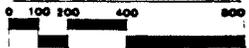


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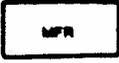
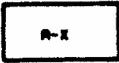
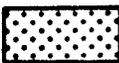
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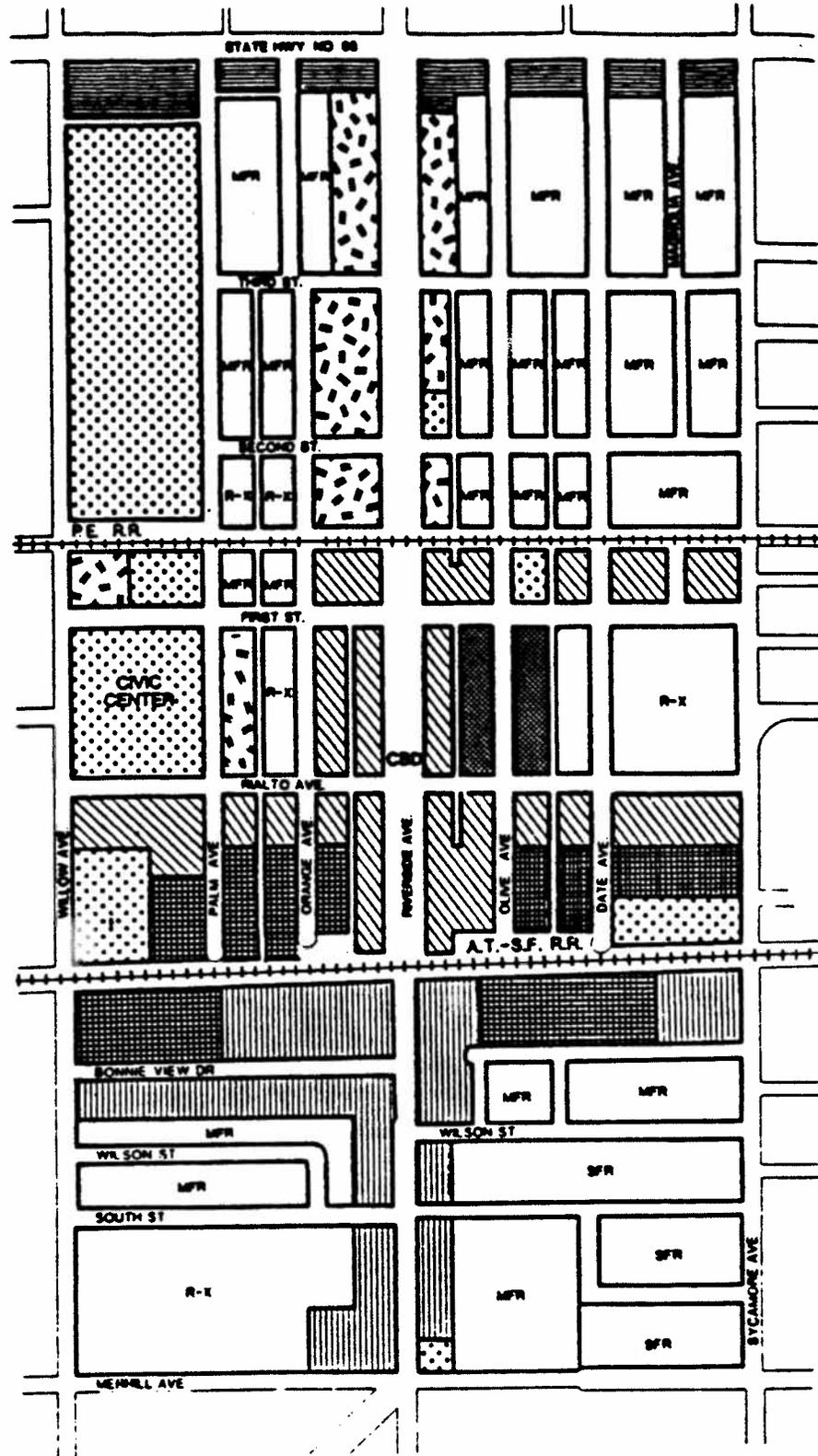


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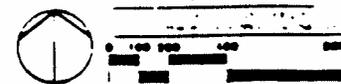
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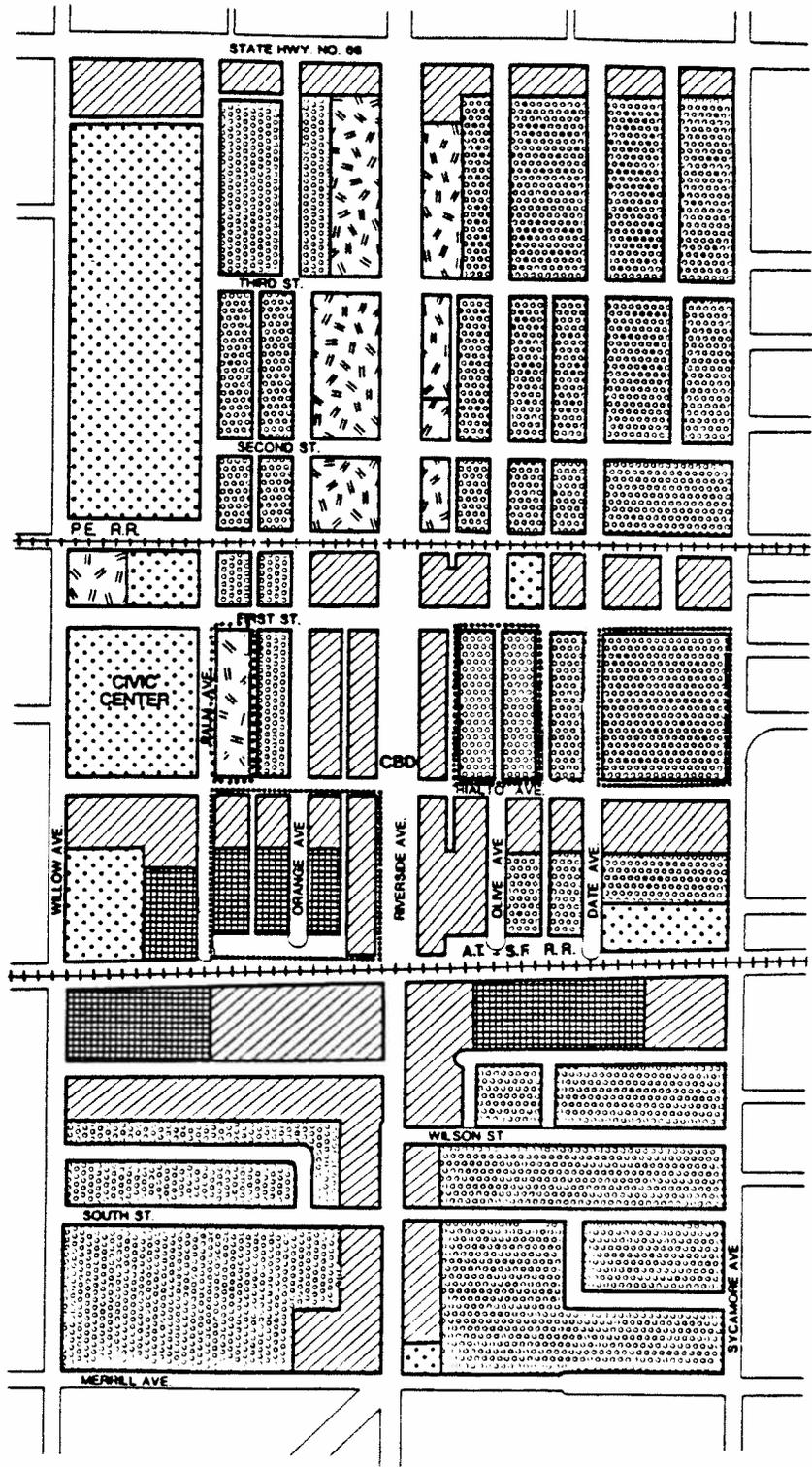
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-  INCREASED DENSITY RESIDENTIAL
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-  CORE COMMERCIAL
-  HIGHWAY COMMERCIAL
-  SUPPORT COMMERCIAL
-  URBAN SERVICES
-  COTTAGE COMMERCIAL



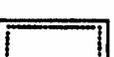
PROPOSED ZONING
City of Rialto Specific Plan

City of Rialto





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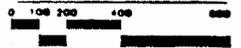
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-  COMMERCIAL / MANUFACTURING
-  PUBLIC / QUASI-PUBLIC
-  RESIDENTIAL
-  SPECIAL OPPORTUNITY AREA

**PROPOSED LAND USE
DEVELOPMENT PLAN**

City of Rialto Specific Plan



City of Rialto



V. IMPLEMENTATION PLAN

A. Development Standards

General Provisions

1. Intent and Purpose

The zoning regulations and districts as herein set forth are made in accordance with a comprehensive plan and are designed to enhance the design quality and economic vitality of the study area and, specifically, of the Central Business District; maximize circulation patterns and opportunities; to secure safety from fire, seismic hazard, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to maximize efficient use of the land areas; to facilitate the adequate provision of transportation, water, sewerage, schools and other public requirements. They are made with particular consideration as to the character of the Central Area and its suitability for particular uses, the objectives set forth for this Specific Plan, and with a view to upgrading existing structures and encouraging the most appropriate uses of land.

For purposes of this Specific Plan, the study area bounded by Foothill Boulevard, Merrill Avenue, Sycamore Avenue and Willow Avenue shall be known as: the Central Area. That area within the Central Area and defined as being bounded by the railroad rights-of-way shall be known as: the Central Business District (CBD).

2. Interpretation

All land use regulations contained in this Specific Plan shall comply with applicable provisions of the City of Rialto Building Code, and other mechanical, electrical, plumbing and safety codes related thereto. In the event of conflict between said Codes, the provisions of the Codes shall prevail.

3. Regulations -- Conformance Required

The regulations specified in these development standards are subject to the general provisions and exceptions established by this section.

4. Limitation of Uses

Except as hereinafter provided, buildings or structures shall be erected, reconstructed, structurally altered, enlarged, moved or maintained and buildings, structures or land shall be used or designed to be used only for uses permitted in the zone in which such buildings, structure or land is located and then only after applying for and securing necessary permits and licenses required by the City Zoning Code.

5. Omitted Uses

If any "use" is for any reason omitted from the lists of those specified as permissible in each of the various zones herein designated, or if ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this Specific Plan, it is the duty of the Planning Commission to ascertain all pertinent facts concerning the use and by resolution of record set forth its findings and the reasons for designating a specific classification for such use. Such findings and resolutions are referred to the City Council and, if approved by the City Council, thereafter such designated classifications govern.

6. Conflicting Regulations

Where any provision of this Specific Plan imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of the City's Zoning Code, then the provisions of this Specific Plan shall govern.

7. Public Utility Lines

The provisions of this Specific Plan do not limit or interfere with the construction, installation, operation, and maintenance for public utility purposes, of water and gas pipes, mains and conduits, electric light and electric power transmission and distribution lines, telephone and telegraph lines, oil pipe lines, sewers and sewer mains, and incidental appurtenances.

8. Specific Plan Adoption

The development standards and the zoning map contained in this Specific Plan shall be adopted by and according to Ordinance No. 855 of the City Zoning Code regarding the Adoption and Implementation of Specific Plans.

The remaining portion of the Specific Plan, including design elements and support studies, shall be adopted by Resolution. Amendments to those sections adopted by Resolution shall be made per approval of the Planning Director.

9. Specific Plan Amendment and Appeals

Amendments and appeal actions pertinent to this Specific Plan shall be conducted according to Sections 18.78.60 and 18.78.110 of Ordinance Number 885 (City Zoning Code), respectively.

10. Enforcement Authority

Any standards, conditions or requirements that are a part of an approved Specific Plan, site plan, use permit or variance permit granted by the authority of these regulations, shall have the same force and effect as these regulations.

Enforcement of the standards, conditions and requirements set forth by this Specific Plan shall be enforced according to the stipulations of Section 18.02.120 of the City Zoning Code.

11. Definitions

For the purpose of carrying out the intent of this Specific Plan, the words, phrases and terms contained herein shall be according to definitions contained in the City Zoning Code, unless otherwise specified through this Specific Plan document.

12. Application

Upon adoption of this Specific Plan, the zoning and development standards contained herein shall replace designations on the City Zoning Map and related Zoning Code applications, respectively. The study area (Central Area) shall be overlaid with a SP (Specific Plan) designation for purposes of the City's General Plan and Zoning Map.

Single Family Residential (SFR)

1. Intent and Purpose

The intent of this zone or district is to assist in enhancing the design quality of the community, to bolster economic vitality of the City through appropriate development of the Central Area; and to promote the health, safety and general welfare of the inhabitants of the area. The purpose of these standards is to provide for a complementary interdependence of land values and aesthetics and to provide appropriate design guidelines for the design and construction of single family structures in the Central Area.

2. Permitted Uses

- a. A single one family dwelling of a permanent character, placed in a permanent location on each lot;
- b. Private garages, the capacity of which shall not exceed three automobiles;
- c. Accessory uses and structures customarily incidental to any permitted residential use, such as servant's quarters, garages, greenhouses, workshops, provided that none are rented or occupied for gain and that no accessory buildings are inhabited by other than those who are relatives, guests, or employees of the owner, lessee, or tenant of the premises, provided that no accessory building to be used for living quarters is constructed upon a plot until the construction of the main building has been commenced and no accessory building plot is used for living quarters. Where a dwelling exists, prior to the passage of this Specific Plan, on the rear half of the lot and at least seventy-five (75) feet back of the front property line, an additional dwelling may be constructed and maintained on the front half of the lot;
- d. Cats and dogs, according to requirements of the City Zoning Code;
- e. Maintaining mail address for commercial and business license purposes only, provided no stock in trade, supplies, professional equipment, apparatus or business equipment are kept on the premises, and provided that no employees or assistants are engaged for services on the premises;

- f. The incidental keeping of non-transient boarders or lodgers by a resident family provided not more than twenty-five percent of the total floor area in one dwelling unit used for living purposes is devoted to such occupancy;
- g. The sale of personal property to the general public by means of a "garage" sale, "patio" sale or other sale similarly conducted, provided that all the personal property to be sold is owned, utilized and maintained by such person or members of his family on or in connection with the premises which they occupy and has not been acquired or consigned to him for purposes of resale. Only one such sale may be conducted in any six month period and shall be limited to not more than ten consecutive days. Personal property offered for sale shall not be displayed in the front or side yards of any such premises, provided, however, that a vehicle offered for sale may be displayed on a permanently constructed driveway within such front or side yards.
- h. Other uses which are subject to a conditional development permit.

3. Site Development Standards

- a. Minimum lot size: Seven thousand seven hundred (7,700) square feet
- b. Lot width: Seventy (70) feet
- c. Lot depth: One hundred (100) feet
- d. Building height limit: Three (3) stories and not exceeding thirty-five (35) feet
- e. Maximum building coverage: Forty (40) percent of lot area
- f. Minimum dwelling size: One thousand two hundred (1,200) square feet or according to the formula established for R-1-C zone in the City Zoning Code.
- g. Front yard: Twenty-five (25) feet. Where lots comprising fifty percent or more of the frontage on one side of a street between intersecting streets are developed with front yards of a greater depth, the average of such front yards establishes the front yard depth for the entire frontage of that side of the street and within that block.

h. Side yards:

- i. On interior lots there shall be a side yard on each side of the main building of not less than ten (10) percent of the width of the lot, but need not exceed five (5) feet nor may it be less than three (3) feet.
- ii. On corner lots, the side yard abutting the street shall be twenty (20) percent of the width of the lot, but need not exceed fifteen (15) feet nor may it be less than ten (10) feet. The interior side yard shall be as for interior lots.
- iii. Private garages located in the side yard and opening into the street shall be at least eighteen (18) feet from the side property line.
- iv. Interior side yards for each story above the second shall be stepped back by two (2) feet.

i. Rear yards:

- i. Twenty (20) feet except as otherwise provided for accessory buildings;
- ii. In the case of corner lots only, a portion of the main structure may extend into the rear yard area provided that the average rear yard of the main structure be not less than twenty (20) feet.

j. Accessory buildings:

On through lots, either line separating such lot from a public thoroughfare may be designated by the owner as the front lot line. In such cases, the minimum rear yard is the average of the yards on lots next adjoining. If such lots next adjoining are undeveloped, the minimum rear yard shall conform to the front yard setback for the zone in which the property is located.

k. Nonconforming uses:

When a lot has an area, width, or depth less than required by this Specific Plan and was held under separate ownership or was of record at the time this Specific Plan became effective, such lot may

be occupied by any use permitted in the zone subject to the regulations of the City Zoning Code.

4. Signs

- a. One unlighted sign is permitted not exceeding three (3) square feet in area pertaining only to the sale, lease, or rental of building, property or premises upon which displayed. A "sold" sign not to exceed four inches by twelve (12) inches may be permitted for a period of one week. Larger signs for the purpose of land subdivision may be permitted by the commission subject to a specified time limit.
- b. One nameplate is permitted not exceeding two (2) square feet in area for each dwelling unit indicating the name of the occupant. The occupation of the occupant is not permitted on the sign.
- c. One unlighted sign is permitted not exceeding three (3) square feet in area advertising any sale of personal property. Such sign may be displayed only during the period of such sale.
- d. One unlighted sign is permitted not exceeding three (3) square feet in area pertaining to improvements being made on the buildings, property or premises. The signs shall be removed one week after completion of the improvements.
- e. One unlighted political sign per office or issue may be permitted with permission of the owner or owners of the property not exceeding three (3) square feet in area per sign for a period commencing fifty-four (54) days prior to the election and continuing for three (3) days after each election. Political signs shall be removed within three (3) days after each election.
- f. Notice of violation of this section may be given to the owner or owners of property on which the sign is placed by letter, written notice left on the property or by telegram. The owner or owners of the property may appeal in writing to the City Administrator within three (3) days of the receipt of the notice. If a sign placed in violation of this section remains on the property more than three (3) days after notice is given or three days after the determination of appeal, any such sign is declared to be a public nuisance and

may be removed by the City Administrator or by any person designated by him without further notice.

5. Off-Street Parking

- a. Dwellings shall have two (2) parking spaces within a private garage on the same lot for every dwelling unit except that on the alteration of an existing dwelling, not less than one (1) parking space within a private garage or carport, is required.
- b. Each off-street parking space must be provided with adequate ingress and egress. Parking spaces provided for dwellings must be located on the same lot with the main building or on an adjoining lot.

6. Fences, Hedges and Walls

- a. In the case of interior lots only, no fence, hedge, shrub or wall shall exceed six feet in height above the ground level in any side or rear yard or three and one-half feet in a required front yard either along the front or side property lines.
- b. In the case of corner lots only, fences, hedges, shrubs, or walls shall not exceed three and one-half feet above the curb grade in any front yard area from the street right-of-way to the front setback line or in the side yard area within fifteen (15) feet from the street curb face. Trees whose main stalks or trunks are exposed to a height of eight feet above the street level need not be so trimmed or cut unless the trees are determined to constitute a traffic hazard by the police department of the City.
- c. No barbed wire shall be used or maintained in any residential zone, in or about the construction of a fence, wall or hedge along the front, side or rear lines of any lot, or within three (3) feet of the lines, and no sharp wire or points shall project at the top of any fence or wall less than six (6) feet in height.

7. Procedures

- a. Precise plan and design approval by the Development Review Committee (DRC) shall be required for all single family dwellings within the City.

- b. Before any dwelling is erected, constructed or moved, an application for architectural approval shall be submitted to the DRC. An application for new construction shall include a preliminary site plan and drawings showing the exterior elevation of all sides of a proposed structure, the types of materials to be used, the location of walls and fences with height and construction materials indicated.
- c. Before any accessory structure to a dwelling is erected or constructed, or any building or structure in the single family zone is altered or remodeled, a preliminary site plan and drawing shall be submitted to the planning department for architectural approval. If the planning department denies the application for a building permit or if the applicant does not accept all of the conditions required for the granting of a building permit, the application shall be referred to the DRC in accordance with the procedures set forth in the City Zoning Code.
- d. The DRC shall either approve, conditionally approve or deny the application. The approval, with or without conditions, by the DRC of an application for architectural approval shall be final upon signature of a Statement of Acceptance form by the applicant and an authorized member of the DRC or City Administrator.
- e. Before a final inspection is granted, there must be full compliance with all requirements as approved by the DRC. If for any valid reason full compliance cannot be made, a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the Director of Planning or his authorized representative.

8. Guidelines

- a. The DRC shall examine the material submitted with the Precise Plan of Design application and specific aspects of design shall be examined to determine whether the proposed development will provide a desirable environment for its occupants as well as be compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials and textures. Conformance will be evaluated based on consideration of the following:

- i. Site layout, orientation, location of structures and relationship to one another and to open spaces and topography;
- ii. Harmonious relationship of building with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style when warranted;
- iii. Maximum height, area, setbacks and overall mass of buildings as well as other structures such as rear yard perimeter fencing, walls, screens, towers, and effective concealment of all mechanical equipment;
- iv. Harmony of materials, decorative facing and appearance of all exterior elevations;
- v. Design of roof lines and roof overhangs.

9. Lapse of Precise Plan of Design

Precise Plan of Design approval shall lapse and be void one (1) year following the date upon which plans and drawings are approved, unless prior to the expiration of one (1) year, a building permit is issued and construction is commenced and diligently pursued toward completion.

Multi-Family Residential (MFR)

1. Intent and Purpose

The intent of this zone is to provide a variety in housing product types; to assist in enhancing the design quality of the community; to bolster economic vitality of the City through appropriate development of the Central Area; to promote the health, safety and general welfare of the inhabitants of the area. The purpose of these standards is to provide for a complementary mix of dwelling units and aesthetics, and to provide appropriate design guidelines for the construction of multiple-family structures in the Central Area.

2. Permitted Uses

- a. Multiple-family dwellings;
- b. Dwelling groups;
- c. Incidental and accessory buildings and uses on the same lot which are necessary for the operation of any permitted use;
- d. Other uses which are subject to a conditional use permit.

3. Site Development Standards

- a. Minimum lot size: Eight thousand (8,000) square feet
- b. Lot width: Eighty (80) feet
- c. Lot depth: One hundred (100) feet
- d. Building height limit: Three (3) stories and not exceeding thirty-eight (38) feet. When the subject property is contiguous to any single family residential zone or separated therefrom by a street, the building height shall be limited to sixteen (16) feet or one (1) story within forty (40) feet of property lines abutting said zone or abutting a street separating such zones from the MFR zone.
- e. Minimum lot area per dwelling unit: Two thousand (2,000) square feet.

- f. Minimum dwelling sizes
- i. Single family dwellings shall be a minimum of one thousand two hundred (1,200) square feet or according to the formula established for R-1-C zone in the City Zoning Code.
 - ii. Multiple dwellings or dwelling groups shall have a minimum of six hundred (600) square feet per respective unit, provided, however, that in any construction involving four (4) or more units on one lot, the developer is entitled to construct one unit having a minimum size of four hundred twenty five (425) square feet for every three (3) units having a minimum size of six hundred (600) square feet.
 - iii. The floor area shall be measured from the outside of exterior walls and shall include only the living area floor space of each unit. Excluded are spaces for access, porches, patios, basements, garages, and utility spaces used in common.
- g. Front yard: Fifteen (15) feet. Where lots comprising fifty (50) percent or more of the frontage on one side of a street between intersecting streets are developed with front yards of a greater depth, the average of such front yards establishes the front yard depth for the entire frontage on that side of the street and within that block.
- h. Side yard: Same as in SFR, Single Family Residential provided, however, that where any structure has an entry opening into a side yard, the entry or exit shall be located not closer than seven (7) feet from the side lot line. Where a dwelling is arranged so as to rear upon a side yard, it shall comply with the requirements above and the average of the side yard upon which such dwelling structure fronts shall not be less than fifteen (15) feet.
- i. Rear yards: Fifteen (15) feet.
- j. Space between main buildings on the same lot, for dwelling groups the minimum distance between main buildings is as follows:
- i. Minimum distance between buildings: Ten (10) feet.

- ii. Buildings built with front entry to front entry: Thirty (30) feet.
 - iii. Buildings built with front entry to rear entry: Thirty (30) feet.
 - iv. Buildings built with rear entry to rear entry: Fourteen (14) feet.
 - v. Buildings built with one rear entry opening upon a court: Twelve (12) feet.
 - vi. Buildings built with one front entry opening upon a court: 20 feet.
- k. Accessory buildings: The minimum distance between main and accessory buildings is ten (10) feet.
- l. Garages: Private garages opening into a street from either the front yard or side yard on a corner lot shall be set back a minimum of eighteen (18) feet.
- m. Nonconforming uses: When a lot has an area, width, or depth less than required by this Specific Plan and was held under separate ownership or was of record at the time this Specific Plan became effective, such lot may be occupied by any use permitted in the zone subject to the regulations of the City Zoning Code.
- n. Signs: The SFR (Single Family residential) zone standards shall apply to signs in the MFR zone.
- o. Off-Street Parking
- Single family dwelling units, same as the SFR zones;
- Multiple family dwelling units:
- Parking Spaces: There shall be a minimum of one and one-half parking spaces for each dwelling unit, one of such parking space shall be a garage.
- Guest Parking Spaces: In addition to the parking required, there shall be a minimum of one guest parking space for each ten units, which may be open. Said spaces shall be fully posted and main-

tained at all times for guest parking. Signing shall be provided so that visitors will readily be directed to said parking areas.

Driveways: The minimum width shall be as follows:

1-4 dwelling units	12 feet
5-10 dwelling units	16 feet
11-40 dwelling units	20 feet
41 plus dwelling units	Determined by site plan review.

An obstructed clearance of ten (10) feet in height shall be maintained on all driveways, except that eave projections may extend a maximum of thirty (30) inches at a height not less than eight (8) feet.

General Statements:

Tandem parking is not permitted for required parking.

All driveways and parking areas shall be paved and separated from landscaped areas with a minimum six (6) inch high curb.

A minimum twenty (20) foot setback shall be maintained for all parking spaces fronting on a dedicated street.

No front yard setback area may be used for required parking.

When parking areas are developed adjacent to required front or side yard setback areas, said parking areas shall be screened from view from any public right-of-way.

- p. Fences, Hedges and Walls: The SFR (Single Family Residential) zone standards shall apply to fences, hedges and walls in the MFR zone.
- q. Site Plan Review: Prior to the occurrence of any construction, site plans shall be submitted to the DRC for review and approval.
- r. Environmental Quality Requirements: The following requirements are mandatory in the design and construction of all multiple family dwelling units.

- i. Enclosed Refuse Areas. Each multiple family development shall provide enclosed refuse areas for solid waste. Such refuse areas shall be large enough to accommodate refuse at a rate of one cubic yard per dwelling unit per week, and be accessible for servicing:
- ii. Outdoor Living Areas: A minimum of four hundred (400) square feet of outdoor living area completely landscaped, shall be provided per dwelling unit. The minimum dimensions shall be fifteen (15) feet, except that in the case of private patios the minimum dimensions shall be eight (8) feet, and in the case of private balconies, six (6) feet. No part of any required trash area, parking area, driveway or setback area shall be included in any required outdoor living area.
- iii. Required Landscaping. All land not covered by structures, required walkways and driveways shall be landscaped with plant materials and maintained. Said areas shall be irrigated with an adequate underground irrigation system.
- iv. Noise. When presented for site plan review, drawings and any other accompanying data shall be included with the other design features of the project to show how noise will be mitigated between the several multiple family dwelling units and throughout the overall development.
- v. Temperature Control. When presented for site plan review, drawings and any other accompanying data shall be included with the other design features of the project to show how temperature control will be maintained with respect to the climatic conditions.
- vi. Lighting. When the project is presented for site plan review, all lighting plans for walkways, parking areas, open spaces and building elevations shall be so included.
- vii. Architectural Harmony. When presented for site plan review, elevations of buildings and any other drawings shall be presented to show how the proposed project will be harmoniously related to the building site, and/or neighborhood.

Increased Density Residential (R-X)

1. Intent and Purpose

The continued economic vitality of Rialto's Central Area will depend, in large part, upon bringing more residents or increased market support into the area. Since it is unlikely that large-scale development of single family housing will occur in such a small area, it is the intent of these standards to encourage the development of more affordable housing through the increase of allowable density and flexibility to lot development standards. The purpose of these standards is to provide incentives for the development of increased densities in those areas identified as appropriate for same and, in turn, to provide market support for commercial uses allocated for the Central Area.

2. Permitted Uses

- a. Multi-family dwellings; group dwellings, apartment houses, boarding and rooming houses;
- b. Apartment or condominium dwellings expressly for the elderly and/or handicapped;
- c. Incidental and accessory buildings and uses on the same lot which are necessary for the operation of any permitted use;
- d. Any uses as City Council, following review by the Planning Commission, may determine to be appropriate.
- e. Other uses which are subject to a conditional development permit.

3. Site Development Standards

Minimum lot size: Eight thousand (8,000) square feet

Lot width: Eighty (80) feet

Lot depth: One hundred (100) feet

Building height limit: Three (3) stories and not exceeding thirty-eight (38) feet. When the subject property is contiguous to any single family residential zone or separated therefrom by a street, the building height shall be limited to sixteen (16) feet or one (1) story within forty (40) feet of property lines abutting said zone or abutting a street separating such zones from the MFR zone.

Minimum lot area per dwelling unit: two thousand (2,000) square feet.

f. Minimum dwelling sizes:

i. Multiple dwellings or dwelling groups shall have a minimum of six hundred (600) square feet per respective unit, provided, however, that in any construction involving four (4) or more units on one lot, the developer is entitled to construct one unit having a minimum size of four hundred twenty five (425) square feet for every three units having a minimum size of six hundred (600) square feet.

ii. The floor areas shall be measured from the outside of exterior walls and shall include only the living area floor space of each unit. Excluded are spaces for access, porches, patios, basements, garages, and utility spaces used in common.

g. Space between buildings on the same lot: No dwelling or other main building two (2) stories or less in height shall be closer than fifteen (15) feet to any dwelling or main building of the same height and dwellings or other main buildings exceeding two (2) stories in height shall not be closer than fifteen (15) feet to any other dwelling or main building. These standards may be amended by review and approval by the DRC.

h. Accessory buildings: The minimum distance between main and accessory buildings is ten (10) feet.

i. Garages: Private garages opening into a street from either the front yard or side yard on a corner lot shall be set back a minimum of eighteen (18) feet.

j. Nonconforming uses: When a lot has an area, width, or depth less than required by these development standards and was held under separate ownership or was of record at the time this Specific Plan became effective, such lot may be occupied by any use permitted in the zone subject to the regulations of the City Zoning Code.

k. Signs: The Single-Family Residential (SFR) standards apply to signs in the Increased Density Residential (R-X) zone.

1. Off-Street Parking:

The MFR standards for parking apply to the R-X zone, with the following exceptions. Multiple family dwelling units where there are four or less units per lot: There shall be a minimum of 2 parking spaces for each dwelling unit, one of such parking space shall be a garage.

- m. Fences, Hedges and Walls: The Single Family Residential (SFR) zone standards shall apply to fences, hedges and walls in the R-X zone.
- n. Site Plan Review: Prior to the occurrence of any construction, site plans shall be submitted to the DRC for review and approval.

3. Incentives for Lot Consolidation, R-X Zone

The objective of these incentives is not to penalize, but to encourage lot consolidation where higher density residential uses may be achieved in a cost effective, yet aesthetically pleasing way. Final approval regarding site development standards in these areas will be subject to review and approval by the City Planning Commission. Minimum lot size may be a function of lot size in square feet or frontage in feet.

- a. Minimum lot size: As determined through Planning Commission review;
- b. Lot width: As determined through Planning Commission review;
- c. Lot depth: As determined through Planning Commission review;
- d. Building height limit: Four (4) stories, or forty-five (45) feet; One floor of parking shall be permitted as reviewed and approved by Planning Commission;
- e. Minimum lot area per dwelling unit: Nine hundred (900) square feet.

Where no limitation is indicated in site development standards, the approved standard shall be subject to approval by the DRC during Precise Plan of Design phase of processing.

f. Minimum dwelling sizes:

Multiple dwellings or dwelling groups where lot consolidation is involved shall have a minimum of four hundred, seventy-five (475) square feet.

The floor areas shall be measured from the outside of exterior walls and shall include only the living area floor space of each unit. Excluded are spaces for access, porches, patios, basements, garages, and utility spaces used in common.

- g. Space between buildings on the same lot: Minimum spacing between structures shall be determined through the Precise Plan of Design approval process, and at the discretion of the DRC.
- h. Off-Street Parking: Parking requirements for higher density (12 or more dwelling units per acre) where lot consolidation is involved shall be one (1) parking space per dwelling unit. This standard shall be reviewed and approved per the discretion of the DRC.
- i. A parking plan with a rationale for parking ratios stated shall be submitted for review and approval by the City Planning Commission when incentives for lot consolidation are utilized.

Office Services

1. Intent and Purpose

The intent of these standards is to provide for a distinctive zone for offices and professional services, which is compatible with adjacent residential uses and which compliments and supports the more intensive commercial uses in the Central Business District. The purpose of the standards contained herein is to insure a compatibility between existing and evolving land uses in the vicinity of the Office Services zone, and to support the economic vitality of the adjacent Central Business District.

2. Permitted Uses

- a. Accountants;
- b. Advertising agency offices;
- c. Art galleries, exhibit halls, libraries, museums;
- d. Attorneys;
- e. Barbershops and beauty parlors;
- f. Convalescent homes;
- g. Doctors, dentists, optometrists, oculists, chiropractors and others licensed by the State of California to practice the healing arts;
- h. Employment agencies, except union halls;
- i. Engineers, architects, surveyors and planners;
- j. Escrow offices;
- k. Funeral homes, undertaking establishments;
- l. General research, not involving industrial or manufacturing processes;
- m. Homes for the aged;
- n. Hotels and apartment hotels;
- o. Lodges;
- p. Mail-order offices, catalog sales, no inventory other than samples;

- q. Medical or biological laboratories;
- r. Nursing homes;
- s. Office buildings in which no activity is carried on catering to retail trade with the general public and no stock of goods is maintained for sale;
- t. Real estate offices;
- u. Rest homes;
- v. Secretarial services, including telephone answering services, typing and addressing services;
- w. Stockbroker offices;
- x. Studios for interior decorators, photographers, tailors, seamstresses, artists and draftsmen;
- y. Tourist information centers;
- z. Travel agencies;
- aa. Other uses which are subject to a conditional development permit.
- bb. All other uses which are consistent with the intent of that zone, as reviewed and Approved by the City Planning Commission.
- cc. In the case of the Special Opportunity area across Palm Avenue from the Civic Center, multi-family dwellings shall be permitted as well as office professional uses.

3. Site Development Standards

- a. Minimum lot size: Eight thousand (8,000) square feet;
- b. Lot width: Eighty (80) feet;
- c. Lot depth: One hundred (100) feet;
- d. Building height limit: Six (6) stories or seventy-five (75) feet. When the subject property is contiguous to any single family residential (SFR) zone or separated therefrom by a street, the building height shall be limited to sixteen (16)

feet or one story within forty (40) feet of property lines abutting said zone or abutting a street separating such zones from the Office Services zone.

- e. Maximum building coverage: Fifty-five (55) percent;
- f. Front yard: Fifteen (15) feet;
- g. Rear yard: Fifteen (15) feet;
- h. Side yard:
 - i. On interior lots the side yard shall be ten (10) percent of the width of the lot but need not exceed five (5) feet nor may it be less than three (3) feet;
 - ii. On corner lots the side yard abutting the street shall be ten (10) feet. The other side yard shall be as for interior lots.
 - iii. Interior side yards for each story above the second shall be stepped back by two (2) feet.
- i. Nonconforming Uses: When a lot has an area, width or depth less than required by these standards and was held under separate ownership or was of record at the time this Specific Plan became effective, such lot may be occupied by any use permitted in the zone subject to the regulations of the City Zoning Code.

4. Signs

- a. Billboards and other outdoor advertising signs other than those specifically listed below are not permitted in this zone.
- b. Signs shall not exceed a combined display area of one square foot for each front foot of the structure or portion of the structure wherein the use is conducted.
- c. Illuminated signs shall be of an intensity and arrangement so as to minimize glare for abutting properties or cause a nuisance to highway traffic. Blinking, flashing, rotating or animated signs are not permitted.

- d. Unlighted, single-faced signs shall parallel and be attached to the structure in which the use takes place. These signs shall not extend more than twelve (12) inches from the building, nor project above the canopy or above the eave line or parapet wall of the building. Signs of individual letters applied directly to the building surface shall be calculated from the two extreme parallel dimensions of the total grouping of letters.
 - e. Height limit for signs shall be a maximum of eight (8) feet.
 - f. All signs and sign locations shall be subject to approval by the DRC.
5. Off-Street Parking
- a. Parking spaces shall be provided with adequate ingress and egress, and shall be arranged so that vehicular movement between parking area and the public right-of-way is made without backing the vehicle into or off the public right-of-way.
 - b. Parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long.
 - c. Apartment hotels shall have one parking space for every two guest rooms.
 - d. Places of assembly, such as theaters, museums, churches, etc., shall have one parking space for every three and one-half permanent seats. In the case of temporary seating, there shall be one parking space for every thirty (30) square feet of area within the auditorium or meeting hall.
 - e. Other Office Services zone uses shall have one parking space for each two hundred fifty (250) square feet of floor area on the ground floor, plus one parking space for each five hundred (500) square feet of floor area on all floors other than the ground floor.
 - f. Where off-street loading space is required, one or more loading spaces shall be provided for standing, loading or unloading operations either outside or inside a building.
 - i. A loading space shall be not less than ten (10) feet in width, twenty (20) feet in

length and fourteen (14) feet in height. They may be located in a required rear yard.

- ii. Where, because of the unusual shape of a lot or the structural features of a proposed building, the provisions above for required off-street loading space cannot reasonably be complied with, the Commission may permit the substitution of such alternative provision for off-street loading space as the Commission deems suitable and adequate to prevent the creation of serious traffic congestion by loading and unloading operations at the curb either immediately or in the future.

Core Commercial

1. Intent and Purpose

The intent of this zone is to provide uses which will intensify and strengthen the economic vitality of the Central Business District, and which reflect the character of the Downtown as established through this Specific Plan. Their purpose is to improve and enhance the design quality of the Downtown commercial area and, in turn, to infuse the area with a new economic vitality.

2. Permitted Uses

- a. Bakeries employing not more than ten (10) persons;
- b. Banks, savings and loan institutions, and other financial institutions;
- c. Barber and beauty shops;
- d. Blueprinting and photostatic establishments;
- e. Business colleges, trade schools, music conservatories, dancing schools and similar organizations offering training in specific fields;
- f. Catering establishments;
- g. Dog grooming shops, provided that no dogs are kept on the premises overnight, and pet shops;
- h. Dry cleaning, pressing and dyeing plants using non-inflammable and nonexplosive cleaning fluid and employing less than ten (10) persons;
- i. Employment agencies;
- j. Frozen food lockers;
- k. Furriers and fur storage;
- l. Gymnasiums or physical culture establishments;
- m. Hardware, appliances, and electrical supply stores, and repairing;
- n. Hotels;

- o. Launderette service: Where individual family sized laundry equipment is rented for use by the customer;
- p. Lock and gunsmiths;
- q. Music or vocal instructions;
- r. Photographic studios and camera supplies;
- s. Printing shop, lithographing, newspaper office;
- t. Radio repair shops and servicing of office and household equipment;
- u. Restaurants, cafeterias, dining rooms, grills, diners, bars, etc.;
- v. Retail stores and businesses;
- w. Shoe repair and shoe shine shops;
- x. Taxidermists;
- y. Plumbing, sign painting and upholstery shops when all operations are conducted within an enclosed building;
- z. Tailors, dressmakers, milliners;
- aa. Taxi stands limited to 5 taxis;
- bb. Accessory buildings and uses which are customarily incidental to any of the above uses when located on the same lot provided that:
 - i. There is no manufacture, compounding, processing, or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail on the premises.
 - ii. Such uses, operations or productions are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes.
- cc. Other uses subject to a conditional development permit;

- dd. In areas which have been established as Cottage Industry, there shall be one residential dwelling unit permitted, so long as said dwelling unit is located within the establishment serving as the place of business. Application shall be considered as a part of site plan review and may be conditioned by special design features as determined by the DRC.
- ee. All other uses which are consistent with the intent of that zone, as reviewed and Approved by the City Planning Commission.

3. Nonconforming Uses

When a lot has an area, width, or depth less than required by this Specific Plan and was held under separate ownership or was of record at the time this Specific Plan became effective, such lot may be occupied by any use permitted in the zone subject to the regulations of the City Zoning Code.

4. Site Development Standards

- a. Building height limit: Six (6) stories or seventy-five (75) feet;
- b. Front yard: None required;
- c. Side yard: None required, except that on lots siding to a residential zone, there shall be a side yard of not less than five (5) feet;
- d. Rear yard: None required, except that on lots which rear to a residential zone, a rear yard of fifteen (15) feet is required;

5. Signs

- a. Wall signs shall not exceed one square foot of sign area for each linear foot of frontage of the building, or portion thereof, involved. The total aggregate sign area for such signs shall not exceed one hundred fifty (150) square feet for any business. If the building frontage of any business is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such business.
- b. Signs located within enclosed areas of businesses, where such signs are not visible from any point on the boundary of the premises, are permitted without limitation.

c. Monument signs

- i. One business or identification ground sign is permitted as accessory to a main use for each building site with a street frontage in excess of ninety-nine (99) feet. Where the building site abuts more than one street, one additional such business or identification sign is permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length. In no case shall there be more than one such sign on each street frontage for each building site.
- ii. Applications for monument signs shall be accompanied by drawings, drawn to scale, indicating the type, size, sign copy, colors, method and intensity of illumination (if appropriate), height, sign area and location.

6. Off-Street Parking

- a. Parking spaces shall be provided with adequate ingress and egress, and shall be arranged so that vehicular movement between parking area and the public right-of-way is made without backing the vehicle into or off the public right-of-way.
- b. Parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long.
- c. Places of assembly, such as theaters and auditoriums shall have one parking space for every three and one-half permanent seats. In the case of temporary seating there shall be one parking space for every thirty (30) square feet of area within the auditorium or theater.
- d. Other Core Commercial zone uses shall have one parking space for each one hundred twenty-five (125) square feet of floor area on the ground floor, plus one parking space for each two hundred fifty (250) square feet of floor area on all floors other than the ground floor.
- e. Where off-street loading space is required, one or more loading spaces shall be provided for standing, loading or unloading operations either outside or inside a building. A loading space shall be not less than ten (10) feet in width, twenty (20) feet in length and fourteen (14) feet in height.

- i. The loading space requirements for retail operations, including restaurant and dining facilities, within hotels and office buildings and all first floor uses, with a gross floor area of less than twenty thousand (20,000) square feet, shall be one space.
- ii. For the same uses as specified in (f), with a total usable floor area of twenty thousand (20,000) square feet or more devoted to such purposes, space requirements for every twenty thousand (20,000) square feet shall be one space.
- iii. Space requirements for office buildings and hotels with a total usable floor area of one hundred thousand (100,000) square feet or more devoted to such purposes, shall be one space for every one hundred thousand (100,000) square feet of floor area.
- iv. Where, because of the unusual shape of a lot or the structural features of a proposed building, the provisions above for required off-street loading space cannot reasonably be complied with, the Commission may permit the substitution of such alternative provision for off-street loading space as the Commission deemes suitable and adequate to prevent the creation of a serious traffic congestion by loading and unloading operations at the curb either immediately or in the future.

Cottage Commercial

1. Interest and Purpose

The intent of this zone is to provide uses which will intensify and strengthen the economic vitality of the Central Business District, yet fully recognize the historical value inherent in some structures within this zone area. Its purpose is to enhance this feature and to highlight the zone as a pedestrian-oriented area. A second purpose is to assure the occupants of structures in this area that they may maintain residential use of those properties as long as they wish to occupy those premises.

2. Permitted Uses

- a. Bakeries, employing not more than ten (10) persons;
- b. Banks, savings and loan institutions, and other financial institutions;
- c. Barber and beauty shops;
- d. Blueprinting and photostatic establishments;
- e. Business colleges, trade schools, music conservatories, dancing schools and similar organizations offering training in specific fields;
- f. Catering establishments;
- g. Employment agencies;
- h. Cultural establishments;
- i. Hardware, appliances, and electrical supply stores, and repairing;
- j. Hotels;
- k. Lock and gunsmiths;
- l. Music or vocal instructions;
- m. Photographic studios and camera supplies;
- n. Printing shop, lithographing, newspaper office;
- o. Radio repair shops and servicing of office and household equipment;

- p. Restaurants, cafeterias, dining rooms, grills, diners, bars, etc.;
- q. Retail stores and businesses;
- r. Shoe repair and shoe shine shops;
- s. Tailors, dressmakers, milliners;
- t. Any of the above uses, combined with one residential dwelling unit within the same structure;
- u. Accessory buildings and uses which are customarily incidental to any of the above uses when located on the same lot provided that:
 - i. There is no manufacture, compounding, processing, or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail on the premises.
 - ii. Such uses, operations or productions are not objectionable due to odor, rust, smoke, noise, vibration or other similar causes.
- v. Other uses subject to a conditional development permit;
- w. In areas which have been established as Cottage Industry, there shall be one residential dwelling unit permitted, so long as said dwelling unit is located within the establishment serving as the place of business. Application shall be considered as a part of site plan review and may be conditioned by special design features as determined by the DRC.
- x. All other uses which are consistent with the intent of that zone, as reviewed by the City Planning Commission.

3. Site Development Standards

- a. Building height limit: Four (4) stories or forty-five (45) feet;
- b. Front yard: As determined through Planning Commission review;
- c. Side yard: None required, except that on lots siding to a residential zone, there shall be a side yard of not less than five (5) feet;

- d. Rear yard: None required, except that on lots which rear to a residential zone, a rear yard of fifteen (15) feet is required;

4. Signs

- a. Wall signs shall not exceed one square foot of sign area for each linear foot of frontage of the building, or portion thereof, involved. The total aggregate sign area for such signs shall not exceed one hundred fifty (150) square feet for any business. If the building frontage of any business is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such business.
- b. Signs located within enclosed areas of businesses, where such signs are not visible from any point on the boundary of the premises, are permitted without limitation.
- c. Monument signs
 - i. One business or identification ground sign is permitted as accessory to a main use for each building site with a street frontage in excess of ninety-nine (99) feet. Where the building site abuts more than one street, one additional such business or identification sign is permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length. In no case shall there be more than one such sign on each street frontage for each building site.
 - ii. Applications for monument signs shall be accompanied by drawings, drawn to scale, indicating the type, size, sign copy, colors, method and intensity of illumination (if appropriate), height, sign area and location.

5. Off-Street Parking

- a. Parking spaces shall be provided with adequate ingress and egress, and shall be arranged so that vehicular movement between parking area and the

public right-of-way is made without backing the vehicle into or off the public right-of-way.

- b. Parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long.
- c. Places of assembly, such as theaters and auditoriums shall have one parking space for every three and one-half permanent seats. In the case of temporary seating there shall be one parking space for every thirty (30) square feet of area within the auditorium or theater.
- d. Other Core Commercial zone uses shall have one parking space for each one hundred twenty-five (125) square feet of floor area on the ground floor, plus one parking space for each two hundred fifty (250) square feet of floor area on all floors other than the ground floor.

6. Loading

- a. Where off-street loading space is required one or more loading spaces shall be provided for standing, loading or unloading operations either outside or inside a building. A loading space shall be not less than ten (10) feet in width, twenty (20) feet in length and fourteen (14) feet in height.
- b. The space requirements for retail operations, including restaurant and dining facilities, within hotels and office buildings and all first floor uses, with a gross floor area of less than twenty thousand (20,000) square feet, shall be one space.
- c. For the same uses as specified in (f), with a total usable floor area of twenty thousand (20,000) square feet or more devoted to such purposes, space requirements for every twenty thousand (20,000) square feet shall be one space.
- d. Space requirements for office buildings and hotels with a total usable floor area of one hundred thousand (100,000) square feet or more devoted to such purposes, shall be one space for every one hundred thousand (100,000) square feet of floor area.
- e. Where, because of the unusual shape of a lot or the structural features of a proposed building,

the provisions above for required off-street loading space cannot reasonably be complied with, the Commission may permit the substitution of such alternative provision for off-street loading space as the Commission deemes suitable and adequate to prevent the creation of a serious traffic congestion by loading and unloading operations at the curb either immediately or in the future.

- f. A parking plan with a rationale for parking ratios stated shall be submitted for review and approval by the City Planning Commission when the provisions of this Special Opportunity Area are utilized.

Commercial-Highway

1. Intent and Purpose

The intent of this zone is to provide uses which are compatible with major highway frontage and which orient to transportation corridors. The purpose of these standards is to insure, to the extent possible, that compatibility; to assist in mitigating or minimizing impacts associated with the transportation corridor; and to fit the Commercial Highway zone in to the framework of this Specific Plan.

2. Permitted Uses

- a. Animal hospital;
- b. Automobile sales agency, with incidental service and repairs;
- c. Body and fender shop when operated wholly within a building;
- d. Bottling plant;
- e. Dance halls, skating rinks and boxing arenas;
- f. Dispensing of automotive fuels for retail sale including, but not limited to, automobile service stations;
- g. Dry cleaning, pressing and dyeing plants using non-inflammable and non-explosive cleaning fluid and employing less than ten persons;
- h. Motels;
- i. Nurseries, flowers or plants, and greenhouses;
- j. Repair garages;
- k. Restaurants, cafeterias, dining rooms, grills, diners, bars, etc.;
- l. Tire retreading or recapping conducted entirely within an enclosed building;
- m. Used car lots;
- n. Wholesale and jobbing establishments, provided all storage is conducted within an entirely enclosed

building and subject to review and approval of the development plan by the Planning Commission;

- o. Other uses which are subject to a conditional development permit.
- p. All other uses which are consistent with the intent of that zone, as reviewed and Approved by the City Planning Commission.

3. Site Development Standards

The Core Commercial zone standards shall apply to the height, bulk and space requirements in the Commercial-Highway zone.

4. Signs

- a. No person, firm or corporation shall erect, construct or place any sign of any kind or character on either side of Foothill Boulevard (State Highway 66) within a point of fifty-five (55) feet from the centerline of Foothill Boulevard.
- b. Signs shall be affixed to the wall or roof of a structure or to the ground. Business and real estate signs are permitted under the standards of the Core Commercial zone except as follows.
- c. When the boundary of the CH zone abuts a residential zone located on the same side of the street, and the sign's distance from that boundary is fifty (50) feet or less, freestanding and roof signs are not permitted. Wall signs facing said boundary shall not be lighted or illuminated.
 - i. From fifty (50) to one hundred (100) feet, signs shall not be lighted or illuminated on any side facing said boundary. Freestanding and roof signs shall not exceed twenty-five (25) feet in height.
 - ii. One hundred feet or more: Freestanding and roof signs shall not exceed a height of twenty-five (25) feet, plus one foot of height for each ten (10) feet of horizontal distance over one hundred (100) feet.
 - iii. Within three hundred (300) feet: Lighted or illuminated signs shall be designed and installed so that direct light rays shall not shine on any residential zone.
- d. Within public safety areas in or adjacent to a public right-of-way:

- i. Advertising devices and displays are prohibited.
- ii. Freestanding and roof signs shall not exceed twenty (20) feet in height.
- iii. Only one freestanding business sign shall be located on each land parcel or on each one hundred (100) feet of highway frontage. Such sign shall be located a minimum of one hundred (100) feet from any other sign on the same parcel.
- iv. Real estate signs: Only one real estate sign not exceeding twenty-five (25) square feet and two real estate signs not exceeding six (6) square feet may be located on each parcel, or on each three hundred (300) lineal feet of highway frontage.

5. Off-Street Parking

Off-street parking and loading zone standards for the Commercial-Highway zone shall be the same as those established for the Core Commercial zone.

Commercial Support

1. Intent and Purpose

The intent of the Commercial Support zone is to provide for commercial uses of a somewhat lesser intensity than those focused into the Central Business District, and which complement the nature of the focused effort in the CBD. The purpose of these standards is to provide the setting for such support uses within the framework of the overall Specific Plan.

2. Permitted Uses

- a. Retail stores
- b. Antique shop;
- c. Art or art supply store;
- d. Automobile accessory store;
- e. Bicycle shop,
- f. Billiard parlor;
- g. Bowling alley;
- h. Catalogue sales store;
- i. Catering establishment;
- j. Clothes and wearing apparel shop,
- k. Decorating or drapery shop;
- l. Department store;
- m. Dry cleaning establishment with total rated capacity of not more than 35 pounds;
- n. Drive-in restaurant;
- o. Frozen food locker;
- p. Furniture store;
- q. Hobby shop;
- r. Jewelry store;
- s. Letter goods or luggage store;

- t. Liquor store (off-sale only);
- u. Music store and record shop;
- v. Newstand.
- w. Nursery plant sales and garden supplies store, provided all incidental equipment and supplies including fertilizer are stored within a completely enclosed building;
- x. Paint and wallpaper store;
- y. Pet shop not including veterinary hospital or the keeping or boarding of animals not for sale on the premises;
- z. Photographers studio, camera shop;
- aa. Soda fountain;
- bb. Sporting goods store;
- cc. Studio, art, music, voice or dance;
- dd. Swimming pool supply store, provided all equipment, supplies and chemical containers are stored within a completely enclosed building;
- ee. Tire shop, retail sale only;
- ff. Tobacco store;
- gg. Toy store;
- hh. Travel agency;
- ii. Variety store;
- jj. Watch repair shop;
- kk. Restaurants, cafeterias, dining rooms, grills, diners, bars, etc.;
- ll. Accessory buildings and uses customarily incidental to the permitted uses when located on the same lot, including the repair of goods of the type sold in stores in the center; provided that such repair may not be carried on as a separate business except as specifically permitted in these use regulations; and provided further that there is no manufacturing, assembling, compounding, processing

or treatment of products other than that which is clearly incidental and essential to the permitted uses. Such uses, operations or productions are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes.

mm. Other uses subject to a conditional development permit, as allowed in the City Zoning Code.

1. "Dispensing of automotive fuels for retail sale, including, but not limited to, automobile service stations, may be permitted subject to approval of a Conditional Development Permit by the Planning Commission and City Council."

nn. All other uses which are consistent with the intent of that zone, as reviewed and Approved by the City Planning Commission.

3. Site Development Standards

Site development standards regarding height, bulk and space requirements for the Commercial Support zone are the same as those established for the Core Commercial zone.

4. Signs

Sign Standards for the Commercial-Support zone are the same as those established for the Core Commercial zone.

5. Off-Street Parking

Off-street parking and loading zone standards for the Commercial-Support zone are the same as those established for the Core Commercial zone.

Urban Services

1. Intent and Purpose

The intent of the Urban Services zone is to provide an appropriate setting for the commercial manufacturing or light industrial land uses which are located within the Central Area. The purpose of these standards is to maximize capability between this zone and others, and to provide mitigating measures which will assist with some impacts normally associated with such land uses.

2. Permitted Uses

- a. Any use permitted in the Commercial Support zone;
- b. Animal hospital;
- c. Body and fender shop when operated wholly within a building;
- d. Bottling plant;
- e. Dance halls, skating rinks and boxing arenas;
- f. Furniture warehouse for storing personal household goods;
- g. Mechanical auto wash;
- h. Mini-storage area;
- i. Motels;
- j. Nurseries, flowers or plants and greenhouses;
- k. Repair garages;
- l. Tire retreading or recapping conducted entirely within an enclosed building;
- m. Radiator repair;
- n. Used automobile lots;

- o. Warehousing for storage purposes;
- p. Wholesale and jobbing establishments, provided all storage is conducted within an entirely enclosed building and subject to review and approval of the development plan by the DRC;
- q. In areas which have been established as Cottage Industry, there shall be one residential dwelling unit permitted, so long as said dwelling unit is located within the establishment serving as the place of business. Application shall be considered as a part of site plan review and may be conditioned by special design features as determined by the Design Review group and the Planning Commission.
- r. Other uses which are subject to a conditional development permit, according to the City Zoning Code.
- s. All other uses which are consistent with the intent of that zone, as reviewed and Approved by the City Planning Commission.

3. Site Development Standards

- a. Building height limit: Six (6) stories or seventy-five (75) feet.
- b. Side yard: None required, except that on lots siding to residential uses, there shall be a side yard of not less than five (5) feet.
- c. Rear yard: None required, except that on lots which rear to residential uses, a rear yard of fifteen (15) feet is required;
- d. Landscaping: When the area is adjacent to residential uses, the development plan shall include a landscape concept and proposed landscaping plan which serve to buffer the two land uses and mitigate certain impacts which may be associated with the proposed plan. The landscape concept shall be presented to the Design Review group for review prior to submittal to the Planning Commission.
- e. The landscaping plan and review process described in (d) above shall apply to any applicant or development plan desirous of implementing the Cottage Industry Special Opportunity concept.

4. Signs

Sign standards for the Urban Services zone are the same as those established for the Core Commercial zone. Billboards are not permitted.

5. Off-Street Parking

Off-street parking and loading zone standards for the Urban Services zone are the same as those established for the Core Commercial zone.