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**Chapter 19.12****SERVICE COMMERCIAL (CS) AND  
COMMUNITY INDUSTRIAL (IC) DISTRICTS****Sections:**

- 19.12.010 Purpose**
- 19.12.020 Permitted and Conditional Uses**
- 19.12.030 Development Standards**
- 19.12.040 Design Standards**
- 19.12.050 Outdoor Storage and Use Standards**
- 19.12.060 Performance Standards**
- 19.12.070 Encroachments into Yards or Setbacks**
- 19.12.080 Parking and Driveways**
- 19.12.090 Street Dedications and Improvements**
- 19.12.100 Utilities**
- 19.12.110 Signage**

**19.12.010 Purpose.** This chapter includes the districts that accommodate manufacturing uses and which also allow for heavier commercial uses.

**Service Commercial (CS).** The intent of the Service Commercial District is to allow for heavier commercial uses and light manufacturing uses. The areas within this district shall be completely separated or shielded from all other land use functions. High quality design standards are encouraged to mitigate aesthetic impacts.

**Community Industrial (IC).** The intent of the Community Industrial district is to accommodate existing industrial uses and allow for new industrial uses. Commercial uses may also be permitted as a means of enhancing and augmenting industrial development.

**19.12.020 Permitted and Conditional Uses.** Permitted and conditional uses for each classification are provided in Table 19.12-A, and have been determined to be compatible with the values and character of the district, subject to appropriate development conditions. Any use

identified in the table that is left blank (or identified by a “-“) shall be prohibited.

Any use not included in the table shall be considered prohibited, unless it is determined by the Community Development Director to be compatible with the values and character of the district. Such determination is dependent upon both the compatibility of the use with the purpose and function of the district, and the anticipated impacts, including, but not limited to, aesthetics, generation of traffic, types of traffic, parking requirements, hazards, and noise generation.

New construction or development of permitted uses is subject to Site Plan Review approval pursuant to Chapter 19.28. The establishment of conditional uses, whether through new construction or establishment within an existing facility, is subject to review and approval pursuant to Chapter 19.30, *Conditional Use Permits*, or Chapter 19.31, *Minor Use Permits*. All temporary uses are subject to review and approval pursuant to Chapter 19.32, *Temporary Use Permits*.

**Table 19.12-A  
PERMITTED AND CONDITIONAL USES**

Key: P = Permitted Use  
C = Conditional Use Permit  
M = Minor Use Permit  
AOBP=Adult Oriented Business Permit

Use	CS	IC	Notes
<b><i>A. Industrial</i></b>			
<b><i>Construction</i></b>			
Contract construction service office, may include equipment and/or material storage yard	P	P	
Sandblasting and beadblasting	-	C	
<b><i>Hazardous Waste</i></b>			
Hazardous waste facilities	-	C	Includes all land and structures used for the treatment, transfer, storage, resource recovery, or recycling of hazardous waste materials at thresholds exceeding standards as determined by the Fire Department.
<b><i>Light Industrial</i></b>			
Recyclable material salvage yards	-	C	See Chapter 19.80, Recycling and Solid Waste Disposal
<u>Recycling collection facilities</u> Small - to 500 sq. ft. in area Large - 500+ sq. ft. in area	M C	P M	Outdoor storage for all recycling collection facilities must be screened.
Recycling processing facilities	-	C	
Research and development services / laboratories	C	C	
<b><i>Manufacturing</i></b>			
Batching plant	-	C	
Manufacturing processes involving raw materials.	-	C	
Manufacturing processes involving no raw materials.	C	C	
<u>Food processing:</u> Animal slaughtering Bakery Industrial food catering Meat, dog and cat food processing canning, packaging All other food processing	- P P C C	C P P C C	

Use	CS	IC	Notes
<b><i>Mining and Related Activities</i></b>			
Mining or quarrying	-	C	The excavation or extraction of naturally occurring minerals. Typical uses include mining, rock and gravel extraction, and borrow pits.
Milling and other processing needed to render mined materials marketable	-	C	
<b><i>Motor Vehicle Storage</i></b>			
<u>Motor vehicle storage:</u>			
Indoor	P	P	All vehicle storage area(s) must be screened from offsite
Outdoor - operable vehicles	C	P	
Outdoor - inoperable vehicles	C	C	
Parking: commercial lot / garage	P	P	
Towing service (with tow truck parking - no auto storage)	P	P	
Truck and trailer rental	P	P	
<b><i>Service and Repair</i></b>			
Automotive services - minor (i.e., tune-up, emission tests, batteries, brakes, tires, radiators, electrical, etc.) (no use of impact wrenches or other equipment that could create noise impacts.)	P	P	
Automotive repair - major (i.e., engine and transmission repair/rebuild, etc.)	P	P	A wall made of block, masonry, or other similar material, minimum six (6) feet in height, must be installed to separate use from adjacent properties. Outdoor storage must be screened.
Boat service and repair	C	C	
Body, paint, and upholstery shops	P	P	
<u>Business services:</u>			
Exterminating service	M	M	
Blueprinting services	C		
Car wash - full service	P	P	
Car wash - self service	P	P	
Exterminator	P	P	
Gas station	C	C	

Use	CS	IC	Notes
<u>General household product service and repair:</u>			
Computer, home electronics, and small home appliances	P	P	For automotive upholstery, see "Automotive Services"
Furniture refinishing, re-upholstery	P	P	
Jewelry, watches, clocks	P		
Home appliances - large	P	P	
Lawnmower and garden equipment	P	P	
Locksmith / key shop	P	-	
Shoe repair	P	-	
Heavy equipment service and repair (including commercial truck, van, etc.)	C	C	Block wall must be installed to separate use from residential district(s)
Industrial laundry	C	C	
Machine shop, machinery repair	C	P	
<u>Personal services:</u>			
Barber, beauty, nail salon	P	-	* Expressly Prohibited use
Cemeteries and mausoleums	C	-	
Crematory	C	C	
Dry cleaner	P	-	
Funeral parlor, mortuary	P	-	
Laundry - commercial	P	P	
Laundry - self-serve	P	-	
Medical marijuana dispensaries/facilities	*	*	
Pet grooming - commercial	P	-	
Public / self storage	C	C	
Tailor	P	-	
Tattoo / body piercing	M	-	
Taxidermy	P	-	
<b><i>Open Storage and Yards</i></b>			
Automobile/truck dismantling	-	C	
Building materials - finished	C	P	
Building materials - raw (excluding concrete batching)	-	P	
Contractor=s equipment storage yard	P	P	
Petroleum and similar flammable materials (for local distribution)	C	C	
Salvage yard	-	C	
Sewer plant (wastewater treatment facility)	-	C	
<b><i>Warehousing, Storage and Transportation Facilities</i></b>			
Bulk postal service	P	P	
Freight forwarding service (truck to truck)	-	C	

Use	CS	IC	Notes
Moving and storage	P	P	
Warehouse / distribution facility	P	P	Must be accessible from City maintained expressway, arterial or collector street
<b><i>B. Commercial / Office</i></b>			
<b><i>Alcohol</i></b>			
Alcoholic beverage sales	C	-	
<b><i>Automotive Related Sales and Service</i></b>			
Automobile rental agency	C	-	
Automotive parts and accessories stores	P	-	
Gas station	C	C	
Motor vehicle sales, new and used	C	P	May include sales display area and repair
Tire stores	C	-	
Towing service	C	C	Tow truck parking and auto storage areas may be allowed pursuant to requirements of Outdoor Storage and Use Standards in Section 19.12.050, below.
Trailer and mobile home sales and rental	C	-	With sales display area and repair
Truck and trailer rental	C	-	
<b><i>Eating / Drinking Places and Food Services</i></b>			
Banquet facilities	P	-	
Bar / cocktail lounge	C	-	
Catering establishment	P	-	
Fast food/quick serve			
With drive - through	C	-	
Without drive - through	P	-	
Restaurants (sit down / full service)		-	
<b><i>Entertainment and Recreation</i></b>			
Adult oriented business	-	AOBP	See Chapter 19.50, <i>Adult Oriented Businesses</i>
Amusement park	C	C	
Athletic fields	C	C	

Use	CS	IC	Notes
Auditoriums and other public assembly facilities	C	-	
Batting cages - indoor - outdoor	C C	C C	
Billiard parlor / pool hall	C	-	
Bowling alley	C	-	
Go-cart track	C	C	
Golf course	C	C	
Golf driving range	C	C	
Health club / gymnasium	P	P	
Live entertainment	C	-	Except as temporary uses, see Chapter 19.32 <i>Temporary Use Permits</i>
Miniature golf course	C	C	
Motion picture theater	C	-	
Motocross / off-road mini-bike course	-	C	
Recording and sound studios	P	P	
Shooting range	-	C	
Skate park	C	C	
Skating rink (ice / roller)	C	C	
Stadium / sports arena	C	C	
Tennis / swim club	C	-	
Theaters	C	-	
Video / electronic / computer game arcade	C	-	
<b><i>Office Uses</i></b>			
Administrative, professional, and other offices	-	-	
Office uses associated with manufacturing or other industrial uses	P	P	
<b><u>Financial services:</u></b> Banks, credit unions, etc. Check cashing / payday advance Mortgage / lending Other financial services	- - - -	- - - -	
<b><i>Retail / Wholesale Sales</i></b>			
Adult book store	-	AOBP	See Chapter 19.50, <i>Adult Oriented Businesses</i>

Use	CS	IC	Notes
Antique shop	C	-	
Art galleries and art supply store	C	-	
Auctions	C	C	
Auctions, livestock	-	C	
Bakeries			
Retail	P	-	
Wholesale	C	C	
Bicycle shop (including repair)	P	P	
Building materials, retail sale of (if contained within a completely enclosed building)	P	P	
Building materials and hardware stores (May include indoor nursery / plant sales):			May include outdoor nursery/plant sales up to 25% of building area. For nursery as a primary use, see Agricultural.
Within completely enclosed building	P	P	
With outdoor storage	P	P	
Boat sales	P	-	
Camera and photographic supply store	P	-	
Certified Farmers' Market, Open Air Market, Craft or Job Fair	C	C	See Chapter 19.57 "Certified Farmers' Market, Open Air Market, Craft or Job Fair"
Computer store	C	-	
Convenience store with alcoholic beverage sales	C	-	
Feed store	P	P	
Florist shop	P	-	
Food locker (for individual home locker rental only; no slaughtering permitted)	P	P	
Furniture and home furnishing store	P	-	
<u>General merchandise stores:</u>			
Department store	P	-	
Discount / variety store (new products at a discounted price)	P	-	
Warehouse club stores	P	-	
Guns and ammunition stores	C	-	
Hobby, toy and game store	-	-	
Household appliance store	P	-	
Industrial retail sales	C	C	
Ancillary to a permitted use	P	P	
Music and video sales and rental stores	P	-	

Use	CS	IC	Notes
Office supply, stationery and gift stores	P	-	
Pawnbrokers / pawnshops	P	-	
Pet and pet supply stores	P	-	
Radio, television, and small electrical appliance shop (including repair when incidental to retail sales)	P	-	
Secondhand and thrift stores	P	-	
Sporting goods store	P	-	
Swap meet	P	P	
Indoor swap meet	C	P	
Outdoor swap meet	C	P	
Wholesale stores and distributors	C	P	
<b><u>C. Agricultural Uses and Related Uses</u></b>			
Row, field, and tree crops, which do not require large amounts of water for commercial purposes	C	C	
Plant nurseries - cultivation of plants, indoors or outdoors, for commercial purposes	C	C	May include retail sales
Produce stands for products primarily grown on the same property	M	M	
Retail nurseries	C	C	
<b><u>D. Institutional Uses</u></b>			
Ambulance service	P	-	
Animal hospital	C	C	
- Small animals	C	C	
- Large animals	C	C	
Churches, synagogues, temples, and other religious facilities	C	C	
Community care facility	C	-	
Community center	C	-	
Congregate care facility	C	-	
Convalescent hospital	C	-	
Governmental facilities	P	P	
Hospitals	C	C	

Use	CS	IC	Notes
Schools such as music conservatories, dancing schools, and other schools that offer training in nonindustrial professions	P	-	
<u>Schools:</u> Preschools K-12, Private* Universities / colleges Vocational and trade schools	C C C C	- - C C	*Public schools are regulated by the State
<b><u>E. Residential Uses and Transient Lodging Facilities</u></b>			
Caretaker housing	M	M	Accessory to uses permitted in the district.
Day care centers	C	-	
Hotels / motels	C	-	
Multiple family dwellings, as a component of a mixed-use development	C	-	
Recreational vehicle parks and campgrounds, not exceeding a density of twelve (12) units per acre	C	C	
<b><u>F. Transportation and Communication Facilities, and Utilities</u></b>			
Communication facilities (See also Chapter 19.58, Communications Facilities)	C	P	Including radio and television stations or towers, satellite receiving stations, microwave relay towers, and similar facilities.
Transportation facilities	C	P	Including, but not limited to airports, bus stations, and carpool facilities.
Utility and service uses and structures	C	P	Including, but not limited to reservoirs, pumping plants, electrical substations, central communications offices, sewer plants, sewer treatment facilities, and solid waste disposal sites.
<b><u>G. Temporary and Interim Uses (See Chapter 19.32, Temporary Use Permits)</u></b>			
<b><u>H. Accessory Uses</u></b>			
Drive-through facilities	M*	M*	*Unless CUP is otherwise required for the use. See Chapter 19.82, <i>Off-street Parking and Loading Regulations</i> , for standards.

**19.12.030 Development standards.** The development standards for each office commercial district shall be as delineated in Table 19.012-B:

**Table 19.12-B  
SERVICE COMMERCIAL / COMMUNITY INDUSTRIAL DISTRICT  
DEVELOPMENT STANDARDS**

Standard	CS	IC	Notes
Minimum lot size	30,000 s.f.	1 acre	
Minimum lot dimensions - (width/depth)	150 x 200 ft.	200 x 200 ft.	
Minimum lot dimensions - ratio (width to depth)	--	--	
Maximum lot coverage (impervious surface)*	80%	70%	
Maximum building height**	45 feet	45 feet	
Front yard setback	15 feet	25 feet	
Side yard setback, interior	10 feet	10 feet	
Street side yard setback	15 feet	15 feet	
Rear yard setback	10 feet	10 feet	

\*Those portions of the lot left with a pervious surface area as identified upon a "Site Plan" reviewed by the City shall be improved as defined herein with landscaping reflecting a desert theme, including use of drought resistant plants. Said landscaped area shall consist of at least ten percent (10%) of the total lot area for parcels of one (1) acre or less and five percent (5%) of the total lot area for parcels exceeding one (1) acre, excluding that portion of the lot contained within the required front setback area.

\*\*Structures or structural features which are not an essential and/or integral portion of the structure such as chimneys or similar features, as well as flagpoles and communications towers, may exceed height limits up to fifty (50) percent.

**19.12.040 Design Standards.**

- A. A Desert Southwest theme is encouraged where possible. A modern industrial building design may be acceptable where the Desert Southwest theme is not feasible and the proposed design will not detract from or conflict with the established theme of the neighborhood.
- B. Those portions of the front setback area not improved with drive isles, walls, signage or similar features shall be landscaped. Said landscaping shall reflect a desert theme,

including use of drought resistant plants.

**19.12.050 Outdoor Storage and Use Standards.**

- A. Outdoor storage. Outdoor storage on properties in the CS or IC district, shall be screened so that it is not visible from the following streets:
1. Twentynine Palms Highway throughout the City,
  2. Adobe Road north of Twentynine Palms

Highway,

3. National Park Drive,
4. Amboy Road east of Adobe Road to the City limit,
5. Utah Trail between Amboy Road and the National Park entrance.

Screening shall be provided by the use of solid walls, wood fencing, or chain link fencing with either shade cloth, slats, or drought tolerant vegetation. If drought tolerant vegetation is utilized to accomplish screening, the vegetation used shall:

1. Provide adequate screening within one year of planting, and
2. Be maintained to provide continual screening of any outdoor storage, and
3. Be watered with an automatic watering system equipped with a timer.

If shade cloth or slats are utilized to accomplish screening, such materials shall be of uniform design and color and shall be maintained in good repair at all times.

- B. Vehicle storage, tow yards, appliance or vehicle repair or service, auto dismantlers, welding or machine shops, and similar uses. A solid block wall shall be constructed around the perimeter of the use and substantially block the view of the yard. A minimum of three (3) feet of landscaping shall be provided along the street frontage to provide aesthetic relief along the wall or fence. The area(s) of the yard visible from offsite shall be paved with concrete or asphalt paving. Suitable Best Management Practices (BMP) shall be constructed and/or practiced to ensure that any vehicle fluids shall not leave the site.
- C. Outdoor manufacturing, uses or activities

shall provide for both the physical screening and operational controls of outdoor manufacturing, use and activities to ensure adequate and appropriate buffering to surrounding land uses and the public right-of-way.

#### **19.12.060 Performance Standards.**

- A. Lighting shall be designed and installed in conformance with Chapter 19.70, *Lighting Standards*.
- B. Energy conservation, including use of both direct and passive solar energy, is encouraged.
- C. Noise generated on-site shall be controlled so as to be compatible with surrounding land uses. For uses that may generate noise during the hours of 7 p.m. to 7 a.m., a detailed noise assessment and plan addressing and mitigating these impacts shall be submitted for review and approval pursuant to Chapter 19.74, *Noise Control*.
- D. Vibrations generated on-site shall not be detectable off-site. For uses that may generate vibrations detectable off-site, a detailed vibration assessment and plan addressing and mitigating these impacts shall be submitted for review and approval.
- E. Electrical disturbances or interference. For uses that may produce electrical disturbances or interference to surrounding land uses, a detailed electrical interference assessment and plan addressing and mitigating these impacts shall be submitted for review and approval.
- F. Odors, dust and airborne pollution shall be controlled so as not to impact surrounding land uses or the public right-of-way. For uses that may generate odors, dust, or airborne pollution, a detailed assessment and plan addressing and mitigating these impacts shall be submitted for review and approval.

#### **19.12.070 Encroachments into Yards or**

**Setbacks.** Provided that the projection does not obstruct the view in a required Clear Sight Triangle (See Section 19.06.030 *Definitions*), the following encroachments or projections are permitted in required yard areas:

- A. No projection may be permitted to encroach into a required Clear Sight Triangle.
- B. Attached architectural features such as awnings, canopies, eaves, chimneys, cornices, planter boxes, bay windows, and cantilevered portions of the structure (not exceeding fifty percent (50%) of the length of the wall on any one story) are permitted to encroach up to four (4) feet into front, rear, and side yards.
- C. Attached, unenclosed patio roofs, decks, porches and similar structures (having open, unenclosed sides around at least fifty [50] percent of their perimeters) are permitted to encroach up to four (4) feet into a front or street side yard, with a minimum five (5) foot setback to the property line; and up to fifteen (15) feet into a rear yard, with a minimum five (5) foot setback to the rear property line.
- D. Stairways, landings, corridors and fire escapes are permitted to encroach up to five (5) feet in front and street side yards, up to four (4) feet in interior side yards, and up to ten (10) feet in rear yards.
- E. Fences, walls, screening, safety guard rails, and dense hedges are permitted to encroach up to a maximum of six (6) feet in height in front and street side yards, and a maximum of ten (10) feet in height in side and rear yards.

**19.12.080 Parking and Driveways.** All improved or disturbed lot areas not covered by buildings or landscaping shall be paved in concrete or asphalt paving, or otherwise appropriately treated to contain wind and soil erosion and accommodate traffic and circulation. Areas of heavy vehicle traffic, loading areas and

other site areas for heavy vehicles or equipment shall have paving design and thickness of sufficient strength to support such vehicles and traffic.

Parking and driveways shall be provided consistent with the regulations of Chapter 19.82, *Off Street Parking and Loading Regulations*.

#### **19.12.090 Street Dedications and Improvements.**

- A. Before building permits are issued for the construction of a structure or improvement which would result in an increase or change in vehicular traffic, the dedication of additional right-of-way and construction of required street improvements shall be required in accordance with the General Plan Circulation Element.

“Street improvements” include any or all of curb and gutter, sidewalks, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade, and the placement of paving, and other necessary improvements as determined by the City Engineer, unless an exception is granted pursuant to Chapter 19.85, *Public Improvements - Delaying or Deferring*.

- B. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:
  1. That all of the required dedications have been provided.
  2. That all of the required street improvements have either been installed or that a cash deposit, surety bond or other form of acceptable surety in an amount equal to the estimated cost of the street improvements has been posted with the City Engineer to assure the installation of said street improvements.

- C. In CS Districts, the following street

improvement standards shall apply to all rights-of-way:

1. Concrete curbs and gutters shall be installed.
2. Sidewalks shall be installed.

D. In IC Districts, the following street improvement standards shall apply to Local Streets:

1. Concrete curbs and gutters shall be installed.
2. Sidewalks shall not be required.

**19.12.100 Utilities.** All utilities serving new projects of more than four (4) acres shall install underground utilities both onsite and in the public right-of-way. New projects of four (4) or less acres shall install underground utilities onsite; utilities in the public right-of-way may be installed in a manner consistent with the existing surrounding improvements.

**19.12.110 Signage.** All signs shall comply with the regulations provided in Chapter 19.84 *Signs*.