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## Chapter 21.20 – Commercial Coastal Zoning Districts (CC, CG, CM, CN, CV, OG)

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### Sections:

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21.20.030	Commercial Coastal Zoning Districts General Development Standards

### 21.20.010 – Purposes of Commercial Coastal Zoning Districts

The purposes of the individual commercial coastal zoning districts and the manner in which they are applied are as follows:

- A. **CC (Commercial Corridor) Coastal Zoning District.** The CC Coastal Zoning District is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.
- B. **CG (Commercial General) Coastal Zoning District.** The CG Coastal Zoning District is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve Citywide or regional needs.
- C. **CM (Commercial Recreational and Marine) Coastal Zoning District.** The CM Coastal Zoning District is intended to provide for areas appropriate for commercial development on or near the waterfront that will encourage the continuation of coastal-dependent and coastal-related uses, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on sites located on or near the bay.
- D. **CN (Commercial Neighborhood) Coastal Zoning District.** The CN Coastal Zoning District is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area.
- E. **CV (Commercial Visitor-Serving) Coastal Zoning District.** The CV Coastal Zoning District is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.
- F. **OG (Office—General) Coastal Zoning District.** The OG Coastal Zoning District is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses.

### 21.20.020 – Commercial Coastal Zoning Districts Land Uses

- A. **Allowed Land Uses.** Table 21.20-1 indicates the uses allowed within each coastal zoning district.

- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 21.20-1 ALLOWED USES	Commercial Coastal Zoning Districts						Specific Use Regulations
	A — Allowed Not allowed *						
Land Use See Part 7 of this Implementation Plan for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM (3)	CN	CV (3)	OG	
<b>Industry, Manufacturing and Processing, and Warehousing Uses</b>							
Handicraft Industry	A	A	A	A	A	—	
Research and Development, General	—	—	—	—	—	A	
Research and Development, Restricted	—	—	—	—	—	A	
<b>Recreation, Education, and Public Assembly Uses</b>							
Assembly/Meeting Facilities	A	A	A	A	A	A	
Commercial Recreation and Entertainment	A	A	A	A	A	—	
Cultural Institutions	A	A	A	—	A	—	
Schools, Public and Private	—	A	A	A	A	A	
<b>Retail Trade Uses</b>							
Alcohol Sales (off-sale)	A	A	A	A	A	A	
Alcohol Sales (off-sale), Accessory Only	A	A	A	A	A	A	
Bulk merchandise	—	A	—	A	—	—	
<b>Marine Rentals and Sales</b>							
Boat Rentals and Sales	—	A	A	—	A	—	
Marine Retail Sales	A	A	A	—	A	—	
Retail Sales	A	A	A	A	—	A (2)	
Retail Sales (less than 10,000 sq. ft.)	A	A	A	A	A	A	
Pharmacy, Medical Supplies	A	A	A	A	A	A	
Visitor-Serving Retail	A	—	—	—	A	—	
<b>Service Uses—Business, Financial, Medical, and Professional</b>							
ATM	A	A	A	A	A	A	
Convalescent Facilities	—	—	—	—	—	—	

TABLE 21.20-1 ALLOWED USES	Commercial Coastal Zoning Districts						
				A	Allowed		
				-	Not allowed *		
Land Use  See Part 7 of this Implementation Plan for land use definitions.  See Chapter 21.12 for unlisted uses.	CC	CG	CM (3)	CN	CV (3)	OG	Specific Use Regulations
Emergency Health Facility/Urgent Care	A (2)	A (2)	—	—	A (2)	A	
Financial Institutions and Related Services	A	A	—	A	A	A	
Offices—Corporate	A (2)	A (2)	A (2)	A (2)	—	A	
Offices—Business	A	A	A	A	A	A	
Offices—Medical and Dental	A	A	—	A	A	A	
Offices—Professional	A (2)	A (2)	A (2)	A (2)	A (2)	A	
Outpatient Surgery Facility	A (2)	A (2)	A (2)	—	—	A	
<b>Service Uses—General</b>							
Ambulance Services	—	A	—	—	—	—	
<b>Animal Sales and Services</b>							
Animal Boarding/Kennels	A	A	—	A	—	—	
Animal Grooming	A	A	—	A	A	A	
Animal Retail Sales	A	A	—	A	A	—	
Veterinary Services	A	A	—	A	—	A	
Artists' Studios	A	A	A	A	A	A	
Catering Services	—	A	A	A	A	A	
Day Care, General	A	A	—	A	A	A	
<b>Eating and Drinking Establishments</b>							
Accessory Food Service (open to public)	A	A	A	A	A	A	
Fast Food	A	A	A	A	A	A	
Bars, Lounges, and Nightclubs	A	A	A	A	A	—	
Food Service	A	A	A	A	A	A	
Take-Out Service, Limited	A	A	A	A	A	A	
Funeral Homes and Mortuaries, without crematorium	—	A	—	—	—	A	
Funeral Homes and Mortuaries, with crematorium	—	A	—	—	—	A	
<b>Health/Fitness Facilities</b>							
Small—2,000 sq. ft. or less	A	A	A	A	A	A	
Large—Over 2,000 sq. ft.	A	A	A	A	A	A	

TABLE 21.20-1 ALLOWED USES	Commercial Coastal Zoning Districts						
	A			Allowed			
	-			Not allowed *			
<b>Land Use</b>  See Part 7 of this Implementation Plan for land use definitions.  See Chapter 21.12 for unlisted uses.	CC	CG	CM (3)	CN	CV (3)	OG	Specific Use Regulations
Laboratories	—	A	—	—	—	A	
Maintenance and Repair Services	A	A	—	A	—	A	
<b>Marine Services</b>							
Boat Storage	—	—	A	—	—	—	
Boat Yards	—	—	A	—	—	—	
Entertainment and Excursion Services	—	—	A	—	A	—	
Marine Service Stations	—	—	A	—	A	—	
Water Transportation Services	—	—	A	—	A	—	
Massage Establishments	A	A	—	A	A	A	
Massage Services, Accessory	A	A	—	A	A	A	
Nail Salons	A	A	—	A	A	—	
Personal Services, General	A	A	—	A	A	A	
Personal Services, Restricted	A	A	—	A	A	A	
Studio	A	A	—	A	A	—	
Postal Services	A	A	—	A	A	A	
Printing and Duplicating Services	A	A	—	A	—	A	
<b>Recycling Facilities</b>							
Collection Facility—Small	A	A	—	A	—	—	
<b>Visitor Accommodations</b>							
Bed and Breakfast Inns	A	A	A	—	A	—	Section 21.48.025
Hotels and Motels	A	A	A	—	A	—	
RV Parks	—	—	—	—	A	—	
Time Share Facilities	—	A	—	—	A	—	
SRO Residential Hotel	A	A	A	A	A	A	
<b>Transportation, Communications, and Infrastructure Uses</b>							
Communication Facilities	A	A	A	—	A	A	
Heliports and Helistops (1)	—	—	—	—	—	—	
Marinas	Chapter 21.30C					—	

TABLE 21.20-1 ALLOWED USES	Commercial Coastal Zoning Districts						
	A			Allowed			
	-			Not allowed *			
<b>Land Use</b>  See Part 7 of this Implementation Plan for land use definitions.  See Chapter 21.12 for unlisted uses.	CC	CG	CM (3)	CN	CV (3)	OG	Specific Use Regulations
Marina Support Facilities	—	—	A	—	A	—	
Parking Facilities	A	A	A	A	A	A	
Parking Structure, adjacent to residential coastal zoning district	A	A	—	A	A	A	
Utilities, Minor	A	A	A	A	A	A	
Utilities, Major	A	A	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Chapter 21.49
<b>Vehicle Rental, Sale, and Service Uses</b>							
Vehicle/Equipment Rentals							
General	—	A	—	—	A	—	
Office Only	A	A	A	A	A	A	
Limited	A	A	A	—	A	—	
Vehicles for Hire	—	A	—	—	A	—	
Vehicle/Equipment Repair							
General	—	A	—	—	—	—	
Limited	A	A	A	—	—	—	
Vehicle/Equipment Sales							
General	—	A	—	—	—	—	
Office Only	A	A	A	A	A	A	
Limited	—	A	—	—	—	—	
Vehicle/Equipment Services							
Automobile Washing/Detailing, full service	—	A	—	A	A	—	
Automobile Washing/Detailing, self-service or accessory	A	A	—	A	A	A	
Service Stations	A	A	—	A	A	—	
<b>Other Uses</b>							
Accessory Structures and Uses	A	A	A	A	A	A	
Drive-Through Facilities	A	A	A	A	A	A	
Special Events	Section 21.48.095						
Outdoor Storage and Display	A	A	A	A	A	A	

TABLE 21.20-1 ALLOWED USES	Commercial Coastal Zoning Districts						
	A			Allowed			
	-			Not allowed *			
Land Use  See Part 7 of this Implementation Plan for land use definitions.  See Chapter 21.12 for unlisted uses.	CC	CG	CM (3)	CN	CV (3)	OG	Specific Use Regulations
Temporary Uses	Section 21.48.105						
<p>* <b>Uses Not Listed.</b> Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.</p> <p>(2) Above 1st floor only.</p> <p>(3) Priority shall be given to visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over other commercial uses, except for agriculture and coastal-dependent industry and to coastal-dependent uses over other uses on or near the shoreline. When appropriate, coastal-related developments shall be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>							

### 21.20.030 – Commercial Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-2, in addition to the development standards in Part 3 of this Implementation Plan (Site Planning and Development Standards).

**TABLE 21.20-2  
DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS**

Development Feature	CC	CG	CM	CN	CV	OG	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each newly created lot</i>						
Lot Area (1)	5,000 sq. ft.	10,000 sq. ft.	N/A	20,000 sq. ft.	N/A	5,000 sq. ft.	
Lot Width	25 ft.	50 ft.	N/A	100 ft.	N/A	50 ft.	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 21.30.110(D) (Allowed Encroachments into Setback Areas) for setback measurement, allowed projections into setbacks, and exceptions.</i>						
Front	0	0	0	0	0	N/A	
Side (interior, each):							
Abutting nonresidential	0	0	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Side (Street side)	0	0	0	0	0	15 ft.	

Development Feature	CC	CG	CM	CN	CV	OG	Additional Requirements
Rear:							
Abutting an alley	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	0	
Not abutting an alley	0	0	0	0	0	5 ft.	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Bulkhead Setback	<i>Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.</i>						
Floor Area Ratio (2) (3) (4)	0.75	0.75	0.50	0.30	1.50	1.30	
Height	<i>Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.</i>						
Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 3/12 pitch 31 ft. with sloped roof; 3/12 or greater pitch					Section 21.30.060	
Not within Shoreline Height Limit Zone	32 ft. with flat roof; less than 3/12 pitch 37 ft. with sloped roof; 3/12 or greater pitch						
Within High Rise Height Area (See Figure H-1, attached to the ordinance codified in this Implementation Plan).	300						
Fencing	<i>See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).</i>						
Landscaping	<i>See Section 21.30.075 (Landscaping) and Section 21.30.085 (Water Efficient Landscaping)</i>						
Lighting	<i>See Section 21.30.070 (Outdoor Lighting).</i>						
Parking	<i>See Chapter 21.40 (Off-Street Parking).</i>						
Signs	<i>See Section 21.30.065 (Signs).</i>						
Notes:	<p>(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.025 (Coastal Zone Subdivisions).</p> <p>(2) In the CG Coastal Zoning District, when 0.3/0.5 is shown on the Coastal Zoning Map, the FAR may be increased to a maximum of 0.5 when two or more legal lots are merged to accommodate larger commercial development projects.</p> <p>(3) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area for structures.</p> <p>(4) The specific floor area limitations for each coastal zoning district are identified on the Coastal Zoning Map.</p>						