

15-04-03 Standards Applicable to General Commercial Zone Classifications.

I. CR(PUD) District

1. Purpose of CR(PUD) District. It is the purpose of this zone to provide for an area of diverse but integrated commercial and industrial uses. Emphasis is placed on achieving an aesthetically attractive, functional area of wide ranging commercial and industrial activity.

Development standards are flexible and encourage more innovative design features and efficient use of land than would be possible through strict application of standard commercial development regulations. The developer is encouraged to work closely with the Planning Commission in achieving a creative, attractive development.

2. Landscaping.

a. Front Setback. The minimum front landscaping for bermed areas shall be fifteen (15) feet. For non-bermed areas, the minimum front landscaping shall be no less than twenty (20) feet

b. Side Areas Visible from Right-of-way shall have a minimum depth of five (5) feet of landscaping.

c. Rear Areas Visible from Right-of-way or Interstate 15 shall have a minimum depth of ten (10) feet of landscaping with interval tree planting, using a trunk caliper of no less than 2½ inches. Interval tree planting spacing shall be determined by the Community Development Department Staff on a case-by-case basis.

3. Fencing. No fencing permitted in front setback area except where approved by Planning Commission. Sight obscuring fences to an eight (8) foot maximum height permitted in rear areas.

4. Signs. Types, number and sizes of signs to be required and approved by Planning Commission with intent that they are coordinated to match overall "park" theme and are of a low key, attractive nature. Only Planning Commission approved signs permitted on frontage facing freeway.

5. Loading. No loading and unloading may be performed on any public right-of-way or private rightof-way. No loading dock is permitted in the front setback area unless approved by Planning Commission.