

Title 20. Zoning

Article 2. Zones, Allowed Uses, and Zone-Specific Standards

Chapter 20.215. COMMERCIAL ZONES

§ 20.215.010. Purposes of Commercial Zones.

- A. Commercial Neighborhood (CN) Zone. The CN zone is applied to areas appropriate for small-scale commercial service uses and neighborhood shopping centers that serve residents in immediately surrounding neighborhoods. The CN zone allows a range of uses including small food markets (floor area less than 25,000 square feet), drug stores, retail stores, hardware stores, restaurants, offices, child-care, and community facilities. The uses are designed and operated in a manner that is compatible with the character of the surrounding residential areas. Development is both pedestrian-oriented and auto-oriented.
- B. Commercial General (CG) Zone. The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone allows a wide range of retail sales, entertainment, business, professional, and commercial service uses along major transportation corridors and intersections. Development is generally auto-oriented.

(Ord. 1017, 2013)

§ 20.215.020. Commercial Zone Land Uses and Permit Requirements.

- A. Allowed Land Uses.
 - 1. Table 2-5 indicates the uses allowed within each commercial zone and the planning permit required to establish each use as specified in Article 5 (Permit Procedures).
 - 2. Commercial and office uses represent the principal allowed uses, and only those additional uses that are complementary to, and can exist in harmony with, the character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.
- B. Site Plan and Design Review Required. All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan and Design Review approval in compliance with Chapter **20.530** (Site Plan and Design Review).
- C. Applicable Regulations. Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Code may also apply.

(click here to view the full table)

Table 2-5 Allowed Land Uses and Permit Requirements Commercial Zones	P=Zoning Clearance (20.560) CUP=Conditional Use Permit (20.550) MUP=Minor Use Permit (20.550)		T=Temporary Use Permit (20.540) — =Prohibited (20.205.040)
	See Chapter 20.205 (General Permit Requirements)		
Land Use See Article 7 (Definitions) See Section 20.205.040 for un- listed uses and exempt uses	CN	CG	Specific Use Regulations
Education, Recreation, and Assembly Uses			
Amusement Devices, Accessory (up to 4 devices)	P	P	§ 20.400.090
Adult-Oriented Business	P	P	MC Chapters 5.54, 5.58, 5.62; 20.460
Assembly/Meeting Facility	CUP	CUP	§ 20.400.060
Bingo Game Operations (non- profit orgs. only)	CUP	CUP	MC Chapter 5.36
Commercial Recreation Facility (4)			MC Chapters 5.20, 5.68, 9.90; § 20.400.090
Family	MUP	MUP	
Commercial - Indoor/Outdoor	CUP	CUP	§ 20.400.090
Escort/Interlocutrix Service	P	P	MC Chapter 5.50
Recreational Vehicle Park	—	CUP	
Schools			
Academic	CUP	CUP	
Specialty - Up to 2,500 sq ft	P	P	
Specialty - 2,500 sq ft or more	MUP	MUP	
Studios for Art, Dance, Martial Arts, Music	P	P	
Theaters - Movies or Performing Arts	MUP	P	
Industry, Manufacturing, and Warehousing Uses			
Handcraft Manufacturing	P	P	
Personal Storage Facility	P	P	§ 20.400.260
Recycling Facilities			
Reverse Vending Machine	P	P	Chapter 20.430
Collection Facility - Small	P	P	Chapter 20.430
Collection Facility - Large	—	P	Chapter 20.430
Processing Facility	—	CUP	Chapter 20.430
Research and Development			
General	—	P	
Restricted	—	CUP	
Care Uses			
Day Care Center			
Accessory	P	P	§ 20.400.120
General	MUP	MUP	§ 20.400.120

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	See Chapter 20.205 (General Permit Requirements)		
Land Use See Article 7 (Definitions) See Section 20.205.040 for un- listed uses and exempt uses	CN	CG	Specific Use Regulations
Retail Trade Uses			
Accessory Retail Sales and Services	P	P	§ 20.410.060
Alcohol Sales	P/CUP	P/CUP	MC Chapter 9.54; § 20.400.030
Artisan Shop	P	P	
Building/ Landscape Materials Sales (no outdoor sales area)	—	P	
Farm Supply and Feed Store	—	P	
Farmers' Market	MUP	MUP	
Food and Beverage Sales			
Convenience Market	P	P	
Grocery, Specialty Food	P	P	
Outdoor Retail Display and Sales	P	P	§ 20.400.250
Outdoor Storage	MUP	MUP	§ 20.400.260
Pawnshops	CUP	CUP	
Plant Nursery	—	MUP	§ 20.400.250
Retail Sales			
General Merchandise (25,000 sq ft or less)	P	P	
General Merchandise (25,001 - 50,000 sq ft)	—	P	
Bulk Merchandise (over 50,000 sq ft)	—	P	
Drive-Thru Retail Facility	CUP	CUP	§ 20.400.130
Tobacco Sales	P	P	MC Chapter 5.66
Secondhand Stores	CUP	CUP	
Shopping Center			
Neighborhood Shopping Center	P	—	
Community Shopping Center	—	P	
Regional Shopping Center	—	P	
Swap Meets	—	CUP	§ 20.400.370
Service Uses - Business and Professional			
ATMs	P	P	
Financial Services			

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Land Use See Article 7 (Definitions) See Section 20.205.040 for un- listed uses and exempt uses	CN	CG	Specific Use Regulations
Check Cashing Facilities	P	P	
Financial Institutions	P	P	
Business Support Services	P	P	
Medical Services Clinic, Laboratory, Urgent Care (Private)			
Up to 2,500 sq ft	P	P	§ 20.400.200
Over 2,500 sq ft	CUP	CUP	§ 20.400.200
Clinic, Laboratory, Urgent Care (Public)	CUP	CUP	§ 20.400.200
Hospitals	—	CUP	
Offices	P	P	
Late Hour Operations	CUP	CUP	
Offices			
Accessory	P	P	
Business/Service	P	P	
Government	P	P	
Processing	P	P	
Professional/Administrative	P	P	
Late Hour Operations	CUP	CUP	
Temporary	P	P	Chapter 20.540
Service Uses - General			
Animal Sales and Services			
Animal Retail Sales	P	P	§ 20.400.050
Boarding/Training - Indoor	P	P	§ 20.400.050
Boarding/Training - Outdoor	—	CUP	§ 20.400.050
Grooming	P	P	§ 20.400.050
Veterinary Services (Animal Hospitals/Clinics)	P	P	§ 20.400.050
Late Hour Operations	CUP	CUP	
Artist's Studio	P	P	
Catering Services	P	P	
Drive-Thru Service Facility	CUP	CUP	20.400.130
Eating and Drinking Establishment			
Accessory Food Service	P	P	
Bars and Nightclubs	CUP	CUP	§ 20.400.030

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Land Use See Article 7 (Definitions) See Section 20.205.040 for un- listed uses and exempt uses	CN	CG	Specific Use Regulations
Drive-Thru Eating Facility	CUP	CUP	§ 20.400.130
Fast Food Restaurant	P	P	
Food Carts	CUP	CUP	§ 20.400.160
Full-Service Restaurant	P	P	
Late Hour Operations	P	P	
Outdoor Dining, Accessory	P/MUP/CUP (2)	P/MUP/CUP (2)	§ 20.400.230
Restaurant Gardens	P (1)	P (1)	
Equipment Rentals, Repairs, and Sales - Light			
Indoor Only	P	P	
With Outdoor Storage	—	MUP	
Equipment Rentals, Repairs, and Sales - Heavy	—	MUP	
Fortunetelling, palmistry, phrenology, card reading, hyp- notism or mediumship, and psy- chic reading	P	P	
Funeral Home, Mortuary (Without Crematorium)	—	P	
Late Hour Operations	CUP	CUP	
Health/Fitness Facilities			
Small - 2,500 sq ft or less	P	P	
Large - Over 2,500 sq ft	CUP	CUP	
Lodging - Hotel or Motel			
Fronting on Beach Blvd or Katella Ave	—	CUP	MC Chapter 9.52
Fronting other arterial streets	CUP	CUP	MC Chapter 9.52
Massage Establishments	—	P	MC Chapter 5.16
Personal Services			
General	P	P	
Late Hour Operations	CUP	CUP	
Restricted	CUP	CUP	MC Chapter 9.36
Postal Services	P	P	
Printing and Duplicating Services	P	P	
Smoking Lounges	CUP	CUP	
Tattoo Parlors	CUP	CUP	

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Land Use See Article 7 (Definitions) See Section 20.205.040 for un- listed uses and exempt uses	CN	CG	Specific Use Regulations
Public and Semi-Public Uses			
Cemetery	CUP	CUP	
Cultural Institution	P	P	
Government Facilities	P	P	
Parks and Playgrounds	P	P	
Paths and Trails	P	P	
Public Safety Facilities	P	P	
Transportation, Communication, and Infrastructure Uses			
Broadcasting and Recording Studios			
Less than 1,000 effective radi- ated power (ERP)	—	P	
Emergency Helicopter Landing Facility	—	P	MC § 16.040.020.1
Parking Facilities - Commercial or Public	P	P	
Satellite/Dish Antennae	P	P	§ 20.400.320
Transit Stop Shelter	P	P	
Transportation Service Dispatch	—	P	
Utility Infrastructure	P	P	
Utility Service Facilities			
Minor	P	P	
Major	CUP	CUP	
Wireless Communication Facilities			
Minor	MUP	MUP	Chapter 20.450
Major	CUP	CUP	Chapter 20.450
Vehicle Rentals, Sales, and Services			
Motor Vehicle/RV/Boat Rentals			
Office Only	P	P	
General	—	CUP	
Motor Vehicle/RV/Boat Sales			
Office Only	P	P	
New	—	CUP	§ 20.440.030
Used	—	CUP	§ 20.440.040
Motor Vehicle/RV/Boat Services			
Car Wash - Self-Service	—	MUP	§ 20.440.060

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	See Chapter 20.205 (General Permit Requirements)		
Land Use See Article 7 (Definitions) See Section 20.205.040 for un-listed uses and exempt uses	CN	CG	Specific Use Regulations
Car Wash - Full-Service	—	CUP	§ 20.440.060
Light Repair	—	MUP	§ 20.440.050
Heavy Repair	—	CUP	§ 20.440.050
Service Station	—	CUP	§ 20.440.070
Towing and Storage	—	CUP	
Vehicle Storage	—	CUP	
Other Uses			
Accessory Nonresidential Structures	P	P	§ 20.410.040
Conversion of Residential to Nonresidential	P	P	§ 20.400.110
Donation Collection Boxes	—	P (3)	Chapter 20.435
Filming Activities	P	P	MC Chapter 5.52
Short-Term or Vacation Rental	—	—	§ 20.240.020
Temporary Uses	P	P	MC 17.04; 20.540

Notes:

- (1) Restaurant gardens are permitted as an accessory use to an eating and drinking establishment. Food grown may only be used on site for the eating and drinking establishment. Excess food grown may be sold from an agricultural stand, subject to a Special Event Permit.
- (2) Outdoor dining with four seats or less is permitted. Outdoor dining with five to 20 seats requires a Minor Use Permit. Outdoor dining with more than 20 seats requires a Conditional Use Permit.
- (3) Donation collection boxes are permitted with an administrative site review permit obtained pursuant to Chapter 20.435.
- (4) A Conditional Use Permit shall not be required for the establishment of Internet cafés; only an Internet café license is required to establish an Internet café.

(Ord. 1017, 2013; Ord. 1027 § 3, 2014; Ord. 1032 § 4, 2015; Ord. 1042 §§ 4, 5, 2015; Ord. 1069 § 4, 2017; Ord. 1107 § 4, 2021; Ord. 1148, 11/12/2024; Ord. 1154, 1/14/2025)

§ 20.215.030. Commercial Zone Development Standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-6, in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, signs, etc.) and Article 4 (Standards for Specific Land Uses) (e.g., accessory structures, vehicle services and sales, etc.). The standards are minimum requirements, unless otherwise stated as maximum.

**Table 2-6
Development Standards - Commercial Zones**

Development Feature	CN	CG	Notes
Lot Dimensions	<i>Minimum dimensions required for each newly created lot. See "Lot" in Article 7 (Definitions).</i>		
Lot Area	6,500 sq ft	10,000 sq ft	
Lot Depth	100 ft	120 ft	
Lot Width	50 ft	100 ft	
Floor Area Ratio (FAR)	<i>Maximum floor area ratio (FAR) allowed per net acre.</i>		
Maximum	1.0	1.5	
Setbacks	<i>Minimum required setbacks. See Section 20.305.070 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 for setback requirements applicable to specific land uses.</i>		
Front	5 ft	5 ft	
Interior side			
Adjacent to Nonresidential Zone	0 ft	0 ft	
Adjacent to R zone - 2-story	10 ft	10 ft	
Adjacent to R zone - 3-story	N/A	When within 100 ft of an R zone 1st and 2nd stories - 10 ft; 3rd story - 15 ft	
Street-Side - Building	10 ft	5 ft	
Street-Side - Parking	Subject to Chapter 20.315 (Landscaping Standards).		
Beach Blvd. and Katella Ave	10 ft	10 ft	
All other streets	5 ft	5 ft	
Rear			
Adjacent to Nonresidential Zone	0 ft	0 ft	
Adjacent to Alley	5 ft	5 ft	
Adjacent to Residential Zone	10 ft	When within 100 ft of an R zone 1st and 2nd stories - 10 ft; 3rd story - 15 ft	
Impervious Surface Coverage	<i>Maximum percentage of the total gross lot area that may be covered by structures AND impervious surfaces.</i>		
	85%	80%	
Structure Coverage	<i>Maximum percentage of the total gross lot area that may be covered by structures.</i>		
	40%	50%	
Height	<i>Maximum allowable height of structures. See Section 20.305.050 for height measurement requirements and height limit exceptions.</i>		
Primary Structure	2 stories and not to exceed 32 ft	3 stories and not to exceed 45 ft	
Accessory Structure	16 ft	16 ft	

**Table 2-6
Development Standards - Commercial Zones**

Development Feature	CN	CG	Notes
Accessory Structures	See Chapter 20.410 (Accessory Structures).		
Fences and Walls	See Chapter 20.310 (Fences, Walls, and Hedges).		
Landscaping	See Chapter 20.315 (Landscaping Standards).		
Parking	See Chapter 20.320 (Off-Street Parking and Loading Standards).		
Signs	See Chapter 20.325 (Signs).		

(Ord. 1017, 2013)