

84.0355 Service Commercial (CS) District.

The Service Commercial (CS) District shall be located as specified by the Yucaipa General Plan.

(a) Permitted Land Uses

- (1) Row, Field, Tree, and Nursery Crop Cultivation
- (2) Emergency Shelters (as defined in Section 812.05011)
- (3) Accessory Uses as Specified by Chapter 5 of this Division

(b) Land Uses Subject to Conditional Use Permit

- (1) Professional Services
- (2) Retail Trade/Personal Services I and II
- (3) Lodging Services
- (4) Recreational/Entertainment Services I and II
- (5) Repair Services I, II, and III
- (6) Convenience/Support Services
- (7) Open Lot Services I and II
- (8) Agricultural Support Services
- (9) Manufacturing Operations I and II
- (10) Wholesale/Warehouse Services I
- (11) Contract/Construction Services
- (12) Transportation Services I
- (13) Common Interest Planned Developments
- (14) Kennels and Catteries - 2.0-acre minimum lot size (number of animals permitted as specified by health laws)
- (15) Parolee Homes
- (16) Single Room Occupancy Facilities
- (17) Additional Uses as Specified by Chapter 4 of this Division

(c) Land Uses Subject to a Planned Development Review

- (1) Planned Development
- (2) Dwelling Units in Conjunction with a Commercial Use

(d) Property Development Standards

The following property development standards shall apply to all land uses within the CS District.

| | |
|-----------------------------------|---------------|
| Maximum Structure Height | 45 feet |
| Minimum Lot Size | |
| (map suffix will modify) | 1 gross acre |
| Maximum Lot Coverage | 90% |
| Maximum Building | |
| Coverage | 65% |
| Maximum Lot Dimensions | |
| (width/depth ratio) | 1:3 |
| Minimum Lot Dimensions | |
| (width/depth in feet) | 100/100 |
| Front Yard Setback | 15 feet |
| Side Yard Setbacks | 10 feet |
| Rear Yard Setbacks | 10 feet |
| Street Side Yard Setbacks | 15 feet |
| Maximum Floor Area/Lot Area Ratio | 1.2:1.0 |
| Minimum District Size | 5 gross acres |

- (1) Minimum lot size can be less than five acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.

(2) Only one side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.

(3) A rear yard is required only when the adjacent property is not designated commercial or industrial. The rear yard setback shall be 15 feet when the lot abuts a residential district.

(e) Service Commercial (CS) District Accessory Sign Standards

| <u>Sign Configuration</u> | <u>Individual</u> | <u>Sign Type</u> | |
|---------------------------|--------------------|------------------|-------------------------|
| | | <u>Complex</u> | <u>Complex Occupant</u> |
| Wall | P R 1:3 A 200 | NP — — | P R 1:2 A 50 |
| Roof | P R 1:3 P A 200 | NP — — | P R 1:2 A 50 |
| Monument | P H 4 P A 50 | P H 4 A 50 | NP — — |
| Freestanding | P H 25* P A 200 | P H 25* A 200 | NP — — |
| Projecting | P H 35 P A 200 | P H 35 A 200 | NP — — |
| Total Area (sq. ft.) | 300 | 200 | 100 |
| Total Number | 1 FS 2 AT | 1 FR | 1 |

* Freestanding freeway oriented accessory signs may be permitted additional height per Section 87.0730(f).

Key

A = Max. Area (sq. ft.)

FS = Freestanding

LR = Land Use Compliance Review

R = Ratio (bldg. frontage to sign area)

AT = Attached

H = Max. Height

NP = Not Permitted

FR = Per Frontage

P = Permitted

(Amended by Ord. 247 § 8, 2005; Ord. 253 § 8, 2006; Ord. 296 § 5, 2010; Ord. 378 § 3, 2019)