

## CHAPTER 8. REGIONAL COMMERCIAL DISTRICT

### Section EV3.0801 Intent

The Regional Commercial District is intended to create and preserve an area for development as a regional center, containing major retail outlets, office complexes, hotels and motels, entertainment centers, and secondary commercial and service uses. Because of the intensity and diversity of permitted uses, all parcels within this district shall be developed in accordance with a site plan proposed for the entire District. Innovation and variety of design will be encouraged in development of this District. Emphasis will also be placed upon pedestrian vehicular circulation facilities within and adjacent to the District, due to the anticipated high volume of traffic which will be generated in the District.

### Section EV3.0805 Locational Standards

- (a) The area is occupied or will be occupied by stores and businesses which provide retail sales and services for a wide range of consumer needs, characterized by relatively long-term utility or a regional service area.
- (b) The District is located at the intersection of major streets and has access by freeway.
- (c) The area is free from environmental constraints and has physical conditions which can sustain commercial development, including all required parking, circulation, landscaping and yards.
- (d) The location shall be consistent with the General Plan text and maps.

### Section EV3.0810 Permitted Land Uses

The following uses are permitted within the Regional Commercial District. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

Prior to any development within this District, a Planned Development application as defined and provided for in Division 1, shall be submitted over all parcels within the Regional Commercial District, with each phase subject to final approval prior to issuance of permits.

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- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances.
- (2) Uses permitted in the Neighborhood Commercial District, Administrative Professional District, and General Commercial District.
- (3) Hotels
- (4) Conference and convention centers
- (5) Stadiums and amphitheaters
- (6) Regional mall (individual uses within a mall or constructed as part of a mall project may require a Conditional Use Permit if required by this Specific Plan).

### **Section EV3.0812 Accessory Land Uses**

The following uses are permitted as an accessory use to a primary permitted or conditionally permitted use:

- (1) Storage of merchandise or products for retail sale on the premises.
- (2) Parking structures.

### **Section EV3.0813 Conditionally Permitted Uses**

The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to §EV3.0135(b).

- (1) Conditionally permitted uses in the Administrative Professional District, Neighborhood Commercial District, and General Commercial District.

### **Section EV3.0815 Prohibited Uses**

Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Regional Commercial District.

### **Section EV3.0820 Development Standards**

- (a) All lots shall have adequate width, depth and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures, and access requirements.

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- (b) No maximum building height is established. Height limits shall be determined in accordance with Part 77 of the FAA regulations. Also refer to Floor Area Ratio-Section EV4.0240 (a).
- (c) Minimum building setbacks shall be as follows:
  - (1)

Front yard	25 feet
Street side yard	25 feet
Side and rear yards	None except where adjoining residential district
  - (2) Where district abuts a street designated as a Special Landscaped Street in Section EV4.0115 (a), see Section EV4.0115 for setback and landscaping requirements.
  - (3) Where district abuts a residential district or residential portion of a Planned Development, see Section EV4.0225 (d) for setback and landscape buffer requirements.
  - (4) See Section EV 3.0620 (i) for exceptions for front yard and street side yard setbacks for unenclosed, architectural type projections such as portico's, porte-cochere's, and pedestrian walkways for drive through restaurants and services.