

Article 11C Coastal Commercial Districts

(Coastal Zone – Except Downtown Area)

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1110C Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of commercial district regulations are to:

- A. Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the city and region.
- B. Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities.
- C. Create suitable environments for various types of commercial uses, and protect them from the adverse effects of inharmonious uses.
- D. Minimize the impact of commercial development on adjacent residential districts.
- E. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.
- F. Ensure the provision of adequate off-street parking and loading facilities.
- G. Provide sites for public and semipublic uses needed to complement commercial development or compatible with a commercial environment.

The additional purposes of each Coastal Commercial district are as follows:

VC/CZ Visitor Commercial District. To provide recreation-oriented and visitor serving commercial activities near recreation and scenic areas with immediate access to freeways and major thoroughfares. This classification encompasses specialized commercial uses which are directly dependent, supportive or related to the coast, including the Harbor area, the San Luis Rey River area, and the municipal pier area.

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C-1/CZ Neighborhood Commercial District. To classify and set standards for those retail and service commercial uses which by their nature are of moderate intensity; are necessary in order to provide convenient daily shopping facilities to residents; and are generally adjacent to or within proximity to residential zoning or development and, therefore, require extraordinary physical treatment in order to guarantee compatibility with and protection to surrounding properties and their values.

C-2/CZ Limited Commercial District. To classify and set standards for retail and service commercial uses which by their nature are of relatively high intensity; are necessary to provide a wide range of shopping facilities and goods, professional and administrative offices, and entertainment establishments; and are generally within proximity to residential zoning or development and, therefore, require a physical treatment which will guarantee compatibility with and protection of surrounding properties and their value.

OP/CZ Office Professional District. To classify and set standards for those businesses, office, administrative, or professional land uses which by their nature are of relatively low intensity and, therefore, when properly located and designated are compatible with adjacent residential zoning and the development therein.

1120C General Criteria

1. Compliance with the General Plan, the Coastal Land Use Plan, including all specific plans that are part of the Coastal Land Use Plan, Development Criteria, and Land Use Regulations shall be established.
2. Uses on OP/CZ sites shall be located with primary access to an arterial, major or collector street as shown on the Major Street Plan.
3. Neighborhood commercial centers on C-1/CZ sites should serve several neighborhoods and be located with primary access to a major street, preferably at the intersection of a major and collector street or two major streets. Land so utilized should be topographically suited to such use without major earth movement, resulting in unsafe or unsightly cut or fill slopes.
4. The existing utility system (water, sewer, drainage, electrical, gas and communications facilities) shall be determined to be adequate to serve developments and shall be underground.
5. A demonstrated public need shall be established.

1130C VC/CZ, C-1/CZ, C-2/CZ and OP/CZ Districts: Land Use Regulations

In the following schedules, the letter "P" designates use classifications permitted in coastal commercial districts. Letters "U" and "A" designate use classifications permitted on approval of a

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CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

use permit or administrative use permit respectively. Use classifications that are not listed are

prohibited. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this ordinance. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

**VC/CZ, C-1/CZ, C-2/CZ and OP/CZ
DISTRICTS:**

P - Permitted
 U - Use Permit
 ACUP – Administrative Use Permit
 - - Not Permitted

LAND USE REGULATIONS

	VC/CZ	C-1/CZ	C-2/CZ	OP/CZ	Add. Reg.
			(A,C,D,E,I,J,O,R,S,T,U,V)		
Airports, Heliports, Landing Fields	-	U	U	U	(B)
Ambulance Services	-	-	U	U	
Amusement Parks	U	U	P	-	
Arcades	-	-	U	-	(F)
Automobile repairing	-	-	P	-	
Automobile service stations	U	U	U	-	(G)
Bakeries	-	P	P	-	
Barber shops/ beauty parlor	-	P	P	-	
Bars & cocktail lounges <i>(not associated with restaurant)</i>	U	-	U	-	
Bathhouses	-	-	U	-	
Boat sales, supplies & service	P	-	P	-	
Book or stationary stores	-	P	P	-	
Breweries, Craft					(W)
Tier 1	-	-	A	-	
Tier 2 and/or abutting residential	-	-	U	-	
Zones, churches, or schools					
Campgrounds & RV parks	-	-	U	-	
Car washes	-	-	U	-	(G)
Clubs, meeting places, lodges etc.	-	U	U	U	
Coastal related uses (other)	U	-	P	-	
Columbariums, crematories, mausoleums, - mortuaries		U	U	U	
Commercial fishing, diving and sportfishing; supplies and service	P	-	P	-	
Community buildings and public uses	P	-	P	-	
Convenience food store	U	U	U	-	
Dance halls	-	-	U	-	
Daycare facilities	-	U	U	U	

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	P	-	P	-	
	-	P	P	-	
	VC/CZ	C-1/CZ	C-2/CZ	OP/CZ	Add. Reg.
Delicatessens	P	-	P	-	
Dress or millinery shops	-	P	P	-	
Drive-in facilities	U	U	U	-	(N)
Drug stores	-	P	P	P	
Dry cleaning	-	P	P	-	
Dry goods or notion stores	-	P	P	-	
Florist shops	-	P	P	-	
Food and beverage kiosk	U	U	U	-	
Frozen food locker	-	-	P	-	
Gift, sundries, souvenir shops	P	-	P	-	
Miniature golf courses, driving ranges <i>(separate from standard golf course)</i>	-	U	U	-	
Golf course <i>(public or private)</i>	-	U	U	U	
Greenhouses <i>(no retail sales)</i>	-		U	-	(R)
Grocery stores <i>(except convenience food stores)</i>	-	P	P	-	
Gun shops	-	-	U	-	
Hardware stores	-	P	P	-	
High-rise structures	U	U	U	U	(K)
Hospitals		U	U	U	
Hotels, Motels & Tourist Cottages	U	U	U	-	(H)
Institutions <i>(philanthropic/eleemosynary)</i>		P	P	P	
Jewelry stores	-	P	P	-	
Kennels/ vet facilities <i>(within a soundproofed building)</i>	-	-	P	-	
Light equipment rental yards	-	U	U		
Liquor store	U	U	U	-	
Locker clubs	-	-	U	-	
Massage parlors	-	-	U	-	
Meat market or delicatessens	-	P	P	-	
Medical professional	-	P	P	-	
Motor vehicle rental and sales	-	-	U	-	
Natural mineral resources development	-	U	U	U	
Newspaper, printers	-	-	P	-	
Office professional	-	P	P	P	
Office uses above 1st story	P		P		
Public parking facilities	-	P	P	P	
Natural mineral resources development <i>(and related uses)</i>	-	U	U	U	
Parking lots or structures <i>(commercial)</i>	U	U	U	U	
Pawnshops	-	-	U	-	

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	VC/CZ	C-1/CZ	C-2/CZ	OP/CZ	Add. Reg.
Photo engraving	-	-	P	-	
Personal storage facilities	-	-	U	-	
Poolrooms and billiard parlors	-	-	U	-	
Private security agency	-	U	P	U	
Public buildings or lands owned and/or operated by Federal, State or City	U	U	P	U	
Public utility stations, yards, wells and other similar facilities	U	U	U	U	
Race tracks (<i>animal or auto</i>) rodeos, fairgrounds and similar facilities	-	-	U	-	
Radio/ television transmitters-commercial	-	-	U	-	(Q)
Recreational equipment rental/sales	P	-	P	-	
Recreation facilities (<i>private commercial</i>)	U	U	U	-	(L)
Religious assembly	-	U	U	U	(M)
Residential					
20 units or more	-	U	U	U	(V)
less than 20 units (<i>subject to R-3 stds</i>)	-	U	U	U	(V)
Restaurants, cafés and snack bars	P	P	P	-	
Restaurants, tea rooms or cafes (<i>excluding dancing or entertainment</i>)	-	P	P	-	
Restaurants with cocktail lounges (<i>including dance floor</i>)	-	-	P	-	
Restaurant fast food	P	P	P	-	
w/ drive-thru or drive-up	U	U	U	-	
Retail, wholesale or service businesses catering directly to the consumer	-	-	P	-	
Sanitary landfills	-	U	U	U	
Schools and Colleges	-	U	U	U	
Secondhand stores	-	U	U	-	
Self-service laundromats	-	U	U	-	
Sewage disposal plants	U	U	U	U	
Shoe stores or repair stores	-	P	P	-	
Shooting gallery	-	-	U	-	
Swap lots	-	-	U	-	
Tailors, clothing or apparel stores	-	P	P	-	
Tattoo parlors	-	-	P	-	
Theaters – open air, drive-ins	-	-	U	U	
Theaters	-	-	U	-	
Timeshare resorts	U	-	P	-	(P)
Trade and specialty schools	-	U	U	U	
Upholstering shops	-	-	P	-	

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Wineries, Craft	-	-	-	(X)
Tier 1			A	
Tier 2 and/or abutting residential zones, churches, or schools			U	

C Districts: Additional Use Regulations

- (A) See Section 3002: Relocated Buildings (Administrative Use Permit required).
- (B) See Section 3036: Helicopter Takeoff and Landing Areas.
- (C) All "regulated uses", are subject to compliance with Article 36.
- (D) Commercial uses having open parking or wall openings within 100 feet of an R district shall not operate between 10 p.m. and 7 a.m. unless authorized by a use permit.
- (E) The exterior walls of any use regulated by Article 36 shall be located so as to comply with the provisions of that Article.
- (F) See Section 3027: Arcades and Game Centers. Card rooms, as defined and regulated by Chapter 8 of the City Code, are not permitted in the Coastal Zone.
- (G) See Section 3011: Service Stations and Automobile Washing.
- (H) See Section 3031: Bed and Breakfast Inns.
- (I) See Section 3005: Nonresidential Accessory Structures.
- (J) See Article 35: Nonconforming Uses and Structures.
- (K) The Planning Commission shall determine from the evidence presented at the hearing that all of the following facts exist:
 - (a) The proposed building or structure at the particular location and under the proposed conditions of development has complied with good planning practices, including provisions for height, building bulk, yards, open space, lot coverage, grading and related public health, safety and convenience features, and will provide for the preservation of the general welfare of the community as if developed to the height limits imposed by the provisions of the appropriate zone.
 - (b) The proposed building or structure will comply with the regulations and conditions specified in the Building Code for such structures.

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- (c) For properties located in the Coastal Zone, the proposed building or structure shall comply with the regulations specified in the Local Coastal Program.
- (d) The granting of an exception will not adversely affect any adopted plan of any governmental agency.

The Planning Commission may modify or further restrict setback requirements, maximum height, off-street parking, and landscaping requirements upon a specified finding being made that it is necessary to provide for a more aesthetically pleasing project or necessary for the preservation of health, safety, peace or general welfare of persons living in or near the project.

- (L) See Section 3029: Recreational Vehicle Parks.
- (M) See Section 3004: Religious Assembly Yard Requirements.
- (N) Uses on separate freestanding sites that are outside shopping centers and have adjoining parking shall not be closer than 500 feet to a public or private school, park, or playground. Identifiable containers and napkins shall be used for all carryout food, and all litter shall be promptly removed. A use permit may require the operator to contract with a cleanup service if it is determined that a litter problem exists.
- (O) See Section 3010: Live Entertainment.
- (P) See Section 3030: Time-Share Resort Projects.
- (Q) See Article 39: Wireless Communication Facilities
- (R) Any Horticulture, Limited or Crop Production use must conform to the City's Grading Ordinance including the requirement that the grading and/or agricultural operation will not cause significant damage to any environmentally sensitive areas nor cause elimination of any significant wildlife habitat or riparian area. Sufficient buffering of the operation should be provided from adjacent residential uses.
- (S) Agricultural Sales Stands, in conjunction with a Horticulture, Limited or Crop Production use, shall be permitted subject to the locational and development standards of Section 3038.
- (T) See Section 3020: Outdoor Facilities; outdoor storage, outdoor display of materials, outdoor food service, outdoor storage containers, working outdoors and temporary outdoor sales events and activities shall comply with the standards of this section.
- (U) See Section 3038: Agricultural Sales; Seasonal Agricultural Specialty Sales requires a business license and is subject to the operational standards of Section 3038.

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- (V) See Section 1140, Additional Regulation (Q).
- (W) See Section 414 H
- (X) See Section 414 MM

1140 VC/CZ, C-1/CZ, C-2/CZ, and OP/CZ Districts: Property Development Regulations

The following schedule prescribes development regulations for the VC/CZ, C-1/CZ, C-2/CZ and OP/CZ districts. The columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in the zoning ordinance.

VC/CZ, C-1/CZ, C-2/CZ and OP/CZ DISTRICTS DEVELOPMENT REGULATIONS

	VC/CZ	C-1/CZ	C-2/CZ	OP/CZ	Add. Reg.
Minimum Lot Area (sq. ft.)		2 ac		10,000	(A,B)
Minimum Lot Width (ft.)	100			70	(B)
Minimum Corner Lot width (ft.)		70	70	70	(B)
Minimum Lot Depth	100			100	(B)
Minimum yards:					(O,R)
Front (ft.)	see add. regs	10	per add. regs	15	(C)
Side (ft.)		0	0	0	(C)
Corner Side (ft.)		10	10	10	(C)
Rear (ft.)		0	0	0	(C,P)
Maximum Height (ft.)					(D,E)
	45 ³ / ₄ stories	45 ³ / ₄ st.	45 ³ / ₄ st.	35 ² / ₃ stories (res.)	
				45 ³ / ₄ stories (other)	
Maximum Lot Coverage				60%	
Minimum Site Landscaping					(F,G,N,O, <u>U</u>)
Fences and Walls	See Section 3040				(H,I)
Off-Street Parking	See Article 31				(<u>J</u> , <u>T</u>)
Vehicular Access	See Section 3114				(K)
Signs	See Article 33				
Outdoor Facilities	See Section 3020				(L)
Screening of					
Mechanical Equipment	See Section 3021				(L)
Employee Eating Areas	See Section 3028				(M)

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Refuse Storage Areas	See Section 3022	
Underground Utilities	See Section 3023	
Performance Standards	See Section 3024	
Nonconforming Structures	See Article 35	
<u>Renewable Energy Facilities</u>	<u>See Section 3047</u>	<u>(S)</u>
<u>Transportation</u>		
<u>Electric Vehicle Parking and Charging Facilities</u>	<u>See Section 3048</u>	<u>(T)</u>
<u>Urban Forestry</u>	<u>See Section 3049</u>	<u>(U)</u>
<u>Demand Management (TDM)</u>	<u>See Section 3050</u>	<u>(V)</u>

**VC/CZ, C-1/CZ, C-2/CZ and OP/CZ Districts:
Additional Development Regulations**

- (A) See Section 3013: Development on Substandard Lots.
- (B) Smaller lot requirements may be permitted with an approved development plan and tentative subdivision maps.
- (C) See Section 3015: Building Projections into Yards and Courts. Double-frontage lots shall provide front yards on each frontage.
- (D) See Section 3017: Measurement of Height.
- (E) See Section 3018: Exceptions to Height Limits.
- (F) Planting Areas.
 - (1) Sites in all commercial districts shall comply with the planting area requirements and design standards of Section 3019.
 - (2) Required yards shall be enclosed by a solid concrete or masonry wall at least 6 feet in height or shall be planting areas, provided that a wall within 15 feet of a street property line shall not exceed 3.5 feet in height.
 - (3) The minimum percentage of the site to be landscaped may be reduced 1 percent for each 20 percent increment of street frontage with a 25-foot-wide landscaped strip.
- (G) See Section 3019: Landscaping, Irrigation and Hydro seeding.
- (H) Maximum height of a fence or wall shall be 6 feet.

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- (I) A 6-foot solid masonry or concrete wall shall adjoin the property line of the site of a new ground-floor residential use abutting an existing non-residential use or the property line of a new non-residential use abutting the site of an existing ground-floor residential use. However, where the portion of the site within 10 feet of the property line is occupied by planting area or by a building having no openings except openings opposite a street property line, the City Planner may grant an exception to this requirement. A wall within 15 feet of a street property line shall not exceed 3 feet in height.
- (J) Parking of automobiles, motorhomes, motorcycles, and other such motor vehicles is not permitted in a required front, corner side, side, or rear yard setback areas. See Section 3115, Driveways; Visibility.
- (K) See Article 31: Off-Street Parking and Loading Regulations.
- (L) See Article 39: Wireless Communication Facilities.
- (M) Outdoor eating facilities for employees shall be provided for all industrial and office buildings or developments containing more than 10,000 square feet of building area. See Section 3028: Employee Eating Areas.
- (N) All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways, and recreational facilities shall be landscaped. A minimum of sixty (60) percent landscaping shall be provided within the required front and side street side yard setback areas, respectively.
- (O) Every lot which allows apartment development and is located west of Interstate 5 shall have a minimum front yard setback of not less than fifteen (15) feet.

Every lot in the C-1 zone shall maintain a front yard setback of not less than ten (10) feet. At least sixty (60) percent of any required front yard setback shall be landscaped.

A minimum of five (5) feet deep landscaped setback area shall be provided on any C-2 zoned lot with the exception of those areas which are used as driveways.

All lots fronting on Mission Avenue shall maintain a fifty (50) feet setback from the centerline of the street.

Lots located between Wisconsin Avenue and Monterey Drive and fronting on Coast Highway shall maintain a forty-five (45) feet setback from the centerline of Coast Highway.

Lots located along Coast Highway between Wisconsin Avenue and the southern City limits shall maintain a fifty (50) feet setback from the centerline of Coast Highway.

Additional setbacks and landscaping may be required by the Planning Commission as a condition of approval of a development plan.

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- (P) All lots in the O-P, C-1 and C-2 zones which abut lots zoned for residential purposes shall maintain a rear yard setback of not less than fifteen (15) feet except when such lots rear upon an alley, a minimum rear yard setback of five (5) feet shall be maintained.
- (Q) Residential dwelling units may be permitted in commercial zones subject to the following criteria:
- (1) The residential use is a secondary use to an office or other commercial use.
 - (2) The residential use shall be located above (vertical mixed-use) or on the same lot site (horizontal mixed-use) as the primary commercial use.
 - (3) The total number of units shall not exceed the formula of one dwelling unit per 1,000 square feet of lot area.
 - (4) For new construction off-street parking shall be provided at a ratio of one space for each dwelling unit. Twenty-five percent (25%) of the parking spaces required by the office or commercial use may be included within the parking spaces provided by the residential units.
 - (5) For existing structures no additional parking need be provided when the Planning Commission finds that adequate off-site parking is provided elsewhere in close proximity to the property.
- (R) Building Setbacks in V/C Zone. Although a minimum front yard, side yard and rear yard setbacks are not specified herein for all types of land uses, developers should be guided by the following criteria:
- (1) Proposals for front yard, side yard, or rear yard will be judged on the merits of each individual proposal and the architectural compatibility of all proposed structures with existing or proposed structures on adjoining parcels. Functional site layout with special attention to design of recreational, parking and landscaped areas may produce an acceptable proposal with minimum or no setbacks. Abutting property owners shall be advised of proposals for no setback on side and rear yards prior to approval of same.
- (S) Certain commercial projects are required to implement renewable energy facilities, in accordance with ZO Section 3047.**
- (T) Certain commercial projects are required to implement electric vehicle parking and charging facilities, in accordance with ZO Section 3048.**
- (U) Certain commercial projects are required to implement urban forestry measures, in accordance with ZO Section 3049.**

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- (V) Certain commercial projects are required to prepare and implement transportation demand management (TDM) plans, in accordance with ZO Section 3050.**

1150 Review of Plans

All projects shall be reviewed in accordance with applicable procedures of the Coastal Permit Handbook.