

Chapter 19.10

COMMERCIAL DISTRICTS (CG, CO, CT, and CN)

Sections:

- 19.10.010 Purpose
- 19.10.020 Permitted and Conditional Uses
- 19.10.030 Development Standards
- 19.10.040 Design Standards
- 19.10.050 Outdoor Storage and Use Standards
- 19.10.060 Performance Standards
- 19.10.070 Encroachments into Yards or Setbacks
- 19.10.080 Parking and Driveways
- 19.10.090 Street Dedications and Improvements
- 19.10.100 Utilities
- 19.10.110 Signage

19.10.010 Purpose. The purpose of this chapter is to detail the land use/zoning districts for commercial and offices in the City along with the intended and allowed uses. The Commercial and Office Districts are further subdivided into four (4) classifications: Office Commercial (CO), General Commercial (CG), Neighborhood Commercial (CN), and Tourist Commercial (CT).

The Service Commercial (CS) district is included in Chapter 19.12, with the Community Industrial district because of the nature of services and uses intended for the district.

- A. **Office Commercial (CO).** The purpose of the Office Commercial district is to create, preserve and enhance areas for businesses and professions which provide services primarily from offices, rather than goods for retail sale. However, such retail sales could be expected to occur in conjunction with related office uses, such as a pharmacy located in a medical office complex. This district provides an opportunity for grouping of businesses, professions and other services having related and compatible functions. Consumers of these services may travel from throughout the

community or portions of the community. This district is also intended to provide a transition or buffer between other more intensive retail and service centers and residential land uses.

- B. **General Commercial (CG).** The purpose of the General Commercial district is to create, preserve and enhance areas for business which provide a depth and variety of comparison shopping goods and services (including office-type services), and serve a community or regional market. This district also provides for the grouping of retail and service uses with restaurant and other food uses.

The “Downtown” commercial corridor is designated General Commercial to provide for retail and service uses in a pedestrian-friendly setting.

- C. **Neighborhood Commercial. (CN).** The purpose of the Neighborhood Commercial district is to create, preserve and enhance areas mainly for convenience shopping where residents can purchase daily or frequently used necessities, household

goods and personal services, in relative proximity to their place of residence.

Business and government office services may also be allowed as these uses would either serve the neighborhood or generate a limited number of clients or visitors. These commercial areas are to be compatible with their surrounding residential district(s).

Permits.

- D. **Tourist Commercial (CT).** The purpose of the Tourist Commercial district is to create, preserve and enhance areas for businesses which provide for the needs of recreational or resort uses. This district provides a location for commercial establishments that meet the needs of those who reside in or are transient residents of a resort or recreational area as well as day visitors to the area.

19.10.020 Permitted and Conditional Uses.

Permitted and conditional uses for each classification are provided in Table 19.10-A, and have been determined to be compatible with the values and character of the district, subject to appropriate development conditions. Any use identified in the table that is left blank (or identified by a “-”) shall be prohibited.

Any use not included in the table shall be considered prohibited, unless it is determined by the Community Development Director to be compatible with the values and character of the district. Such determination is dependent upon both the compatibility of the use with the purpose and function of the district, and the anticipated impacts, including, but not limited to, aesthetics, generation of traffic, types of traffic, parking requirements, hazards, and noise generation.

New construction or development of permitted uses are subject to Site Plan Review approval pursuant to Chapter 19.28. The establishment of conditional uses, whether through new construction or establishment within an existing facility, is subject to review and approval pursuant to Chapter 19.30, *Conditional Use Permits* or Chapter 19.31, *Minor Use Permits*. All temporary uses are subject to review and approval pursuant to Chapter 19.32, *Temporary Use*

**Table 19.10-A
PERMITTED AND CONDITIONAL USES**

Key: **P = Permitted Uses**
C = Conditional Uses
M= Minor Use Permit

Use	CO	CG	CN	CT	Notes
<i>A. Commercial / Office</i>					
<i>Alcohol</i>					
Alcoholic beverage sales	-	C	C	C	
<i>Automotive Related Sales and Services</i>					
Automobile rental agency	-	C	-	-	
Automotive parts and accessories stores	-	P	-	-	
Automotive services - (i.e., tune-up, emission tests, batteries, etc.)	-	C	C	-	Entirely within a building.
Automotive repair - minor (i.e., brakes, tires, radiators, electrical, etc.)	-	C	C	-	May include outdoor vehicle storage incidental to the use. Outdoor storage must be screened from offsite view. Entirely within a building.
Automotive repair - major (i.e., engine and transmission repair/rebuild, etc.)	-	C*	-	-	May include outdoor vehicle storage incidental to the use. Outdoor storage must be screened from offsite view. A wall made of block, masonry, or other similar material, minimum six (6) feet in height, must be installed to separate use from adjacent properties. *Not permitted in Downtown Entirely within a building.
Automotive stereo and sound system installation.	-	P	-	-	
Body, paint, and upholstery shops	-	C*	-	-	*Not permitted in Downtown.
Car wash - full service	-	C	-	-	
Car wash - self service	-	M	-	-	

Use	CO	CG	CN	CT	Notes
Gas station	-	C	C	C	
Motorcycle sales/service	-	C	-	-	Service must be indoors.
Motor vehicle sales, new and used	-	C*	-	-	With sales display area and repair. *Not permitted in Downtown.
<u>Motor vehicle storage:</u>					Outdoor vehicle storage area(s) must be screened from offsite view. *Not permitted in Downtown.
Indoor	-	C*	-	-	
Outdoor - operable vehicles	-	C*	-	-	
Outdoor - inoperable vehicles	-	-	-	-	
Parking: commercial lot / garage	P	P	-	P	
Tire stores	-	C	-	-	
Towing service (with tow truck parking - no auto storage)	-	C*	-	-	*Not permitted in Downtown.
Trailer and mobile home sales and rental	-	C*	-	-	With sales display area and repair. *Not permitted in Downtown.
Truck and trailer rental	-	C*	-	-	*Not permitted in Downtown
Day Care Facilities					
Commercial - more than 14 children	C	C	C	C*	*Incidental to primary tourist use only
Large family day care (8 - 14 children)	P	C	C	-	
Small family (fewer than 8 children)	P	-	P	-	
Eating / Drinking Places and Food Services					
Banquet facilities	-	P	P	P	
Bar / cocktail lounge	-	C	C	C	
Catering Establishment	-	P	P	P	
Fast food/quick serve					
With drive - through	-	C	C	C	
Without drive - through	P	P	P	P	

Use	CO	CG	CN	CT	Notes
Restaurants (sit down / full service)	P	P	P	P	
Entertainment and Recreation					
Adult-oriented business	-	-	-	-	See Chapter 19.50, <i>Adult Oriented Businesses</i>
Amusement park (including simulated racing; i.e. slick track, dragsters, etc.)	-	C*	-	C	*Not permitted in Downtown
Athletic fields	-	C	-	C	
Auditoriums and other public assembly facilities	C	C	-	C	
Batting cages - indoor - outdoor	- -	P C*	- -	- -	*Not permitted in Downtown
Bicycle Motocross Facility (BMX)	P	P	P	P	
Billiard parlor / pool hall	-	C	-	C	* CUP required if alcohol served.
Bowling center	-	P	-	P	* CUP required if alcohol served.
Go-cart track	-	C	-	C	
Golf course	-	C	-	C	
Golf driving range	-	C	-	C	
Health club / gymnasium - indoor	P	P	P	P	
Live entertainment	-	C	-	C	
Miniature golf course	-	P	P	P	
Movie theater	-	P	-	P	
Motocross / off-road mini-bike course	-	-	-	-	
Recording and sound studios	P	P	P	P	
Recreational facilities (as part of a mixed-use development)	P	P	-	-	
Simulated shooting games - indoor (laser tag, etc.)	-	P	-	P	
Shooting range	-	-	-	-	
Skate park	-	C	C	C	
				P	

Use	CO	CG	CN	CT	Notes
Skating rink (ice / roller)	-	P	P		
Stadium / sports arena	-	C	-	C	
Tennis / swim club - outdoor	-	C	C	C	
Theaters (live performance)	-	C	-	C	
Outdoor		P		P	
Indoor					
Video / electronic / computer game arcade	-	C	C	C	
Lodging					
Hotels / motels	C	C	C	C	
Recreational vehicle parks and campgrounds, not exceeding a density of twelve (12) units per acre	-	C*	C	C	Subject to the limitations, regulations and standards in Chapter 19.72, <i>Mobilehome/RV Parks and Campgrounds</i> . *Not permitted in Downtown.
Retail / Wholesale Sales					
Adult book store	-	-	-	-	See Chapter 19.50, <i>Adult Oriented Businesses</i>
Antique shop	P	P	P	P	
Art galleries and art supply store	P	P	P	P	
Auctions					
Outdoor	C	C	-	C	For temporary or one-time events, see Chapter 19.32, <i>Temporary Use Permits</i> .
Indoor, including storage	P	P	-	P	
Auctions, livestock	-	-	-	-	
Bakeries:					
retail only	-	P	P	P	
Wholesale	-	P	P	P	
Bicycle shop (may include repair)	P	P	P	P	
Building materials and hardware stores (May include indoor nursery / plant sales):					*May include outdoor nursery / plant sales up to 25% of building area. For nursery as a primary use, see Agricultural. * Not permitted in Downtown.
Within completely enclosed building	-	P	-	-	
With outdoor storage	-	C*	-	-	
Boat sales	-	C	-	-	
Camera and photographic supply store	P	P	P	P	
Certified Farmers' Market, Open Air	C	C	C	C	See Chapter 19.57 "Certified"

Use	CO	CG	CN	CT	Notes
Market, Craft or Job Fair					Farmers' Market, Open Air Market, Craft or Job Fair"
Computer, radio, television, and small electrical appliance shop (including repair when incidental to retail sales)	P	P	-	-	* Outdoor storage must be screened.
Feed store	-	P	-	-	
Florist shop	P	P	P	P	
Food locker (for individual home locker rental only; no slaughtering permitted)	-	P*	-	-	*Not permitted in Downtown
Furniture and home furnishing store	P	P	C	P	
General merchandise stores: Department store	-	P	-	-	*Not permitted in Downtown
Discount / Variety store (new products at a discounted price)	-	P	-	-	
Warehouse club stores	-	C*	-	-	
Grocery store	C	P	C	-	
Guns and ammunition stores	-	C	-	-	
Hobby, toy and game store	P	P	P	P	
Household appliance store	-	P	C	-	* Outdoor storage must be screened.
Music and video sales and rental stores	P	P	P	P	
Office supply, stationery and gift stores	P	P	P	P	
Pawnbrokers / pawnshops	-	C*	-	-	*Not permitted in Downtown.
Pet and pet supply stores	-	C	C	-	
Secondhand and thrift stores	-	P	-	-	No outdoor display or storage.
Sporting goods store	-	P	-	P	For facilities which sell guns and ammunition, see "Guns and ammunition stores" above.
Swap meets Indoor swap meet	-	C*	-	-	*Not permitted in Downtown
Outdoor swap meet	-	-	-	-	
Wholesale stores and distributors	-	C*	-	-	In completely enclosed building. *Not permitted in Downtown.

Use	CO	CG	CN	CT	Notes
<i>Services</i>					

Use	CO	CG	CN	CT	Notes
<u>Business Services:</u>					
Blueprinting services	-	P	-	-	
Exterminating service	P	P	-	-	Offices only, no hazardous materials storage
Equipment sales and rental	P	P/C*	-	C	*CUP required for facilities in Downtown
<u>General Office Uses, including</u>					*Hours outside normal business hours requires CUP.
Administrative professional, medical, real estate, property management, etc.	P	P	P/C*	P	
Photocopying / duplicating services	P	P	-	-	
Photography studio	P	P	P	P	
<u>Financial services:</u>					
Banks, credit unions, etc.	P	P	P	P	
Check cashing / payday advance	-	C	-	-	
Mortgage / lending	P	P	P	P	
Other financial services	P	P	P	P	
<u>Personal services:</u>					
Barber, beauty, nail salon	P	P	P	P	
Cemeteries and mausoleums	-	-	-	-	
Dry cleaner	-	P	C	-	
Funeral parlor, mortuary	-	C	-	-	
Laundry - commercial	-	C	-	-	
Laundry - self-serve	-	C	C	C	
Medical marijuana dispensaries/facilities	*	*	*	*	* Expressly Prohibited use
Pet grooming - commercial	-	P	-	-	
Public / self storage	-	C*	-	-	* Not permitted In Downtown
Tailor	-	P	P	P	
Tattoo / body piercing	-	M	-	-	
Taxidermy	-	C*	-	-	* Not permitted In Downtown
<u>Recycling collection facilities:</u>					
Small - to 500 sq. ft. in area	-	M	M	-	
Large - 500+ sq. ft. in area	-	-	-	-	
<u>Repair Services:</u>					
Computer, home electronics and small home appliances	-	P	-	-	
Electrical equipment, industrial	-	-	-	-	
Furniture refinishing	-	C	-	-	
Furniture re-upholstery	-	P	-	-	For automotive upholstery, see "Automotive Services"
Home appliances	-	P	-	-	
Jewelry / watches / clocks	-	P	-	-	

Use	CO	CG	CN	CT	Notes
<p>Lawnmower / garden equipment</p> <p>Locksmith / key shop</p> <p>Shoe repair</p>	<p>P</p> <p>C</p> <p>P</p> <p>P</p>	<p>P</p> <p>P</p> <p>P</p> <p>P</p>	<p>P</p> <p>P</p> <p>P</p> <p>P</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p>	
<i>B. Agricultural</i>					
Plant nurseries - cultivation of plants, indoors or outdoors	C	C	C	-	May include retail sales
<i>C. Institutional Uses</i>					
Ambulance service	-	C	-	-	
Animal hospital					
- Small animals	-	C	C	-	
- Large animals	-	-	-	-	
Churches, synagogues, temples, and other religious facilities	C	C	C	C	
Community care facility	-	C	-	-	
Community center	-	P	C	P	
Congregate care facility	-	C	-	-	
Convalescent hospital / care facility	-	C	-	-	
Governmental facilities	P	P	-	P	
Hospitals	-	C	-	-	
Schools such as music conservatories, dancing schools, and other schools that offer training in nonindustrial professions	P	P	P	-	
Schools:					* Public schools are regulated by the State
Preschools	C	C	C	-	
K-12, Private*	C	C	C	-	
Universities / Colleges	C	C	C	-	
Vocational and trade schools	C	C	C	-	
<i>D. Residential Uses</i>					
Caretaker's residence	P	M	M	M	
Multiple family dwellings	P*/**	P*/**	-	-	* limited to 2 units/parcel ** In Downtown, only on second level
Single family residences	P*/**	P*/**	-	-	* limited to 2 units/parcel ** In Downtown, only on

Use	CO	CG	CN	CT	Notes
					second level
<i>E. Transportation, Communication, and Utilities</i>					
Communication facilities (See also Chapter 19.58, <i>Telecommunications Facilities</i>)	C	C	C	C	Including radio and television stations or towers, satellite receiving stations, microwave relay towers, and similar facilities.
Transportation facilities	C	C	C	C	Including, but not limited to airports, bus stations, and carpool facilities.
Utility and service uses and structures	C	C	C	C	Including, but not limited to reservoirs, pumping plants, electrical substations, central communications offices, sewer plants, sewer treatment facilities, solid waste disposal sites. Commercial Solar Fields are expressly prohibited.
<i>F. Temporary and Interim Uses (See Chapter 19.32, Temporary Use Permits)</i>					
<i>G. Accessory Uses</i>					
Attached, unenclosed patio roofs, decks, porches, awnings, canopies, and other similar shading devices If located in required setback areas.	P M	P M	P M	P M	May encroach to within one (1) foot of the property line with approval of Fire Department pursuant to Uniform Fire Code.
Drive-through	C	C	C	C	See Chapter 19.82, <i>Off-street Parking and Loading Regulations</i> for standards.

19.10.030 Development standards. The development standards for each office commercial district shall be as delineated in Table 19.010-B:

**Table 19.10-B
OFFICE AND COMMERCIAL DISTRICTS
DEVELOPMENT STANDARDS**

Standard	C-O	C-G	C-N	C-T
Minimum lot size	15,000 s.f.	15,000 s.f.	10,000 s.f.	20,000 s.f.
Minimum lot dimensions - interior lot (width/depth)	100 X 150 ft.	100 x 150 ft.	80 x 125 ft.	100 x 150 ft.
Minimum lot dimensions - ratio (width to depth)	1:3	1:3	1:3	--
Maximum lot coverage (impervious surface)*	80%	80%	75%	55%
Maximum building height**	45 ft.	45 ft.	35 ft.	35 ft.
Front yard setback	15 ft.	15 ft.	25 ft.	25 ft.
Side yard setback	10 ft.	10 ft.	10 ft.	10ft.
Street side yard setback	15 ft.	15 ft.	15 ft.	25 ft.
Rear yard setback	10 ft	10 ft.	10 ft.	10 ft.

*Those portions of the lot left with a pervious surface area as identified upon a "Site Plan" reviewed by the City shall be improved as defined herein with landscaping reflecting a desert theme, including use of drought resistant plants. Said landscaped area shall consist of at least ten percent (10%) of the total lot area for parcels of one (1) acre or less and five percent (5%) of the total lot area for parcels exceeding one (1) acre, excluding that portion of the lot contained within the required front setback area.

**Structures or structural features which are not an essential and/or integral portion of the structure such as chimneys or similar features, as well as flagpoles and communications towers, may exceed height limits up to fifty (50) percent.

19.10.040 Design Standards.

- A. A Desert Southwest theme is encouraged where possible. A modern building design may be acceptable where the Desert Southwest theme is not feasible and the proposed design will not detract from or conflict with the established theme of the neighborhood.
- B. Landscaping reflecting a desert theme, including use of drought resistant plants is encouraged. Those portions of the front setback area not improved with drive isles, walls, signage or similar features shall be landscaped using either locally adaptable drought-tolerant plants, complimented where necessary with a drip irrigation system; or decorative rock, gravel, bark or sand, or a combination thereof; provided, however, that some live plant material must be provided in all landscaped areas.”
- C. All driveway entries on Twentynine Palms Highway and Adobe Road shall have enhanced entry treatments, which shall include textured and/or colored paving or similar treatment and enhanced landscaping with accent trees and other landscape treatments, consistent with the Desert Southwest Design Guidelines.
- D. A minimum six (6) foot wide landscaped area shall separate parking areas from a street or public sidewalk.
- E. Special architectural treatments, materials, and colors shall be used to identify major building entries.
- F. All mechanical equipment shall be screened from public rights-of-way and parking lots as an integral part of the building design through the use of parapets, screen walls, equipment wells, or similar design features, a minimum of six inches above the tallest piece of mechanical equipment.
- G. All architectural structures should be coordinated with site landscaping to create attractive spaces and environments for pedestrians. Tree canopies and/or trellises with greenery trained to grow on the trellises, combined with landscaped boundaries consisting of seat walls and/or shrubs of two (2) to three (3) feet in height should be provided wherever possible to provide comfortable pedestrian spaces.
- H. Architectural quality should enhance surrounding land uses and promote compatibility. Desirable architectural treatment typically creates visual interest by breaking up uniform blank walls, glass and other building forms into areas that are more human in scale.
- I. All structure elevations visible from the public right-of-way and adjacent land uses shall provide one or more appropriate design components, including but not limited to: color variation, wall indentations, window treatment, variations in materials, columns, horizontal or vertical building plane alterations, cornices, or other similar architectural treatment that defines space and promotes visual interest.
- J. Site design should orient buildings, parking, and drive aisles, sidewalks and plazas to provide users a clear indication of the building entrance and clear pathways from parking to the entry. Providing a view corridor along the pathway and a unique and consistent landscape or paving theme along the pathways are good techniques to achieve orientation.
- K. A trash enclosure(s) shall be provided to serve the development. Each trash enclosure shall be placed on a slab or paved area and shall be screened on at least three sides with a solid wall, made of block, masonry or other similar material, minimum five (5) feet high. The trash receptacles shall not be visible above the wall. A visually solid gate shall be provided to adequately screen the receptacles.

- L. Residential development, where allowed, shall not exceed eight (8) dwelling units per acre (gross) and shall comply with Development Code Section 19.08.090, Standards for Residential Development.

19.10.050 Outdoor Storage and Use Standards.

- A. Outdoor storage. Outdoor storage on properties in the CG, CT, CO and CN districts shall be screened so that it is not visible from the public right of way.

Screening shall be provided and maintained by the use of solid walls, wood fencing, or chain link fencing with either shade cloth, slats, or drought tolerant vegetation. If drought tolerant vegetation is utilized to accomplish screening, the vegetation used shall:

1. provide adequate screening within one year of planting, and
2. be maintained to provide continual screening of any outdoor storage, and
3. be watered with an automatic watering system equipped with a timer.

If shade cloth or slats are utilized to accomplish screening, such materials shall be of uniform design and color and shall be maintained in good repair at all times.

- B. Vehicle storage, appliance or vehicle repair or service, and similar uses. A solid wall made of block, masonry, or other similar material or chain-link fence with slats shall be constructed and maintained around the perimeter of the use to substantially block the view of the yard. A minimum of three (3) feet of landscaping shall be provided along the street frontage to provide aesthetic relief along the wall. The areas of the yard that are visible from offsite shall be paved with concrete or asphalt paving. Suitable Best Management Practices (BMP) shall be

constructed and/or practiced to ensure that any vehicle fluids shall not leave the site and shall not contaminate soil.

19.10.060 Performance Standards.

- A. Lighting shall be designed and installed in conformance with Chapter 19.70 *Lighting Standards*.
- B. Energy conservation, including use of both direct and passive solar energy, is encouraged.
- C. Noise generated on-site shall be controlled so as to be compatible with surrounding land uses. For uses that may generate noise during the hours of 7 p.m. to 7 a.m., a detailed noise assessment and plan addressing and mitigating these impacts shall be submitted for review and approval.
- D. Vibrations generated on-site shall not be detectable off-site. For uses that may generate vibrations detectable off-site, a detailed vibration assessment and plan addressing and mitigating these impacts shall be submitted for review and approval.
- E. Electrical disturbances or interference. For uses that may produce electrical disturbances or interference to surrounding land uses, a detailed electrical interference assessment and plan addressing and mitigating these impacts shall be submitted for review and approval.
- F. Odors, dust and airborne pollution shall be controlled so as not to impact surrounding land uses or the public right-of-way. For uses that may generate odors, dust, or airborne pollution, a detailed assessment and plan addressing and mitigating these impacts shall be submitted for review and approval.

19.10.070 Encroachments into Yards or Setbacks. Provided that the projection does not obstruct the view in a required Clear Sight Triangle (See Section 19.06.030 *Definitions*), the

following encroachments or projections are permitted in required yard areas:

- A. No projection may be permitted to obstruct the view of a required Clear Sight Triangle.
- B. Attached architectural features such as awnings, canopies, eaves, chimneys, cornices, planter boxes, bay windows, and cantilevered portions of the structure (not exceeding fifty percent (50%) of the length of the wall on any one story) are permitted to encroach up to four (4) feet into front, rear, and side yards.
- C. Attached, unenclosed patio roofs, decks, porches, awnings, canopies, and other similar shading devices, as an accessory to the primary use, subject to Minor Use Permit. (May encroach to within one (1) foot of the property line.)
- D. Stairways, landings, corridors and fire escapes are permitted to encroach up to five (5) feet in front and street side yards, up to four (4) feet in interior side yards, and up to ten (10) feet in rear yards.
- E. Fences, walls, screening, safety guard rails, and dense hedges are permitted to encroach up to a maximum of four (4) feet in height in front and street side yards, and a maximum of eight (8) feet in height in side and rear yards.
- F. Open storage of boats, recreational vehicles, trailers, construction vehicles and equipment are not allowed in front and street side yard areas.

19.10.080 Parking and Driveways. All improved or disturbed areas not covered by buildings or landscaping shall be paved in concrete or asphalt paving, or otherwise appropriately treated to contain wind and soil erosion and accommodate traffic and circulation. Areas of heavy vehicle traffic, loading areas and other site areas for heavy vehicles or equipment shall have paving design and thickness of sufficient strength to support such vehicles and traffic.

Parking and driveways shall be provided consistent with the regulations of Chapter 19.82, Off Street Parking and Loading Regulations.

19.10.090 Street Dedications and Improvements.

- A. Before building permits are issued for the construction of a structure or improvement which would result in an increase or change in vehicular and/or pedestrian traffic, the dedication of additional right-of-way and construction of required street improvements shall be required in accordance with the General Plan Circulation Element.

“Street improvements” include any or all of curb and gutter, sidewalks, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade, and the placement of paving, and other necessary improvements as determined by the City Engineer, unless otherwise approved pursuant to Chapter 19.85, *Public Improvements - Delaying or Deferring*.

- B. Before occupancy shall be granted for any such building or improvement, the Building Official shall determine the following:
1. That all of the required dedications have been provided.
 2. That all of the required street improvements have either been installed or that a cash deposit, surety bond or

other form of surety acceptable to the City Council in an amount equal to the estimated cost of the street improvements has been posted with the City to assure the installation of said street improvements.

- C. In all Commercial Districts, the following street improvement standards shall apply to all rights-of-way:
1. Concrete curbs and gutters shall be installed.
 2. Sidewalks shall be installed.

19.10.100 Utilities. All utilities serving new projects shall install underground utilities both onsite and in the public right-of-way

19.10.110 Signage. All signs shall comply with the regulations provided in Chapter 19.84, *Signs*.