

# **DIVISION 4 – COMMERCIAL & MANUFACTURING ZONING DISTRICTS**

## **CHAPTER 17.40 – COMMERCIAL ZONING DISTRICTS**

### **Sections.**

17.40.010 – Summary of Zoning Districts.

17.40.020 – Purpose.

17.40.030 – Permitted Uses.

17.40.040 – Development Standards.

### **17.40.010 – Summary of Zoning Districts.**

- A. **Office Commercial (C-1) Zoning District** – Consistent with the General Plan Land Use Designation of Office Commercial. This zoning district includes low-scale, two (2) story offices and other supporting uses such as restaurants in areas where such uses may serve as a buffer between less compatible uses.
- B. **Neighborhood Commercial (C-2) Zoning District** – Consistent with the General Plan Land Use Designation of Neighborhood Commercial. This zoning district includes convenient, small to medium-scale retail, office and personal services businesses in close proximity to residential neighborhoods.
- C. **General Commercial (C-3) Zoning District** – Consistent with the General Plan Land Use Designations of General Commercial and Regional Commercial. This zoning district includes a wide range of retail sales, business, professional and personal service uses, as well as recreation, entertainment and transient lodging to serve the community and the region.

### **17.40.020 – Purpose.**

- A. Provide a variety of commercial uses that meet the needs of private enterprise and current and future residents that do not generate significant levels of traffic or parking impacts.
- B. Promote the development of distinctive regional uses that generate revenues such as new vehicle automobile dealerships, hotels and shopping centers. Such uses should be focused adjacent to the freeway or at major intersections.
- C. Allow for the development of offices including professional, medical and financial, where the City can evolve into a growing business hub.
- D. Allow for the development of limited residential uses when such uses are compatible with neighborhood commercial environments and/or near major transit hubs.
- E. Provide for appropriate buffers between commercial and residential uses to preserve both commercial feasibility and residential environments.
- F. Provide development standards that support the adaptive reuse of existing buildings when appropriate and the construction of new projects utilizing sustainable principles.

**17.40.030 – Permitted Uses.**

- A. **Permitted Uses.** Table 17.40-1 prescribes the land use regulations for commercial zoning districts. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.40-1 is not permitted in commercial zoning districts, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts				
Residential – Main Uses	C-1	C-2	C-3 <sup>1</sup>	Notes
Factory-built housing	P	P	P	
Live/work units	C	C	C	17.110.050
Mixed-use development – horizontal	--	--	P	17.110.060
Multiple-family, three (3) or more attached or detached dwellings on a lot	P	P	P	17.40.040(B)
Planned Residential Developments (PRD)	R	R	R	17.127
<i>Religious institutions housing (reserved)</i>	--	--	--	<i>17.110.070</i>
Senior housing	C	C	C	
Single Room Occupancy (SRO) facility	--	--	C	17.110.080
Residential – Ancillary Uses				
Accessory building	P	P	P	17.110.020
Home occupation business	P	P	P	17.110.040
Lighted outdoor sporting field or court, private	M	M	M	
Community Care Uses				
Adult daycare facility, general*	C	C	C	
Alcoholism or drug abuse treatment facility	--	--	C	
Childcare facility*	C	C	C	
Elder care or assisted living facility*	--	C	C	
Emergency shelter –				
Less than 25 beds/occupants	--	--	P	17.112.090
25 or more beds/occupants	--	--	C	17.112.090

<sup>1</sup> Residential uses are only permitted within ¼-mile of a Major Transit Intersection (MTI).

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Community Care Uses (continued)	C-1	C-2	C-3	Notes
Low barrier navigation center –				
Less than 25 beds/occupants	P	P	P <sup>2</sup>	17.112.110
25 or more beds/occupants	A	A	A <sup>2</sup>	17.112.110
Residential care facility, general	--	C	C	
Social rehabilitation facility	--	--	C	
Supportive or transitional housing	P	P	P <sup>2</sup>	
<b>Public &amp; Quasi-Public Uses</b>				
Electrical distribution substation	C	C	C	
Government or government related facility*	P	P	P	
Hospital or clinic –				
Hospital	--	--	C	
Urgent care medical center*	P	P	P	
Recreation facility –				
Public	P	P	P	
Private	--	C	C	
School & educational facility –				
College or university, public	--	C	C	
College or university, private	--	C	C	
K-12, public	P	P	P	
K-12, private	C	C	C	
Preschool, public	P	P	P	
Preschool, private	C	C	C	
Specialized education and training*	--	M	M	
Tutoring and education center*	P	P	P	
Utility facility	C	C	C	
Wireless facility*	See notes			17.90 & 17.92
<b>Assembly &amp; Entertainment Uses</b>				
Ancillary entertainment*	--	P	P	
Assembly or meeting facility	--	C	C	
Commercial entertainment	--	--	C	

<sup>2</sup> Uses only permitted within ¼-mile of an MTI.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Assembly & Entertainment Uses (continued)	C-1	C-2	C-3	Notes
Commercial recreation facility –				
Indoor	--	--	C	5.76 for billiards
Outdoor	--	--	C	
Community center	P	P	P	
Cultural institution	C	C	C	
Family entertainment center	--	--	C	
Gaming center or arcade	--	C	C	5.96
Nightclub	--	--	C	5.32
Religious institution*	C	C	C	
<b>Retail &amp; Office Uses</b>				
Alcohol sales <sup>3</sup> –				
Assembly and entertainment use, on-site <sup>4</sup>	C	C	C	17.112.030
Bar or tavern, on-site	--	C	C	17.112.030
Brew pub, on-site and off-site	--	--	C	17.112.030
Liquor store, off-site	--	C	C	17.112.030
Restaurant, limited hours, on-site*	M	M	M	17.112.030
Restaurant, on-site*	C	C	C	17.112.030
Retail store, off-site*	--	C	C	17.112.030
Cannabis activity, commercial – dispensary*	P	P	P	5.18
Convenience store or minimart*	--	C	C	
Food or beverage establishment –				
Bakery or pâtisserie, retail*	P	P	P	
Bakery, commercial	--	--	P	
Coffeeshouse or ice cream parlor*	P	P	P	
Outdoor seating/dining*	P	P	P	17.112.130
Restaurant*	P	P	P	
Grocery store*	--	P	P	
Multiple-tenant commercial center*	P	M	M	17.112.120

<sup>3</sup> Alcohol sales can be for beer and wine or for beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

<sup>4</sup> Only applicable to assembly and entertainment uses permitted in the underlying zoning district.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Retail & Office Uses (continued)	C-1	C-2	C-3	Notes
Offices –				
Ancillary*	P	P	P	
Administrative, business professional*	P	P	P	
Government*	P	P	P	
Medical and dental*	P	P	P	
Office supply store*	P	P	P	
Pawnbroker or pawnshop	--	--	C	5.68 & 17.112.140
Pharmacy*	P	P	P	
Retail sales (unless listed as a separate use)*	--	P	P	
Secondhand vendor*	--	M	M	5.68 & 17.112.170
Showroom sales	P	P	P	
Significant tobacco retailer	--	--	C	17.112.180
<i>Temporary use (reserved)*</i>	--	--	--	<i>17.124</i>
Vehicle retail use –				
Parts and accessory store*	--	P	P	
Sale and lease, limited	--	M	M	
Sale and lease, general new and used	--	C	C	17.112.190
Sale and lease, general used	--	--	C	5.96 & 17.112.190
Sale and lease, major	--	--	C	17.112.190
Warehouse retailer or retail warehouse	--	P	P	
Wholesaler	--	--	P	
Service Uses				
Alternative financial establishment*	--	--	M	17.112.040
Ambulance service	--	--	C	
Animal service –				
Animal boarding/kennel	--	--	C	5.96
Animal grooming*	P	P	P	
Veterinary service or animal hospital/clinic	--	P	P	
Appliance or electronics repair	--	P	P	
Automated Teller Machine (ATM), walk-up*	P	P	P	17.112.050
Bail bonds	--	--	M	

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Service Uses (continued)	C-1	C-2	C-3	Notes
Collection containers –				
Small	--	A	A	17.112.060
Large	--	--	A	17.112.060
Correctional facility	--	--	C	17.112.070
Drive-thru business –				
Food or beverage establishment	--	C	C	17.112.080
Service or retail	M	M	M	17.112.080
Financial institution*	P	P	P	
Funeral home or mortuary	--	P <sup>5</sup>	P	
Hotels and motels*	--	--	C	5.48 & 17.112.100
Office concierge service*	P	P	P	
Personal service use –				
General*	P	P	P	17.112.150
Restricted*	--	M	M	17.112.150
Massage	--	--	C	5.56 & 17.112.150
Philanthropic or charitable institution*	P	P	P	
Recycling facility –				
Mobile	P	P	P	17.112.160
Self-service	--	A	A	17.112.160
Small	--	--	M	17.112.160
Vehicle service uses –				
Repair, limited	--	M	M	17.112.200
Repair, minor	--	C	C	17.112.200
Repair, major	--	--	C	17.112.200
Rental, automobile	--	C	C	
Rental, truck	--	--	C	
Service station, minimum	--	C	C	17.112.210
Service station, full	--	--	C	17.112.210
Washing facility	--	C	C	17.112.220
Wedding chapel*	--	M	M	

<sup>5</sup> Funeral home or mortuary shall not include crematories.

Table 17.40-1 – Permitted Uses – Commercial Zoning Districts (continued)				
Industrial & Transportation Uses	C-1	C-2	C-3	Notes
Cannabis, commercial –				
Cultivation, distributor, manufacturing and Microbusiness	--	--	p <sup>6</sup>	5.18
Testing laboratory*	P	P	P	5.18
Manufacturing, ancillary	--	--	A	
Passenger transport or taxi service	--	--	C	
Vehicle parking –				
Attendant or valet parking	--	C	C	
Car sharing, residential use*	M	M	M	17.70.070(C)
Car sharing, nonresidential use* <sup>7</sup>	M	M	M	
Parking structure* <sup>8</sup>	--	--	M	
Shared parking*	M	M	M	17.70.070(D)
Vehicle parking, limited (short-term)	--	--	A	17.124

Key:

\* Use permitted on properties zoned C-3 and developed with a horizontal mixed-use project.

-- Use not permitted.

P Use permitted by-right.

A Use permitted after review and approval of an Administrative Permit (AP).

T Use permitted after review and approval of a Temporary Use Permit (TUP).

M Use permitted after review and approval of a Minor Use Permit (MUP).

C Use permitted after review and approval of a Conditional Use Permit (CUP).

R Use permitted after review and approval of a Planned Residential Development (PRD) Permit.

#### **17.40.040 – Development Standards.**

A. **Development Standards.** Table 17.40-2 prescribes the development standards for commercial zoning districts:

Table 17.40-2 – Development Standards – Commercial Zoning Districts			
Development Standard	C-1	C-2	C-3
Land use description	Professional Office	Retail Commercial	General Commercial
Maximum height <sup>9</sup>	2 stories & 30 ft.	3 stories & 40 ft.	4 stories & 50 ft.

<sup>6</sup> Limited to the East Valley Entryway Area as shown on Exhibit A of City Council Ordinance No. 2924.

<sup>7</sup> Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

<sup>8</sup> Parking structures shall be ancillary to a permitted use.

<sup>9</sup> Refer to Section 17.60.030 of this Title for additional height exceptions and restrictions.

Table 17.40-2 – Development Standards – Commercial Zoning Districts (continued)			
Minimum Lot Specifications <sup>10</sup>	C-1	C-2	C-3
Area	20,000 sq. ft.	20,000 sq. ft.	30,000 sq. ft.
Street frontage	150 ft.	150 ft.	150 ft.
Depth	150 ft.	150 ft.	175 ft.
Minimum Yard Setbacks <sup>11</sup>			
Front	10 ft.	10 ft.	5 ft.
Street side	5 ft.	5 ft.	5 ft.
Interior side	0 ft.	0 ft.	0 ft.
Rear	10 ft.	15 ft.	20 ft.
Buffer standards when abutting an R-zoned property			
Street side	10 ft. for the first 15 ft. from the R-zoned property	10 ft. for the first 20 ft. from the R-zoned property	10 ft. for the first 25 ft. from the R-zoned property
Interior side	10 ft.	15 ft.	20 ft.
Rear	15 ft.	20 ft.	25 ft.
Other standards			
Minimum distance between on-site buildings	10 ft.	1 building greater than 30 ft. high: 20 ft. All other instances: 10 ft.	
Maximum lot coverage	45%	50%	50%
Maximum Floor Area Ratio (FAR)	0.50 to 0.75 (see 2011 General Plan Figure LU-1)		0.75 to 1.00 (see General Plan Figure LU-1)

**B. Multiple-family Residential Developments.** Residential projects shall comply with all provisions of the High Density Multiple-Family (R-4) zoning district, with exception to the following:

1. The minimum front yard setback shall be ten (10) feet. All street setbacks shall be fully landscaped as prescribed in Section 17.72.060 (Landscaping Requirements) of this Title.
2. The minimum lot size shall be 20,000 square feet for properties with frontage along major arterials (see General Plan Figure C-4).
3. The minimum interior side yard setback shall be five (5) feet.

<sup>10</sup> For new lots. Refer to Section 16.26.020 of Title 16 (Subdivisions) for additional standards and exceptions.

<sup>11</sup> All street setbacks shall be fully landscaped as prescribed in Section 17.72.060.



4. The minimum residential density shall be 20 units per acre. This may be reduced to 15 units per acre for properties developed with a horizontal mixed-use project.
  5. Minimum open space:
    - a. The minimum usable open space shall be 400 square feet for each dwelling unit for properties zoned C-1. At least 75 square feet of the required open space shall be private open space.
    - b. The minimum usable open space shall be 300 square feet for each dwelling unit for properties zoned C-2 or within one-quarter (¼) mile of an MTI and zoned C-3. At least 60 square feet of the required open space shall be private open space.
    - c. Private open space shall be contiguous to each unit. The remaining usable open space may be private or common.
  6. The maximum allowable Floor Area Ratio (FAR) shall not exceed 0.60. However, an FAR Bonus may be permitted, per the requirements of Subsection 17.24.040(B) (Multiple-Family Dwelling Zoning Districts – Floor Area Ratio Bonus) of this Title:
    - a. The maximum bonus shall be 0.20 for properties zoned C-1.
    - b. The maximum bonus shall be 0.25 for properties zoned C-2, or within one-quarter (¼) mile of an MTI and zoned C-3.
    - c. The maximum FAR for properties developed with horizontal mixed-use. The maximum FAR for the residential portion of the property shall be calculated as outlined in this Subsection. The maximum FAR for the nonresidential portion of the property shall be calculated as identified in 2011 General Plan Figure LU-1 (Land Use Policy Plan). FAR shall not be transferred between the residential and nonresidential portions of the property.
- C. **Other Development Standards.** Table 17.40-3 denotes additional development standards found in other Chapters or Sections of this Title that apply to the commercial zoning districts:

Table 17.40-3 – Other Development Standards	
Development Standard	Chapter or Section
Height exceptions and restrictions	17.60.030
Landscaping	17.72 & 17.74
Outdoor display and storage	17.60.040
Outdoor lighting	17.60.050
Parking	17.70
Refuse storage facilities	17.60.080

Table 17.40-3 – Other Development Standards (continued)	
Development Standard	Chapter or Section
Screening	17.60.100
Security bars	17.60.110
Walls, fences and hedges	17.60.120

## **CHAPTER 17.42 – MANUFACTURING ZONING DISTRICTS**

### **Sections.**

17.42.010 – Summary of Zoning Districts.

17.42.020 – Purpose.

17.42.030 – Permitted Uses.

17.42.040 – Development Standards.

### **17.42.010 – Summary of Zoning Districts.**

- A. **Light Manufacturing (M-1) Zoning District** – Consistent with the General Plan Land Use Designation of Industrial/Business Park. This zoning district is established to provide areas appropriate for a diverse range of light industrial uses, including limited manufacturing and processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Other uses such as office, retail and restaurants are permitted.
- B. **General Manufacturing (M-2) Zoning District** – Consistent with the General Plan Land Use Designation of Industrial/Business Park. This zoning district is primarily located in the City’s Northwest Industrial District. In addition to the uses permitted in the M-1 zoning district, the M-2 zoning district is intended to accommodate a broader range of industrial uses.

### **17.42.020 – Purpose.**

- A. Designate adequate land for industrial, office and research and development uses to strengthen the City’s economic base and provide a range of employment opportunities for the current and future population of the City and region.
- B. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing to ensure compatibility in use and form with existing and planned land uses.
- C. Provide development standards that support the adaptive reuse of existing buildings when appropriate and construction of new projects utilizing sustainable principles.
- D. Protect sensitive land uses in close proximity to manufacturing zoning districts including single-family residential, multiple-family residential and educational facilities.

### **17.42.030 – Permitted Uses.**

- A. **Permitted Uses.** Table 17.42-1 prescribes the land use regulations for manufacturing zoning districts. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.42-1 is not permitted in manufacturing zoning district, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.42-1 – Permitted Uses – Manufacturing Zoning Districts			
Community Care Uses	M-1	M-2	Notes
Alcoholism or drug abuse treatment facility	C	C	
Emergency shelter –			
Less than 25 beds/occupants	P	P	17.112.090
25 or more beds/occupants	C	C	17.112.090
Social rehabilitation facility	C	C	
Public & Quasi-Public Uses			
Electrical distribution substation	M	M	
Government or government related facility	P	P	
Specialized education and training	M	M	
Urgent care medical center	P	P	
Utility facility	C	C	
Wireless facility	See notes		17.90 & 17.92
Assembly & Entertainment Uses			
Adult entertainment establishment	C	C	5.16, 5.98 & 17.112.020
Ancillary entertainment	P	P	
Assembly or meeting facility	C	C	
Commercial entertainment	C	C	
Commercial recreation facility –			
Indoor	C	C	5.76 for billiards
Outdoor	C	C	
Cultural institution	P	P	
Family entertainment center	C	C	
Nightclub	C	C	5.32
Retail & Office Uses			
Alcohol sales <sup>12</sup> –			
Assembly and entertainment use, on-site <sup>13</sup>	C	C	17.112.030
Bar or tavern, on-site	C	C	17.112.030
Brew pub, on-site and off-site	C	C	17.112.030

<sup>12</sup> Alcohol sales can be for beer and wine or for beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

<sup>13</sup> Only applicable to assembly and entertainment uses permitted in the underlying zoning district.

Table 17.42-1 – Permitted Uses – Manufacturing Zoning Districts (continued)			
Retail & Office Uses (continued)	M-1	M-2	Notes
Alcohol sales <sup>14</sup> (continued) –			
Liquor store, off-site	C	C	17.112.030
Restaurant, limited hours, on-site	M	M	17.112.030
Restaurant, on-site	C	C	17.112.030
Retail store, off-site	C	C	17.112.030
Cannabis activity, commercial – dispensary	P	P	5.18
Convenience store or minimart	C	C	
Food or beverage establishment –			
Bakery or pâtisserie, retail	P	P	
Bakery, commercial	P	P	
Coffeehouse or ice cream parlor	P	P	
Outdoor seating/dining	P	P	17.112.130
Restaurant	P	P	
Grocery store	P	P	
Multiple-tenant commercial center	M	M	17.112.120
Offices –			
Ancillary	P	P	
Administrative, business professional	P	P	
Government	P	P	
Medical and dental	P	P	
Office supply store	P	P	
Pawnbroker or pawnshop	C	C	5.68 & 17.112.140
Pharmacy	P	P	
Retail sales (unless listed as a separate use)	P	P	
Secondhand vendor	M	M	5.68 & 17.112.170
Showroom sales	P	P	
Significant tobacco retailer	C	C	17.112.180
<i>Temporary use (reserved)</i>	--	--	17.124

<sup>14</sup> Alcohol sales can be for beer and wine or for beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

Table 17.42-1 – Permitted Uses – Manufacturing Zoning Districts (continued)			
Retail & Office Uses (continued)	M-1	M-2	Notes
Vehicle retail use –			
Parts and accessory store	P	P	
Sale and lease, limited	P	P	
Sales and lease, major	C	C	17.112.190
Warehouse retailer or retail warehouse	P	P	
Wholesaler	P	P	
Service Uses			
Ambulance service	M	M	
Animal service –			
Animal boarding/kennel	M	M	5.96
Animal grooming	P	P	
Veterinary service or animal hospital/clinic	P	P	
Appliance or electronics repair	P	P	
Automated Teller Machine (ATM), walk-up	P	P	17.112.050
Bail bonds	P	P	
Correctional facility	C	C	17.112.070
Drive-thru business –			
Food or beverage establishment	C	C	17.112.080
Service or retail	M	M	17.112.080
Financial institution	P	P	
Funeral home and mortuary	P	P	
Office concierge service	P	P	
Personal service use –			
General	P	P	17.112.150
Restricted	M	M	17.112.150
Philanthropic or charitable institution	P	P	
Recycling facility –			
Mobile	P	P	17.112.160
Self-service	P	P	17.112.160
Small	A	A	17.112.160
Large	M	M	17.112.160

Table 17.42-1 – Permitted Uses – Manufacturing Zoning Districts (continued)			
Service Uses (continued)	M-1	M-2	Notes
Self-storage	C	C	
Vehicle service uses –			
Repair, limited	P	P	17.112.200
Repair, minor	C	C	17.112.200
Repair, major	C	C	17.112.200
Rental, automobile	M	M	
Rental, truck	C	C	
Service station, minimum	C	C	17.112.210
Service station, full	C	C	17.112.210
Washing facility	C	C	17.112.220
Wedding chapel	M	M	
Industrial & Transportation Uses			
Cannabidiol (CBD) products manufacturer	P	P	
Cannabis, commercial –			
Cultivation, distributor, manufacturing and Microbusiness	P	P	5.18
Testing laboratory	P	P	5.18
Courier service or messengers	M	M	
Distribution, fulfillment or warehouse center –			
Less than 100,000 square feet	P	P	
100,000 square feet or greater	C	C	
Hazardous materials, any use involving storage of	C	C	17.50.100
Industrial hemp processing	C	C	
Impound or tow yard	--	C	
Laboratory, testing	P	P	
Laundry or dry cleaning plant	P	P	
Machine shop	P	P	
Manufacturing (unless listed as a separate use)			
Ancillary	P	P	
Light	P	P	
General	--	P	

Table 17.42-1 – Permitted Uses – Manufacturing Zoning Districts (continued)			
Industrial & Transportation Uses (continued)	M-1	M-2	Notes
Recycling processing facility	--	C	
New industrial construction over 5,000 sq. ft. and within 150 ft. of a residential zoning district	C	C	
Passenger transport or taxi service	C	C	
Research and development	P	P	
Rock, sand and gravel storage and distribution	--	C	
Towing facility	--	C	
Truck terminal	C	C	
Vehicle parking –			
Attendant or valet parking	C	C	
Car sharing, nonresidential use <sup>15</sup>	M	M	
Parking structure <sup>16</sup>	M	M	
Shared parking	M	M	17.70.070(D)
Vehicle parking, limited (short-term)	A	A	
Vehicle parking, limited (long-term)	C	C	
Vehicle parking, general	--	C	

Key:

- Use not permitted.
- P Use permitted by-right.
- A Use permitted after review and approval of an Administrative Permit (AP).
- T Use permitted after review and approval of a Temporary Use Permit (TUP).
- M Use permitted after review and approval of a Minor Use Permit (MUP).
- C Use permitted after review and approval of a Conditional Use Permit (CUP).

**17.42.040 – Development Standards.**

A. **Development Standards.** Table 17.42-2 prescribes the development standards for manufacturing zoning districts:

Table 17.42-2 – Development Standards – Manufacturing Zoning Districts		
Development Standard	M-1	M-2
Land use description	Light Manufacturing	General Manufacturing
Maximum height <sup>17</sup>	75 ft.	

<sup>15</sup> Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).  
<sup>16</sup> Parking structures shall be ancillary to a permitted use.  
<sup>17</sup> Refer to Section 17.60.030 for additional height exceptions and restrictions.



Table 17.42-2 – Development Standards – Manufacturing Zoning Districts (continued)	
Minimum Lot Specifications <sup>18</sup>	M-1   M-2
Area	40,000 sq. ft.
Street frontage	200 ft.
Depth	200 ft.
Minimum Yard Setbacks <sup>19</sup>	
Front	<p>Minimum 50 ft. from centerline of street, provided there is a minimum landscaped setback as follows:</p> <ul style="list-style-type: none"> <li>• 15 ft. setback for the following streets: Arden Dr, Baldwin Ave, Ellis Ln, Lower Azusa Rd, Temple City Blvd. and Valley Blvd.</li> <li>• 10 ft. for all other streets.</li> </ul>
Street side	10 ft.
Interior side <sup>20</sup>	0 ft
Rear <sup>21</sup>	0 ft.
Buffer standards when abutting an R-zoned property –	
Street side	15 ft. for the first 30 ft. from the R-zoned property line
Interior side	25 ft.
Rear	30 ft.
Other Standards	
Minimum distance between on-site buildings	<ul style="list-style-type: none"> <li>• 30 ft. if one of the buildings is greater than 40 ft. in height</li> <li>• 20 ft. if one of the buildings is greater than 30 ft. in height</li> <li>• 10 ft. in all other instances</li> </ul>
Maximum lot coverage	N/A
Maximum Floor Area Ratio (FAR)	1.0

**B. Other Development Standards.** Table 17.42-3 denotes additional development standards found in other Chapters or Sections of this Title that apply to manufacturing zoning districts:

<sup>18</sup> For new lots. Refer to Section 16.26.020 of Title 16 (Subdivisions) for additional standards and exceptions.

<sup>19</sup> All street setbacks shall be fully landscaped as prescribed in Section 17.72.060.

<sup>20</sup> Interior side yard setback shall be a minimum 10 ft. if abutting an R-use.

<sup>21</sup> Rear yard setback shall be a minimum 15 ft. if abutting an R-use.

Table 17.42-3 – Other Development Standards	
Development Standard	Chapter or Section
Height exceptions and restrictions	17.60.030
Landscaping	17.72 & 17.74
Outdoor display and storage	17.60.040
Outdoor lighting	17.60.050
Parking	17.70
Refuse storage facilities	17.60.080
Screening	17.60.100
Security bars	17.60.110
Walls, fences and hedges	17.60.120

## **CHAPTER 17.44 – PUBLIC AND QUASI-PUBLIC ZONING DISTRICTS**

### **Sections.**

17.44.010 – Summary and Purpose of Zoning Districts.

17.44.020 – Permitted Uses.

17.44.030 – Development Standards.

### **17.44.010 – Summary and Purpose of Zoning Districts.**

- A. **Public Facilities (PF) Zoning District** – Consistent with the General Plan Land Use Designation of Public Facilities. This zoning district primarily includes land and facilities owned and maintained by government agencies (federal, state and local) and public utilities. This includes public schools, police and fire-related facilities, Superior Courthouse, public libraries and community centers.
- B. **Open Space (OS) Zoning District** – Consistent with the General Plan Land Use Designation of Open Space. This zoning district refers to areas designated for parks, open space, linear parks, trails, and other similar recreational uses. It includes areas as diverse as Peck Water Conservation Park, the Emerald Necklace, pocket parks, plazas, and other gathering places.
- C. **Airport (AP), Railroad (RR), River/Wash (RW) and Transitway (TW) Zoning Districts** – Consistent with multiple General Plan Land Use Designations, depending on the zoning district and primary use. The AP zoning district applies solely to the El Monte Airport and encompasses all aviation-related businesses on the airport site. In addition to the airport, El Monte’s physical landscape has a significant amount of transportation infrastructure. This includes railroads, freeway systems, rivers/washes and the transitway.
- D. **Residential Mobilehome Park (RMP) Zoning District** – Consistent with the General Plan Land Use Designations of Medium Density Residential or High Density Residential. A majority of the City’s 1,300 mobile home units are on land zoned specifically for mobilehome parks.

### **17.44.020 – Permitted Uses.**

- A. **Permitted Uses.** Table 17.44-1 prescribes the land use regulations in public and quasi-public zoning districts. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.44-1 is not permitted in public and quasi-public zoning districts, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.44-1 – Permitted Uses – Public and Quasi-Public Zoning Districts							
Residential Uses	PF <sup>22</sup>	OS	AP <sup>23</sup>	RR	RW	TW	RMP
Mobilehome or trailer park	--	--	--	--	--	--	C
<b>Public &amp; Quasi-Public Uses</b>							
Encroachment use <sup>24</sup>	--	--	--	C	--	--	--
Government or government related facility	P	--	P	--	--	--	--
<b>Recreation facility –</b>							
Public <sup>25</sup>	--	P	--	P	P	--	--
Private	--	C	--	--	--	--	--
<b>School &amp; educational facility –</b>							
College or university, public	P	--	--	--	--	--	--
K-12, public	P	--	--	--	--	--	--
Preschool, public	C	--	--	--	--	--	--
Specialized education and training	M	--	M	--	--	--	--
Tutoring and education center	P	--	--	--	--	--	--
<b>Community Care Uses</b>							
Childcare facility	C	--	--	--	--	--	--
<b>Assembly &amp; Entertainment Uses</b>							
Cultural institution	P	P	--	--	--	--	--
Community center	P	--	--	--	--	--	--
<b>Retail &amp; Office Uses</b>							
Encroachment use <sup>26</sup>	--	--	--	C	--	--	--
<b>Office –</b>							
Ancillary	P	P	P	--	--	--	--
Business professional	--	--	P	--	--	--	--
Government	P	--	P	--	--	--	--

<sup>22</sup> Primary uses limited to government or government related facilities, public colleges or universities, public K-12 schools, cultural institutions, community centers and government offices. All other uses shall be ancillary.

<sup>23</sup> The list of permitted uses are based on the 1995 “El Monte Airport Master Plan Report.” If the County of Los Angeles adopts a new Master Plan, that Plan shall supersede this list.

<sup>24</sup> A property adjacent to land zoned RR may encroach into the RR zoning district up to 50 feet. The development standards for the RR zoned portion shall be the same as development standards for the adjacent property.

<sup>25</sup> Limited to linear parks, trails, bicycle paths and similar uses in the RR and RW zoning districts.

<sup>26</sup> A property adjacent to land zoned RR may encroach into the RR zoning district up to 50 feet. The development standards for the RR zoned portion shall be the same as development standards for the adjacent property.

Table 17.44-1 – Permitted Uses – Public and Quasi-Public Zoning Districts (continued)							
Retail & Office Uses (continued)	PF <sup>27</sup>	OS	AP <sup>28</sup>	RR	RW	TW	RMP
Food or beverage establishment –							
Bakery or pâtisserie, retail	M	P	P				
Coffeehouse or ice cream parlor	M	P	P	--	--	--	--
Outdoor seating/dining	M	P	P				
Restaurant	M	M	P	--	--	--	--
With on-site alcohol sales <sup>29</sup>	C	C	M	--	--	--	--
Retail stores <sup>30</sup>	--	--	P	--	--	--	--
<i>Temporary use<sup>31</sup> (reserved)</i>	--	--	--	--	--	--	--
<b>Service Uses</b>							
Vehicle retail and service uses –							
Vehicle repair, limited	--	--	M	--	--	--	--
Vehicle repair, minor	--	--	M	--	--	--	--
Vehicle rental, automobile	--	--	M	--	--	--	--
<b>Industrial &amp; Transportation Uses</b>							
Aircraft servicing facilities	--	--	P	--	--	--	--
Aircraft storage and parking	--	--	P	--	--	--	--
Airport	--	--	P	--	--	--	--
Encroachment use <sup>32</sup>	--	--	--	C	--	--	--
Parking structure	C	C <sup>33</sup>	--	--	--	--	--
Terminal building	--	--	P	--	--	--	--
Transportation use <sup>34</sup>	--	--	--	P	--	P	--
Vehicle parking, limited (long term)	--	--	M	--	--	--	--
Wireless facility	Refer to Chapters 17.90 & 17.92 of this Title						

<sup>27</sup> Primary uses limited to government or government related facility, public colleges or universities, public K-12 schools, cultural institutions, community centers and government office. All other uses shall be ancillary.

<sup>28</sup> The list of permitted uses are based on the 1995 “El Monte Airport Master Plan Report.” If the County of Los Angeles adopts a new Master Plan, that Plan shall supersede this list.

<sup>29</sup> Alcohol sales can be for beer and wine or for beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

<sup>30</sup> Less than 3,500 square feet in area.

<sup>31</sup> Refer to Chapter 17.124 for additional requirements.

<sup>32</sup> A property adjacent to land zoned RR may encroach into the RR zoning district up to 50 feet. The development standards for the RR zoned portion shall be the same as development standards for the adjacent property.

<sup>33</sup> Parking structures must be fully subterranean and ancillary to a public or private recreational facility.

<sup>34</sup> Transportation uses shall be limited to railroads for the RR zoning district.

Key:

-- Not permitted.

P Permitted by-right.

T Permitted after review and approval of a Temporary Use Permit (TUP).

M Permitted after review and approval of a Minor Use Permit (MUP).

C Permitted after review and approval of a Conditional Use Permit (CUP).

#### **17.44.030 – Development Standards.**

##### **A. PF and OS Zoning Districts:**

###### 1. Setbacks:

- a. Street yard. There shall be a minimum setback of ten (10) feet for all structures and parking areas. The setback shall be landscaped and maintained with an underground irrigation system.
- b. Interior side yard. For buildings, there shall be a minimum interior side yard setback of ten (10) feet if it abuts a residentially zoned property. No setback shall be required for a building if it abuts a nonresidential property.
- c. Rear yard. For buildings, there shall be a minimum rear yard setback of 20 feet if it abuts a residentially zoned property. No setback shall be required for a building if it abuts a non-residentially zoned property.

###### 2. Height:

- a. Private facilities. Structures associated with a private facility shall not exceed a height of two (2) stories and 30 feet.
- b. Public facilities. Structures associated with a public facility shall comply with the variable height requirements as outlined in Section 17.40.010 (Height Exceptions and Restrictions) of this Title.

B. **AP Zoning District.** The development standards shall be based on the 1995 “El Monte Airport Master Plan Report.” If the County of Los Angeles adopts a new Master Plan, that Plan shall supersede any applicable development standard.

C. **RR, RW and TW Zoning Districts.** The development standards shall be established through the public review process.

D. **RMP Zoning District.** The development standards shall be established through the Conditional Use Permit process.

E. **Other Development Standards.** Table 17.44-2 denotes additional development standards found in other Chapters or Sections of this Title that apply to public and quasi-public zoning districts:

Table 17.44-2 – Other Development Standards	
Development Standard	Chapter or Section
Height exceptions and restrictions	17.60.030
Landscaping	17.72 and 17.74
Lot Configuration	16.26.020
Outdoor lighting	17.60.050
Parking	17.70
Refuse storage facility	17.60.080
Screening	17.60.100
Walls, fences and hedges	17.60.120

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