

CHAPTER 17.10 COMMERCIAL AND INDUSTRIAL DISTRICTS

§ 17.10.010. Purpose.

- A. Commercial and Industrial Zoning Districts. This chapter provides regulations applicable to development and new land uses in the commercial and industrial zoning districts established by Section 17.06.010 (Zoning Districts Established). The purpose of this chapter is to achieve the following:
1. Provide convenient and appropriately distributed commercial areas for retail and service establishments, including neighborhood and office uses required by residents of the city in a manner consistent with the general plan;
 2. Provide for the development of non-polluting, clean industrial uses to broaden the economic/employment base of the city, while ensuring compatible integration with non-industrial uses, in a manner consistent with the general plan;
 3. Provide adequate space to meet the needs of commercial and industrial development, including off-street parking and loading;
 4. Minimize traffic congestion and avoid the overloading of utilities;
 5. Minimize excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences; and
 6. Promote high standards of site planning, desert architecture and landscape design for commercial and industrial developments within the city.
- B. Individual Zoning Districts. The purpose of the individual commercial and industrial zoning districts are as follows:
1. C-N (Neighborhood Commercial) Zone. The C-N zoning district is applied to areas appropriate for neighborhood-scale shopping centers compatible with adjacent residential areas, including supermarkets and drugstores on sites generally eight to ten acres in size providing approximately a maximum of eighty thousand to one hundred thousand square feet of gross floor area. The C-N zoning district is consistent with the neighborhood commercial land use designation of the general plan;
 2. C-G (General Commercial) Zone. The C-G zoning district is applied to areas appropriate for a variety of smaller commercial centers, specialty retail shops, including, but not limited to, a broad range of specialty retail shops, clothing and apparel, jewelry stores, and personal service businesses on sites generally two to eight acres in size. The C-G zoning district is consistent with the general commercial land use designation of the general plan;
 3. C-C (Community Commercial) Zone. The C-C zoning district is applied to areas appropriate for larger, community-scale shopping centers and malls,

which may be anchored by several department stores or other large-scale retail outlets, restaurants, hotels, and entertainment uses. The standard size of development ranges from one hundred thousand to four hundred thousand square feet in gross floor area, and requires approval of a specific plan. The C-C zoning district is consistent with the community commercial land use designation of the general plan;

4. O (Office Commercial) Zone. The O zoning district is applied to areas appropriate for professional office uses including administrative, corporate, financial, government, institutional, legal, and medical. The O zoning district is consistent with the office land use designation of the general plan;
5. M-U (Mixed Use) Zone. The M-U zoning district is applied to areas appropriate for the integration of commercial, office and residential uses, and subject to the approval of a specific plan to ensure compatible design standards, shared internal circulation, and related considerations. The M-U zoning district is consistent with the mixed use commercial land use designation of the general plan;
6. Rs-H (Resort Hotel) Zone. The Rs-H zoning district is applied to areas appropriate for hotels and destination resorts, including condo-hotel projects, with limited ancillary commercial uses, including restaurants and health spas that directly support the primary use. The Rs-H zoning district is consistent with the resort hotel land use designation of the general plan;
7. I-L (Light Industrial) Zone. The I-L zoning district is applied to areas appropriate for business parks and industrial uses within enclosed structures with limited screened outdoor storage, including warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing uses. The I-L zoning district is consistent with the light industrial land use designation of the general plan; and
8. R-I-C (Regional Interstate Commercial) Zone. The R-I-C zoning district is applied to areas as defined in Table 2-4.

(Ord. 777 § 1 (Exh. A), 2002; Ord. 845 § 3, 2003; Ord. 932 § 4, 2006; Ord. 1045 § 2, 2012)

§ 17.10.012. Allowable commercial and industrial zone uses, permit requirements and project review authority.

Allowable land uses within commercial and industrial zoning districts are indicated in Table 2-4 by permit requirement. Review authority for development projects is also provided. In the event that future land use is unknown for a development project the city council shall be the review authority. Uses that are not identified are considered "not allowed."

TABLE 2-4

ALLOWABLE USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use (1) (2) (4)	Permit Requirement by District								
	C-N	C-G	C-C	O	M-U	Rs-H	I-L	R-I-C	Project Review Authority
Education, Public Assembly, and Recreation									
Churches/Places of Worship	C	C	C	C	C		C	C	CC
Community/Cultural Centers		C	C		C		C	C	CC
Health/Fitness Centers	D	D	D	C	C	D	D	D	CC
Indoor Amusement/Entertainment Centers		C	C		D	D	C	D	CC
Libraries and Museums	D	D	D	C	D	D	D	D	CC
Membership Organization Facilities	C	C	C	C		C	C	C	CC
Nightclubs, With or Without Food Service		C	C			C	C	C	CC
Outdoor Recreation, Commercial		C	C		C	C	C	C	CC
Recreation Facilities, Private					D			D	CC
Schools, Private		C	C		C		C	C	CC
Schools, Specialized Education and Training	C	D	D	D	D		D	D	CC
Stables, Commercial						D	C	C	CC
Studios—Art, Dance, Music, Photography, etc.	C	D	D	C	D	D	D	D	CC
Theaters, Auditoriums, and Meeting Halls		D	D				D	D	CC
Manufacturing and Processing									
Beverage Production							D		CC
Chemical Products							D		CC
Clothing Products							D		CC
Electronics and Equipment Manufacturing							D		CC

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	C-N	C-G	C-C	O	M-U	Rs-H	I-L	R-I-C	
Food and Beverage Manufacturing							D		CC
Food Products							D		CC
Furniture/Fixtures/Cabinet Shops							D		CC
Glass Products							D		CC
Handicraft Industries, Small Scale Assembly	C	D	D	C	D		D		CC
Laundries and Dry Cleaning Plants		C					D		CC
Lumber and Wood Products							D		CC
Machinery Manufacturing							D		CC
Metal Products Fabrication							D		CC
Paper Products							D		CC
Pharmaceutical Manufacturing							D		CC
Plastics and Rubber Products							D		CC
Printing and Publishing		D	D		D		D		CC
Recycling Facilities—Small Collection Facility 17.30.180	D	D	D				D		CC
Recycling Facilities—Large Collection Facility 17.30.180							C		CC
Recycling Facilities—Processing Facility 17.30.180							C		CC
Recycling Facilities—Reverse Vending Machines 17.30.180	D	D	D				D		CC
Research and Development							D		CC
Structural Clay and Pottery Products							D		CC
Textile Products							D		CC

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Land Use (1) (2) (4)	Permit Requirement by District								Project Review Authority
	C-N	C-G	C-C	O	M-U	Rs-H	I-L	R-I-C	
Warehousing, Wholesaling, and Distribution Facilities							D	D	CC
Retail Trade									
Accessory Retail Uses		P	P	P	P			P	Staff
Art, Antiques, Collectibles, and Gifts	D	D	D		D	D	D	P	CC
Automobile Sales (new with incidental used)		C	C				D	C	CC
Auto (motor vehicle) Parts and Supplies		C	C				D	C	CC
Bars and Alcoholic Beverage Drinking Places, On-Site Consumption	C	C	C			C	C	C	CC
Building Material Stores		C	C				D	C	CC
Consignment Stores	C	C	C		C	C	C	C	CC
Convenience Stores	C	C	C		C		D	C	CC
Drug Stores with Drive-Through	C	C							CC
Furniture, Furnishings and Equipment Stores	D	D	D		D		D	D	CC
Grocery Stores	D	D	D		D		D	D	CC
Liquor Stores, Off-Site Consumption	C	C	C		C		C	C	CC
Mobile Home, Recreational Vehicle Sales							D		CC
Outdoor Retail Sales and Activities 17.30.150							D		CC
Pet Stores	D	D	D		D		D	D	CC
Plant Nurseries	D	D	D		D		D	D	CC
Restaurants, Fast Food	C (6)	C (6)	C				C	D	CC
Restaurants, Specialty	D	D	D		D	D	D	D	CC

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Land Use (1) (2) (4)	Permit Requirement by District								Project Review Authority
	C-N	C-G	C-C	O	M-U	Rs-H	I-L	R-I-C	
Restaurants, Standard	D	D	D		D	D	D	D	CC
Retail Stores, General Merchandise	D	D	D					D	CC
Shopping Centers	D	D	D					D	CC
Warehouse Retail Stores		C	C				D	C	CC
Automated Teller Machines (ATMs)	P	P	P	P	P	P	P	P	Staff
Banks and Financial Services	D	D	D	D	D		D	D	CC
Bed and Breakfast Inns 17.30.050					C			C	CC
Business Support Services	D	D	D	C	D	D	D	D	CC
Car (Motor Vehicle) Wash		C	C		C		D	C	CC
Hospital, Convalescent		D	C	D				C	CC
Hospital, Specialty	C							C	CC
Hotels		D	D		D	D	D	D	CC
Laundromats, Self-Service and Dry Cleaning, Drop-off only	D	D	D		D		D	D	CC
Medical Services, Clinics, and Laboratories	D (5)	D	D	D	D		D	D	CC
Mortuaries and Funeral Parlors			D					D	CC
Offices, Professional	D	D	D	D	D		D	D	CC
Personal Services	D	D	D			D		D	CC
Repair and Maintenance, Consumer Products	D	D	D				D	D	CC
Repair and Maintenance, Vehicles							D		CC
Service Stations	C	C	C				D	C	CC
Spa Facilities			D			D			CC

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Land Use (1) (2) (4)	Permit Requirement by District								Project Review Authority
	C-N	C-G	C-C	O	M-U	Rs-H	I-L	R-I-C	
Storage (Self Service, Personal Storage)							D		CC
Facilities									
Veterinarian Clinics and Animal Hospitals	C	C	C	C	C		C	C	CC
Transportation and Communication Facilities									
Alternative Fuels and Recharging Facilities	D	D	D	D	D	D	D	D	CC
Broadcast and Recording Studios		D	C	C	D		D	D	CC
Public Utility Facilities	C	C	C	C	C	C	C	C	CC
Satellite Antenna	C	C	C	C	C	C	C	C	CC
Temporary Parking Lots (in compliance with city improvement standards)	C	C	C	C	C	C	C		CC
Transit Stations and Terminals							D		CC
Vehicle Storage Facilities							D		CC
Wireless Facilities 17.32.050	C	C	C	C	C		C	C	CC
Residential									
Accessory Uses and Structures					P				Staff
Assisted Living Facilities 17.30.040				D	C			C	CC
Caretaker/Employee Housing						D	D		CC
Child Care Centers Up to 15 Children 17.30.060	D	D	D	D	D	D	P	C	PC
Child Care Centers 16—30 Children 17.30.060	C	C	C	C			C	C	CC
Condo-Hotel Projects 17.30.095						D		D	CC
Live/Work Facilities				C	D		D		PC

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Land Use (1) (2) (4)	Permit Requirement by District								Project Review Authority
	C-N	C-G	C-C	O	M-U	Rs-H	I-L	R-I-C	
Multifamily Housing					D			C	CC
State Licensed Residential Care Homes—6 Clients or Less					P				Exempt
Large Residential Care Facilities (7+) and Nonlicensed Residential Care Homes					D			D	CC
Senior Congregate Care Housing 17.30.210					C				CC
Vacation Ownership Resorts (5)						C			CC

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use (3)	
D	Development Plan Permit required	17.42
C	Conditional use—Conditional Use Permit required	17.48
Blank	Use not allowed	

Notes:

- (1) See Section 17.02.020(D) (Allowable uses of land).
- (2) See Section 17.90.020 for definitions of the land uses listed.
- (3) A director approved development plan permit shall be required. See Chapter 17.42.
- (4) In existing conforming structures land uses allowed with a development plan permit may be considered a permitted (P) use.
- (5) Fractional ownership may be permitted subject to approval of a development agreement pursuant to Section 17.56 of this title. See Section 17.30.260 (Time share and vacation ownership uses).
- (6) A conditional use permit may be considered by the city council in large commercial projects that are more than fifteen acres in size, are comprehensively planned, and demonstrate superior architecture and landscaping.

(Ord. 845 § 4, 2003; Ord. 932 § 5, 2006; Ord. 952 § 1, 2007; Ord. 1021 § 2, 2011; Ord. 1045 § 3, 2012; Ord. 1061 § 3, 2013; Ord. 1076 § 2, 2014; Ord. 1092 § 2, 2015; Ord. 1175 § 3, 2021)

§ 17.10.014. (Reserved)

(Repealed by Ord. 1215, 4/4/2024)

§ 17.10.020. Commercial and industrial district general development standards.

New land uses and structures, and alterations to existing uses or structures shall be designed, constructed and/or established in compliance with the requirements in Table 2-5, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Division III (Development and Operational Standards).

TABLE 2-5							
COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS GENERAL DEVELOPMENT STANDARDS REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT							
Development Feature	C-N	C-G	C-C	O	M-U	Rs-H	I-L
Gross Lot Area (Min-Max)	8-10 ac.	15 ac. (1)	15 ac.	N/A	5 ac.	10 ac.	5 ac.
Lot Coverage (Maximum)	30%	35%	35%	35%	35% (4)	25%	40%
Setbacks Required							
Front	25 ft.	25 ft.	25 ft.	25 ft.	25 ft. (3)	50 ft.	30 ft. (5)
Side (each)	20 ft.	10 ft.	20 ft.	10 ft.	25 ft. (3)	50 ft.	10 ft. (5)
Street Side	25 ft.	25 ft.	25 ft.	25 ft.	25 ft. (3)	50 ft.	30 ft.
Rear	20 ft.	20 ft.	25 ft.	20 ft.	25 ft. (3)	50 ft.	25 ft. (5)
Accessory Structures	See Section 17.30.190 (Accessory Uses and Structures)						
Distance Between Structures	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum Height Limit (2)	20 ft./1 story, whichever is less	20 ft./1 story, whichever is less	20 ft./1 story, whichever is less	20 ft./1 story, whichever is less	20 ft./1 story, whichever is less	20 ft./1 story, whichever is less	2 stories, not to exceed 20 ft. (2)

Notes:

- (1) Minimum area applies only to C-G zoning districts away from Highway 111.
- (2) See additional height requirements (Section 17.20.100(A)).
- (3) These dimensions vary and will be determined during development plan permit review.
- (4) Combined coverage of residential and commercial uses shall not exceed thirty-five percent.
- (5) When the property is adjacent to a residential zoning district, the required minimum setback shall be two times the height of the nearest industrial structure on the site adjacent to the residential zoning district.

(Ord. 777 § 1 (Exh. A, 2002); Ord. 1021 § 2, 2011)