

Chapter 9.04**COMMERCIAL DISTRICTS****Sections:**

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Section 9.04.010 Purpose and Intent

It is the purpose of this Chapter to provide regulations which implement those goals, objectives and policies of the General Plan which are aimed toward the provision of commercial areas within the City. It is the further intent of this Chapter to serve the retail and service commercial needs of Moreno Valley residents and businesses through the establishment of a specific, well-defined pattern of commercial activity which is conveniently located, efficient, and attractive, with safe pedestrian and vehicular circulation.

In addition to the above, the commercial districts are included in the zoning regulations to achieve the following purposes:

1. To provide appropriately located areas for office uses, retail stores, service establishments, and commercial commodities and services required by residents of the City and the surrounding market area;
2. To encourage concentration of office and commercial uses for the convenience of the public and to secure a more mutually beneficial relationship to each other;
3. To provide adequate space, off-street parking and loading areas to meet the needs of modern commercial development;
4. To minimize traffic congestion from commercial development and to avoid the overloading of utilities by restricting the construction of buildings of excessive size in relation to the amount of land around them;
5. To promote compatibility between commercial properties and adjoining noncommercial uses; and
6. To promote high standards of site planning, architecture and landscape design for office and commercial developments within the City of Moreno Valley.

Section 9.04.020 Commercial Development Districts

A. Office District (O)

The primary purpose of the Office (O) District is to provide areas for the establishment of park-like, office-based working environments for general business, corporate, professional and administrative offices. It is the further intent of this district to provide setbacks, landscaping and architectural treatments that ensure the location of such uses is relatively compatible with residential development in the vicinity.

B. Office Commercial District (OC)

The primary purpose of the Office Commercial District is to provide for the establishment of business, corporate and administrative office, as well as commercial services which are supportive to major business developments. Retail facilities which support the office developments are permitted, subject to limitations specified in this Section.

C. Village Commercial District (VC)

The primary purpose of the Village Commercial (VC) District is to provide for office related and commercial development within the original Moreno townsite. It is the further intent of this district to promote development which recognizes the historic significance of the site and projects a "turn-of-the-century" architectural atmosphere, yet provides limited retail commercial services that are compatible with the surrounding residential community.

D. Tourist Recreational Commercial District (TRC)

The primary purpose of the Tourist Recreation Commercial (TRC) District is to provide those commercial support activities that are necessary or incidental to recreation uses within the City of Moreno Valley and which emphasize common recreation oriented retail services, while meeting the personal service needs of both tourists and City residents alike. Recreation-oriented residential development may also be permitted to the extent that it is incidental to and complements the overall recreational character of the district.

E. Neighborhood Commercial District (NC)

The primary purpose of the Neighborhood Commercial (NC) District is to satisfy the daily shopping needs of Moreno Valley residents by providing construction of conveniently located neighborhood centers which provide limited retail commercial services. These centers must be compatible with the surrounding residential communities.

F. Community Commercial District (CC)

The primary purpose of the Community Commercial (CC) District is to provide for the general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services.

Section 9.04.030 Permitted Commercial Uses

For the Commercial Districts, unless otherwise expressly provided in this Title, permitted uses are limited to those described in the Permitted Uses Table 9.02.020-1 in Section 9.02.020 of this Title.

Section 9.04.040 Commercial Site Development Standards

A. General Requirements

The following table sets forth minimum site development standards for all commercial and office zones. All sites shall conform to the dimensions set forth in this Section. A development or center may, however, be a combination of many parcels totaling at least the required site size, but its design must be integrated and unified. In addition, projects must comply with the special requirements enumerated in Section 9.04.040 B, the performance standards included in Chapter 9.10 and any other applicable City Ordinances, policies, and programs.

COMMERCIAL SITE DEVELOPMENT MINIMUM STANDARDS
TABLE 9.04.040-7

<u>REQUIREMENT</u>	O	OC	VC	TRC	NC	CC
1. Minimum site area.	10K ¹	10K	10K	1AC ²	10K	1AC
2. Minimum site width, in feet.	100	100	100	200	100	200
3. Minimum site depth, in feet.	100	100	100	175	100	175
4. Front building setback in feet ³	20	20	20	20	20	20
5. Side street building setback area, street sides, in feet ³	20	20	20	20	20	20

¹ The term "K" means 1,000.

² The term "AC" means acre or acres.

³ Measured from property line after dedications for public rights-of-way.

- 6. Lot coverage, maximum 60% 60% - - - -
- 7. Building height, in feet, maximum See Special Requirements

On legal lots of record existing immediately prior to the date of adoption of this Title, and which otherwise comply with all other provisions in this Title and with all land use regulations existing immediately prior to adoption of this Title, if any of said lots contain less than the minimum depths required by this Section they need not provide a front building setback or landscaping greater than 20% of the depth of the property (excluding right-of-way area). The creation of new lots within these districts shall conform to these minimum dimensions, except in the case of condominium lots or lots within a shopping center, in which case no minimums are established. Parcels created within shopping centers are exempt from the site development standards stated herein, as they relate to minimum site areas, and minimum lot width and depth, as long as a conceptual development plan for the entire center has been developed and approved and if appropriate easements for reciprocal access parking and maintenance are provided.

B. Special Requirements

1. Wherever a lot in any commercial district abuts a lot in any residential district, a minimum setback equal to the building height, but not less than 10 feet shall be required. A minimum of 10 feet nearest the district boundary line shall be landscaped.
2. Where off street parking areas in commercial districts are situated so as to be visible from any street, screening in the form of a landscaped earthen berm, shrubs, or decorative wall 3 feet in height shall be erected between the street and the parking area.
3. In all commercial districts, required front building setback areas shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives.
4. The street side building setback area in any commercial district shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking. When off-street parking is located within building setback areas, a minimum landscaped area of 10 feet in depth shall be provided between the property line and the parking area, with an additional minimum landscaped area 10 feet in depth required between the parking area and the building.
5. Required rear and interior side building setback areas in any commercial district shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
6. In the Office Commercial district, all non-office uses permitted shall be supportive of office-based development. (See Table 9.02.020-1)
7. In the Office Commercial district, all commercial and retail activities, other than offices, shall be limited to no more than 25% of the square footage of any building. In the case of a mixed use development, no more than 25% of the total square footage of all buildings shall be devoted to commercial/retail uses, with the remaining 75% to be utilized for office.
8. Parking for each use shall comply with the requirements of Chapter 9.11.

9. Except as otherwise specified in this Section, structures shall be constructed either on the property line or be set back at least three (3) feet from the rear or interior side property line.

[Amended by Ordinance No. 497, effective July 11, 1996]

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