

Chapter 25.16 – Commercial and Industrial Districts

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25.16.010 Purpose

The purpose of this chapter is to establish commercial and industrial zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's general plan residential land use categories as indicated in Table 25.04-1 (Zoning Districts).

25.16.020 Characteristics of the Commercial and Industrial Districts

The following descriptions of each district identify the characteristic uses, intensity of uses, and intended level of development.

- A. **Office Professional (OP).** This district is intended for low-intensity business, office, administrative, and/or professional land uses. When properly located and designed, these uses are compatible with adjacent residential areas.
- B. **General Commercial (C-1).** The purpose of the C-1 district is to provide a principal core area where a series of specialty and general commercial shopping facilities serve the needs of a resort community and city residents.
- C. **Planned Commercial (PC).** This district provides for flexibility in development, for creative and imaginative design, and for the development of parcels of land as coordinated projects to provide a range of commercial centers, as follows:
 1. **Specialty Commercial Center (PC-1).** The specialty center provides the specialized needs of locations in the city created by their proximity to particular land uses.
 2. **District Commercial Center (PC-2).** The district center provides convenient shopping opportunities outside of the core commercial area. Future development in Palm Desert will occur largely as a series of planned residential developments and neighborhoods. The integration of small-scale commercial uses into planned residential developments is recommended as desirable in relation to providing a distinct identity to various residential areas and increasing the convenience of commercial facilities to the market they most directly serve.
 3. **Regional Center (PC-3).** The regional center provides a unified area for commercial uses which offer a wide range of goods and services, including comparison and convenience shopping, major financial and administration center, entertainment, and cultural and recreational uses.

4. **Resort Center (PC-4).** The resort center concept is to provide for the development of hotel, entertainment, and restaurant facilities with related commercial uses, particularly for the area along Highway 111, westerly of the Palm Valley Channel.
- D. **Service Industrial (SI).** This district allows for the manufacture, distribution, and service of products intended for use within Palm Desert and adjacent communities. Large-scale and more intense industrial uses would not be consistent with the residential, resort, and recreational character of the community.
- E. **Planned Industrial (PI).** This district provides for a mixture of light industrial, research, and community facility uses, both public and private. The PI district is further intended to provide for the optimum integration of urban and natural amenities within developments.

25.16.030 Allowed Land Uses and Permit Requirements

Table 25.16-1 (Use Matrix for Commercial and Industrial Districts) identifies allowed uses and corresponding permit requirements for the commercial and industrial districts and all other provisions of this title. Descriptions/definitions of the land uses can be found in Chapter 25.99 (Definitions). The special use provisions column in the table identifies the specific chapter or section where additional regulations for that use type are located within this ordinance.

Use regulations in the table are shown with representative symbols by use classification listing: “P” symbolizes uses permitted by right, “A” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted. Uses that are not listed are not permitted. However, the Commission may make a use determination as outlined in Section 25.72.020 (Use Determinations).

Table 25.16-1: Use Matrix for Commercial and Industrial Districts

	Commercial/Industrial District (P=Permitted; A=Administrative Use Permit; C=Conditional Use Permit; N=Not Permitted)								Special Use Provisions
	OP	C-1	PC-1	PC-2	PC-3	PC-4	SI	PI	
Residential Uses									
Caretaker housing	N	N	N	N	N	N	P	P	25.16.040.A
Condominium	C	C	C	C	N	C	C	N	25.16.040.B
Dwelling, duplex	C	C	C	C	N	C	C	N	25.16.040.B
Dwelling, multifamily	C	C	C	C	N	C	C	N	25.16.040.B
Dwelling, single-family	C	C	C	C	N	C	C	N	25.16.040.B
Group home	C	C	C	C	N	C	C	N	25.16.040.B
Single-room occupancies	N	N	N	N	N	N	C	C	
Homeless Shelter	N	N	N	N	N	N	P	P	
Recreation, Resource Preservation, Open Space, and Public Assembly Uses									
Amusement facility, indoors	N	N	N	P	P	N	N	N	
Amusement facility, outdoors	N	N	N	P	P	N	N	N	
Community facility	N	N	N	N	N	N	P	P	
Day care center	N	C	C	C	C	C	N	N	
Emergency shelters	N	N	N	N	N	N	P	P	
Entertainment facility, indoor	N	N	N	N	P	P	N	N	
Entertainment facility, outdoor	N	N	N	N	P	P	N	N	
Institution, educational	C	N	C	C	C	N	C	C	
Institution, general	C	N	C	C	C	N	C	P	
Institution, religious	C	N	C	C	C	N	C	C	
Mechanical or electronic games, ≤4	N	P	N	P	P	N	N	N	
Mechanical or electronic games, ≥5	N	C ¹	N	A	A	N	N	N	
Open space (developed or natural)	N	N	N	N	N	N	N	P	
Recreation facility, commercial	N	N	N	P	P	N	N	N	
Recreation facility, private	N	N	N	P	P	N	N	N	
Theater/auditorium	N	N	N	P	P	N	N	N	
Utility, Transportation, Public Facility, and Communication Uses									
Commercial communication tower	C	C	C	C	C	C	C	C	25.16.040.C
Commercial parking lot	C	P	N	N	N	N	N	N	
Public utility installation	N	C	N	N	N	N	P	P	
Public facility (utility or service)	N	N	N	N	N	N	P	N	

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	OP	C-1	PC-1	PC-2	PC-3	PC-4	SI	PI	
Utility facility	N	N	N	C	N	N	P	P	
Retail, Service, and Office Uses									
Adult entertainment	N	N	N	N	N	N	P	N	25.16.040.D
Ancillary commercial	A	N	P	N	N	N	N	P	25.16.040.E
Art gallery	A	P	P	P	P	P	C	N	
Art studio	A	P	N	P	P	P	C	N	
Bed and breakfast	N	C	C	C	C	C	N	N	
Business support services	N	N	N	N	N	P	N	N	
Convention and visitors bureau	N	P	P	P	N	P	N	N	
Drugstore	N	P	P	P	P	N	N	N	
Financial institution	C	P	P	P	P	N	N	N	
Grocery store	N	C	N	P	P	N	N	N	25.16.040.F
Health club, gyms or studios	N	C ¹	N	P	P	P	C	N	
Hotel	N	C	P	P	N	P	N	N	
Liquor store	N	P	P	P	P	N	N	N	
Liquor, beverage and food items shop	N	P	P	P	P	P	N	N	
Marijuana Dispensary / Retail	N	C	C	C	C	C	N	N	25.34.120
Medical, clinic	P	P	N	P	P	N	N	N	
Medical, office	P	P	P	P	P	N	N	N	
Medical, hospital	N	P	N	N	N	N	C	C	
Medical, laboratory	P	N	N	N	N	N	P	P	
Medical office, accessory	N	N	N	N	N	N	P	P	25.16.040.G
Medical, research facility	N	N	P	N	N	N	C	C	
Mortuary	N	C	N	N	N	N	P	P	
Office, professional	P	P	N	P	P	P	P	N	
Office, local government	P	P	N	N	N	N	P	P	
Office, travel agency	P	P	N	P	P	P	N	N	
Outdoor sales	N	C ¹	N	A	A	A	A	N	
Personal services	N	P	N	N	N	P	N	N	
Restaurant	N	C ¹	N	C	C	P	C	N	25.16.040.H
Retail	N	P	P	P	P	P	N	N	
Retail, bulky items	N	P	N	P	P	P	N	N	

	Commercial/Industrial District (P=Permitted; A=Administrative Use Permit; C=Conditional Use Permit; N=Not Permitted)								Special Use Provisions
	OP	C-1	PC-1	PC-2	PC-3	PC-4	SI	PI	
Spa	N	P	N	N	N	P	N	N	
Time-share project	N	C	C	C	C	C	N	N	
Automobile and Vehicle Uses									
Automotive rental agency	N	P	N	N	N	P	P	N	
Automotive service station	N	C	N	C	C	N	C	N	
Vehicle service and storage facility	N	N	N	N	N	N	P	P	25.16.040.I
Industrial, Manufacturing, and Processing Uses									
Marijuana Cultivation	N	N	N	N	N	N	C	C	25.34.120
Marijuana Delivery	N	N	N	N	N	N	C	C	25.34.120
Marijuana Manufacturing	N	N	N	N	N	N	C	C	25.34.120
Marijuana Testing	C	N	N	N	N	N	C	C	25.34.120
Industrial planned unit development	N	N	N	N	N	N	P	P	
Light industrial and research and development	N	N	N	N	N	N	P	P	
Maintenance facility	N	N	N	N	N	N	P	P	
Pest control facility	N	N	N	N	N	N	P	P	
Preparation of foodstuffs	N	N	N	N	N	N	P	P	
Production of home and office decor accessories	N	N	N	N	N	N	P	P	
Warehouse or storage facility	N	N	N	N	N	N	P	P	
Temporary Uses									
See Section 25.34.080									

¹ The establishment may be permitted with an Administrative Use Permit but may be elevated to a Conditional Use Permit at the discretion of the ZA based on: parking, traffic, or other impacts.

25.16.040 Specific Use Standards

The following provisions apply as indicated to the uses listed in Table 25.16-1 (Use Matrix for Commercial and Industrial Districts):

- A. **Caretaker housing.** Permitted only when incidental to and on the same site as a permitted or conditional use.
- B. **Residential (mixed use).** Residential uses may be established and maintained to be compatible with the permitted or the approved conditional uses in the vicinity.

- C. **Commercial communication tower.** All communication towers and antennas shall satisfy the requirements of Section 25.34.130 (Communication Tower and Antenna Regulations).
- D. **Adult entertainment.** All uses defined as adult entertainment are required to meet the provisions established by Section 25.34.110 (Adult Entertainment Establishments).
- E. **Commercial (ancillary).** Applicable only to office complexes that occupy a minimum of two acres. Restaurant uses shall not exceed 10 percent of the gross leasable floor area and the total ancillary commercial uses, including restaurants, shall not exceed 25 percent of the gross leasable floor area of the complex.
- F. **Grocery stores.** Limited to a maximum building size of 60,000 square feet in PC-3.
- G. **Medical services, accessory.** Permitted only when ancillary to and in conjunction with the operation of a hotel.
- H. **Restaurants.** With the exception of the Freeway Commercial Overlay, drive-in and drive-through facilities are prohibited.
- I. **Vehicle service and storage facility.** The storage facility must be completely screened.

25.16.050 Development Standards

The development standards included in Table 25.16-2 (Commercial and Industrial District Development Standards) are applicable to the commercial and industrial districts. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) in this ordinance, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high-quality development.

- A. **Special setback requirements.** In addition to the setback requirements in Table 25.16-2 (Commercial and Industrial District Development Standards) the following special setback provisions apply:
 1. On interior lots in the PC zone districts, setbacks shall be the greater of the setback requirement listed in Table 25.16-2 (Commercial and Industrial District Development Standards), or as listed in subsection B. below (building setbacks from planned street line), or one foot of setback for every foot of building height measured from the ultimate curb location.
 2. On corner lots in the PC zone districts, buildings shall be set back from the corner the greater of the setback requirements on Table 25.16-2 (Commercial and Industrial District Development Standards), or as listed in subsection B. below (building setbacks from planned street line), or a minimum of 2 feet for every foot of building height and shall not encroach into the daylight triangle defined below. Said setback shall be measured from the ultimate curb location. Said building height shall be measured from adjacent curb height.
 3. Daylight triangle means the triangular area formed by the ultimate curb lines and a base line connecting the two curb lines. The base line shall be established at a

setback distance of 2 feet for each foot of building height measured from the midpoint on the radius of the curb at the intersection to form a right angle with the base line.

4. Buildings or portions of buildings on corner lots falling outside of the daylight triangle shall be set back the greater of the setback requirements listed in Table 25.16-2 (Commercial and Industrial District Development Standards), or as listed in subsection B. below (building setbacks from planned street line), or a minimum of 1 foot of setback for each foot of building height measured from the ultimate curb location.
5. On lots where the City has vacated right-of-way in favor of a super block development concept, new buildings shall not encroach into the vacated property and shall be set back as if the former property line was still in existence. Where the City wishes to acquire property to implement a super block concept, said acquisition shall be accomplished through purchase of the needed property rather than the trading of development rights.
6. For purposes of this section, ultimate curb location means the curb location when the street is constructed to its ultimate width as shown in the circulation element of the general plan.

B. Special Standards within Planned Commercial (PC) districts. The minimum setback within the PC district shall be the designated distances from the ultimate right-of-way line of the streets hereinafter specified unless otherwise provided in this section or in the approved precise plan:

1. Building setbacks from planned street lines:

Table 25.16-2: Setbacks from Planned Street Lines

Street Type	Setback Distance
Freeway	50 feet
Major	32 feet
Arterial	32 feet
Collector	25 feet
Local	25 feet

2. Exceptions: Development standards within the PC districts may be modified through the precise plan process as specified in Section 25.72.030

C. Special standards within General Commercial (C-1) district.

1. All uses shall be conducted wholly within enclosed buildings except those specifically approved to be conducted in the open.
2. Where the general commercial district abuts a residential district, a fence or wall 6 feet in height shall be located adjoining the property line except adjoining a

required front yard. All general commercial district property lines adjoining a residential district shall be landscaped with plant materials for an area 10 feet in depth.

3. All nonpaved areas shall be landscaped and treated or maintained to eliminate dust.
4. The noise level emanating from a commercial use or operation shall not exceed 5 dB(A) above the ambient noise level on the site. If the commercial use is adjacent or across a street or alley from a residential use or vacant residentially zoned lot and the increased ambient noise level is above 65 dB(A) CNEL at the residential lot line, the commercial operator shall provide mitigation of the noise by 5 dB(A) or so that ambient noise level is no higher than 65 dB(A) CNEL.

D. Special standards within the Service Industrial (SI) district.

Sound shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness. The measurements of sound shall be measured at the lot lines and shall be measured to decibels with a sound level meter and associated octave band filter, manufactured according to standards prescribed by the American Standards Association. Maximum permissible sound pressure levels shall comply with the limits at table 25.16-2 and the following standards:

Table 25.16-3: Maximum Permitted Decibels

Octave Band in Cycles-Second(decibels)	Adjacent Residential District Boundaries(decibels)	Lot Line of Use in the SI Zone(decibels)
0-75	72	79
76-150	59	74
151-300	52	66
301-600	46	59
601-1200	42	53
1201-2400	39	47
2401-4800	34	41
Above 4800	32	39

1. The maximum sound pressure level in decibels shall be 0.002 dynes per square centimeter.
2. Toxic gases or matter shall not be emitted which can cause any damage to health, animals, or vegetation, or other forms of property, or which can cause any excessive soiling beyond the lot lines of the use.
3. Vibration from any machine, operation, or process which can cause a displacement of .003 of 1 inch as measured at the lot lines of the use shall be prohibited. Shock absorbers or similar mounting shall be allowed which will reduce vibration below .003 of 1 inch as measured at the lot lines.

4. Glare and heat from any source shall not be produced beyond the lot lines of the use.
5. Storage of refuse, trash, rubbish, or other waste material outside a permanent building shall be kept in enclosed containers in areas other than the front and side yards.
6. Lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking areas, loading and unloading areas, and the like shall be focused, directed, and so arranged as to prevent glare or direct illumination on streets or adjoining property.
7. Unless specific additional uses are permitted by the certificate of occupancy, the use of radioactive materials within the SI district shall be limited to measuring, gauging and calibration devices, as tracer elements, in x-ray and like apparatus, and in connection with the processing and preservation of foods. In no event shall radioactivity, when measured at each lot line, be in excess of 2.7 x 10⁻¹¹ microcuries per milliliter of air at any moment of time.
8. Electrical and electronic devices and equipment shall be suitably wired, shielded, and controlled so that in operation they shall not, beyond the lot lines, emit any electrical impulses or waves which will adversely affect the operation and control of any other electrical or electronic devices and equipment. (Ord. 96 § 1, 1975, Exhibit A § 25.20-7.16)

E. Special standards within the Office Professional (OP) district.

1. When adjacent to single-story residential, the rear and interior side yard setbacks shall be increased by 6.43 feet for each foot of building height above 18 feet up to 25 feet tall. See table below:

Table 25.16-4: Additional Setback in OP District

Height	Setback Distance
19 feet	26.43 feet
20 feet	32.86 feet
21 feet	39.29 feet
22 feet	45.72 feet
23 feet	52.15 feet
24 feet	58.58 feet
25 feet	65 feet

2. Second-story Windows: No second-story windows allowed with open views to adjacent single-story residential zones.

Table 25.16-4: Commercial and Industrial District Development Standards

	Commercial/Industrial District							
	OP	C-1	PC-1 ¹	PC-2 ¹	PC-3 ¹	PC-4 ¹	SI	PI
Lot Dimensions								
Lot size, min	15,000 sf	10,000 sf	4 ac	5 ac	35 ac	4 ac	20,000 sf	5 ac
Lot size, max	None	No max	10 ac	15 ac	None	None	None	None
Lot width, min	70'	80'	None	None	None	No min	100'	100'
Lot depth, min	140'	100'	None	None	None	No min	100'	100'
Setbacks²								
Front yard, min	12' min, 15' ave	5'	–	–	–	30'	20'	30'
Side yard, min	0'/20' ^{3,4,7}	–	0'/20' ^{3,4}	0'/20' ^{3,4}	–	15'	0'/10' ⁵	0'/30' ⁶
Street side yard, min	12' min, 15' ave	5'	–	–	–	–	10'	30'
Rear yard, min	0'/20' ^{3,4}	–	0'/20' ^{3,4}	0'/20' ^{3,4}	–	20'	0'/25' ⁵	30'
Coverage								
Lot coverage, max percent of lot area	50%	No max	40%	50%	40%	–	–	50%
Building Measurements								
Height, max	18' to 25' ⁷	30'	25', 2 stories	30'	35'	35' ⁸	30', 2 stories	35', 2 stories
Building size, max ⁹	–	–	30,000 sf	40,000 sf	–	–	–	–
Landscaping								
Required landscaping, min percentage of lot area			15%	15%	20%	20% ¹⁰	–	–
Depth of landscaping in street setback area, min			10'	20'	30'	10'	–	–

Commercial/Industrial District								
	OP	C-1	PC-1 ¹	PC-2 ¹	PC-3 ¹	PC-4 ¹	SI	PI
Private Road Width								
No parking, min	–	–	–	–	–	–	46'	
Parking on 1 side, min	–	–	–	–	–	–	56'	
Parking on both sides, min	–	–	–	–	–	–	66'	

Notes:

1. Development standards may be modified through the precise plan process as specified in Section 25.72.030.
2. See Section 25.16.050 A (Special Setback Requirements).
3. When an OP, PC-1 or PC-2 zone is adjacent to a commercially or industrially zoned property, the setback is zero.
4. When an PC-1, or PC-2 zone is adjacent to a residentially zoned property, the minimum required setback for a commercial structure or a joint use commercial and residential structure is two times the building's height.
5. When an SI zone is adjacent to or across the street from residentially zoned property, the minimum side setback is 10 feet and the minimum rear setback is 25 feet.
6. The side yard setback may be 0 feet where the main building structure on the same lot line of the abutting parcel is set back at 0 feet and both parcels are developed at the same time.
7. When adjacent to single-story residential, see Section 25.16.050 E (Additional Setback in OP District).
8. Within 100 feet of single-family residential zoned property, the height limit is 30 feet.
9. This standard refers to the maximum area for any single commercial enterprise.
10. For hotels, a minimum of 25 percent of the site area must be usable landscaped open space and outdoor living and recreation area with an adequate irrigation system.