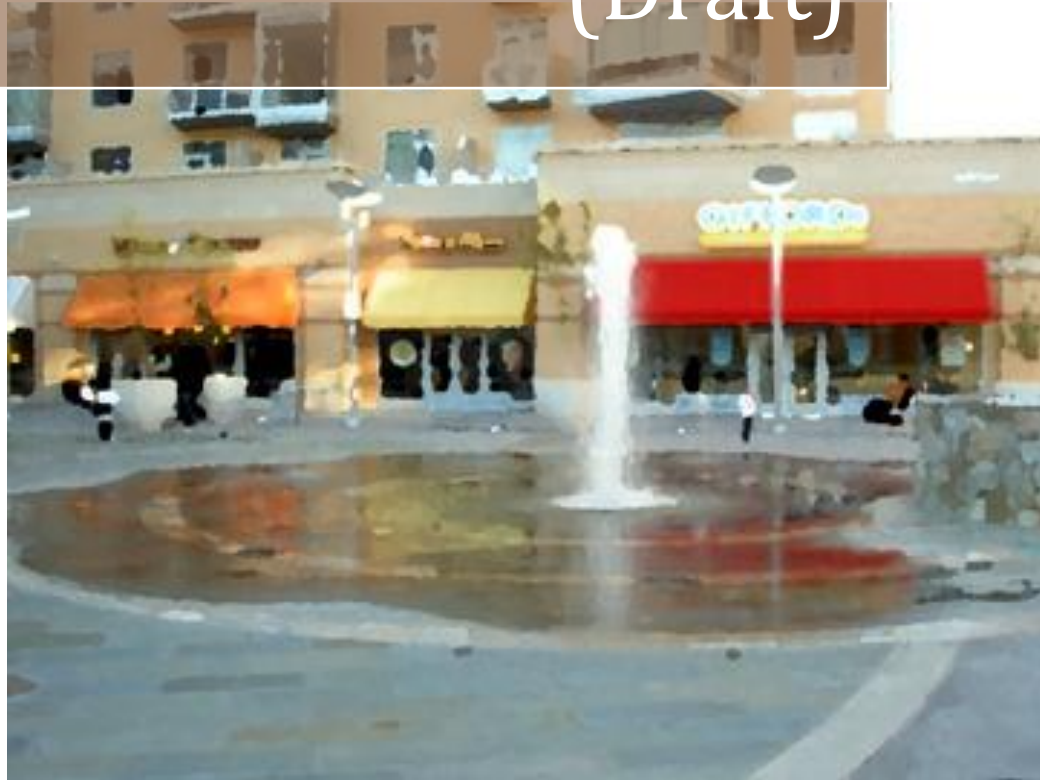


Parts 4A-4B: Commercial and Industrial Districts (Draft)



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SUBTITLE 27 ZONING

PART 4. COMMERCIAL DISTRICTS

Section 27-400 Purpose and Application

The purpose of Part 4 is to establish commercial zoning districts that facilitate the goals of the General Plan and which:

- (a) Provide a diversity of commercial uses developed at appropriate intensities and convenient locations, based on planned development patterns.
- (b) Encourage retail development to locate in concentrated groups of compatible commercial uses to prevent sprawl.
- (c) Protect the character of desirable development in each area.
- (d) Protect environmentally sensitive land while providing for the appropriate use and enjoyment of natural resources.
- (e) Promote the conservation of agriculture, woodland and open space.
- (f) Encourage appropriate infill and reuse.
- (g) Minimize adverse impacts to existing community character.
- (h) Promote the health, safety and welfare of the present and future inhabitants of the County.

Section 27-401 C-N Zone (Neighborhood Commercial)

(a) **Purpose**

Accommodate uses that provide convenience goods and services to adjacent residential areas, while minimizing the undesirable impact of such uses on those neighborhoods.

(b) **Permitted Use**

See Section 27-1501 (Use Matrix).

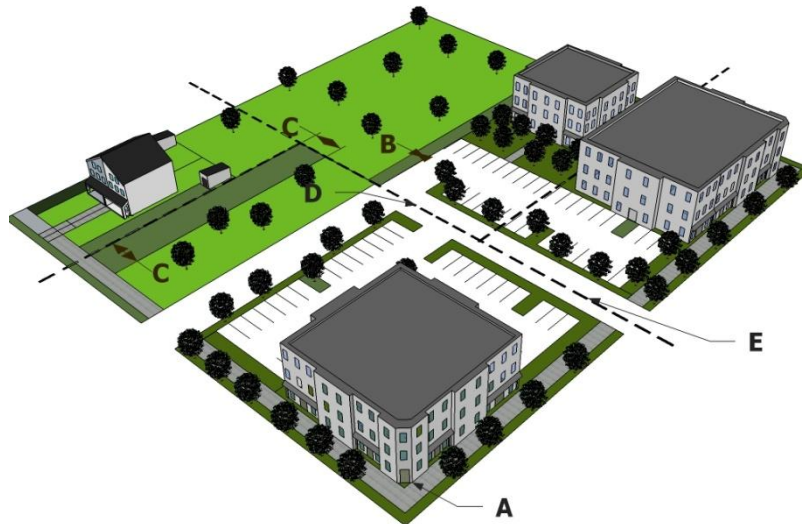
(c) **Dimensional Standards**

Development in the C-N Zone is subject to the following dimensional standards:

Yard Requirement		
A	Front setback (<i>minimum</i>)	10 feet
Adjoining Residential Land		
B	Side setback (<i>minimum</i>)	12 feet
C	Rear setback (<i>minimum</i>)	25 feet
Adjoining Nonresidential Land		
D	Side setback (<i>minimum</i>)	0 feet
E	Rear setback (<i>minimum</i>)	0 feet

Plus an additional front, side and rear set back equal to one third (1/3) of the total building height if the building is thirty (30) or more feet high.

↔ See *Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design)* for measurement standards.



(d) **Composite Standards for Building Design**

Refer to Section 27-806.

(e) **Composite Standards for Site Development**

Refer to Section 27-808.

Section 27-402 C-O Zone (Commercial Office)

(a) **Purpose**

Provide locations for predominantly nonretail commercial uses, such as business offices and professional services. Accommodate such retail and service uses as are desirable for the efficient and convenient operation of the nonretail uses.

Permitted Use

See Section 27-1501 (Use Matrix).

(b) **Dimensional Standards**

Development in the C-O Zone is subject to the following dimensional standards:

Yard Requirement			
A	Front setback (minimum)	10 feet	<i>See illustration under section 27-401 (C-N Zone) above</i>
	Adjoining Residential Land		
B	Side setback (minimum)	12 feet	
C	Rear setback (minimum)	25 feet	
Adjoining Nonresidential Land			
D	Side setback (minimum)	0 feet	
E	Rear setback (minimum)	0 feet	

Plus an additional front, side and rear set back equal to one third (1/3) of the total building height if the building is thirty (30) or more feet high.

↔ See Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design) for measurement standards.

(c) **Composite Standards for Building Design**

Refer to 27-806

(d) **Composite Standards for Site Development**

Refer to 27-808

↔ See Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design) for measurement standards.

Section 27-403 C-G Zone (Commercial General)

(a) **Purpose**

Provide locations for commercial office and retail shopping uses and compatible institutional, recreational, and service uses.

(b) **Permitted Use**

See Section 27-1501 (Use Matrix).

(c) **Dimensional Standards**

Development in the C-G Zone is subject to the following dimensional standards:

Yard Requirement		
A	Front setback (<i>minimum</i>)	10 feet
	Adjoining Residential Land	
B	Side setback (<i>minimum</i>)	12 feet
C	Rear setback (<i>minimum</i>)	25 feet
Adjoining Nonresidential Land		
D	Side setback (<i>minimum</i>)	0 feet
E	Rear setback (<i>minimum</i>)	0 feet

See illustration under section 27-401 (C-N Zone) above

Plus an additional front, side and rear set back equal to one third (1/3) of the total building height if the building is thirty (30) or more feet high.

↔ See *Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design) for measurement standards.*

(d) **Composite Standards for Building Design**

Refer to 27-806

(e) **Composite Standards for Site Development**

Refer to 27-808

Section 27-404 C-M Zone (Commercial Miscellaneous)

(a) **Purpose**

Provide locations for land, transportation or generally intensive commercial uses that may be incompatible with less intense commercial uses and adjacent residential neighborhoods. Accommodate related retail and office use.

(b) **Permitted Use**

See Section 27-1501 (Use Matrix).

(c) **Dimensional Standards**

Development in the C-G Zone is subject to the following dimensional standards:

Yard Requirement		
A	Front setback (<i>minimum</i>)	10 feet
	Adjoining Residential Land	
B	Side setback (<i>minimum</i>)	12 feet
C	Rear setback (<i>minimum</i>)	25 feet
Adjoining Nonresidential Land		
D	Side setback (<i>minimum</i>)	0 feet
E	Rear setback (<i>minimum</i>)	0 feet

See illustration under section 27-401 (C-N Zone) above

Plus an additional front, side and rear set back equal to one third (1/3) of the total building height if the building is thirty (30) or more feet high.

↔ *See Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design) for measurement standards.*

(d) **Composite Standards for Building Design**

Refer to 27-806

(e) **Composite Standards for Site Development**

Refer to 27-808

Section 27-405 C-S-C Zone (Commercial Shopping Center)

(a) **Purpose**

Provide locations for large scale, parking intensive retail commercial shopping facilities and compatible institutional, recreational and service uses. These districts are generally not compatible with low density residential uses.

(b) **Permitted Use**

See Section 27-1501 (Use Matrix).

(c) **Dimensional Standards**

Development in the C-G Zone is subject to the following dimensional standards:

Yard Requirement		
A	Front setback (minimum)	10 feet
Adjoining Residential Land		
B	Side setback (minimum)	12 feet
C	Rear setback (minimum)	25 feet
Adjoining Nonresidential Land		
D	Side setback (minimum)	0 feet
E	Rear setback (minimum)	0 feet

See illustration under section 27-401 (C-N Zone) above

Plus an additional front, side and rear set back equal to one third (1/3) of the total building height if the building is thirty (30) or more feet high.

↔ See Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design) for measurement standards.

(d) **Composite Standards for Building Design**

Refer to 27-806

(e) **Composite Standards for Site Development**

Refer to 27-808

PART 4. INDUSTRIAL DISTRICTS

Section 27-500 Purpose and Application

The purpose of Part 5 is to establish industrial zoning districts that facilitate the goals of the General Plan and which:

- (a) Provide a diversity of industrial uses developed at appropriate intensities and locations based on planned development patterns.
- (b) Encourage industrial development to locate in concentrated groups of compatible uses proximate to major roadways and/or heavy rail lines.
- (c) Protect the character of desirable development in each area.
- (d) Protect environmentally sensitive land while providing for the appropriate use and enjoyment of natural resources.
- (e) Promote the conservation of agriculture, woodland and open space.
- (f) Encourage appropriate infill.
- (g) Minimize adverse impacts to existing community character.
- (h) Promote the health, safety and welfare of the present and future inhabitants of the County.

Section 27-501 L-I (Industrial Light)

(a) **Purpose**

Provide locations for light industrial uses that create a distinct light industrial character and minimize adverse impacts on adjacent development.

(b) **Permitted Use**

See Section 27-1501 (Use Matrix).

(c) **Dimensional Standards**

Development in the E-1 Zone is subject to the following dimensional standards:

Yard Requirement		
A	Front setback (minimum)	25 feet
	Adjoining Residential Land	
B	Side setback (minimum)	20 feet
C	Rear setback (minimum)	20 feet
Adjoining Nonresidential Land		
D	Side setback (minimum) (Total of both sides)	30 feet
E	Rear setback (minimum)	0 feet
	<ul style="list-style-type: none"> Plus an additional rear set back equal to one third (1/3) of the total building height if the building is thirty (30) or more feet high 	
	Green Area	10%
	Minimum % of Net Tract Area	

See illustration under section 27-401 (C-N Zone) above

↔ See Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design) for measurement standards.

(d) **Composite Standards for Building Design**

Refer to 27-806

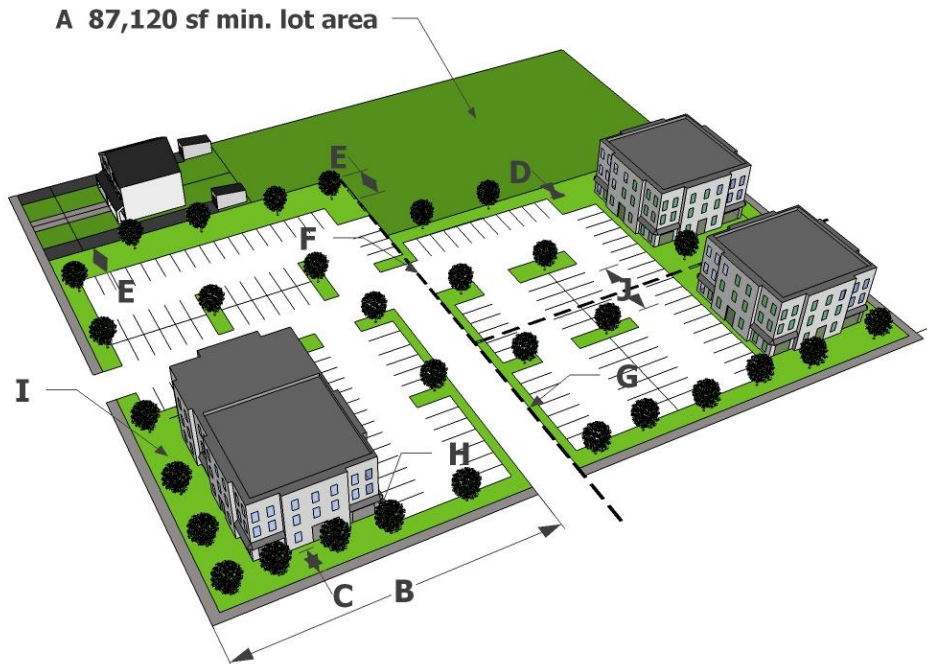
(e) **Composite Standards for Site Development**

Refer to 27-808.

Section 27-502 I-E-P (Industrial Employment Park)

- (a) **Purpose**
Enhance the employment opportunities for residents of the county by providing for industrial, research, office, and ancillary retail, recreational, institution, and service uses in an orderly, planned manner.
- (b) **Permitted Uses**
See Section 27-1501 (Use Matrix).
- (c) **Dimensional Standards**
Development in the E-2 Zone is subject to the following dimensional standards:

	Gross Lot Area (<i>minimum</i>)	25 acres
A	Net Lot Area of each lot	87,120 sf
B	Lot Width (<i>minimum</i>)	
	- On Street	150 feet
	- On cul-de-sac	75 feet
	Yard Requirement	
	Front setback (<i>minimum</i>)	
C	- Freeway	50 feet
	- All streets except freeway	30 feet
	Adjoining Residential Land	
D	Side and Rear setback Total (<i>minimum</i>)	50 feet
E	Adjoining Nonresidential Land	
F	Side and Rear setback Total (<i>minimum</i>)	20 feet
G	Building coverage (<i>Maximum % of net lot area</i>)	45%
H	Green Area Minimum % of Net Tract Area	25%
J	Separation between unattached buildings	The height of the taller building



(d) **Composite Standards for Building Design**

Refer to 27-806

(e) **Composite Standards for Site Development**

Refer to 27-808

↔ *See Definitions and Rules of Interpretation (Part 14) and Part 8, Division 2 (Site & Building Design) for measurement standards.*

Section 27-503 I-H (Industrial Heavy)

(a) **Purposes**

Accommodate a mix of intense industrial uses which require large tracts of land at appropriate locations proximate to major roadways and/or rail lines.

Minimize adverse impacts to adjacent development.

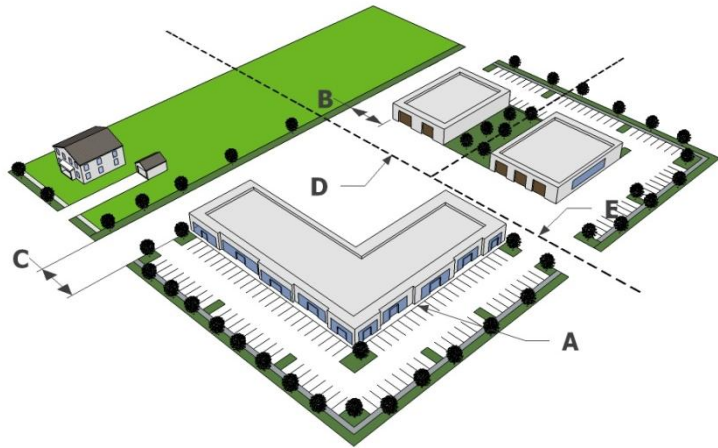
(b) **Permitted Use**

See Section 27-1501 (Use Matrix).

(c) **Dimensional Standards**

Development in the I-H Zone is subject to the following dimensional standards:

Yard Requirement	
A	Front setback (<i>minimum</i>) 25 feet
Adjoining Residential Land	
B	Side setback (<i>minimum</i>) 20 feet
C	Rear setback (<i>minimum</i>) 20 feet
Adjoining Nonresidential Land	
D	Side setback (<i>minimum</i>) 30 feet
E	Total of both sides
E	Rear setback (<i>minimum</i>) 0 feet
	<ul style="list-style-type: none"> Plus an additional rear set back equal to one third (1/3) of the total building height if the building is thirty (30) or more feet high
	Green Area Minimum % of Net Tract Area 10%



(d) **Composite Standards for Building Design**

Refer to 27-806

(e) **Composite Standards for Site Development**

Refer to 27-808.