

Ordinance No. 1454

An Ordinance of the City Council of the City of Palm Desert, California, Adopting Regulations for Golf Cart and Neighborhood Electric Vehicle (Nev) Sales, Amending Palm Desert Municipal Code Title 25, and Making a Finding of Exemption Under the California Environmental Quality Act

CASE NO. ZOA 26-0001

Whereas, Government Code Section 65800 et seq. provides for the amendment of any and all adopted City of Palm Desert ("City") zoning laws, ordinances, rules and regulations; and

Whereas, Ordinance No. 1405, adopted by the City of Palm Desert in 2023, established golf cart and Neighborhood Electric Vehicle (NEV) sales as a distinct land use classification separate from general retail and automobile sales and adopted corresponding land use and development standards applicable to such uses; and

Whereas, Ordinance No. 1416, adopted in 2024, inadvertently omitted the provisions previously established under Ordinance No. 1405, resulting in inconsistencies within the Palm Desert Municipal Code (PDMC) and creating interpretive confusion regarding the proper classification and applicable development standards for golf cart and NEV sales uses; and

Whereas, the Zoning Ordinance Amendment (ZOA) is initiated by the City of Palm Desert to re-establish "Golf Cart and Neighborhood Electric Vehicle (NEV) Sales" as a distinct land use classification and to add, amend, and modify sections of Title 25 (Zoning) of the Palm Desert Municipal Code (PDMC) to restore previously adopted standards governing indoor and outdoor sales operations, and to ensure consistency among related zoning regulations and development standards; and

Whereas, the City has complied with the requirements of the Local Planning and Zoning Law (Government Code section 65100 et seq.), and the City's applicable ordinances and resolutions with respect to approval of amendments to Title 25 of the Palm Desert Municipal Code ("Zoning Ordinance"); and

Whereas, under Section 21067 of the Public Resources Code, Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City of Palm Desert's ("City's") Local CEQA Guidelines, the City is the lead agency for this ZOA; and

Whereas, the ZOA has complied with the requirements of the "City of Palm Desert Procedure for Implementation of CEQA" Resolution No. 2024-035, in that the Director of Development Services has determined that the ZOA is not a project subject to CEQA under section 15378, or in the alternative, is exempt from CEQA under State CEQA Guidelines section 15061(b)(3) and categorically exempt under section 15320; and

Whereas, all other legal prerequisites to the adoption of this ZOA have occurred; and

Whereas, the Planning Commission of the City of Palm Desert, California, did on May 19, 2026, hold a duly noticed public hearing to previously consider the request by the City of Palm Desert for approval of ZOA 26-0001 and adopted Planning Commission Resolution No. 2920 recommending that the City Council approve the ZOA; and

Whereas, the City Council of the City of Palm Desert, California, did on June 25, 2026, hold a duly noticed public hearing to consider the revised ZOA 26-0001 as recommended by the Planning Commission; and

Whereas, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, the City Council did find the following facts and reasons, which are outlined in the staff report, to exist to justify approval of said request.

Now, Therefore, The City Council Of The City Of Palm Desert, California, Does Ordain As Follows:

Section 1. Findings.

The City Council of the City of Palm Desert hereby finds that:

1. The City of Palm Desert, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and
2. The Planning and Zoning Law authorizes cities to establish by ordinance the regulations for land use and development.
3. The amendments adopted herein are intended to clarify and re-establish land use regulations governing golf cart and NEV sales within the City's zoning framework.

Section 2. CEQA.

The City Council finds that adoption of this ordinance is not a "project" under CEQA pursuant to State CEQA Guidelines Section 15378 because it is an administrative and regulatory action that does not result in a direct or reasonably foreseeable indirect physical change in the environment. Alternatively, this ordinance is exempt from CEQA pursuant to Section 15060(c)(2) because it will not result in a direct or reasonably foreseeable physical change in the environment, and Section 15061(b)(3) because it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. The ordinance re-establishes a land use classification and provides regulatory clarification without expanding permitted uses or increasing development intensity. Accordingly, no further environmental review is required. The

City Council directs staff to file a Notice of Exemption with the County Clerk and State Clearinghouse, if applicable.

Section 3. Zoning Ordinance Amendment.

The City Council adopts ZOA 26-0001, as attached hereto and incorporated herein as Exhibit A. The PDMC Sections and Subsections amended by this ZOA include Subsection (A) of Section 25.16.030, Section 25.34.190 in its entirety, and Section 25.46.040 in its entirety.

Section 4. Effective Date.

This Ordinance takes effect 30 days after its adoption.

Section 5. Publication.

The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

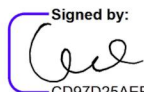
Section 6. Custodian of Records.

The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 73-510 Fred Waring Drive, Palm Desert, CA.

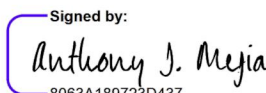
Section 7. Severability.

If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Adopted July 9, 2026.

Signed by:

CD97D25AEE9E484
Evan Trubee
Mayor

Attest:

Signed by:

8063A180723D437...
Anthony J. Mejia
City Clerk

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, California, do hereby certify that Ordinance No. 1454 is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Desert City Council on June 25, 2026, and adopted at a regular meeting of the City Council held on July 9, 2026, by the following vote:

Ayes: Harnik, Moreno, Nestande, Pradetto, and Trubee
Noes: None
Absent: None
Abstain: None
Recused: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on 7/13/2026.

Signed by:

Anthony J. Mejia

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Anthony J. Mejia
City Clerk

§ 25.16.030. Allowed Land Uses and Permit Requirements.

Table 25.16-1 (Use Matrix for Commercial and Industrial Districts) identifies allowed uses and corresponding permit requirements for commercial and industrial districts and all other provisions of this title. Descriptions/definitions of the land uses can be found in Chapter 25.99 (Definitions). The "Special Use Provisions" column in the table identifies the specific chapter or section where additional regulations for the specific use type are located within this title.

Use regulations in the table are shown with representative symbols by use classification listing: "P" symbolizes uses permitted by right, "A" symbolizes uses that require approval of an administrative use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted. Uses that are not listed are not permitted. However, the Commission may make a use determination as outlined in Section 25.72.020 (Use Determinations).

Table 25.16-1: Use Matrix for Commercial and Industrial Districts							
	Commercial/Industrial District (P=Permitted; A=Administrative Use Permit; C=Conditional Use Permit; N=Not Permitted)						Special Use Provisions
	OP	PC-1	PC-2	PC-3	PC-4	SI	
Residential Uses							
Caretaker housing	N	N	N	N	N	P	25.16.040.A
Condominium	C	C	C	N	C	C	25.16.040.B/ 25.42
Dwelling, duplex	C	C	C	C	C	C	25.16.040.B
Dwelling, multifamily	C	C	C	C	C	C	25.16.040.B/ 25.42
Dwelling, single-family	C	C	C	N	C	C	25.16.040.B
Group home	C	C	N	N	C	C	25.16.040.B/ 25.42
Single-room occupancies	N	N	N	N	N	C	
Homeless shelter	N	N	N	N	N	P	
Recreation, Resource Preservation, Open Space, and Public Assembly Uses							
Amusement facility, indoors	N	N	C	C	C	N	
Amusement facility, outdoors	N	N	N	C	C	N	
Community facility	N	N	N	N	N	P	
Day care center	N	A	A	A	A	N	
Emergency shelters	N	P	N	N	N	P	
Entertainment facility, indoor	N	N	N	P	P	N	
Entertainment facility, outdoor	N	N	N	P	P	N	

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	OP	PC-1	PC-2	PC-3	PC-4	SI	
Institution, educational	C	C	C	N	N	C	
Institution, general	C	N	C	N	N	C	
Institution, religious	C	N	C	N	N	C	
Open space (developed or natural)	N	P	P	N	P	N	
Recreation facility, commercial	N	N	P	P	P	N	
Recreation facility, private	N	N	N	P	P	N	
Theater/auditorium	N	N	P	P	N	N	
Utility, Transportation, Public Facility, and Communication Uses							
Commercial communication tower	C	C	C	C	C	C	25.16.040.C
Commercial parking lot	C	N	N	N	N	N	
Public utility installation	N	N	N	N	N	P	
Public facility (utility or service)	N	N	N	N	N	P	
Utility facility	N	N	C	N	N	P	
Retail, Service, and Office Uses							
Accessory massage establishment	P	N	P	P	P	N	25.34.160
Adult entertainment	N	N	N	N	N	C	25.16.040.D
Ancillary commercial	A	P	P	P	N	A	25.16.040.E
Art gallery	A	P	P	P	P	C	
Art studio	A	P	P	P	P	C	
Bed and breakfast	N	A	A	A	A	N	
Business support services	N	N	N	N	P	P	
Cannabis Storefront retail	N	C	C	C	C	N	25.34.120
Cannabis testing and research laboratory	N	N	N	N	N	N	25.34.120
Convention and visitors bureau	N	N	P	N	P	N	
Drugstore	N	P	P	P	N	N	
Financial institution	C	P	P	P	N	N	
Grocery store	N	P	P	P	N	N	25.16.040.F

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	OP	PC-1	PC-2	PC-3	PC-4	SI	
Health club, gyms or studios	N	A	P	P	P	A	
Hotel	N	A	A	A	P	N	25.34.070
Independent stand-alone massage	N	N	P	P	N	N	25.34.160
Liquor store	N	P	P	P	N	N	
Liquor, beverage and food items shop	N	P	P	P	P	N	
Medical, clinic	P	N	P	P	N	N	
Medical, office	P	P	P	P	N	N	
Medical, hospital	N	N	N	N	N	C	
Medical, laboratory	P	N	N	N	N	P	
Medical office, accessory	N	N	N	N	N	P	25.16.040.G
Medical, research facility	P	P	N	N	N	C	
Mortuary	N	N	N	N	N	P	
Office, professional	P	N	P	P	P	P	
Office, local government	P	N	N	N	N	P	
Office, travel agency	P	P	P	P	P	N	
Outdoor sales	N	N	A	A	A	A	
Personal services	N	P	P	P	P	N	
Restaurant	A	A	A	A	P	A	25.16.040.E/H
Retail	N	P	P	P	P	N	
Retail, bulky items	N	N	N	P	P	N	
Spa	N	N	P	P	P	N	
Time-share project	N	N	N	C	C	N	
Veterinary clinics/animal hospitals	A	N	A	A	N	A	
Pet boarding	N	A	A	A	N	A	
Automobile and Vehicle Uses							
Automotive rental agency	N	N	N	N	P	P	
Automotive gasoline station	N	N	C	C	N	C	25.34.090
Automotive service facility	N	N	C	C	N	P	25.34.090
Automotive sales new and used (indoor)	N	N	N	N	N	A	

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	OP	PC-1	PC-2	PC-3	PC-4	SI	
Automotive sales new and used (outdoor)	N	N	N	N	N	C	
Automotive sales of accessory parts and supplies	N	N	N	P	P	N	
<u>Golf cart, neighborhood electric vehicle (NEV) sales (indoor)</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>25.34.190</u>
<u>Golf cart, neighborhood electric vehicle (NEV) sales (outdoor)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>25.34.190</u>
Vehicle storage facility	N	N	N	N	N	P	25.16.040.1
Industrial, Manufacturing, and Processing Uses							
Cannabis cultivation	N	N	N	N	N	N	25.34.120
Cannabis delivery	N	N	N	N	N	N	25.34.120
Cannabis distribution	N	N	N	N	N	N	25.34.120
Cannabis manufacturing	N	N	N	N	N	N	25.34.120
Industrial planned unit development	N	N	N	N	N	P	
Light industrial and research and development	N	N	N	N	N	P	
Maintenance facility	N	N	N	N	N	P	
Pest control facility	N	N	N	N	N	P	
Preparation of foodstuffs	N	N	N	N	N	P	
Production of home and office decor accessories	N	N	N	N	N	P	
Warehouse or storage facility	N	N	N	N	N	P	
Temporary Uses	See Section 25.34.080						

- 1 The establishment may be permitted with an administrative use permit but may be elevated to a conditional use permit at the discretion of the ZA based on: parking, traffic, or other impacts.

(Ord. 1259 § 1, 2013; Ord. 1277 § 4, 2014; Ord. 1279 § 6, 2015; Ord. 1302 § 2, 2016; Ord. 1324 § 5, 2017; Ord. 1329 § 3, 2017; Ord. 1384 § 1, 2022; Ord. 1393 § 10, 2023; Ord. 1405 § 1, 2023; Ord. 1411, 4/25/2024; Ord. No. 1416, 8/22/2024)

§ 25.34.190. Golf Cart and/or Neighborhood Electric Vehicle (NEV) Retail Sales.

- A. **Purpose and intent.** The purpose of this section is to allow for the establishment, expansion and improved performance of golf cart and/or neighborhood electric vehicle (NEV) retail uses. This section serves to establish specific use and design standards to ensure such facilities are designed to minimize visual impacts to surrounding properties and roadways by requiring attractive display areas and prevent adverse impacts from vehicle storage, noise, or glare.
- B. **Applicability.** The provisions of this section shall apply to all new golf cart and/or neighborhood electric vehicle (NEV) retail sales establishments and to all existing facilities at such time as the existing establishment business is expanded.
- C. General requirements—Indoor.
 1. The facility shall only sell golf carts and/or neighborhood electrical vehicles (NEVs), as respectively defined by the California Vehicle Code, and accessories customarily associated with the vehicles.
 2. Potentially noisy activities shall not be located near or oriented towards residentially zoned areas.
 3. All storage and loading areas shall be screened from view from the public street and any adjacent residential area. No storage, except vehicle showroom display areas, shall occur that are visible from a public street.
 - ~~4. Vehicle display showrooms shall be oriented toward major public streets.~~
 - ~~5.4. All exterior signage shall comply with Chapter 25.56.~~
 - ~~6. Parking shall be provided as required by retail uses in accordance with Chapter 25.46.~~
- D. Supplemental requirements within One Eleven Development Code.
 1. Outdoor areas for the display or storage of vehicles for sale or rent shall only be permitted if approved by the Planning Commission by conditional use permit. The Planning Commission shall find that the outdoor area for display or storage of vehicles is in a suitable location that enhances the business and project site and does not impact surrounding residents, businesses, or general public.
 2. The use shall operate entirely within the building space.
 - ~~3. Uses shall provide an indoor showroom space for the display of vehicles for sale or lease which shall be oriented as a storefront towards the primary street frontage of the site where the use is established.~~
 - ~~4. Street-facing facades shall have transparent glazing that provides views into the display and sales areas. Transparent windows or doors shall be provided for at least 75 percent of the building wall area located between 2.5 feet and 8~~

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~~5.3.~~ Window display areas shall be well-lit and kept clean and free of clutter.

~~6.4.~~ Security gates shall not be placed in street-facing display windows or doors or be visible from public view.

~~7.5.~~ Signage within windows shall not obstruct views of the vehicle display area.

~~8.6.~~ On-site service of vehicles may only occur as an accessory use if it is wholly contained within the building.

~~9.7.~~ Applications for indoor golf cart and/or neighborhood electric vehicle (NEV) retail sales shall include the following:

- a. Exterior elevations or renderings showing the storefront display area.
- b. Signage plans.
- c. Lighting plans for showroom display lighting.
- d. Floor plans.

E. Supplemental requirements for outdoor storage and display.

1. Outdoor storage and display areas shall only be allowed within the Service Industrial (SI) zoning district.
2. Areas designated for employee or customer parking shall not be used for vehicle storage or display.
3. Vehicles for sale or rent shall not be stored or displayed within the public right-of-way at any time.
4. Outdoor vehicle display areas shall occur only on permanent at-grade display areas or low-rise platforms (4 feet maximum) that are architecturally compatible with the existing or proposed building.
5. All storage and display areas shall be screened from public view from adjoining properties and from public rights-of-way by walls and landscaping.
6. All outdoor lighting shall be consistent with Chapter 24.16, Outdoor Lighting Requirements.
7. Applications for outdoor golf cart or neighborhood electric vehicle (NEV) retail sales shall include the following:
 - a. Site plans showing outdoor display and storage areas.
 - b. Exterior elevations or renderings showing the storefront display area and exterior display areas.

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c. Signage plans.

d. Lighting plans for showroom display lighting.
(Ord. 1405 § 4, 2023)

§ 25.46.040. Parking Requirements.

- A. **Parking schedule.** Table 25.46-1 (Parking Schedule) identifies minimum vehicle parking space requirements for specific uses. Where there is more than one parking ratio listed in the table, the greater of the two applies. Where the parking ratio is listed based upon square feet, it shall mean the gross square feet of the building. Unless otherwise noted, this includes public and private areas.

Table 25.46-1: Parking Schedule	
Use	Minimum Stalls Required
Residential Uses	
Children's homes	1 per 4 beds ¹
Cluster housing	
Studio and one bedroom	2 per unit
Two and more bedrooms	2 per unit
Condominium	
Studio and one bedroom	2 per unit
Two and more bedrooms	2.5 per unit
Dwelling, mobile home	2 per unit
Dwelling, multifamily	
Studio and one bedroom	2 per unit
Two and more bedrooms	2 per unit
Dwelling, single-family	2 per unit
Residential care facility	1 per 4 beds ¹
Residential care home	1 per 4 beds ¹
Agricultural and Animal-Related Uses	
Stables, boarding	1 per 5 stables ²
Veterinary facility	3 per 1,000 sq. ft.
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses	
Assembly uses	1 per 3 seats or 1 per 18 inches of bench area
Billiard halls	2 per billiard table
Bowling alleys	2 per alley
Golf-related uses	

Table 25.46-1: Parking Schedule	
Use	Minimum Stalls Required
Driving ranges	1 per tee ³
Golf courses	4 per hole ³
Pitch and putt	3 per hole ³
Libraries	2 per 1,000 sq. ft.
Preschools, nursery schools, and day nurseries	2 per 3 employees + 1 per 8 children
Private clubs, union halls, lodge halls	10 per 1,000 sq. ft.
Religious institutions	1 per 3 seats ³
Schools, private	1 per employee plus 1 per 3 students at maximum classroom capacity
Skating rinks, ice and roller	10 per 1,000 sq. ft. ³
Sports arenas and stadiums	1 per 3 seats or 1 per 18 inches of bench area
Swimming pools, commercial	12 per 1,000 sq. ft. of pool area ³
Tennis facilities, commercial	3 per court or 1 per 18 inches of bench area
Theater/auditorium	1 per 3 seats or 1 per 18 inches of bench area
Utility, Transportation, Public Facility, and Communication Uses	
Public utility facilities	2 or 1 per employee (in the largest shift) + 1 per vehicle used in conjunction with the use
Retail, Service, and Office Uses	
Appliance stores	2 per 1,000 sq. ft.
Banks	3 per 1,000 sq. ft.
Drugstores	3 per 1,000 sq. ft.
Financial institutions and savings and loan offices	2 per 1,000 sq. ft.
Furniture stores	2 per 1,000 sq. ft.
Plant nursery with outdoor sales and display ⁵	2.5 per 1,000 sq. ft. of gross building area excluding greenhouse area
Grocery stores	3 per 1,000 sq. ft.
Gym, commercial	8 per 1,000 sq. ft. ⁴

Table 25.46-1: Parking Schedule	
Use	Minimum Stalls Required
Gym, personal studio	4 per 1,000 sq. ft.
Health, figure, and exercise salons and spas	5 per 1,000 sq. ft. ⁴
Hotels	1 per guest unit ³
Lumber yards	2 per 1,000 sq. ft. of floor area + 1 per 1,000 sq. ft. of open area for sales and display
Medical, clinics	5 per 1,000 sq. ft.
Medical, hospitals	1.75 per bed
Mortuaries	5 + 250 sq. ft. of usable and accessible paved parking area for every 25 sq. ft. of assembly room floor area
Motels	1.1 per guest unit ³
Offices	4 per 1,000 sq. ft.
Personal services	4 per 1,000 sq. ft.
Resort hotels	1.1 per guest unit ⁷
Restaurants	8 per 1,000 sq. ft.
Retail uses, general	3 per 1,000 sq. ft. ⁷
Shopping centers, community and regional	4 per 1,000 sq. ft. ⁷
Shopping centers, specialty and district	3 per 1,000 sq. ft. ⁷
Automobile and Vehicle Uses	
Auto rental agencies	3 per 1,000 sq. ft. of gross rentals
Auto repair/service stations	1 per 1,000 sq. ft.
Auto gas/convenience	3 per 1,000 sq. ft.
Auto washing, full service	3.5 per 1,000 sq. ft.
Auto washing, self service	1 per vacuum station or wash stall
Auto and vehicle sales	2 per 1,000 sq. ft.
<u>Golf Cart and Neighborhood Electric Vehicle (NEV) sales</u>	<u>2 per 1,000 sq. ft.</u>
Industrial, Manufacturing, and Processing Uses	
Industrial uses, general ⁵	2 per 1,000 sq. ft. ⁶
Storage, personal storage facility	6 + 2 per caretaker unit ⁷

Table 25.46-1: Parking Schedule	
Use	Minimum Stalls Required
Support facilities for construction, renovation, and equipment installations	Provide as needed
Warehouses and storage facilities	2 per 3 employees and not less than 1 per 1,000 sq. ft. for the first 20,000 sq. ft.; 1 per 2,000 sq. ft. for the second 20,000 sq. ft.; 1 per 4,000 sq. ft. for area in excess of initial 40,000 sq. ft.
Wholesaling and distribution	1 per 3,000 sq. ft.

Notes:

- 1 The number of beds used in the calculation shall match the resident capacity of the home as listed on the required license or permit.
 - 2 Parking areas for boarding stables should be treated to prevent dust and designed to provide for the needs of customers and employees.
 - 3 As is needed, additional parking should be provided for other uses on the site.
 - 4 Swimming pool area shall be counted as part of a facility's floor area.
 - 5 Except structures used exclusively for warehousing purposes.
 - 6 Loading spaces may be counted as part of the required parking at a rate not to exceed 1 per 2,500 gross square feet.
 - 7 Additional parking may be required by the Director through the precise plan process.
- B. **Valet parking.** Valet parking is subject to review and approval either at the time the predominant use is approved through a conditional use permit with insurance provisions or later as a specific item by the Code Compliance Supervisor but not until 1 year after occupancy resulting from the conditional use permit. Existing commercial uses utilizing valet parking must have an approved valet parking plan which includes provisions for insurance for the patrons to the satisfaction of the City Attorney.
- C. **In-lieu parking payments.** In commercial districts, parking spaces required by the provisions of this chapter may be satisfied by the payment of a fee per parking space to the off-street parking fund of the City prior to issuance of a building permit provided that the district in which the use is to be established is within an established parking district. Funds placed into the off-street parking fund pursuant to the provisions of this chapter shall be used exclusively for the purpose of acquiring and developing off-street parking facilities, limited insofar as practicable to the general vicinity of the premises for which in-lieu payments were made. The payment shall be in an amount set forth by Council resolution. This provision shall apply only to projects in the downtown districts per Chapter 25.18 of this title and

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OP districts and may not be used to replace more than 50 percent of the required spaces.

(Ord. 1259 § 1, 2013; Ord. 1264 § 1, 2013; Ord. 1279 § 8, 2015; Ord. 1296 § 14, 2015; Ord. 1334 § 13, 2018; Ord. 1393 § 19, 2023)