
Chapter 20.20 – Commercial Zoning Districts [AO, OG, OM, OR, CC, CG, CM, CN, CV,] (See 20.60.085, Uses requiring City Manager approval)

- 20.20.010 – Purposes of Commercial Zoning Districts
- 20.20.020 – Commercial Zoning Districts Land Uses and Permit Requirements
- 20.20.030 – Commercial Zoning Districts General Development Standards

20.20.010 – Purposes of Commercial Zoning Districts

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

- A. OA (Office - Airport) Zoning District.** The OA zoning district is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include corporate and professional offices; automobile sales, rental, and service; aviation sales and service; hotels; and accessory retail, restaurant, and service uses.
- B. OG (Office - General) Zoning District.** The OG zoning district is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses.
- C. OM (Office - Medical) Zoning District.** The OM zoning district is intended to provide for areas appropriate primarily for medical-related offices, other professional offices, limited retail, short-term convalescent and long-term care facilities, research labs, and similar uses.
- D. OR (Office - Regional) Zoning District.** The OR zoning district is intended to provide for areas appropriate for corporate offices, administrative and professional offices that serve local and regional markets, with limited accessory financial, retail, service, and entertainment uses.
- E. CC (Commercial Corridor) Zoning District.** The CC 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.
- F. CG (Commercial General) Zoning District.** The CG zoning district is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve City-wide or regional needs.

- G. CM (Commercial Recreational and Marine) Zoning District.** The CM 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.
- H. CN (Commercial Neighborhood) Zoning District.** The CN 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.
- I. CV (Commercial Visitor-Serving) Zoning District.** The CV zoning district is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.

20.20.020 – Commercial Zoning Districts Land Uses and Permit Requirements

- A. Allowed land uses.** Tables 2-4 and 2-5 indicate the uses allowed within each zoning district and the permit required to establish the use, if any, in compliance with Part 5 (Planning Permit Procedures).
- B. Prohibited land uses.** Any table cell with “—” means that the listed land use is prohibited in that specific zoning district.
- C. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use. Provisions in other Sections of this Zoning Code may also apply.
- D. Uses to be conducted within an enclosed structure.** All uses allowed within the commercial zoning districts shall be conducted within an enclosed structure, unless allowed otherwise by a Conditional Use Permit or Minor Use Permit.

<p>TABLE 2-4 ALLOWED USES AND PERMIT REQUIREMENTS</p>	<p>Commercial Zoning Districts Permit Requirements *</p>				
	P	OG	OM	OR	Specific Use Regulations
<p>Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.</p>					
<p>Industry, Manufacturing & Processing, Warehousing Uses</p>					
Handicraft Industry	P	--	--	--	
Industry, Small (Less than 5,000 sq. ft.)	MUP	--	--	--	
Personal Storage (Mini Storage)	P	--	--	--	
Research and Development	P	P	P	P	
<p>Recreation, Education, and Public Assembly Uses</p>					
Assembly/Meeting Facilities (Less than 5,000 sq. ft.)	CUP	CUP	CUP	CUP	

TABLE 2-4 ALLOWED USES AND PERMIT REQUIREMENTS	Commercial Zoning Districts Permit Requirements *				
	P	OG	OM	OR	Specific Use Regulations
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	OA	OG	OM	OR	Specific Use Regulations
Commercial Recreation and Entertainment	---	---	---	CUP	
Cultural Institutions	P	---	---	P	
Schools, Public and Private	CUP	CUP	---	CUP	
Schools, related to medical professions	MUP	MUP	MUP	MUP	
Retail Trade Uses					
Alcohol Sales (off-sale)	MUP	MUP	MUP	MUP	20.60.030
Alcohol Sales (off-sale), Accessory Only	P	P	P	P	
Retail Sales (less than 10,000 sq. ft.)	P	P	P	P	
Retail Sales (10,000 sq. ft. or greater)	P	---	---	---	
Pharmacy, Medical Supplies	P	P	P	P	
Service Uses – Business, Financial, Medical, and Professional					
ATM's	P	P	P	P	
Convalescent Facilities	---	P	P	---	
Emergency Health Facilities	P	P	P	P	
Financial Institutions and Related Services	P	P	P	P	
Hospitals	--	--	CUP	--	
Offices - Business	P	P	P	P	
Offices - Corporate	P	P	---	P	
Offices - Medical and Dental	P	P	P	P	
Offices - Professional	P	P	P	P	
Outpatient Surgery Facility	P	P	P	P	
Service Uses - General					
Adult-Oriented Businesses	CUP	--	--	--	MC 5.96 20.60.020
Ambulance Services	P	---	P	---	
Animal Sales and Services					
Animal Boarding/Kennels	P	---	--	CUP	20.60.050
Animal Grooming	P	MUP	--	MUP	20.60.050
Veterinary Services	P	CUP	CUP	CUP	20.60.050
Artists' Studios	P	P	---	P	
Catering Services	P	P	--	P	
Day Care - General (15 or more)	MUP	MUP	MUP	MUP	

TABLE 2-4 ALLOWED USES AND PERMIT REQUIREMENTS	Commercial Zoning Districts Permit Requirements *				
	P	CUP	MUP	LTP	---
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	OA	OG	OM	OR	Specific Use Regulations
Eating and Drinking Establishments					
Accessory (open to public)	P	P	P	P	20.60.090
Bars, Lounges, and Nightclubs	CUP	---	---	CUP	20.60.090
Fast Food (no late hours) (1)(2)	P/MUP	P/MUP	---	---	20.60.090
Fast Food (with late hours) (1)	MUP	MUP	---	---	20.60.090
Food Service (no alcohol, no late hours) (1)(2)	P/MUP	P/MUP	P/MUP	P/MUP	20.60.090
Food Service (no late hours) (1)	MUP	MUP	MUP	MUP	20.60.090
Food Service (with late hours) (1)	CUP	CUP	CUP	CUP	20.60.090
Take-Out Service, Limited (2)	P/MUP	P/MUP	P/MUP	P/MUP	20.60.090
Take-Out Service Only (2)	P/MUP	P/MUP	P/MUP	P/MUP	20.60.090
Outdoor Dining - Accessory	MUP	MUP	MUP	MUP	20.60.090
Emergency Shelters	P	---	---	---	20.60.100
Funeral Homes and Mortuaries, w/o crematorium	MUP	MUP	MUP	MUP	
Funeral Homes and Mortuaries, with crematorium	CUP	CUP	CUP	CUP	
Health/Fitness Facilities					
Small - 2,000 sq. ft or less	P	P	P	P	
Large - Over 2,000 sq. ft.	MUP	MUP	MUP	MUP	
Laboratories	P	P	P	P	
Maintenance and Repair Services	P	P	---	P	
Massage Establishments	MUP	MUP	MUP	MUP	MC 5.50 20.60.120
Massage Services, Accessory	MUP	MUP	MUP	MUP	20.60.120
Personal Services	P	P	P	P	
Postal Services	P	P	P	P	
Printing and Duplicating Services	P	P	P	P	
Visitor Accommodations, Nonresidential					
Hotels, Motels, and Time-Shares	CUP	--	CUP	---	
Transportation, Communications, and Infrastructure Uses					
Communication Facilities	P	P	----	P	
Heliports and Helistops	CUP	---	CUP	CUP	
Parking Facilities	MUP	MUP	MUP	MUP	
Utilities	P	P	P	P	
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70				

TABLE 2-4 ALLOWED USES AND PERMIT REQUIREMENTS		Commercial Zoning Districts Permit Requirements *				
		P	CUP	MUP	LTP	---
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	OA	OG	OM	OR	Specific Use Regulations	
Vehicle Rental, Sale, and Service Uses						
Vehicle Sales, Office Only	P	P	---	P		
Vehicle/Equipment Rentals						
Office Only	P	P	---	P		
Vehicle/Equipment Rentals and Sales	CUP	---	---	---		
Vehicle/Equipment Repair						
General	CUP	---	---	---		
Limited	MUP	---	---	---		
Vehicle/Equipment Services						
Automobile Washing/Detailing, self service or accessory	MUP	MUP	---	MUP		
Service Stations	CUP	---	---	---	20.62	
Other Uses						
Accessory Structures and Uses	P	P	P	P		
Drive-Through Facilities	MUP	MUP	MUP	MUP	20.60.080	
Outdoor Storage and Display	MUP	MUP	MUP	MUP	20.60.150	
Parking Structures, adjacent to residential district	---	CUP	CUP	---		
Special Events	Municipal Code Chapter 11.03					
Temporary Uses	LTP	LTP	LTP	LTP	20.66.080	

* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).

- (1) Late hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 10:00 p.m. Sunday through Thursday and past 11:00 p.m. Friday and Saturday.
- (2) Minor Use Permit required.
 - a. A Minor Use Permit shall be required for any use that abuts a residential zoning district or is located within 500 feet, property line to property line, of any residential zoning district.
 - b. A Minor Use Permit shall be required for any use that maintains late hours.

TABLE 2-5 ALLOWED USES AND PERMIT REQUIREMENTS	Commercial Zoning Districts Permit Requirements *					
	P	CUP	MUP	LTP	---	
Land Use See Part 7 for land use definitions. See Section 20.12.020 for unlisted uses.	Permitted By-Right	Conditional Use Permit (20.66.090)	Minor Use Permit (20.66.090)	Limited Term Permit (20.66.080)	Not allowed *	
	CC	CG	CM	CN	CV	Specific Use Regulations
Industry, Manufacturing & Processing, Warehousing Uses						
Handicraft Industry	P	P	P	P	P	
Recreation, Education, and Public Assembly Uses						
Assembly/Meeting Facilities (above 1 st floor only)	CUP	CUP	CUP	CUP	CUP	
Commercial Recreation and Entertainment	CUP	CUP	CUP	CUP	CUP	
Cultural Institutions	P	P	MUP	--	P	
Schools, Public and Private	---	CUP	CUP	CUP	CUP	
Retail Trade Uses						
Alcohol Sales (off-sale)	MUP	MUP	MUP	MUP	MUP	20.60.030
Alcohol Sales (off-sale), Accessory Only	P	P	P	P	P	
Bulk merchandise	---	P	---	P	--	
Marine Rentals and Sales						
Boat Rentals and Sales	--	CUP	CUP	--	CUP	
Marine Retail Sales	P	P	P	--	P	
Retail Sales	P	P	P	P	---	
Visitor Serving Retail	P	---	---	---	P	
Service Uses – Business, Financial, Medical, and Professional						
ATM's	P	P	P	P	P	
Emergency Health Facility (above 1 st floor only)	MUP	MUP	--	--	MUP	
Financial Institutions and Related Services	P	P	--	P	P	
Offices - Corporate (above 1 st floor only)	P	P	P	P	---	
Offices - Business	P	P	P	P	P	
Offices - Medical and Dental	P	P	--	P	P	
Offices - Professional (above 1 st floor only)	P	P	P	P	P	
Outpatient Surgery Facility (above 1 st floor only)	MUP	MUP	P	---	---	
Service Uses - General						
Adult-Oriented Businesses	---	---	--	--	---	MC 5.96 20.60.020
Ambulance Services	---	MUP	--	--	---	
Animal Sales and Services						
Animal Boarding/Kennels	CUP	CUP	--	CUP	---	20.60.050
Animal Grooming	P	P	--	P	P	20.60.050
Animal Retail Sales	P	P	--	P	P	20.60.050
Veterinary Services	CUP	CUP	--	CUP	---	20.60.050

TABLE 2-5 ALLOWED USES AND PERMIT REQUIREMENTS	Commercial Zoning Districts Permit Requirements *					
	P Permitted By-Right CUP Conditional Use Permit (20.66.090) MUP Minor Use Permit (20.66.090) LTP Limited Term Permit (20.66.080) --- Not allowed *	CC	CG	CM	CN	CV
Land Use See Part 7 for land use definitions. See Section 20.12.020 for unlisted uses.						
Artists' Studios	P	P	P	P	P	
Catering Services	---	P	P	P	P	
Day Care, General (15 or more)	MUP	MUP	--	MUP	MUP	
Eating and Drinking Establishments						
Accessory (open to public)	P	P	P	P	P	20.60.090
Bars, Lounges, and Nightclubs	CUP	CUP	CUP	CUP	CUP	20.60.090
Fast Food (no late hours) (1)(2)	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	20.60.090
Fast Food (with late hours) (1)	MUP	MUP	MUP	MUP	MUP	20.60.090
Food Service (no alcohol, no late hours) (1)(2)	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	20.60.090
Food Service (no late hours) (1)	MUP	MUP	MUP	MUP	MUP	20.60.090
Food Service (with late hours) (1)	CUP	CUP	CUP	CUP	CUP	20.60.090
Take-Out Service, Limited (2)	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	20.60.090
Take-Out Service Only (2)	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	20.60.090
Outdoor Dining - Accessory	MUP	MUP	MUP	MUP	MUP	20.60.090
Funeral Homes and Mortuaries, without crematorium	---	MUP	--	--	---	
Funeral Homes and Mortuaries, with crematorium	---	CUP	---	---	---	
Health/Fitness Facilities						
Small - 2,000 sq. ft. or less	P	P	P	P	P	
Large - Over 2,000 sq. ft.	MUP	MUP	MUP	MUP	MUP	
Laboratories	---	P	---	--	--	
Maintenance and Repair Services	---	P	---	P	--	
Marine Services						
Boat Storage	--	--	CUP	--	--	
Boat Yards	--	--	CUP	--	--	
Entertainment and Excursion Services	--	--	P	--	P	MC Title 17
Marine Service Stations	--	--	CUP	--	CUP	
Water Transportation Services	---	---	MUP	---	MUP	
Personal Services						
Massage Establishments	MUP	MUP	---	MUP	MUP	MC 5.50 20.60.120
Massage Services, Accessory	MUP	MUP	---	MUP	MUP	20.60.120
Nail Salons	P	P	---	P	P	
Personal Services, General	P	P	---	P	P	
Studio	P	P	---	P	P	
Postal Services	P	P	---	P	P	
Printing and Duplicating Services	P	P	----	P	---	
Recycling Facilities						
Collection Facility - Small	MUP	MUP	---	MUP	--	20.60.170

TABLE 2-5 ALLOWED USES AND PERMIT REQUIREMENTS	Commercial Zoning Districts Permit Requirements *					
	P	CUP	MUP	LTP	---	
Land Use See Part 7 for land use definitions. See Section 20.12.020 for unlisted uses.						
	CC	CG	CM	CN	CV	Specific Use Regulations
Visitor Accommodations						
Bed & Breakfast Inns	MUP	MUP	MUP	--	MUP	20.60.060
Hotels and Motels	CUP	CUP	CUP	---	CUP	
RV Parks	--	--	--	--	CUP	
Time Share Facilities	---	CUP	--	--	CUP	20.60.220
Transportation, Communications, and Infrastructure Uses						
Communication Facilities	MUP	P	MUP	--	P	
Marinas	Municipal Code Title 17					
Parking Facilities	MUP	MUP	MUP	MUP	MUP	
Utilities	P	P	P	P	P	
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70					
Vehicle Rental, Sale, and Service Uses						
Vehicle/Equipment Rentals						
General	---	CUP	---	---	CUP	
Office Only	P	P	P	P	P	
Limited	P	P	P	--	P	
Vehicle/Equipment Repair						
General	---	CUP	---	---	---	
Limited	MUP	MUP	MUP	--	---	
Vehicle Sales, Office Only	P	P	P	P	P	
Vehicle/Equipment Services						
Automobile Washing/Detailing, full service	---	MUP	---	MUP	MUP	
Automobile Washing/Detailing, self service or accessory	P	P	---	P	MUP	
Service Stations	CUP	CUP	---	CUP	CUP	20.62
Other Uses						
Accessory Structures and Uses	P	P	P	P	P	
Drive-Through Facilities	MUP	MUP	MUP	MUP	MUP	20.60.080
Special Events	Municipal Code Chapter 11.03					
Outdoor Storage and Display	P	P	P	P	P	20.60.150
Parking Structure, adjacent to residential zoning district	CUP	CUP	---	CUP	CUP	
Temporary Uses	LTP	LTP	LTP	LTP	LTP	20.66.080

* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).

- (1) Late hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 10:00 p.m. Sunday through Thursday and past 11:00 p.m. Friday and Saturday.
- (2) Minor Use Permit required.
- a. A Minor Use Permit shall be required for any use that abuts a residential zoning district or is located within 500 feet, property line to property line, of any residential zoning district.
 - b. A Minor Use Permit shall be required for any use that maintains late hours.

20.20.030 – Commercial 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 2-6, in addition to the development standards in Part 3 (Site Planning and Development Standards).

**TABLE 2-6
DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DISTRICTS**

Development Feature	OA	OG	OM	OR	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each NEWLY CREATED lot</i>				
Lot Area	25,000 sq. ft.	5,000 sq. ft.	25,000 sq. ft.	10,000 sq. ft.	
Lot Width	100 ft.	50 ft.	100 ft.	100 ft.	
Setbacks	<i>These are minimum setbacks required for primary structures. See Section 20.30.090 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>				
Front or adjacent to a street	15 ft.	15 ft.	15 ft.	15 ft.	
Side (interior, each)					
Abutting nonresidential	0	0	0	0	
Abutting residential	N/A	5 ft.	5 ft.	N/A	
Side (Street side)	15 ft.	15 ft.	15 ft.	15 ft.	
Rear	0	0	0	0	
Abutting alley	N/A	10 ft.	N/A.	N/A	
Abutting residential	N/A.	5 ft.	5 ft.	N/A	

**TABLE 2-6
DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DISTRICTS**

Development Feature	OA	OG	OM	OR	Additional Requirements
Floor Area Ratio	0.5 for office uses. 0.75 for warehouse uses.	As identified on the Official Zoning Map.	0.75, except as identified on the Official Zoning Map.	As identified on the Official Zoning Map.	
Height	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.050 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.050.B (Increase in Height Limit) for possible increase in height limit.</i>				
Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 4/12 pitch 31 ft. with sloped roof; 4/12 or greater pitch				20.30.080
Not within Shoreline Height Limit Zone	32 ft. with flat roof; less than 4/12 pitch 37 ft. with sloped roof; 4/12 or greater pitch				
Within High Rise Height Limit Zone	375 ft.				
Fencing	<i>See Section 20.30.030 (Fences, Hedges, and Walls).</i>				
Landscaping	<i>See Chapter 20.48 (Landscaping Standards).</i>				
Lighting	<i>See Section 20.30.060 (Outdoor Lighting).</i>				
Parking	<i>See Chapter 20.52 (Off-Street Parking and Loading Standards).</i>				
Signs	<i>See Chapter 20.54 (Sign Standards).</i>				

**TABLE 2-7
DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DISTRICTS**

Development Feature	CC	CG	CM	CN	CV	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each NEWLY CREATED lot</i>					
Lot Area						
Citywide	5,000 sq. ft.	10,000 sq. ft.	N/A	20,000 sq. ft.	N/A	
Coastal Zone	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft.	2,000 sq. ft.	
Lot Width						
Citywide	25 ft.	50 ft.	N/A.	100 ft.	N/A	
Coastal Zone	25 ft.	25 ft.	25 ft.	100 ft.	25 ft.	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 20.30.090.D (Allowed Encroachments into Setback Areas) for setback measurement, allowed projections into setbacks, and exceptions.</i>					
Front	0	0	0	0	0	
Side (interior, each):						
Abutting nonresidential	0	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Side (Street side)	0	0	0	0	0	
Rear:						
Abutting an alley	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Not abutting an alley	0	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Bulkhead setback	Structures shall be setback a minimum of 10 ft. from the bulkhead in each zoning district.					
Floor Area Ratio	<i>The specific floor area limitations for each zoning district are identified on the Official Zoning Map. However, within the CG zoning district, the FAR may be increased to a maximum of 0.5 where parcels are consolidated to accommodate larger commercial development projects in compliance with General Plan Policy LU 6.19.13.</i>					
Height	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.050 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.050.B (Increase in Height Limit) for possible increase in height limit.</i>					

Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 4/12 pitch 31 ft. with sloped roof; 4/12 or greater pitch	20.30.050
Not within Shoreline Height Limit Zone	32 ft. with flat roof; less than 4/12 pitch 37 ft. with sloped roof; 4/12 or greater pitch	
Fencing	<i>See Section 20.30.030 (Fences, Hedges, and Walls).</i>	
Landscaping	<i>See Chapter 20.48 (Landscaping Standards).</i>	
Lighting	<i>See Section 20.30.060 (Outdoor Lighting).</i>	
Parking	<i>See Chapter 20.52 (Off-Street Parking and Loading Standards).</i>	
Signs	<i>See Chapter 20.54 (Sign Standards).</i>	