

Chapter 17.24
COMMERCIAL AND INDUSTRIAL ZONES (C), (LC), (OP), (LI)

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17.24.010 Purpose and intent.

The commercial and industrial zones are intended to implement the goals and objectives, for general commercial, light commercial, professional office, and light industrial development as established in the Solana Beach general plan. Please note that the Highway 101 specific plan establishes overriding standards that should be used in addition to this chapter. The individual zones which are required to implement the land use designations in the Solana Beach general plan are described as follows:

A. General Commercial Zone (C): This zone is intended to provide for commercial activities and services of a more intensive nature. These uses would be located primarily along major transportation routes and would include major shopping facilities and service centers. In addition, the general commercial zone is intended to accommodate and promote tourist-oriented commercial uses along Highway 101.

B. Light Commercial Zone (LC): This zone is intended to provide for areas of lower intensity commercial activities and services which have minimal impact on nearby residential neighborhoods. Where feasible, such uses should provide for convenience shopping and services for residents of the immediate neighborhood.

C. Office Professional Zone (OP): This zone is intended to provide for professional office and service centers and retail accessory uses which are complementary to office development. Primary uses would include medical and dental centers, financial services and other office-based business services.

D. Light Industrial Zone (LI): This zone is intended to provide for light industrial uses such as manufacturing, assembly, research and development, warehousing, personal storage, and similar types of industrial uses which do not involve the use of environmentally hazardous materials or processes and would not result in objectionable external effects. The light industrial zone allows limited office and commercial uses which are an integral component of the on-site industrial use. Business services and personal and household services uses are allowed to a limited degree as well as very limited retail components of industrial uses. ([Ord. 189](#) § 1, 1994; [Ord. 185](#) § 2, 1993)

17.24.020 Permitted uses and structures.

A. Principal and Conditional Uses. The uses permitted in the commercial, office, and industrial zones shall be as indicated in SBMC [17.12.020](#) (Use Regulations Matrix) Table 17.12.020-A of this title. Permitted, conditional, and prohibited uses are indicated as follows:

“P” indicates that the use shall be a permitted use in the zone.

“PL” indicates that the use shall be permitted subject to the limitations set forth in subsection B of this section.

“C” indicates that the use is subject to a conditional use permit issued by the director of community development in accordance with SBMC [17.68.010](#) (Conditional Use Permits).

“CC” indicates that the use is subject to a conditional use permit issued by the city council in accordance with SBMC [17.68.010](#) (Conditional Use Permits).

“E” indicates that the use shall be prohibited within the zone.

In the event a use is not specifically listed in Table 17.12.020-A, the director of community development shall have the authority to categorize such use in accordance with the procedure outlined in SBMC [17.12.030](#) (Use Determination).

B. Use Limitations. The following limitations shall apply to the uses identified within the zones listed below:

1. (C), (LC), (OP) Zones.

- a. Kiosk businesses shall be permitted in the (C), (LC) and (OP) zones subject to the requirements of SBMC [17.60.090](#) (Kiosk Businesses).

2. (C), (LC), (OP), (LI) Zones.

- a. Caretaker units shall be limited to one unit per premises, subject to the regulations of SBMC [17.60.050](#) (Caretaker Units).

3. (C), (LC) Zones.

a. Residential development shall be permitted as a mixed use with other permitted or conditionally permitted development. The provision of residential development with commercial development shall be encouraged in a mixed use integrated development.

Residential dwellings shall be permitted only on the upper floors, basement, and rear 50 percent of the ground floor. Alternatively, residential dwellings may be permitted on any portion of the building (or buildings) pursuant to a development review permit; provided, that total residential development does not exceed 50 percent of gross allowable floor area. Residential dwellings approved pursuant to a development review permit shall be compatible with the intent of the (C) and (LC) zones to preserve and enhance street level pedestrian oriented commercial frontages.

The maximum residential density allowed within the (C) zone shall be 20 dwelling units per acre based on the total net acreage of the property. The maximum residential density within the (LC) zone shall be 12 dwelling units per acre based on the total net acreage of the property. Minimum unit size shall be 650 square feet, except for "efficiency units" as provided herein.

Residential developments providing efficiency units of between 220 square feet and 650 square feet may be approved pursuant to a development review permit.

b. Home occupations shall be allowed as an accessory use to a residential use subject to the requirements set forth in SBMC [17.20.040\(A\)](#) (Residential Zones).

4. (C) Zone.

a. Pawnshops shall be permitted only upon the provision of written documentation that all applicable licenses have been obtained.

5. (LC) Zone.

a. Business, professional, medical and dental offices shall not exceed 50 percent of gross allowable floor area.

b. Real estate offices shall not exceed 25 percent of gross allowable floor area.

6. (OP) Zone.

a. Retail trade establishments, personal and household services, business services, restaurants, and accessory food service/concession stands identified as "PL" shall be allowed in the (OP) zone as accessory uses; provided, that all accessory uses combined do not occupy more than 25 percent of the total gross floor area of the principal structures.

b. Vocational or business trade schools with less than 30 students shall be allowed in the (OP) zone; provided no machinery or motorized equipment is utilized in the classroom. Vocational or business trade schools with 30 or more students are subject to a conditional use permit issued by the planning director.

7. (LI) Zone.

a. Office Uses. Office use is not allowed except as an incidental secondary use to an on-site related industrial use. The incidental office use is limited to 25 percent of the primary building gross floor area up to a maximum of 5,000 square feet.

b. Retail Trade. Retail trade is not allowed except as an incidental secondary use to an on-site related industrial use. The incidental retail is limited to 25 percent of the primary building gross floor area up to a maximum of 5,000 square feet.

c. Automotive and Equipment Sales and Services. Sales, a form of retail trade, is not allowed on-site except as an incidental secondary use to an on-site related service industrial use. The incidental retail is limited to 25 percent of the primary building gross floor area up to a maximum of 5,000 square feet. Service uses are governed by a conditional use permit and consideration of requiring repair/service work to be conducted within enclosed buildings should be given. Truck rentals are not allowed except as an incidental secondary use to an on-site related use such as a self-storage facility.

C. Accessory Uses and Structures.

1. The following accessory uses and structures shall be permitted on the same lot or premises as the principal use, as set forth below:

a. Accessory uses as identified in subsection B above;

b. Parking lots and/or garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principal use;

c. Incidental storage structures;

d. Signs in accordance with Chapter [17.64](#) SBMC.

2. All attached accessory structures shall be made structurally a part of the principal structure, be composed of materials which are visually compatible with the principal structure and shall comply in all respects with the requirements applicable to the principal structure.

3. Detached accessory structures shall comply with all of the following requirements:

- a. Shall not exceed a height of 15 feet.
- b. Shall not exceed 10 percent of the total gross floor area of the principal structure or structures.
- c. Shall conform to all minimum yard requirements and shall not be permitted between the street and the principal structure.
- d. Shall maintain a minimum separation distance of 10 feet between the detached accessory structure and the principal structure.
- e. Shall comply with all applicable fire, health, safety, and building provisions of this code.

4. Pursuant to a development review permit, a detached parking garage may be exempted from compliance with the height and floor area requirements set forth above (subsections (C)(3)(a) and (b)).

5. Nothing in this chapter shall preclude more than one principal structure on a building site.

D. Temporary Uses and Structures. Temporary uses and structures shall be permitted in the (C), (LC), (OP) and (LI) zones pursuant to SBMC [17.60.010](#) (Temporary Uses and Structures). ([Ord. 189](#) §§ 2, 3, 1994; [Ord. 185](#) § 2, 1993)

17.24.030 Property development regulations.

A. Minimum Lot Sizes and Dimensions.

1. The minimum lot sizes and dimensions for the (C), (LC), (OP) and (LI) zones shall be as follows:

**Table 17.24.030-A
Minimum Lot Dimensions**

Zone	Minimum				
	Area in Sq. Ft.	Street Frontage	Width (interior)	Width (corner)	Depth
(C) (LC) (OP)	6,000	60'	60'	65'	100'
(LI)	15,000	75'	75'	80'	150'

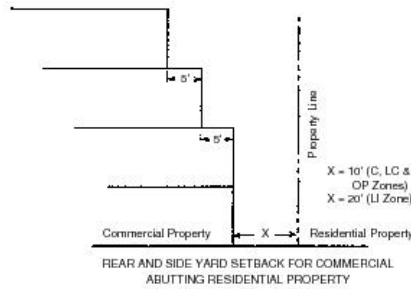
2. For any lot which fronts on a turnaround or a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be reduced to 60 feet.

B. Minimum Yard Dimensions. Minimum yard dimensions shall be as follows:

**Table 17.24.030-B
Minimum Yard Dimensions**

Zone	Front Yard	Side Yard (Interior)	Side Yard	
			(Street)	Rear Yard
(C)	0'	0**	0'	0**
(LC)	10'	0**	10'	0**
(OP)	15'	0**	15'	0**
(OP - Hwy. 101)	0'	0**	5'	0**
(LI)	20'	0**	20'	0**

*A minimum 10 foot rear or side yard shall be required where any portion of the rear or side yard abuts a residentially zoned property. Each story above two shall be setback an additional five feet from the required setback of the story below it.



Front yards on both streets shall be observed on all double frontage (through) lots.

In the (OP) zone a minimum separation of 20 feet shall be required between all principal structures.

Architectural features, such as canopies, eaves, steps, balconies, and stairways, may project into a required setback area, but not more than five feet. An architectural feature shall not extend beyond the property line, except along a street subject to the issuance of an encroachment permit.

C. Maximum Floor Area Ratio. The maximum floor area ratio for each zone shall be as set forth below:

Table 17.24.030-C
Maximum Floor Area Ratio

Zone	Maximum FAR
(C)	1.2
(LC)	1.0
(OP)	1.0
(LI)	2.0

D. Maximum Building Height. The maximum building height for each zone shall be as set forth below:

Table 17.24.030-D

Maximum Building Height

Zone	Maximum Height
(C)	35 feet
(LC)	25 feet
(OP)	45 feet*
(LI)	45 feet**

*West of Highway 101 and north of Lomas Santa Fe Drive the maximum height of any building shall be 35 feet.

**East of Valley Ave. the maximum height of any building shall be 30 feet.

Pursuant to a development review permit, up to 15 percent of the roof plane may exceed the maximum height limit to allow for architectural projections. Such review shall consider the potential impacts to existing views from nearby residential areas.

E. Specific Requirements.

1. Outdoor storage of merchandise, material and equipment shall be subject to the provisions of SBMC [17.60.080](#) (Outdoor Storage, Sales and Service Yards).
2. All roof appurtenances including, but not limited to, air conditioning units, cooling towers, ducts, tanks, elevator enclosures and mechanical equipment shall be acoustically shielded and architecturally screened from view from adjacent properties, public streets and on-site parking areas.
3. No merchandise, material or equipment shall be stored on the roof of any building.
4. All trash receptacle areas shall be designed to accommodate the separation of recyclable materials into not less than three categories as determined by the director of community development. Trash and recyclable material containers shall be screened by a

solid wall or fence with a minimum height of four feet or the height of the refuse container, whichever is greater; provided, that a six-foot solid wall or fence shall be constructed between any such container and any adjoining residentially zoned property.

F. External Effects. The following effects shall not be permitted to emanate beyond the boundaries of the premises upon which a permitted use is located:

1. Air contaminants, including but not limited to smoke, charred paper, dust, soot, grime, carbon, noxious acids, fumes, gases, odors, or particulate matter, which endanger human health, or result in damage to vegetation or property, cause objectionable changes in temperature or cause soiling.
2. Loud, unnecessary or unusual noise which endangers health, peace or safety of others.
3. Objectionable direct or reflected glare.
4. Radiation or electrical disturbance which unduly interferes with the normal operation of equipment or instruments.

Additional special regulations applicable to all zones are set forth in Chapter [17.60](#) SBMC. ([Ord. 189](#) §§ 4 – 7, 1994; Ord. 185 § 2, 1993)

17.24.040 Off-street parking requirements.

Parking and loading requirements shall be as prescribed in Chapter [17.52](#) SBMC. (Ord. 185 § 2, 1993)

17.24.050 Landscaping requirements.

Landscaping requirements shall be as prescribed in Chapter [17.56](#) SBMC. (Ord. 185 § 2, 1993)

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