

CHAPTER 7	SPECIFIC PLAN ZONING DISTRICTS/ PERMITTED USES/ STANDARDS
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A. Zoning Districts

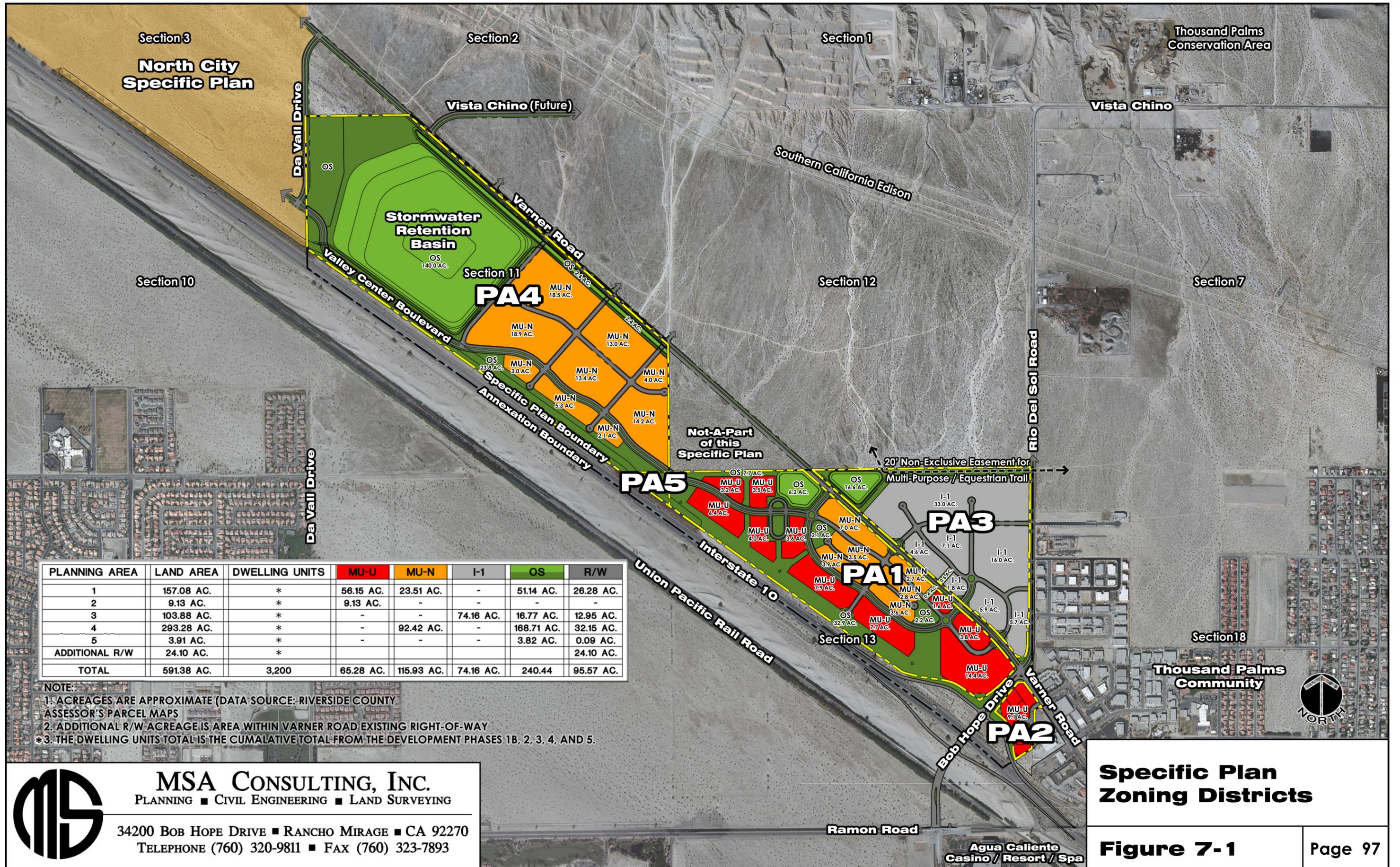
This Chapter establishes zoning districts for the North City Extended Specific Plan. Key objectives of this Specific Plan are to 1); create a forward-looking and responsible plan that provides for development of this Specific Plan with land uses and intensities appropriately designated to meet the needs of anticipated growth, and 2); to fully integrate this zoning districts plan with the original North City Specific Plan. The Specific Plan districts support this objective by providing for a suitable mix of uses and development standards that will create vitality, build community and be responsive the North City Extended Specific Plan environmental context.

B. Specific Plan Districts

The North City Extended Specific Plan contains four (4) zoning districts (Figure 7-1). These districts are:

<u>Districts</u>	<u>Base Zone</u>
1) Mixed-Use Urban (MU-U)	NCSP
2) Mixed-Use Neighborhood (MU-N)	NCSP
3) Light Industrial (LI)	CCMC
4) Open Space (OS)	CCMC

The Specific Plan zoning districts and associated regulations are fully described in Chapters 8 through 11 of the original North City Specific Plan and are incorporated into this North City Extended Specific Plan. The provisions provide property owners, business owners, developers and their design professionals with basic development criteria that reinforce the desired character of North City Extended. Applicable design standards and guidelines for residential, commercial, mixed use and industrial uses are include in Chapter 12 of the original North City Specific Plan and are incorporated by reference into this North City Extended Specific Plan.



PLANNING AREA	LAND AREA	DWELLING UNITS	MU-U	MU-N	I-1	OS	R/W
1	157.08 AC.	*	56.15 AC.	23.51 AC.	-	51.14 AC.	26.28 AC.
2	9.13 AC.	*	9.13 AC.	-	-	-	-
3	103.88 AC.	*	-	-	74.16 AC.	16.77 AC.	12.95 AC.
4	293.28 AC.	*	-	92.42 AC.	-	168.71 AC.	32.15 AC.
5	3.91 AC.	*	-	-	-	3.82 AC.	0.09 AC.
ADDITIONAL R/W	24.10 AC.	*					24.10 AC.
TOTAL	591.38 AC.	3,200	65.28 AC.	115.93 AC.	74.16 AC.	240.44	95.57 AC.

NOTE:
 1. ACREAGES ARE APPROXIMATE (DATA SOURCE: RIVERSIDE COUNTY ASSESSOR'S PARCEL MAPS)
 2. ADDITIONAL R/W ACREAGE IS AREA WITHIN VANNER ROAD EXISTING RIGHT-OF-WAY
 * 3. THE DWELLING UNITS TOTAL IS THE CUMALATIVE TOTAL FROM THE DEVELOPMENT PHASES 1B, 2, 3, 4, AND 5.



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**Specific Plan
 Zoning Districts**

1. MIXED USE-URBAN (MU-U) DISTRICT

A. Intended Character

The Mixed Use-Urban (MU-U) District is intended to:

- Create the maximum amount of commercial development at a variety of scales, from regional mall “big boxes” to community-serving retail, consistent with market demand
- Encourage higher density residential development to occur in close proximity to employment uses and services to achieve smart growth objectives
- Foster pedestrian-oriented activity nodes by providing a mix of uses in compact and walkable areas
- Provide appropriate locations for a broad range of live/work activities, such as residential over retail and live/work lofts
- Create a comprehensive and integrated built environment through master planning.

B. Definitions

The following definitions apply to this chapter. Refer to CCMC Chapter 9.08 (Definitions) for all other definitions.

Development Project: A project in the North City Specific Plan area designed in accordance with a comprehensive development plan. It may be comprised of a single parcel or multiple parcels, in either single ownership or multiple ownerships with joint use agreements. Within an approved development project, individual or out-lots may be created for financing/sale purposes.

Floor Area Ratio (FAR): The gross floor area of the building or buildings on a site or lot divided by the area of the site or lot.

Mixed Use Development: Development with residential uses integrated with compatible commercial uses, vertically or horizontally, within the same building or structure. A mixed-use project may also constitute separate buildings or structures on the same parcel of land and/or in a development project, so long as there are visual and pedestrian connections between buildings that integrates and unifies the development.

Townhome: Residential dwellings constructed in a row of more than two attached units on a single lot. All units are on the same lot.

C. Mixed Use Flex Boundary

This Specific Plan provides a process for modifying the boundary location between the two Mixed Use Districts. In locations where the MU-U and MU-N Districts are adjacent, a property owner(s) or their designee may request a change in designation from one district to the other as part of a development project application, provided the following criteria are met.

1. **Project size:** The minimum size of the total development project shall be 40 acres.
2. **Adjacency:** MU-U and MU-N Districts are immediately adjacent.
3. **Ownership:** The underlying properties are under the same ownership, or have a single master developer with written consent of all affected property owners.
4. **Maximum 'flex' area:** Up to 20% of a development project area (that falls within a Mixed Use District) may "flex" either way (MU-U to MU-N or MU-N to MU-U) up to a maximum of 20 acres.
5. **Approval process:** A Planned Unit Development (PUD) submittal is required. The approval of the Mixed Use Flex Boundary option shall be a part of the PUD approval process.
6. **Required Documentation:** The requirements of a PUD submittal shall apply per City of Cathedral City.

D. Use Regulations

1. Permitted and Conditionally Permitted Uses

Table 7-1 identifies the permitted and conditionally permitted uses in the MU-U District. Other similar uses to those listed in Table 7-1. As interpreted by the City Planner or designee, are also permitted or conditionally permitted in the MU-U District. Certain uses may be subject to special conditions regarding the location, operation or design of the use. Where applicable, references to these provisions are provided in Table 7-1.

2. Prohibited Uses

The following uses are explicitly prohibited in the MU-U District:

- (a) Industrial uses
- (b) Outdoor sales and display (including vehicles)
- (c) Single-family dwelling units (detached)
- (d) Tattoo parlors
- (e) Truck service stations

Other uses not specifically authorized or determined by the City Planner or designee to be detrimental to the public welfare are also prohibited.

**Table 7-1
Permitted and Conditionally Permitted Uses in the
Mixed Use-Urban (MU-U) District**

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Accessory uses (customarily incidental to any permitted uses when located on the same site with the main building and use)	P	
Alcohol sales: (a) For on-site consumption (incidental to primary use) (b) For off-site consumption	P C	
Assemblies of people: (a) Entertainment (live performance theaters, cinemas, auditoriums, banquet halls, nightclubs, etc.) (b) Non-Entertainment (places of worship, fraternal, service organizations, conference/convention facilities, etc.)	C C	
Automobile rental	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Automobile service stations	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Automobile wash facilities	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Banks and financial institutions/services	P	
Bars and cocktail lounges	P	
Bed and breakfasts	C	
Business support services and facilities (including graphic reproduction, computer-services, etc.)	P	

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Catering establishments	P	
Dwelling Units: (a) Multiple-family dwelling, 3 or more units (Stacked flat, townhome, etc.) (b) Live/work unit	P P	
Drive-thru lanes	C	
Educational facilities: (a) College, university, professional (b) Elementary and secondary schools (c) Vocational and trade schools (total enrollment 20 persons or less or a total size of 2,000 square feet or less)	C C C	
Equipment sales and rental of small hand operated and human driven tools, compressors and similar industrial equipment, including servicing of such equipment	P	
Farmers' market	C	<i>CCMC Chapter 9.68 (Special Use Permit)</i>
Game arcade	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Graphic arts and photo studio	P	
Grocery store	P	
Health and fitness clubs	P	
Helistop	C	
Home improvement sales and service (hardware, lumber and building material stores)	P	
Home occupations	P	
Hospital	C	
Hotels and resort hotels	C	
Live animal pet shop	C	
Medical services (clinic, medical/dental offices, laboratory, urgent/express care, etc.; not including hospitals)	P	
Mortuary	C	
Motels	C	
Multi-modal transportation facility	C	
Museums	P	
Offices (administrative, business, executive and professional)	P	
Outdoor dining, incidental to primary use	P	
Parking lot or parking structure (stand alone)	C	

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Personal services (barber, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc.)	P	
Private recreational facility and incidental commercial use	C	
Public buildings: (a) when incidental to a public park and/or recreation facility (b) locations other than in (a) above	P C	
Public parks, recreation facilities and community gardens	P	
Public utility structures and public service facilities	C	
Recreational vehicle park (RV resort)	C	<i>CCMC Chapter 9.84 (Recreational Vehicle Parks)</i>
Recycling collection facility (500 square feet or less)	P	
Restaurants (Sit Down)	P	
Restaurants (Fast Food)	C	
Retail sales	P	
Veterinary services, incidental to a pet shop	C	

E. Mixed Use and Commercial Development Standards

The following development standards apply to all **mixed use** and **stand-alone commercial development projects** within the MU-U District:

1. Requirement for Commercial Component

- (a) A minimum of 35% of the gross floor area of a mixed use development project, 10 acres or more in size, shall be used for commercial purposes. Development projects less than 5 acres in size have no minimum commercial requirement.
- (b) Lots fronting any street designated *Arterial Highway*, regardless of size, are required to have commercial uses along their frontage.

2. Development Project FAR and Density

- (a) The maximum gross FAR for the commercial component of a development project is **1.0**.
- (b) The maximum gross density of the residential component of a mixed use development project is **45** dwelling units/acre.

3. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except in the case when a PPD of Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the

PPD or PUD approval process.

- (b) Within an approved development project, smaller individual lots may be created for financing or sales purposes. The minimum sizes for individual residential lots are established in Section F.2 of this Chapter.
- (c) Lots 10 acres or less in size that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

4. Maximum Building Height

- (a) For purposes of this section, a **building** is defined to include all towers with a common base.
- (b) The maximum building height shall be **65 feet or 5 stories**, whichever is less.
- (c) Graphics, such as photo-simulations, shall be submitted for proposed projects exceeding 65 feet in height to illustrate the impact of the proposed project and to demonstrate how the standards are met.

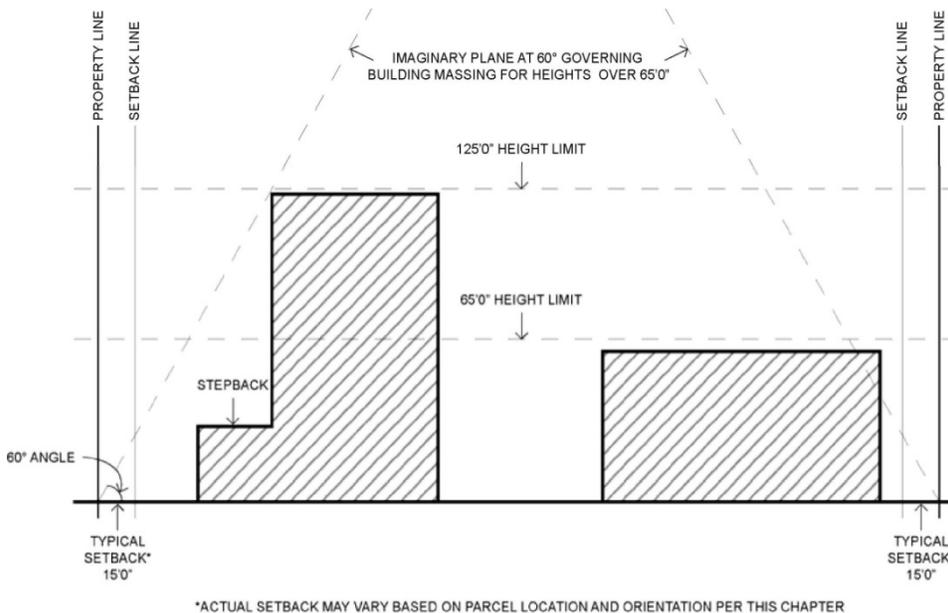


Figure 7-2 Maximum Building Height Setback

5. Setbacks

- (a) For properties adjacent to I-10, an average setback of 75 feet (minimum of 40 feet) is required to provide space for a public parkway. The setback dimension shall be measured from the property line adjacent to the freeway's right-of-way. Refer to Section H in Chapter 5 (Circulation and Streetscape Improvements) of this Plan for applicable design criteria for the public parkway.

This public parkway setback extends from the west Specific Plan boundary to the I-10 on ramp at Bob Hope Drive as illustrated on Figure 7-1. No setback requirement is established along either the on-ramp in PA1 or the off ramp in PA2.

(b) Except as noted in (a) above, for properties that have frontage on a street designated *Arterial Highway*, *Major Highway*, *Modified Major Highway* or *Modified Secondary Highway*, the following setback requirements apply:

- The minimum street yard setback shall be 15 feet. The setback should incorporate a combination of “soft” features (landscaping, water, etc.) and “hard” features (pavers, steps, etc.).
- For corner lots, all street-facing sides shall meet the above requirement.
- A minimum interior yard and rear yard setback of 15 feet shall be provided.

(d) Except as noted in (a) above, for properties that have frontage on an internal street, the following setback requirements apply:

- No minimum street yard setback is established
- No minimum is established for interior yard and rear yard except as noted below:

Where the interior or rear property line abuts a parcel in a residential or mixed use district, the minimum rear or interior yard setback shall be 15 feet if there is an alley (distance from building to rear property line or alley easement), and 25 feet where there is no alley.

6. Distance between Buildings

(a) Within a horizontal mixed-use development project, the minimum distance between a multi-family residential building and commercial building shall be 15 feet.

7. Parking and Loading

In addition to the off-street parking requirements and standards based on specific uses set forth in CCMC Chapter 9.58 (Off-Street Parking), the following shall apply:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.
- (b) No parking is permitted in the street side setbacks. Except for required landscape areas (refer to Chapter 12 for landscaping requirements), parking and loading is permitted in the interior side yard and rear yard setbacks.
- (c) Shared parking between adjacent businesses and/or developments is highly encouraged where feasible, per the requirements established in CCMC Chapter 9.58 (Off-street Parking).
- (d) Driveways drive aisles and interior streets shall not be used for any purpose that would inhibit vehicle access to parking spaces, vehicular circulation or emergency response.
- (e) Loading facilities shall not be located at the front of the building or in public areas of development. Such facilities shall be located at the rear of the site

where they can be screened appropriately. When it is not possible to locate loading facilities at the rear of the building, loading docks and doors may be located along the sides of the buildings, but should not dominate the facades and shall be screened from public rights-of-way and public areas of the development. Loading facilities should be offset from driveway openings.

8. Standards for Vertical Mixed Use Buildings

- (a) The minimum living area for residential units in a vertically mixed use project shall be 575 square feet for a studio unit, with 200 square feet for each additional bedroom.
- (b) A maximum of 40% of the residential units may be one-bedroom or studio units.
- (c) The entrances to the residential uses shall be separate and distinct from commercial uses. These entrances shall be secured.
- (d) Residential parking shall be secured and separated from public parking.
- (e) Residential units shall have adequate sound insulation for the living comfort of occupants.
- (f) Mixed-use developments shall be designed so that odors emanating from businesses do not affect residential occupants.
- (g) Refuse facilities shall be located and screened to minimize impacts from related odor and noise while maintaining accessibility for refuse collection vehicles.
- (h) Commercial loading facilities shall be located to minimize noise impacts and maintain unobstructed access to residential areas, including residential parking facilities.
- (i) A minimum of 100 square feet of common open space shall be provided per dwelling unit. Common open space may be divided into more than one area, however, each area shall be a minimum of 1,000 square feet and a rectangle inscribed within each shall have no dimension less than 25 feet. Common open space may be provided in the form of roof-top garden/patio areas.
- (j) All vertical mixed use developments shall provide common bicycle storage areas for the residents as follows: two (2) bicycle storage units for every five (5) dwelling units for the first 20 dwelling units, and one (1) bicycle storage unit for every five (5) additional dwelling units.

9. Standards for Live/Work Unit

- (a) The minimum square footage of a live/work unit shall be 1,250 square feet.
- (b) All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the two areas.
- (c) At least one of the works of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may have employees in addition to residents, as necessary.
- (d) Access to individual units shall be from common access areas, corridors or

hallways.

- (e) Complete kitchen space and sanitary facilities shall be provided in compliance with all applicable codes.
- (f) The workspace shall not occupy more than 40% of the unit.
- (g) All work activities and workspace shall be limited to the first floor.
- (h) Retail space may be integrated with working space.
- (i) A business license shall be obtained in compliance with the CCMC for business activities conducted within the live/work unit.
- (j) Signage shall be a maximum of three (3) square feet; illumination is prohibited.
- (k) The parking requirements for live/work units are as follows: a 2-car garage for the residential portion of each live/work unit is required. In addition, one off-street guest/customer parking space for every unit for the non-residential component is required.

10. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

11. Additional Standards and Guidelines

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for commercial and mixed uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.

F. Multi-Family Residential Development Standards

The following development standards shall apply to **all multi-family development projects** in the MU-U District:

1. Density

- (a) The maximum gross residential density permitted for multi-family development is 45 dwelling units/acre.

2. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except in the case when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.
- (b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. The minimum size for a multi-family lot is 20,000 SF.

(c) Lots, 10 acres or less in size, that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

3. Maximum Building Height

(a) Refer to Section E.4 of this chapter for height regulations.

4. Minimum Dwelling Size

(a) The minimum living area for individual multi-family dwelling units shall be 625 square feet for a studio unit, with 200 square feet for each additional bedroom.

5. Maximum Residential Lot Coverage

(a) All buildings, together with any accessory structures, shall occupy not more than 60% of the net lot area.

6. Setbacks

(a) For properties adjacent to I-10, an average setback of 75 feet (minimum of 40 feet) is required to provide space for a public parkway. The setback dimension shall be measured from the property line adjacent to the freeway's right-of-way. Refer to Section H in Chapter 5 (Circulation and Streetscape Improvements) of this Plan for applicable design criteria for the public parkway.

(b) Except as noted in (a) above, the following setback requirements shall apply in this district.

- The minimum street yard setback shall be 20 feet, measured from the property line. For corner lots, all street-facing sides shall meet this requirement.
- The minimum rear yard setback shall be 10 feet, as measured from the property line.
- The minimum interior side yard setback shall be 10 feet, as measured from the property line.

7. Distance between Buildings

(a) For a multi-family development containing multiple buildings, the minimum distance between buildings shall be 15 feet.

8. Open Space

(a) Each multi-family dwelling unit shall have a minimum **private open space** of 50 square feet, accessible directly from the living area of the dwelling. A rectangle inscribed within each private open space shall have no dimension less than eight (8) feet.

(b) Private open space for ground floor dwelling units shall be in the form of a fenced yard, patio or deck. Private open space for aboveground level dwelling units shall have at least one exterior side open above the level of railing or fencing.

(c) All balconies and patios that front a public right-of-way shall have opaque balcony/railing enclosures to screen items being stored on the balcony or

- patio.
- (d) A minimum of 100 square feet of **common open space** shall be provided per multifamily dwelling unit. Common open space may be divided into more than one area, however, each area shall be a minimum of 1,000 square feet and a rectangle inscribed within each shall have no dimension less than 25 feet. Common open space may be provided in the form of roof-top garden/patio areas.
- (e) Each multi-family development shall include, but not be limited to, two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
- Tot lot(s) with multiple play equipment @1 per each 100 DU's
 - Pool and spa
 - Barbecue facilities equipped with grill, picnic benches, etc.
 - Exercise room(s) @ 2 per 200 DU's
 - Court facilities (e.g., tennis, volleyball, basketball, etc.) @ 1per 200 DU's
 - Clubhouse
 - Laundry Room or laundry hook-ups in each unit
 - Common gardening area(s) @ 100 square feet per 200 DU's
- (f) Areas used for providing site drainage and water retention cannot be used as part of the common open space area requirements described herein.
- (g) All required common open space shall be suitably improved for its intended purposes and all landscaped areas shall be provided with a permanent irrigation system to maintain such areas.
- (h) All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, on-site resident manager, assessment districts, or other mechanism, subject to City approval.

9. Parking and Loading

In addition to the off-street parking requirements and standards set forth in Chapter 9.58 (Off-Street Parking) of the CCMC, the following shall be applicable for multi-family developments:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.
- (b) No parking or loading is permitted in the street side setbacks. Except for required landscape areas (refer to Chapter 12 for landscaping requirements), parking and loading is permitted in the interior side yard and rear yard setbacks.
- (c) Shared parking between adjacent businesses and/or developments is highly encouraged where feasible, per the requirements established in CCMC Chapter 9.58 (Off-Street Parking).
- (d) Driveways, drive aisles and interior streets shall not be used for any purpose

- that would inhibit vehicle access to parking spaces, vehicular circulation or emergency response.
- (e) Parking areas shall be designed in a way to allow room for turnarounds and prevent backing onto public streets.

10. Bicycle Parking and Storage Areas

- (a) All multi-family developments shall provide common bicycle storage areas for the residents as follows: two (2) bicycle storage units for every five (5) dwelling units for the first 20 dwelling units, and one (1) bicycle storage unit for every five (5) additional dwelling units.

11. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in Chapter 9.86 (Performance Standards) of the CCMC.
- (b) Connection to sewer is required.

12. Additional Standards and Guidelines

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for residential uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.

2. MIXED USE-NEIGHBORHOOD (MU-N) DISTRICT

A. Intended Character

The Mixed Use-Neighborhood (MU-N) District is intended to:

- Promote a variety of housing types and range of densities to accommodate diverse housing needs
- Provide residential uses that are proximate to supportive commercial services in a mixed use environment
- Foster pedestrian-oriented activity nodes by providing a mix of uses in compact and walkable areas
- Encourage new housing opportunities, such as live/work units and residential over retail

B. Definitions

The following definitions apply to this chapter. Refer to CCMC Chapter 9.08 (Definitions) for all other definitions.

Development Project: A project in the North City Specific Plan area designed in accordance with a comprehensive development plan. It may be comprised of a single parcel or multiple parcels, in either single ownership or multiple ownerships with joint use agreements. Within an approved development project, individual or out-lots may be created for financing/sale purposes.

Floor Area Ratio (FAR): The gross floor area of the building or buildings on a site or lot divided by the area of the site or lot.

Mixed Use Development: Development with residential uses integrated with compatible commercial uses, vertically or horizontally, within the same building or structure. A mixed-use project may also constitute separate buildings or structures on the same parcel of land and/or in a development project, so long as there are visual and pedestrian connections among buildings that integrates and unifies the development.

Rowhouse: Residential dwellings constructed with more than two attached dwelling units under a single roof separated by property lines.

Townhome: A dwelling constructed with attached dwelling units on a single lot. All dwelling units are on the same lot.

C. Mixed Use Flex Boundary

This Specific Plan provides a process for modifying the boundary location between the two Mixed Use Districts. In locations where MU-N and MU-U Districts are adjacent, a property owner(s) or their designee may request a change in designation from one district to the other as part of a development project application, provided the following criteria are met:

1. **Project size:** The minimum size of the total development project shall be 50 acres.
2. **Adjacency:** MU-N and MU-U Districts are immediately adjacent.
3. **Ownership:** The underlying properties are under the same ownership, or have a single master developer with written consent of all affected property owners.
4. **Maximum ‘flex’ area:** Up to 20% of a development project area (that falls within a Mixed Use District) may “flex” either way (MU-U to MU-N or MU-N to MU-U) up to a maximum of 50 acres.
5. **Approval process:** A Precise Plan of Design (PPD) submittal is required. The approval of the Mixed Use Flex Boundary option shall be a part of the PPD approval process.
6. **Required Documentation:** The requirements of a PPD submittal shall apply.

As the Mixed Use Flex Boundary provision is also applicable in the MU-U district, this section can also be found in Chapter 8 – Mixed Use-Urban (MU-U) District – Section C.

D. Use Regulations

(a) Permitted and Conditionally Permitted Uses

Table 7-2 identifies the permitted and conditionally permitted uses in the MU-N District. Other uses similar to those listed in Table 7-2, as interpreted by the City Planner or designee, are also permitted or conditionally permitted in the MU-N District. Certain uses may be subject to special conditions regarding the location, operation or design of the use. Where applicable, references to these provisions are provided in Table 7-2.

(b) Prohibited Uses

The following uses are explicitly prohibited in the MU-N District:

- (a) Auto service and repair
- (b) Game arcade
- (c) Industrial

- (d) Live animal pet shop
- (e) Mortuary
- (f) Outdoor storage
- (g) Outdoor sales and display (including vehicles)
- (h) Tattoo parlors
- (i) Truck service stations

Other uses not specifically authorized or determined by the City Planner or designee to be detrimental to the public welfare are also prohibited.

Table 7-2
Permitted and Conditionally Permitted Uses in the Mixed Use-Neighborhood (MU-N) District

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Accessory uses (customarily incidental to any permitted uses when located on the same site with the main building and use)	P	
Alcohol sales: (a) For on-site consumption, incidental to primary use (b) For off-site consumption	C C	
Assemblies of people: (a) Entertainment (live performance theaters, cinemas, auditoriums, banquet halls, nightclubs, etc.) (b) Non-Entertainment (places of worship, fraternal, service organizations, conference facilities, etc.)	C C	
Automobile fuel stations (service and repair not permitted)	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Banks and financial institutions/services	P	
Bars and cocktail lounges	C	
Bed and breakfasts	C	
Business support services and facilities (graphic reproduction, computer-services, etc.)	C	
Catering establishments	C	
Drive-thrus	C	

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Dwelling Units: (a) Single family dwelling, including small lot clustering (b) Two-family dwelling (c) Rowhouse (d) Multiple-family dwelling, 3 or more units (Stacked flat, townhome, etc.) (e) Live/work unit (f) Second dwelling unit (g) Guest dwelling (600 square feet or less)	P P P P P C P	
Educational facilities: (a) College, university, professional (b) Elementary and secondary schools (c) Vocational and trade schools (total enrollment 20 persons or less or a total size of 2,000 square feet or less)	C C C	
Farmers' market	C	<i>CCMC Chapter 9.68 (Special Use Permit)</i>
Graphic arts and photo studio	P	
Grocery store	P	
Health and fitness clubs: (a) 4,000 square feet or less (b) More than 4,000 square feet	P C	
Home improvement sales and service (hardware, lumber and building material stores): 10,000 square feet or less	P	
Home occupations	P	<i>CCMC Chapter 9.70 (Home Occupations)</i>
Hotels and resort hotels	C	
Medical services (clinic, medical/dental offices, laboratory, urgent/express care, etc.; not including hospitals)	C	
Offices (administrative, business, executive and professional): (a) 5,000 square feet or less (b) More than 5,000 square feet	P C	
Outdoor dining, incidental to primary use	P	
Personal services (barber, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc.)	P	
Public buildings: (a) when incidental to a public park and/or recreation facility (b) locations other than in (a) above	P C	

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Public parks, recreation facilities and community gardens	P	
Public utility structures and public service facilities	C	
Recreational vehicle park (RV resort)	C	<i>CCMC Chapter 9.84 (Recreational Vehicle Parks)</i>
Recycling collection facility (500 square feet or less)	C	
Restaurants (sit down and take-out)	P	
Retail sales: (a) 10,000 square feet or less (neighborhood-serving) (b) 10,000 – 60,000 square feet	P C	

E. Mixed Use Development Standards

The following development standards apply to **mixed use development projects** within the MU-N District:

1. Requirement for Residential Component

(a) A minimum of 35% of the gross floor area of a mixed use development project shall be used for residential purposes.

2. Development Project FAR and Density

(a) The maximum gross density of the residential component of a mixed use development is 25 dwelling units/acre.

(b) The maximum gross FAR for the commercial component of a mixed use development is 1.0.

3. Minimum Development Project and Individual Lot Size and Dimensions

(a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except in the case when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.

(b) Within an approved development project, smaller individual or out-lots may be created for financing or sale purposes. The minimum sizes for individual residential lots are established in Section F.2, G.2 and H.2 of this Chapter.

(c) Lots 10 acres or less in size that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

4. Maximum Building Height

- (a) The maximum building height is 45 feet or three (3) stories, whichever is less.

5. Setbacks

- (b) Except as noted in (a) for properties that have frontage on a street designated *Arterial Highway*, *Major Highway*, *Modified Major Highway* or *Modified Secondary Highway*, the following setback requirements apply:

- The minimum street yard setback shall be 15 feet. The setback should incorporate a combination of “soft” features (landscaping, water, etc.) and “hard” features (pavers, steps, etc.)
- For corner lots, all street-facing sides shall meet the above requirement.
- A minimum interior yard and rear yard setback of 15 feet shall be provided.

- (c) Except as noted in (b) for properties that front internal streets, the following setback requirements apply:

- No minimum street yard setback is required.
- No minimum is established for interior yard and rear yard except as noted below:
 - Where the interior or rear property line abuts a parcel in a residential or mixed use district, the minimum rear or interior yard setback shall be 15 feet if there is an alley (distance from building to rear property line or alley easement), and 25 feet where there is no alley.

6. Parking and Loading

In addition to the off-street parking and loading requirements and standards based on specific uses as set forth in CCMC Chapter 9.58 (Off-Street Parking), the following shall apply:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.
- (b) No parking is permitted in the street side setbacks. Except for required landscape areas (refer to Chapter 12 for landscaping requirements), parking and loading is permitted in the interior side yard and rear yard setbacks.
- (c) Shared parking between adjacent businesses and/or developments is highly encouraged where feasible, per the requirements established in CCMC Chapter 9.58 (Off-Street Parking).
- (d) Driveways drive aisles and interior streets shall not be used for any purpose that would inhibit vehicle access to parking spaces, vehicular

circulation or emergency response.

- (e) Loading facilities shall not be located at the front of buildings or in public areas of the development. Such facilities shall be located at the rear of the site where they can be screened appropriately. When it is not possible to locate loading facilities at the rear of the building, loading docks and doors may be located along the sides of the buildings, but should not dominate the facades and shall be screened from public rights-of-way and public areas of the development. Loading facilities should be offset from driveway openings.

7. Standards for Vertical Mixed Use Buildings

- (a) The minimum living area for residential units in a vertically mixed use project shall be 575 square feet for a studio unit, with 200 square feet for each additional bedroom.
- (b) A maximum of 30% of the residential units may be one-bedroom or studio units.
- (c) Entrances to residential uses shall be separate and distinct from entrances to commercial uses and shall be secured.
- (d) Residential parking shall be secured and separated from public parking
- (e) Residential units shall have adequate sound insulation for the living comfort of occupants.
- (f) Mixed-use developments shall be designed so that odors emanating from businesses do not affect residential occupants.
- (g) Refuse facilities shall be located and screened to minimize impacts from related odor and noise and accessible by refuse collections vehicles.
- (h) Commercial loading facilities shall be located to minimize noise impacts to residential uses and maintain unobstructed access to residential areas, including residential parking facilities.
- (i) A minimum of 100 square feet of **common open space** shall be provided per dwelling unit. Common open space may be divided into more than one area, however, each area shall be a minimum of 1,000 square feet and a rectangle inscribed within each shall have no dimension less than 25 feet. Common open space may be provided in the form of roof-top garden/patio areas.
- (j) All vertical mixed use developments shall provide common bicycle storage units for the residents as follows: two (2) bicycle storage units for every five (5) dwelling units for the first 20 dwelling units, and one (1) bicycle storage unit for every five (5) additional dwelling units.

8. Standards for Live/Work Units

- (a) The minimum square footage of a live/work unit shall be 1,250 square feet.
- (b) All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the two areas.
- (c) At least one of the workers of the live/work unit shall reside in the unit.

The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may have employees in addition to residents, as necessary.

- (d) Access to individual units shall be from common access areas, corridors or hallways.
- (e) Complete kitchen space and sanitary facilities shall be provided for each unit in compliance with all applicable codes.
- (f) Workspace shall not occupy more than 40% of the unit.
- (g) All work activities and workspace shall be limited to the first floor.
- (h) Retail space may be integrated with working space.
- (i) A business license shall be obtained in compliance with the CCMC for business activities conducted within the live/work unit.
- (j) Signage shall be a maximum of three (3) square feet; illumination is prohibited.
- (k) The parking requirements for live/work units are as follows: A 2-car garage for the residential portion of each live/work unit is required. In addition, one off-street guest/customer parking space for every unit for the non-residential component is required.

9. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

10. Additional Standards and Guidelines

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.

F. Single Family Residential Development Standards

The following development standards shall apply to **all single family development projects** in the MU-N District:

1. Density

- (a) A gross density range of 5-10 dwelling units/acre is permitted for a single family development project.

2. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.
- (b) Within an approved development project, smaller individual lots may be

created for financing or sale purposes. Except in a development processed as a PUD, minimum sizes for individual single family lots are established as follows:

- An interior lot shall have a minimum width of 45 feet, a minimum depth of 70 feet and a minimum net area of 4,000 square feet.
- A corner lot shall have a minimum width of 55 feet, a minimum depth of 70 feet and a minimum net area of 4,000 square feet.

(c) Lots 10 acres or less in size that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

3. Maximum Building Height

(a) The maximum building height is 45 feet or three (3) stories, whichever is less.

4. Minimum Dwelling Size

(a) The minimum dwelling size for individual dwellings shall be 1,000 square feet for a dwelling with two (2) or less bedrooms. An additional 200 square feet is required for each additional bedroom.

5. Maximum Residential Lot Coverage

(a) All buildings, together with any accessory structures, shall occupy no more than 50% of the net lot area.

6. Setbacks

(a) The following setback requirements shall apply to **individual single family lots** within a development project, as illustrated in Figure 7-3:

- The minimum street yard setback shall be 15 feet, as measured from the property line, with the exception that garages shall be located to prevent vehicles from projecting into the street/sidewalk right-of-way. For street facing garages, the driveway depth shall be a minimum of 20 feet.
- For corner lots, all street-facing sides shall meet the street yard requirement noted above.
- The minimum rear yard setback shall be 10 feet, as measured from the property line, with the exception that the setback for a stand-alone garage may be reduced to five (5) feet as measured from the rear property line.
- If there is an alley, the minimum rear yard setback shall be five (5) feet from the rear property line, with the exception that no setback for a stand-alone garage is required.
- The sum of the interior side yard setbacks shall be 10 feet, as measured from the property lines. A zero setback on one of the interior sides between adjacent dwelling units and the creation of usable yard space on the other side is permitted, as illustrated in Figure 7-3. No shared building walls along property lines are permitted.

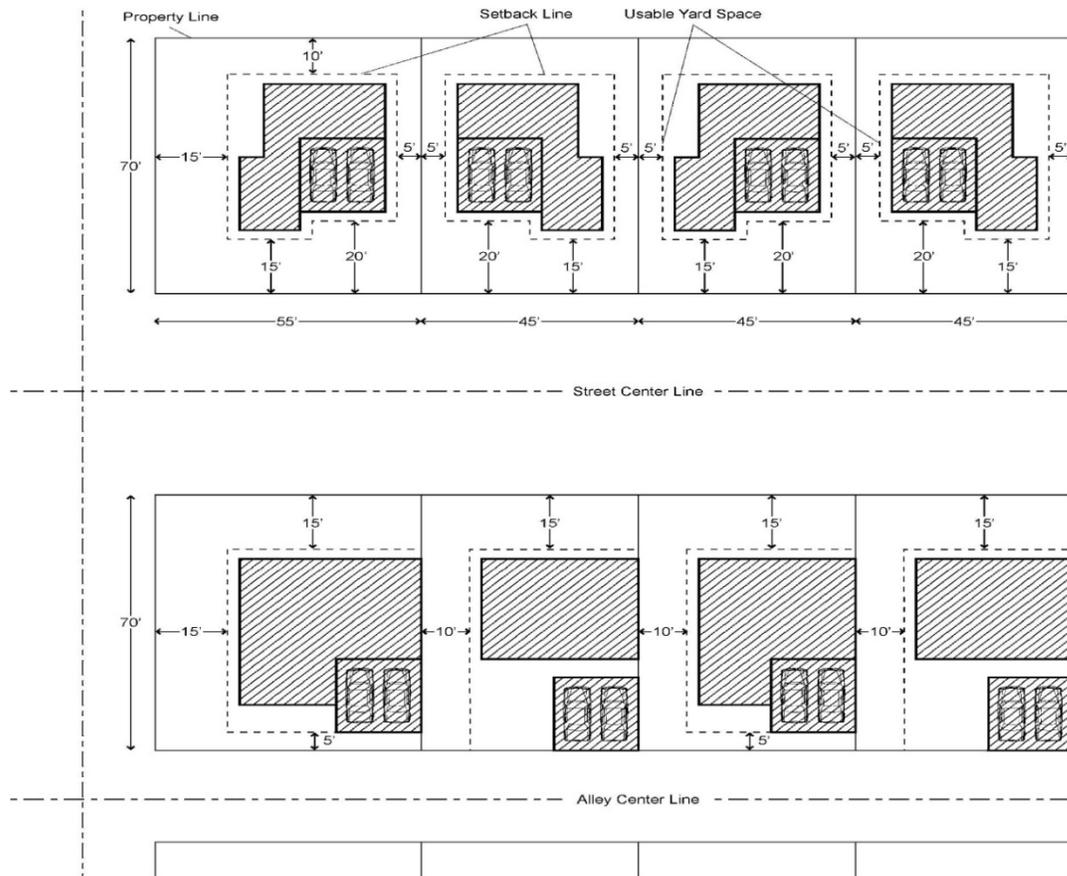


Figure 7-3

Setbacks and Garages for Individual Detached Single Family Dwelling Units

7. Open Space

- (a) A minimum of 100 square feet of **private open space** with at least one dimension of 10 feet shall be provided for each single family dwelling.
- (b) For each individual dwelling, 10% of the lineal length of the total perimeter wall area that is accessible to a side and rear yard shall contain penetrable openings, such as sliding glass doors, which open into private open space.
- (c) A minimum of 500 square feet of **common open space** per dwelling within a single family residential development shall be designated and permanently reserved as common open space within the development for use by its residents.
- (d) Common open space area amenities shall include, but are not limited to, two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
 -
 -

- Tot lot with multiple play equipment
- Pool and spa
- Barbecue facility equipped with grill, picnic benches, etc.
- Exercise room
- Court facilities (e.g., tennis, volleyball, basketball, etc.)
- Clubhouse
- Common gardening area

Quantity and size of facilities shall be proportionate to the number and type of dwelling units included in the development.

- (e) Areas used for providing site drainage and water retention cannot be used as part of the common open space area requirements described herein.
- (f) All required common open space shall be suitably improved for its intended purposes and all landscaped areas shall be provided with a permanent irrigation system to maintain such areas.
- (g) All recreation areas of facilities required by this section shall be maintained by private homeowner's associations, assessment districts, or other mechanism, subject to City approval.

8. Parking and Loading

- (a) The off-street parking requirements and standards for single family residential uses established in CCMC Chapter 9.58 (Off-Street Parking) shall apply.

9. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

10. Additional Standards and Guidelines

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for single family residential uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.

G. Rowhouse Development Standards

The following development standards shall apply to **all rowhouse development projects** in the MU-N District:

1. Density

- (a) The gross maximum residential density range for rowhouse development is 10-25 dwelling units/acre.

2. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new

development project site shall be 10 acres, except when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.

(b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. The minimum sizes for individual rowhouse lots are established as follows:

- An interior lot shall have a minimum width of 26 feet, a minimum depth of 60 feet and a minimum net area of 2,000 square feet.
- A corner lot have a minimum width of 32 feet, a minimum depth of 60 feet and a minimum net area of 2,000 square feet.

(c) Lots, 10 acres or less in size, which are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

3. Maximum Building Height

(a) The maximum building height is 45 feet or three (3) stories, whichever is less.

4. Minimum Dwelling Size

(a) The minimum dwelling size for individual dwellings shall be 1,000 square feet for a dwelling unit with two (2) or less bedrooms. An additional 200 square feet is required for each additional bedroom.

5. Maximum Residential Lot Coverage

(a) All buildings, together with any accessory structures, shall occupy no more than 60% of the net lot area.

6. Setbacks

(b) The following setback requirements shall apply to **individual rowhouse lots** within a development project, as illustrated in Figure 7-4:

- The minimum street yard setback shall be 10 feet, as measured from the property line. For corner lots, one of the street-facing sides may be 5 feet.
- The minimum rear yard setback shall be 10 feet as measured from the property line or five (5) feet from the rear property line if there is an alley.
- The interior side yard setbacks shall be zero feet, i.e., the units shall be attached, as illustrated in Figure 7-4.

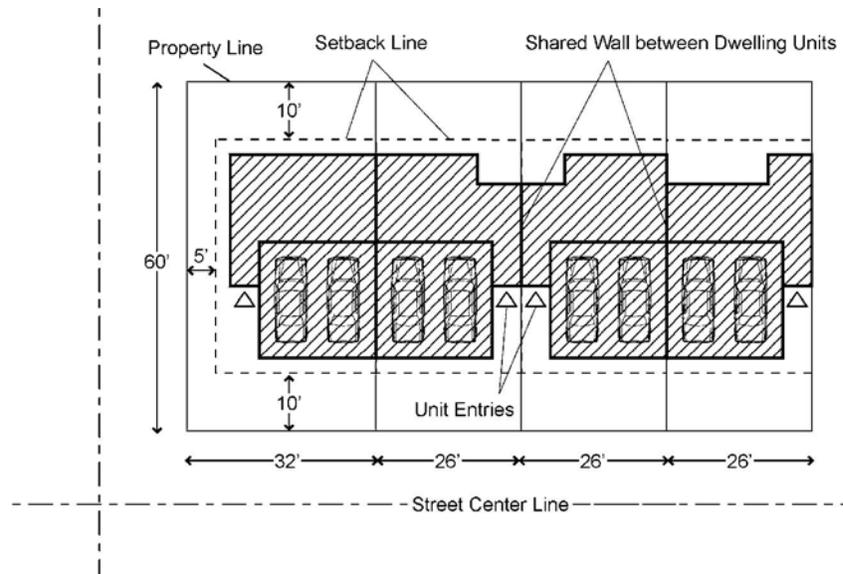


Figure 7-4 Setback for Rowhouses

7. Open Space

- (a) A minimum of 100 square feet of **private open space**. A rectangle inscribed within each private open space shall have no dimension less than ten (10) feet.
- (b) A minimum of 500 square feet of **common open space** per dwelling within a rowhouse residential development shall be designated and permanently reserved as common open space within the development for use by its residents.
- (c) Common open space area amenities shall include, but are not limited to, two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
 - Tot lot(s) with multiple play equipment @ 1 per each 100 DU's
 - Pool and spa
 - Barbecue facilities equipped with grill, picnic benches, etc.
 - Exercise room(s) @ 2 per 200 DU's
 - Court facilities (e.g., tennis, volleyball, basketball, etc.) @ 1per 200 DU's
 - Clubhouse
 - Laundry Room or laundry hook-ups in each unit
 - Common gardening area(s) @ 100 square feet per 200 DU
- (d) Areas used for providing site drainage and water retention cannot be used as part of the common open space area requirements described herein.
- (e) All required common open space shall be suitably improved for its intended purposes and all landscaped areas shall be provided with a permanent irrigation system to maintain such areas.
- (f) All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, assessment districts or

other mechanism, subject to City approval.

8. Parking and Loading

- (a) The off-street parking requirements and standards for residential uses set forth in CCMC Chapter 9.58 (Off-Street Parking) shall apply to rowhouses.

9. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

10. Additional Standards and Guidelines

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for single family residential uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.

H. Multi-Family Residential Development Standards

The following development standards shall apply to **all stand-alone multi-family development projects** in the MU-N District:

1. Density

- (a) The gross residential density range permitted for multi-family development is 10-25 units/acre.

2. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except in the case when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.
- (b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. The minimum size for a multi-family lot is 20,000 SF.
- (c) Lots, 10 acres or less in size, that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

3. Maximum Building Height

- (a) The maximum building height shall be 45 feet or three (3) stories, whichever is less.

4. Minimum Dwelling Size

- (a) The minimum living area for individual multi-family dwellings shall be

625 square feet for a studio dwelling, with 200 square feet for each additional bedroom.

5. **Maximum Residential Lot Coverage**

(a) All buildings, together with any accessory structures, shall occupy not more than 60% of the net lot area for multi-family development.

6. **Setbacks**

(a) For properties adjacent to the MSHCP Conservation Area, a minimum setback of 15 feet is required along the shared property line(s). This requirement fulfills the Land Use Adjacency Guidelines of the MSHCP.

(b) Except as noted in (a) above, the following setback requirements shall apply to **multifamily residential lots** within a development project:

- The minimum street yard setback shall be 20 feet, as measured from the property line. For corner lots, all street-facing sides shall meet this requirement.
- The minimum rear yard setback shall be 10 feet, as measured from the property line.
- The minimum interior side yard setback shall be 10 feet, as measured from the property line.

7. **Distance between Buildings**

(a) Within a multi-family development project containing multiple buildings, the minimum distance between buildings shall be 15 feet.

8. **Open Space**

(a) Each multi-family dwelling unit shall have a minimum **private open space** of 70 square feet, accessible directly from the living area of the dwelling. A rectangle inscribed within each private open space shall have no dimension less than eight (8) feet.

(b) Private open space for ground floor dwelling units shall be in the form of a fenced yard, patio or deck. Private open space for above ground-level dwelling units shall have at least one exterior side open above the level of railing or fencing.

(c) All balconies and patios that front a public street shall have opaque balcony/railing enclosures to screen items being stored on the balcony or patio.

(d) In addition to the private open space required in (a), above, a minimum of 150 square feet of **common open space** shall be provided per multi-family dwelling unit. Common open space may be divided into more than one area, however, each area shall be a minimum of 1,000 square feet and a rectangle inscribed within each shall have no dimension less than 25 feet. Common open space may be provided in the form of rooftop garden/patio areas.

(e) Each multi-family development shall include, but not be limited to, two of the following recreational amenities, or equivalent, as approved by the Planning Commission:

- Tot lot(s) with multiple play equipment
 - Pool and spa
 - Barbecue facility equipped with grill, picnic benches, etc.
 - Exercise room (s) @ 2 per 200 DU's
 - Court facilities (e.g., tennis, volleyball, basketball, etc.) @ 1 per 200 DU's
 - Clubhouse
 - Laundry Room or laundry hook-ups in each unit
 - Common gardening area (s) @ 100 square feet per 200 DU's
- (f) Areas used for providing site drainage and water retention cannot be used as part of the common open space area requirements described herein.
- (g) All required common open space shall be suitably improved for its intended purposes and all landscaped areas shall be provided with a permanent irrigation system to maintain such areas.
- (h) All recreation areas or facilities required by this section shall be maintained by private homeowners associations, assessment districts, or other mechanism, subject to City approval.

9. Parking and Loading

In addition to the off-street parking requirements and standards set forth in CCMC Chapter 9.58 (Off-Street Parking), the following shall be applicable for multi-family developments:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.
- (b) No parking or loading is permitted in the street side setbacks. Except for required landscape areas (see Chapter 8 for landscaping requirements), parking and loading is permitted in the interior side yard and rear yard setbacks.
- (c) Driveways drive aisles and interior streets shall not be used for any purpose that would prevent vehicle access to parking spaces, inhibit vehicular circulation, or emergency response.
- (d) Parking areas should be designed in a way to allow room for turnarounds and prevent backing onto public streets.

10. Bicycle Parking and Storage Areas

- (a) All multi-family developments shall provide common bicycle storage areas for the residents as follows: two (2) bicycle storage units for every five (5) dwelling units for the first 20 dwelling units, and one (1) bicycle storage unit for every five (5) additional dwelling units.

11. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

12. Additional Standards and Guidelines

- (a) Refer to Chapter 8 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for residential uses.
- (b) Refer to Chapter 9 (Implementation) for Specific Plan Administration of this Plan for general provisions.

3. LIGHT INDUSTRIAL (I-1) DISTRICT

A. Intended Character

The Light Industrial (I-1) District is intended to:

- Provide a wide diversity of industrial uses in areas where such use are not likely to have adverse effects upon each other or upon neighboring residential or commercial areas.
- Provide land areas for permitted or conditionally permitted uses that are generally regarded as “light industry”, conducted primarily indoors, but which may require limited outdoor storage or assembly areas.
- Create a comprehensive and master planned “business park” built environment.

(Ord. 80 Art. IV(C)(1)(a), 1984)

B. Definitions

The following definitions apply to this chapter. Refer to CCMC Chapter 9.08 (Definitions) for all other definitions.

Development Project: A project in the North City Specific Plan designed in accordance with a comprehensive development plan. It may be comprised of a single parcel or multiple parcels, in either single ownership or multiple ownerships with joint use agreements. Within an approved development project, individual or out-lots may be created for financing/ sale purposes.

Floor Area Ratio (FAR): The gross floor area (GFA) of the building or buildings on a site or lot divided by the area of the site or lot.

C. Use Regulations

1. Permitted and Conditionally Permitted Uses

Table 7-3 identifies the permitted and conditionally permitted uses in the I-1 District. Other similar uses to those listed in Table 7-3, as interpreted by the City Planner or designee, are also permitted or conditionally permitted in the I-1 District. Certain uses may be subject to special conditions regarding the location, operation or design of the use. Where applicable, references to these provisions are provided in Table 7-3.

2. Prohibited Uses

The following uses are explicitly prohibited in the I-1 District:

- (a) Outdoor vehicle sales and display

(b) Residential uses

Other uses not specifically authorized or determined by the City Planner or designee to be detrimental to the public welfare are also to be prohibited.

**Table 7-3
Permitted and Conditionally Permitted Uses
In the Light Industrial (I-1) District**

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Animal boarding kennels and dog kennels	C	
Animal clinics	P	
<i>Any permitted use listed in the Business Park (BP) District</i>	<i>P</i>	
Automobile body and collision shops	C	CCMC Ch. 9.96
Automobile rental	C	CCMC Ch. 9.96
Automobile repair shops	C	CCMC Ch. 9.96
Automobile service stations	C	CCMC Ch. 9.96
Bakeries	P	
Bottling plants	P	
Breweries	P	
Business support services and facilities (graphic reproduction, computer services)	P	
Carwash, coin operated-manual, self-serve and full serve	C	CCMC Ch. 9.96
Catering establishments	P	
Corporation yards	C	
Electric or sign manufacture	P	
Equipment sales and rental	P	NCSP
Feed and fuel yards	C	CCMC Ch. 9.96
Fuel storage yards	C	CCMC Ch. 9.96
Furniture manufacture	P	
Garment manufacture	P	
Health and fitness clubs	P	
Helistop	C	NCSP
Home improvement sales and service	P	
Hotels	C	
Ice and cold storage plants	P	
Lumber yards	C	
Machine shops	P	
Manufacture of prefabricated buildings	P	
Motels	C	
Multimodal transportation facility	C	
Personal services	P	
Private recreational facility and incidental commercial use	C	
Plastics, fabrication	P	
Public buildings	C	

Public parks and recreational facilities	P	NCSP
Public utility structures	C	
Publishing and printing	P	
Recycling center	C	
Recycling collection facility (large)	C	CCMC Ch. 9.96
Research and development	P	NCSP
Residential uses for caretakers	C	
Retail sales and services operated on the same property and in conjunction with uses specifically allowable in this district	C	
Retail store, used	C	
Rubber sales or fabrication of products made from finished rubber	C	
Sheet metal shops	P	
Shoe manufacturing	P	
Stone monument works	P	
Textile manufacture	P	
Tire rebuilding, recapping and retreading	C	CCMC Ch. 9.96
Travel center	C	
Truck steam cleaning equipment	P	
Truck and automobile service stations	C	CCMC Ch. 9.96
Truck rental	C	CCMC Ch. 9.96
Veterinary services (clinics and small animal hospitals, including short-term boarding)	C	NCSP
Wholesale businesses, warehouses, storage buildings or enterprise	P	

D. Development Standards

All property in the I-1 District shall be development according to the following standards:

1. Minimum Lot Size and Dimensions

- (a) Minimum Lot Size shall be twenty thousand square feet;
- (b) Minimum Lot Depth shall be one hundred feet; and
- (c) Minimum Lot Width shall be one hundred feet.

2. Maximum Gross Floor Area and Site Coverage

- (a) The Maximum Gross FAR shall be 0.15.
- (b) The Maximum Site Coverage shall be eighty percent.

3. Maximum Building Height

- (a) Maximum Building Height shall be thirty six-feet or three stories except where abutting a residential district in which case the maximum height shall be that of the residential district, at all locations within fifty feet of the residential district boundary.

4. Setbacks

- (a) Minimum Front Yard shall be equal to the height of the primary structure on the lot, but in no case less than fifteen feet.
- (b) Side Yard Setbacks are not required for lots located in the I-1 District unless adjacent to a residential zone, and in such case the side yard shall be a minimum of ten feet unless otherwise specified in an approved development plan.
- (c) Rear Yard Setbacks are not required in the I-1 District unless adjacent to a residential zone, and in such case the rear yard shall be a minimum of twenty feet unless otherwise specified in an approved development plan.

5. Parking and Loading

- (a) Off-street parking requirements and standards shall be based on specific uses set forth in CCMC Chapter 9.58 (Off Street Parking).
- (b) No parking is permitted in the street side setbacks. Except for required landscape areas, parking and loading is permitted in the interior sideyards and rear yard setbacks.
- (c) Shared parking between adjacent businesses and/or developments is encouraged where feasible, per the requirements established in CCMC Chapter 9.58 (Off-Street Parking).
- (d) Driveways drive aisles and interior streets shall not be used for any purpose that would inhibit vehicle access to parking spaces, vehicular circulation or emergency response.
- (e) Loading facilities shall not be located at the front of buildings or in public areas of the development. Such facilities shall be typically located at the rear of the site where they may be screened appropriately. When it is not possible to locate loading facilities at the rear of the building, loading docks and doors may be located along the sides of the building but should not dominate the facades and shall be screened from the public areas of the development. Loading facilities shall be offset from driveway openings.

6. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

7. Additional Standards and Guidelines

- (a) Signs shall be subject to the provisions of the sign regulations as prescribed in CCMC Chapter 9.623 as well as the signage design guidelines of this Specific Plan.
- (b) Architectural and site plan approval shall be required for all principal structures including buildings, carports, garages, screen walls, fences, parking lots, and trash enclosures.

- (c) Proposed uses abutting residential districts shall submit detailed plans for screening and landscaping the common boundary with the residential district.
- (d) All developments shall have landscaping and irrigation plans approved by city staff before installation.
- (e) Refer to Chapter 8 “Design Standards and Guidelines” of this specific Plan for site and architectural design standards and guidelines, including landscaping and lighting for commercial and industrial uses.
- (f) Refer to Specific Plan Administration section of this Specific Plan for general provisions.

4. OPEN SPACE (O-S) DISTRICT

A. Intended Character

The Open Space (O-S) District is intended to:

- Provide for an environmentally suitable use of property when by the nature of its use, such as regional transmission of electricity, or its natural limitation, such as being subject to flooding or faulting, make the property inappropriate for habitation or intensive development.
- Provide land areas for the development of public uses, including public use buildings, when the property is under public control.
- Create a comprehensive and master planned Open Space network of noise and wind buffer areas, pedestrian and bicycle trail linkages, outdoor recreational facilities and stormwater retention and drainage system components.
(Ord. 394 S 3, 1993; Ord. 256 S 5(1) (part), 1989)

B. Definitions

The following definitions apply to this chapter. Refer to CCMC Chapter 9.08 (Definitions) for all other definitions.

Development Project: A project in the North City Specific Plan designed in accordance with a comprehensive development plan. It may be comprised of a single parcel or multiple parcels, in either single ownership or multiple ownerships with joint use agreements. Within an approved development project, individual or out-lots may be created for financing/ sale purposes.

Floor Area Ratio (FAR): The gross floor area (GFA) of the building or buildings on a site or lot divided by the area of the site or lot.

C. Use Regulations

1. Permitted and Conditionally Permitted Uses

Table 7-4 identifies the permitted and conditionally permitted uses in the O-S district. Other similar uses to those listed in Table 7-4, as interpreted by the City Planner of designee, are also permitted or conditionally permitted in the O-S District. Certain uses may be subject to special conditions regarding the location, operation or design of the use. Where applicable, references to these provisions are provided in Table 7-4.

2. Prohibited Uses

Uses not listed in Table 7-4 are expressly prohibited. No land shall be used nor buildings and structures hereafter erected, altered, enlarges, or otherwise

modified in this zoning district unless said use and improvements are in compliance with the district provisions. *Residential uses are expressly prohibited.*

(Ord. 256 S 5(10) (part), 1989)

**Table 7-4
Permitted and Conditionally Permitted Uses
In the Open Space(O-S) District**

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Agriculture	P	Ord.256 S 5(1) (part), 1989
Cemeteries	P	Ord.256 S 5(1) (part), 1989
Public utility structures and public service facilities; however electrical transmission lines serving only the immediate area are permitted without a conditional use permit.	C	Ord. 394 S 2, 1993; Ord. 256 S 5(1) (part),1989
Public parks, recreational facilities and community gardens	C	Ord. 394 S 2, 1993; Ord. 256 S 5(1) (part),1989
Private recreational facilities and ancillary commercial uses	C	Ord. 394 S 2, 1993; Ord. 256 S 5(1) (part),1989
Public buildings; when public building is ancillary to a public park and/or recreation facility	C	Ord. 394 S 2, 1993; Ord. 256 S 5(1) (part),1989
Other uses not involving buildings or other permanent improvements, and not involving undue present or future hazard to life or property, within the judgment of the Planning Commission.	C	Ord. 394 S 2, 1993; Ord. 256 S 5(1) (part),1989
Solar and Wind Energy generation facilities	P	

D. Development Standards

All property in the O-S District shall be development according to the following standards:

1. Infiltration Basin

If Infiltration Basin #2 is relocated from where shown on Figure 7-1, then Open Space designation can be replaced by MU-U and MU-N land uses.

2. Minimum Lot Size and Dimensions

All newly created lots shall meet the following minimum net dimensions:

- (d) Minimum Lot Size: five-acre net lot area;
- (e) Minimum Lot Depth: no minimum requirement; and
- (f) Minimum Lot Width: no minimum requirement.

(Ord. 256 S 5 (10) (part), 1989)

3. Performance Standards

Areas within the O-S district are to be protected from extensive building encroachment. Necessary amenities, appurtenant structures, or public services, (e.g. picnic shelters, mausoleums, clubhouses, or public buildings), may be allowed in these areas where such facilities are warranted or necessary providing that approval is granted under appropriate provisions of this code.

Ord. 394 S 4, 1993: Ord. 256 S 5(1) (part), 1989