

# GUIDE TO COMMERCIAL/OFFICE ZONES



PLANNING DIVISION - DEPARTMENT OF DEVELOPMENT SERVICES

The three zones in this district are General Commercial (GC); Neighborhood Commercial (NC); and Office Professional (OP). The following includes a summary of the development standards. Please refer to Title 13 “Zoning” of the City’s online Municipal Code at <http://qcode.us/codes/santee/> for the complete Zoning Ordinance.

## SITE DIMENSIONS AND HEIGHT LIMITATIONS

FEATURE	OP	NC	GC
Minimum lot width <sup>1</sup>	70 feet	300 feet	150 feet
Height Limitations:			
a. Structure within 50 feet of a residential district	25 feet 40 feet <sup>2</sup>	25 feet 40 feet <sup>2</sup>	25 feet 40 feet <sup>2</sup>
b. Other locations			

<sup>1</sup> Parcels created within shopping centers are exempt from these standards, as long as a conceptual development plan for the entire center has been developed and appropriate easements for reciprocal access, parking and maintenance is provided.

<sup>2</sup> Proposals for development exceeding this limit require the approval of a Conditional Use Permit

## SETBACKS

YARD	BUILDING	PARKING	LANDSCAPING
1. Street yard setback (measured from the ultimate right-of-way from all streets).	10 feet	10 feet	Entire Setback
2. Rear property line setback:			
a. Adjacent to residential zone	20 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet <sup>2</sup>	0	0
3. Interior side property line setback:			
a. Adjacent to residential zone	20 feet	10 feet	10 feet
b. Adjacent to commercial or industrial zone	5 feet <sup>2</sup>	5 feet <sup>1</sup>	5 feet <sup>1</sup>

<sup>1</sup> Unless specifically waived by the Director of Development Services

<sup>2</sup> The five-foot rear property line and interior property line setbacks adjacent to commercial or industrial zones may be waived by the Director of Development Services on two adjacent developments that share a common wall on the property line between the two lots or where a five-foot easement from the adjoining property owner has been acquired to ensure adequate maintenance of the proposed building.

**PARKING** - Some parking ratios for typical office/commercial uses (generally based on gross square footage):

<b>General Retail/ Office/ Shopping Centers</b>	1:250	<b>Gas Station</b>	3, plus 2 per service bay
<b>Restaurants / Lounges</b> (see Zoning Code for take out & outdoor patio exceptions)	1:100	<b>Hotels/ Motels</b>	1 per unit, plus 2 for manager 1 per 50 sq. ft. of banquet area
<b>Auto Sales / Repair</b>	1:400	<b>Gyms</b>	1:250
<b>Car Wash: Non Self-Service</b>	16 spaces	<b>Day Care</b>	1 per staffer, plus 1 per 5 kids
<b>Car Wash: Self-Service</b>	2½ per stall	<b>Churches</b>	1:35, or 1 per 4 fixed seats

**GREEN BUILDING** - All new commercial buildings shall meet or exceed California’s Green Building Standards Tier 2 Voluntary Measures, and must provide cool roofs, photovoltaic systems, and electric vehicle charging stations, unless exempt.