



Commercial Development Standards

REVIEW REQUIREMENTS

Proposals to construct in the P, AP, C1, C2, C1-S, TC and CL zoning districts may be subject to development review by the Planning Division. However, building additions that do not exceed 2,000 square feet (186 m²) or 50% of the existing building area, whichever is less, and comply with all applicable development standards may be approved at the Planning Division counter. Certain businesses may require discretionary review and approval of a use permit by the Zoning Administrator or Planning Commission. Please contact the Planning Division at (714) 754-5245 to verify the zoning requirements and approval procedure that applies to your proposal.

COMMERCIAL PROPERTY DEVELOPMENT STANDARDS

(TABLE 13-44 of the Costa Mesa Municipal Code)

DEVELOPMENT STANDARDS	P	AP	CL	C1	C2	C1-S	TC
Minimum Lot Area	6,000 square feet (558 m ²)			12,000 square feet (1116 m ²)	5 acres		See Master Plan
Minimum Lot Width for newly subdivided lots	120 feet (36.6 m) Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width.						None
Maximum Floor Area Ratio	Refer to Page 2 of this hand-out						
Maximum Building/Structure Height	2 stories/30 feet (9.15 m)						None
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the Master Plan of Highways.)							
Front	20 feet (6.1 m)						
Side (Interior)	15 feet (4.6 m) on one side and 0 feet (0 m) on the other side. <i>Exception:</i> If the side property line is adjacent to a residential zone, all buildings shall maintain a side setback from the residential property line of 2 times the building height at all locations.						None
Rear (Interior)	0 feet (0 m) <i>Exception:</i> If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback of 2 times the building height at all locations.						None
Side or Rear abutting a public street	20 feet (6.1 m) for secondary, primary or major streets per the Master Plan of Highways. 15 feet (4.6 m) for all other streets.						20 feet- See also Section 13-45(f) and (g).
PROJECTIONS (Maximum depth of projections given)							
Roof or Eaves overhang; Awning	2 feet 6 inches (76 cm) into required side setback. 5 feet (1.5 m) into required front or rear setback.						None
Open, unenclosed Stairways.	2 feet 6 inches (76 cm) into required setback area.						None
ADDITIONAL DEVELOPMENT STANDARDS							
Landscaping	See separate hand-out.						
Signs	See separate hand-out.						
Planned Signing Program	Not required				Required (see separate hand-out).		

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DEVELOPMENT STANDARDS	P	AP	CL	C1	C2	C1-S	TC
Master Plan	Not required					Required- The final review authority is the Planning Commission in the C1-S zone and the City Council in the TC zone	
Uses Underroof	All uses shall be conducted underroof except as allowed by a minor conditional use permit or as permitted elsewhere in this Zoning Code. <i>Exception:</i> Sidewalk and parking lot sales may be allowed for a maximum of 4 sales per fiscal year with a maximum length of 3 days per sale and subject to obtaining a business permit.						
Outdoor Storage (incidental to the main use)	Permitted when: Storage does not interfere with required parking or vehicular access; storage is not in required setback area abutting a public right-of-way; storage does not decrease required landscaping; storage is completely screened from view from street or adjacent properties; storage complies with all applicable codes and regulations including, but not limited to, the Uniform Fire Code. Shipping containers shall also comply with setback requirements for structures, floor area ratio standards, and parking requirements. A permanent foundation shall be required for shipping containers. Storage not meeting these criteria requires approval of a minor conditional use permit.						

COMMERCIAL BUILDING INTENSITY STANDARDS (Floor Area Ratios)

The 1990 General Plan has established Floor Area Ratios (FAR) for every commercial land use designation which are used to determine the maximum amount of building that is allowed on a lot or parcel. Several of the commercial land use designations contain stepped FARs which are tied to the traffic characteristics of the proposed land use. (See definitions below). Simply stated, the amount of traffic to be generated by the proposed use will determine which of the four FARs are applied to the parcel or lot.

The following table indicates the FARs established for each General Plan land use designation. These FARs shall apply to all proposals for new development, all requests for expansions to existing buildings, and conversions of single-purpose buildings to other uses which are in a higher traffic generating category. Mixed use projects or shopping centers which include a range of low, moderate, and high traffic generating uses shall not exceed the Moderate Traffic FAR. Warehouse projects (Very Low Traffic FAR) may incorporate an additional commercial component, pursuant to a prescribed formula. Please check with the Planning Division for the land use designation and FAR that applies to your property and proposed use.

FLOOR AREA RATIOS (FAR)

LAND USE DESIGNATION	HIGH TRAFFIC FAR	MODERATE TRAFFIC FAR	LOW TRAFFIC FAR	VERY LOW TRAFFIC FAR
Commercial-Residential	0.20	0.30	0.40	--
Neighborhood Commercial	0.15	0.25	0.35	0.75
General Commercial	0.20	0.30	0.40	0.75
Commercial Center	0.25	0.35	0.45	0.75
Regional Commercial ¹	--	0.652/0.89	--	--
Urban Center Commercial	--	0.50	0.60	--

1. NOTE: The FAR limitations of the Regional Commercial and Urban Center Commercial designations are explained in detail in the Land Use Element of the 1990 General Plan; see the Planning Division.

DEFINITION OF TERMS

Floor Area Ratio shall mean the gross floor area of a building or project divided by the project lot area upon which it is located.

Gross Floor Area shall mean the total building area of all floors within the walls of all structures except elevator and other vertical shafts (including stairwells) and elevator equipment areas. Parking structures shall not be considered building area for the purposes of calculating allowable floor area ratios.

Project Lot Area shall mean the total land area of a project after all required dedications or reservations for public improvements including but not limited to streets, parks, schools, flood control channels, etc.

Very Low Traffic FAR shall apply to commercial uses with daily trip generation rates of less than 3 daily trip ends per 1,000 sq. ft. (93 m²) of floor area. Allowable uses include mini-warehouse developments.

Low Traffic FAR shall apply to commercial uses with daily trip generation rates that are between 3 and 20 trip ends per 1,000 sq. ft. (93 m²) of floor area. Allowable uses include general offices, motels and hotels, and furniture stores.

Moderate Traffic FAR shall apply to commercial uses with daily trip generation rates that are between 20 and 75 trip ends per 1,000 sq. ft. (93 m²) of floor area. Allowable uses include general retail uses, car dealers, medical and government offices, hospitals, auto repair, and cleaners.

High Traffic FAR shall apply to commercial uses with daily trip generation rates in excess of 75 trip ends per 1,000 sq. ft. (93 m²) of floor area. Allowable uses include restaurants, convenience markets, service stations, and banks.

NONRESIDENTIAL PARKING STANDARDS

(TABLE 13-89 of the Costa Mesa Municipal Code)

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Retail; Offices; Central Administrative Offices; Establishments Where Food or Beverages are Served with no more than 300 sq. ft. (28 m ²) of Public Area ¹	4 spaces per 1,000 square feet (93 m ²) with a minimum of 6 spaces
Office Buildings exceeding two stories in height and 100,000 square feet (9,300 m ²) in area	3 spaces per 1,000 square feet (93 m ²)
Banks; Savings and Loans; Credit Unions	5 spaces per 1,000 square feet (93 m ²) with a minimum of 6 spaces
Medical and Dental offices; Acupressure; Massage	6 spaces per 1,000 square feet (93 m ²) with a minimum of 6 spaces
Furniture and Appliance Stores with floor area greater than 5,000 square feet (465 m ²)	2 spaces per 1,000 square feet (93 m ²) with a minimum of 20 spaces
Churches; Theaters; Mortuaries; Auditoriums; Services and Fraternal Clubs and Lodges; Amphitheaters and other similar places of assembly	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet (3.3 m ²) of seating area if there are no fixed seats. 18 lineal inches (45.7 cm) of bench shall be considered equal to one fixed seat.
Racquetball and Tennis Facilities	3 spaces per court plus parking required for incidental uses such as restaurants which shall be calculated as noted below.
Establishments Where Food or Beverages are Served with more than 300 square feet (28 m ²) of Public Area ¹	10 spaces per 1,000 sq. ft. (93 m ²) for the first 3,000 sq. ft. (279 m ²); 20 spaces per 1,000 sq. ft. (93 m ²) for each additional 1,000 sq. ft. (93 m ²) above the first 3,000 sq. ft. (279 m ²) ²
Health Clubs; Spas; Figure Salons; Skating Rinks; Game Arcades	10 spaces per 1,000 square feet (93 m ²)
Bowling Alleys	3 spaces per lane plus parking required for incidental uses such as restaurants which shall be calculated as noted under "Establishments Where Food or Beverages are Served".
Trade Schools; Business Colleges; Dancing and Music Academies	10 spaces per 1,000 square feet (93 m ²)
Motels	1 space for each rentable unit without cooking facilities. Each rentable unit with cooking facilities shall be governed by residential parking standards. Please the Residential Standards hand-out.
Hotels	1 space for each two rentable units plus 10 spaces per 1,000 sq. ft. (93 m ²) for the first 3,000 sq. ft. (279 m ²), and 20 spaces per 1,000 sq. ft. (93 m ²) for each additional 1,000 sq. ft. (93 m ²) above the first 3,000 sq. ft. (279 m ²) for restaurant, banquet, meeting room and kitchen spaces.

¹ Establishments limited to seating for 12 or fewer persons prior to June 4, 1997 shall remain at that seating limit unless additional parking is provided pursuant to this Zoning Code.

² Where the boundaries of an outdoor seating area can be readily established, the outdoor seating area shall be added to the gross floor area of the building for purposes of determining the required parking. Where the boundaries for an outdoor seating area cannot be readily established, parking for the outdoor seating area shall be provided at a ratio of one space per table.

When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet (93 m²) of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.

NONRESIDENTIAL PARKING STANDARDS

(TABLE 13-89 of the Costa Mesa Municipal Code)

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Establishments with Live Entertainment, i.e. go-go dancers, topless dancers, bikini dancers	1 parking space for each person for the first 100 persons as authorized by capacity signs posted by the fire department; 1 parking space for each 2 persons for every 101 to 300 persons as authorized by capacity signs posted; 1 parking space for each 3 persons for every 301 plus persons as authorized by capacity signs posted by the fire department.
Shopping Centers with a minimum of 600,000 square feet (55,800 m ²) of contiguous gross leasable area: <u>Main Structure (or group of abutting structures)</u> Retail	5 spaces per 1,000 square feet (93 m ²) of gross leasable area
Establishments where food or beverages are served occupying 5% or less of the total contiguous gross leasable area	1 space per 1,000 square feet (93 m ²) of gross leasable area
Establishments where food or beverages or served in excess of 5% of the total contiguous gross leasable area	5 spaces per 1,000 square feet (93 m ²) of gross leasable area
Office Space occupying 10% or less of the total contiguous gross leasable area	None
Office Space in excess of 10% of the total contiguous gross leasable area	4 spaces per 1,000 square feet (93 m ²) of gross leasable area with a minimum of 6 spaces
Theaters (cumulative) 750 seats and less more than 750 seats	5 spaces per 1,000 square feet (93 m ²) of gross leasable area 5 spaces per 1,000 square feet (93 m ²) of gross leasable area plus 3 spaces for each additional 100 seats
<u>Uses within free-standing structures</u> Establishments where food or beverages are served	10 spaces per 1,000 square feet (93 m ²) of gross leasable area
All others	Pursuant to this table
Mixed Use Developments	When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking shall be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the City Council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved.
Garden centers; Plant nurseries	4 spaces per 1,000 square feet (93 m ²) of gross floor area, and 2 spaces per 1,000 square feet (93 m ²) of outdoor display area.