses, restaurants, traveler's accommodations, and similar uses and services. The design and layout provisions of the CRS Zone are intended to minimize traffic conflicts through ensuring appropriate shared parking and circulation facilities while accommodating convenient traffic flow and turning movements, including during heavy traffic periods resulting from scheduled recreational events in the area. The uses permitted are also intended to support pedestrian, bicycle and automobile modes of travel, while ensuring compatibility with adjacent and nearby development.

The CRS Zone use and design provisions are intended to direct property development as follows:

- (a) Promote a free traffic flow on major arterial streets;
- (b) Uses in the CRS Zone are primarily for the convenience of and use by nearby recreational facility users and visitors.
- (c) Assure compatibility among the uses along major arterial and collector streets and with existing and future uses in adjacent areas.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

### 10.08.2352 - Permitted uses (CRS).

- (a) Only uses which are included in the following Use Groups shall be permitted without conditional approval in the CRS Zone:

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Group 1	Minor public service uses;
Group 4	Temporary buildings and uses;
Group 29	Accessory uses, except for residences;
Group 40	Traveler's accommodations and services, except uses listed as (c-2), Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.; and
Group 42	Retail stores, retail trade establishments, convenience foods or goods, and food stores.

- (b) The following freeway-oriented uses shall be permitted in the CRS Zone subject to the granting of a conditional use permit as provided in Sections 10.08.4250 through 10.08.4420 of Article 34 of this chapter:
  - (1) Uses which are included in Use Group 2, Local public service and utility installations;
  - (2) Use Group 40, Traveler's accommodations, subsection (c-2), Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.;
  - (3) Use Group 44 (a), Automobile service stations; building materials and hardware stores, department stores, retail warehouses, and similar larger retail buildings and operations; and
  - (4) Use Group 48, Commercial amusement and entertainment establishments.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

### 10.08.2353 - Uses to be conducted within buildings (CRS).

All uses established within the CRS Zone shall be conducted wholly within a building, except such uses as gasoline service stations and similar enterprises deemed by the Director of Development Services to be customarily conducted in the open.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2354 - Pedestrian and bicycle circulation (CRS).**

Provisions shall be included in all site plans for pedestrian and bicycle circulation, including access from sidewalks to on-site buildings, and between building groups. Such circulation design features are also intended to connect adjoining properties in the CRS Zone.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2355 - Building site area (CRS).**

The minimum area zoned CRS shall be two (2) contiguous acres. Individual properties less than two (2) contiguous acres under separate ownership and not separated by public streets, rights-of-way or similar features shall be permitted, provided the combined size of such sites establishes a CRS zone of two (2) or more acres. Such sites shall comply with the provisions of this chapter regarding uses and development standards. Sites shall have shared access and integrated, internal circulation plans.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2356 - Lot area (CRS).**

All newly created lots in the CRS Zone shall have a minimum area of 20,000 square feet and shall have a minimum width of 120 feet street frontage.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2357 - Yard areas (CRS).**

Minimum yards in the CRS Zone shall be as follows:

- (a) *Front yards.* Every lot within the CRS Zone shall have a front yard of not less than fifteen (15) feet; and
- (b) *Side and rear yards.* There shall be no side or rear yard requirements within the CRS Zone, except where adjacent to residential zones within the City, in which case there shall be side and rear yards of not less than ten (10) feet.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2358 - Height (CRS).**

The maximum height of any building in the CRS Zone shall not exceed fifty-five (55) feet, except where adjacent to residential zones within the City, in which case the maximum height of any building shall not exceed forty (40) feet.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2359 - Floor area (CRS).**

There shall be no floor area requirements in the CRS Zone.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2359.1 - Off-street parking (CRS).**

See [Article 26](#) of this chapter. In addition, when two (2) or more uses combine their parking into a single adjoining parking lot with common ingress and egress, they may receive a twenty-five (25) percent reduction in the required number of spaces. The proposed common parking lot shall be subject to site plan and architectural review at the time of the Development Review.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2359.2 - Usable open space (CRS).**

A minimum of ten (10) percent of the site shall be reserved for pedestrian walkways, sitting areas or plazas, landscaping, or other open spaces.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2359.3 - Signs (CRS).**

Signs in the CRS Zone shall be in compliance with the provisions of [Article 35](#) of this chapter.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)

#### **10.08.2359.4 - Development review and development plan (CRS).**

All buildings, site development, and other improvements shall obtain a development review permit, as required by Article 30 of this chapter prior to being established in the CRS Zone.

A development plan that includes areas (whether vacant or containing nonconforming uses or structures) adjacent to the CRS site being developed shall be submitted and approved as part of the development review process. The development plan shall demonstrate adequate circulation including, where relevant, streets, driveways, shared right-of-way access points and driveways, bicycle paths, pedestrian connections between the buildings and between the building and public sidewalks and parking, and a unified and coordinated arrangement of buildings and service facilities and utilities.

(Ord. No. 1249, § 1(Exh. 1), 2-20-2018)