



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804
www.santa-ana.org

C1 (COMMUNITY COMMERCIAL)

Sec. 41-364. Applicability of division. C1 (community commercial) districts are specifically subject to the regulations contained in this division.

Sec. 41-365. Uses permitted in the C1 district. The following uses are permitted in the C1 district:

- (a) Retail and service uses.
- (b) Professional, administrative and business offices.
- (c) Automobile parking lots and parking structures.
- (d) Automobile sales, but excluding truck, trailer, tractor and boat sales.
- (e) Churches and accessory church buildings.
- (f) Mortuaries.
- (g) Theaters.
- (h) Hospitals, clinics, and sanitariums.
- (i) Animal hospitals and veterinaries.
- (j) Plant nurseries.
- (k) Gymnasiums.
- (l) Golf courses, both regulation and miniature, and driving ranges.
- (m) Public utility structures, including electric distribution and transmission substations.
- (n) Restaurants, cafes, and eating establishments, other than those specified in section 41-365.5.
- (o) Schools and studios operated for commercial or public purposes.
- (p) Child care facilities.
- (q) Service stations.
- (r) Automobile servicing.

- (s) Tattoo and/or Body Art Establishments, subject to the development and operational standards set forth in Section 41-199.3.

Sec. 41-365.5. Uses subject to a conditional use permit in the C1 district. The following uses may be permitted in the C1 district subject to the issuance of a conditional use permit:

- (a) Clubs.
- (b) Outdoor and indoor recreational or entertainment uses other than those set forth in section 41-365.
- (c) Hotels, motels, lodging houses, care homes, fraternity houses and sorority houses.
- (d) Thrift shops, purchase and loan, pawn shops.
- (e) Eating establishments with drive-through window service.
- (f) Eating establishments open at any time between the hours of 12:00 a.m. and 5:00 a.m. and located within one hundred fifty (150) feet of residentially zoned or used property, measured from property line to property line.
- (g) Laundromats, subject to the development and performance standards set forth in section 41-199.
- (h) Retail markets having less than twenty thousand (20,000) square feet of floor area which are open at any time between the hours of 12:00 midnight and 5:00 a.m.
- (i) Check cashing facilities, as defined by section 41-42.7 of this Code.
- (j) Banquet facilities, subject to development and operational standards set forth in section 41-199.1.
- (k) Banquet facilities as an ancillary use, subject to development and operational standards set forth in section 41-199.1.
- (l) Adult day care facilities.
- (m) Superstores.
- (n) Tattoo and/or Body Art Establishments open at any time between the hours of 12 a.m. and 7:00 a.m., subject to the development and operational standards set forth in Section 41-199.3.

Sec. 41-366. Operational standards in the C1 district.

- (a)** All business activities in the C1 district shall be conducted and located within an enclosed building, except as otherwise provided in section 41-195, and except that the following business activities, to the extent permitted under section 41-365 and section 41-365.5, may be conducted outside of an enclosed building:

 - (1)** Plant nurseries.
 - (2)** Automobile sales and parking lots.
 - (3)** Recreational or entertainment uses.
 - (4)** Youth amusement rides.
- (b)** Storage of goods and supplies shall be limited to those sold at retail on the premises or utilized in the course of business.
- (c)** Public utility electric distribution and transmission substations shall be screened by a fence at least six (6) feet high, except as restricted by sections 36-45, 36-46, and 36-47 of this Code.
- (d)** No sales shall be made directly from a building to persons on a public sidewalk, either through a window or similar opening or by means of any coin-operated device.
- (e)** Service stations and automobile servicing: No automobile servicing within three hundred (300) feet of property used or zoned for residential purposes shall be conducted before 6:00 a.m. or after 10:00 p.m. on any day of the week.
- (f)** Youth amusement rides shall comply with the following standards, deviation from which requires written approval by the planning manager:

 - (1)** No youth amusement ride shall be located on a required walkway or landscape area.
 - (2)** No youth amusement ride shall be located in a foyer leading to a store entry unless a minimum of six (6) feet of clearance remains.
 - (3)** No advertising is allowed on any youth amusement ride.
 - (4)** All youth amusement rides shall be maintained in a clean, attractive and sanitary condition.
 - (5)** No youth amusement ride shall be designed or located such as to create a safety hazard or interfere with reasonable pedestrian passage to adjacent businesses.

- (6) No more than two (2) youth amusement rides are allowed per street frontage or primary store entrance.
- (7) No more than three (3) youth amusement rides are allowed per building.
- (8) Any graffiti on a youth amusement ride shall be removed within twenty-four (24) hours.
- (9) Youth amusement rides shall be maintained in an operable condition at all times. Inoperable youth amusement rides shall be repaired or removed from the premises within forty-eight (48) hours.

Sec. 41-367. Building height. No structure shall exceed thirty-five (35) feet in height.

Sec. 41-368. Front yard requirements in C1 district. There shall be a front yard of not less than fifteen (15) feet.

Sec. 41-369. Side yard and building setback requirements in the C1 district. There are no side yard requirements, except that on corner lots the side yard adjacent to a street shall have a side yard of not less than fifteen (15) feet. However, no part of a building above the first fifteen (15) feet in height may be located within twenty (20) feet of the vertical plane of a side lot line if the lot is contiguous to residentially zoned or used property on such side.

Sec. 41-370. Rear yard and building setback requirements in the C1 district. There is no rear yard requirement. However, no part of a building above the first fifteen (15) feet in height may be located within twenty (20) feet of the vertical plane of a rear lot line if the lot is contiguous to residentially zoned or used property on the rear.

Sec. 41-371. Off-street parking. Off-street parking shall be provided in the manner prescribed in Article IV of this chapter.

Sec. 41-372. Landscaping requirements in the C1 district.

- (a) A landscaped area not less than fifteen (15) feet wide shall be maintained along any property line to the extent it abuts a street, except at approved driveways.
- (b) A landscaped area not less than five (5) feet wide shall be maintained along any property line to the extent it serves to separate property zoned or used for residential purposes from any off-street parking area.
- (c) Vehicular parking may not be located within any required landscaped area.

- (d) Prior to the issuance of any building permit, the developer shall submit to the city and the planning division shall approve a landscape plan that conforms to the requirements of this section and to standards for landscaping approved by the city council.
- (e) Landscaping shall be installed and maintained in accordance with the approved landscaping plan by the owner(s) and manager of the development.
- (f) Procedures for the approval and amendment of landscaping plans shall be established by the planning division.

Sec. 41-373. Lot size and lot frontage requirements in the C1 district. Each lot which is used for retail or service purposes in the C1 district shall have at least fifteen thousand (15,000) square feet of area and one hundred twenty (120) feet of street frontage.

Sec. 41-374. Standards for service stations and automobile servicing in the C1 district. In addition to the provisions of this chapter, the following minimum standards apply to service stations and automobile servicing:

- (1) *Driveways:*
 - (a) Sites with only one (1) street frontage shall have no more than two (2) driveways.
 - (b) Sites with frontage on more than one (1) street are subject to the following requirements: For lots under forty thousand (40,000) square feet:
 1. There shall be no more than two (2) driveways on one (1) of the abutting streets.
 2. There shall be no more than one (1) driveway on all other abutting streets, except as otherwise approved by the zoning administrator based on a traffic analysis study.
 - (c) Driveways shall not exceed thirty-five (35) feet in width when more than one (1) exists on a street frontage.
 - (d) Traffic analysis studies supporting additional driveways shall consider on-site and off-site traffic circulation as well as intersection capacity, traffic counts and other pertinent data.
- (2) *Landscaping:* Landscaping shall be installed in accordance with the standards applicable to commercial development generally, subject to the following:
 - (a) A five-foot landscaped yard shall be provided along the side and rear lot lines where such area is not occupied by a building or appurtenant structure.

- (b) On sites less than forty thousand (40,000) square feet in lot size, a reduction in landscaping may be granted by the zoning administrator as necessary for public safety or traffic circulation reasons.

Sec. 41-374.5. Additional standards for check cashing facilities in the C1 district. In addition to the provisions of this chapter, the following minimum standard applies to check cashing facilities:

(1) Spacing.

- a. It shall be unlawful to hereafter establish any check cashing facility, as defined by section 41-42.7 of this Code, within one thousand (1,000) feet of another check cashing facility, measured from property line to property line.