

**SEC. 10-1.1400 REGIONAL COMMERCIAL DISTRICT (CR)**

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**SEC. 10-1.1405 PURPOSE.**

The CR District is intended to provide for the sale of retail goods with a regional or sub-regional marketing base, pursuant to an adopted specific plan or design plan.

**SEC. 10-1.1410 SUBDISTRICTS.**

None.

**SEC. 10-1.1415 USES PERMITTED.**

a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CR District, as primary uses.

- (1) Retail Commercial Uses  
(a) Major retail anchor (Minimum 100,000 square feet required)

b. **Secondary Uses.** The following uses, or uses determined to be similar by the Planning Director, are only permitted as ancillary uses to the primary uses permitted in the CR District:

- (1) Retail Commercial Uses. (No minimum square footage required)  
(a) Office supply, furniture and business machine stores.  
(b) Electronics store.  
(c) Restaurant. (Full service only)  
(d) Sporting goods store.  
(e) Supermarket.

- (2) Automobile Related Uses.  
(a) Service station.

- (3) Other Uses.  
(a) Public agency facilities.
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- (4) Accessory buildings and uses. (See Section 10.1.845)

**SEC. 10-1.1420 CONDITIONALLY PERMITTED USES.**

- a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CR District subject to approval of an administrative use permit:

None.

- b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CR District, subject to approval of a conditional use permit:

- (1) Administrative and Professional Offices/Services.

None.

- (2) Automobile Related Uses.

None.

- (3) Personal Services.

None.

- (4) Residential Uses.

None.

- (5) Retail Commercial Uses.

(a) Restaurant. (Not full service)

- (6) Service Commercial Uses.

None.

- (7) Other Uses.

None.

**SEC. 10-1.1425 LOT REQUIREMENTS.**

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|---|--|
| a. Minimum Lot Size:                        | 5 acres.                                   |
| b. Minimum Lot Frontage:                    | 400 feet.                                  |
| c. Minimum Average Lot Width:               | 400 feet.                                  |
| d. Maximum Lot Coverage:                    | 30 percent.                                |
| e. Minimum Average Lot Depth:               | 200 feet.                                  |
| f. Special Lot Requirements and Exceptions: | See General Regulations Section 10-1.2720. |

**SEC. 10-1.1430 YARD REQUIREMENTS.**

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- a. Minimum Front Yard: Same as Public Service Easements specified in South of Route 92 Specific Plan Development Guidelines. (40 feet along Hesperian Boulevard, 23.5-31.5 feet along Industrial Boulevard east of Marina Drive, 31.5 feet along Industrial Boulevard west of Marina Drive, and 33 feet along Marina Drive and all other streets)
- b. Minimum Side Street Yard: Same as Public Service Easements specified in South of Route 92 Specific Plan Development Guidelines. (33 feet along Hesperian Boulevard, Industrial Boulevard, Marina Drive and all other Streets)
- c. Minimum Side Yard: 25 feet. (10 feet if adjacent to BP District)
- d. Minimum Rear Yard: 25 feet.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

**SEC. 10-1.1435 HEIGHT LIMIT.**

- a. Maximum Height Permitted: 50 feet.
- b. Maximum Accessory Building Height: 14 feet.
- c. Maximum Height for Fences/hedges/walls:
  - (1) Front and Side Street Yard 4 feet.
  - (2) Side and Rear Yard 6 feet.
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.1440 SITE PLAN REVIEW REQUIRED.**

Site Plan Review approval is required before issuance of any building, grading, or construction permit within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, or guidelines.

**SEC. 10-1.1445 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

The City recognizes that high-quality design of commercial structures can contribute to a positive appearance of neighborhoods and improve the overall character of the community. This Section establishes design and performance standards that shall apply to the construction of commercial buildings and certain commercial uses in the CR District, including but not limited to cultural or recreational facilities.

- a. Parking.  
On-site parking shall be provided at 1 space per 200 square feet; compact spaces shall comprise no more than 30 percent of the total spaces.
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b. South of Route 92 Area.

The development of CR zoned properties in the South of Route 92 planning area are also subject to the provisions of the South of Route 92/Oliver & Weber Properties Specific Plan and the Development Guidelines for the South of Route 92 Oliver/Weber properties.

c. Window Coverage.

Transparent windows and doors of buildings occupied by businesses engaging in retail sales, all or a portion of which are within 5 vertical feet of the floor and which are visible from public rights-of-way or pedestrian walkways or are otherwise visible by the general public from the exterior, shall remain free of coverings and materials that prevent views into or out of the stores. Retail goods intended for sale, or goods being stored, or other coverings or materials shall be located no closer than 5 feet from a transparent window or door, unless they are located beneath or above a window and are not visible from public rights-of-way or pedestrian walkways or are otherwise visible by the general public. This section shall not apply to signs or retail goods that are presented within or adjacent to a window and that are part of a decorative window display, as determined by the Planning Director.