

## CHAPTER 19.10 SPECIAL PURPOSE ZONES

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### **19.10.010 PURPOSE**

1. The purpose of this Chapter is to achieve the following:
  - A. Protection, preservation, and management of natural resources;
  - B. Protection of public outdoor recreation;
  - C. Protection of public health and safety, particularly in areas subject to periodic inundation;
  - D. Provide for the continuation and expansion of existing public facilities; and
  - E. Allow for the consideration and adoption of specific plans which recognize unique areas of the City necessitating special consideration and implementation.
  - F. Single-family dwelling units which legally existed in the Special Purpose zones prior to June 3, 1991 may remain as a permitted use. (MC 823 3/2/92)
  
2. The purpose and permitted uses for each of the individual special zones are as follows: (MC 1393 12/2/13)
  - A. **PCR (PUBLIC/COMMERCIAL RECREATION) ZONE**
    1. The purpose of this zone is to provide for the continuation of existing and development of new public and private commercial recreation facilities which ensure their compatibility with adjacent land uses;

2. The following uses may be permitted subject to the approval of a Development Permit:
  - a. Baseball stadiums, arenas, exhibition, convention, and sporting facilities;
  - b. Entertainment, hotels, restaurants, specialty commercial, and farmers markets;
  - c. Open space;
  - d. Public and private golf courses; and
  - e. Other such uses that the Director may find to be similar with those uses listed above, pursuant to Section 19.02.070(3).

**B. PF (PUBLIC FACILITIES) ZONE**

The purpose of this zone is to provide for the continuation of existing and development of new schools, government administrative, police, fire, libraries, social service, and other public facilities.

**C. PFC (PUBLIC FLOOD CONTROL) ZONE**

The purpose of this zone is to provide for the continuation, maintenance, and expansion of public flood control facilities.

**D. PP (PUBLIC PARK) ZONE**

The purpose of this zone is to provide for the continuation and enhancement of existing public parks and open space and development of new parks and recreation facilities.

**E. SP (SPECIFIC PLAN) DISTRICT**

This district is intended to provide a base designation to further implement the goals, objectives, and policies of the General Plan with respect to specific areas and uses which by their unique character require a more comprehensive and intense evaluation and planning effort. This district will apply to individual parcel(s) only after the adoption of a specific plan by the Council, pursuant to Government Code Section 65450 et seq.

**F. OS (OPEN SPACE) ZONE**

This zone is intended to preserve areas of permanent open space. (MC 1381 12/19/12)

**19.10.020 GENERAL STANDARDS**

Any structure located in a Special Purpose zone (except the Open Space zone, wherein all structures are prohibited) shall be subject to an Administrative or Development Permit and shall be: (MC 1381 12/19/12)

1. Clearly incidental to the primary use;
2. Sited in a manner sensitive to the existing natural resources and constraints of the land;
3. Subject to demonstrating need and appropriateness;
4. Landscaped in a manner which complements both the immediate setting and surrounding areas;
5. Subject to demonstrating the need for exterior lighting, and if justified shall be appropriately located, directed, and shielded from surrounding properties and public rights-of-way;
6. Subject to a visual analysis relating building proportions, massing, height, and setbacks to preserve and enhance the scenic character of the area; and
7. Compatible and in harmony with surrounding development and land use designations.

### **19.10.030 LAND USE DISTRICT SPECIFIC STANDARDS**

#### **1. Golf Courses and Related Facilities**

Golf course developments are subject to a Conditional Use Permit and shall be constructed in the following manner:

- A. State-of-the-art water conservation techniques shall be incorporated into the design and irrigation of the golf course;
- B. Treated effluent shall be used for irrigation where available;
- C. Perimeter walls or fences shall provide a viewshed window design along all public rights-of-way, incorporating a mix of pilasters and wrought iron fencing or equivalent treatment; and
- D. All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility and harmony with the golf course setting.

#### **2. Single-Family Housing, Existing**

Additions, alterations, and expansions to single-family units which legally existed in a Special Purpose zone prior to June 3, 1991, shall comply with the RS, Residential Suburban, Zone Standards. (MC 823 3/2/92)

#### **3. Specific Plan 91-01, Paseo Las Placitas, Mount Vernon Corridor (MC 1054 8/16/99)**

- A. Permitted uses within Paseo Las Placitas shall be as established in Chapter 19.06, Table 06.01.
- B. New development and rehabilitation of existing structures shall be in compliance with the design guidelines in the Paseo Las Placitas Specific Plan.

- C. Plazas, fountains, courtyards, outdoor eating areas, and similar uses may be permitted in the required building setback, subject to the approval of the Review Authority.
- D. Commercial parking may be provided on-site or off-site elsewhere within the Paseo Las Placitas in a public parking area.
- E. Parking required by Chapter 19.24 may be reduced up to 20 percent by the Review Authority, provided that off-site parking areas have been established and developed.
- F. Signage is permitted pursuant to Chapter 19.22, consistent with the design guidelines in the Paseo Las Placitas Specific Plan.
- G. Landscaping is required pursuant to Chapter 19.26, consistent with the design guidelines and species list in the Paseo Las Placitas Specific Plan.
- H. Public improvements (i.e., street dedication/widening, curbs, gutters, sidewalks, etc.) shall be required, consistent with adopted City standards and requirements.

**4. Specific Plan 92-01, University Business Park (MC 856 12/21/92)**

- A. The following development standards for new construction apply to all three designations within the University Business Park.

Gross Lot Area (for new subdivision)	UBP-1 = 20,000 sq. ft. UBP-2 = 10,000 sq. ft. UBP-3 = 1 acre
Front Setback	All zones = 10 feet
Rear Setback	All zones = 10 feet
Side Setback (Each)	All zones = 10 feet
Side Setback (Street Side)	All zones = 10 feet
Lot Coverage (Maximum)	All zones = 50 percent
Structure Height (Maximum)	UBP-1 = 2 stories or 42 feet UBP-2 = 2 stories or 35 feet UBP-3 = 3 stories or 42 feet

- B. No outside storage shall be permitted within the UBP-2 and UBP-3 designations. In the UBP-1 designation, outside storage may be permitted only if adequately screened with decorative walls.
- C. All uses shall be conducted within a completely enclosed structure, except for parcels fronting on Georgia Boulevard. Limited outside uses (e.g. patio dining areas and nursery sales limited to plants and trees) shall be approved with a Development Permit. Miscellaneous Outdoor Entertainment in the UBP-2 zone shall require a Conditional Use Permit.

- D. There shall be no visible storage of motor vehicles (except display areas for sale or rent of motor vehicles, where permitted), trailers, airplanes, boats, recreational vehicles or their composite parts; loose rubbish, garbage, junk or their receptacles; tents; equipment; or building materials, in any portion of a lot except for parcels fronting on Georgia Boulevard. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.
- E. Every parcel with a structure will have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
- F. No roof-mounted air conditioning or heating equipment, vents or ducts shall be visible from any abutting lot, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof or screened in a manner which is architecturally integrated with the main structure(s).
- G. Elevations of all structures shall be architecturally treated to ensure compatibility with high quality neighboring structures.
- H. An intensity bonus of up to 12 square feet for each 1 square foot of permanent space for properly designed and administered day care facilities may be approved by the review authority.
- I. **Permitted Operations and Uses.** Unless otherwise specifically prohibited, industrial, research and development uses will be permitted if such uses are performed or carried out entirely within a building that is so designed and constructed that the operations and uses therein do not cause or produce a nuisance to adjacent site, including without limitation nuisance caused by vibration, sound, electro-mechanical disturbance, radiation, air or water pollution, emission of obnoxious odors or emission of duct or other toxic or non-toxic matter. Nuisances of reasonable limited duration which result from breakdowns or malfunctions in systems or equipment which were not reasonable preventable shall not be deemed a violation of this policy.
- J. **Prohibited Operations and Uses.** The following operations and uses shall not be permitted:
  - 1) Residential uses, whether permanent or temporary,
  - 2) Hospital uses,
  - 3) Heavy manufacturing,
  - 4) Operation of salvage or junk yards, or storage of inoperable vehicles, junk or surplus materials,

- 5) Oil drilling, development, refining or processing,
  - 6) Keeping, breeding or slaughtering of animals, rendering of animal fat or other animal products, or dumping, disposing, incinerating or other reduction of garbage, sewage, offal, dead animals or refuse,
  - 7) Foundry operations and smelting of any minerals or metals,
  - 8) Quarry operations.
- K. Maintenance and Repair.** All improvements located on each parcel shall be maintained at all times in good, safe and attractive condition and repair, and shall be properly painted in colors approved in the Development Permit.
- L. Materials Prohibited.** Buildings made from prefabricated metal components shall be prohibited. Wood or other pressed-board siding shall not be permitted as exterior surface material, except for trim or other minor uses of wood products, as approved by the Development Permit.
- M. Fences.** Chain link or barbed wire fences shall not be permitted.
- N. Loading Areas.** The provisions of Chapter 19.26, off-street loading standards apply.
- O. Signs.** All tenant identification and public information signs shall meet the provisions of Chapter 19.22, Sign Regulations, except for the following provisions which shall apply to every parcel in this Specific Plan:
- 1) Freestanding pole signs shall not be permitted,
  - 2) One monument sign up to a maximum area of 75 square feet and a maximum height of eight feet may be permitted on any parcel.
- P. Site Layout.** All structures shall be oriented on the site in such a way as to provide a buffer from high winds for public outdoor areas.
- Q. Parking.** The number of parking spaces required for any use may be reduced by up to 25 percent provided:
- 1) The required 75 percent is fully paved and meets all other Development Code standards for parking areas,
  - 2) The remaining 25 percent is set aside as expansion area and is paved with approved concrete landscape pavers, planted with turf, irrigated and properly maintained,
  - 3) The expansion area is not used for storage of any type,
  - 4) Trees shall not be required to be planted within the expansion area until it is brought up to full development standards.

- R.** The following standards apply only to the five parcels fronting on McArthur Boulevard which are designated UBP-3. The primary purpose of these standards is to enhance the view of these parcels from the travel lanes along Interstate 215 and to encourage architectural designs which are "inviting" to travelers.

Although the parcels may develop at different times, it is incumbent upon the City to maintain a unified architectural and landscape theme between parcels.

- 1) **Parking Location.** No vehicular parking shall be permitted closer than 20 feet from the front property line. This parking setback area shall be entirely landscaped except for required driveways for access. On-street parking shall not be permitted along McArthur Boulevard.
- 2) **Sidewalks.** All development along McArthur Boulevard shall provide pedestrian sidewalks at the parkway to allow entrance to the structure(s) through the main entrance facing the street.

- S.** University Business Park incorporates three separate districts created as part of the University Business Park Specific Plan and is intended to apply only to parcels within the boundaries of the Specific Plan. These are labeled UBP-1, UBP-2, and UBP-3. (MC 1381 12/19/12)

**1. UBP-1**

The UBP-1 designation emphasizes industrial and non-retail commercial service uses. Essentially, it combines uses currently permitted within the OIP and IL designations, but without the more intense industrial uses such as motor freight transportation, mini-storage, truck stops, service stations, etc.

**2. UBP-2**

The UBP-2 designation emphasizes the typical commercial retail uses currently permitted in the CG-1 designation but eliminates some of the heavier (and less desirable) uses that would not be appropriate within a business park setting. For example, the UBP-2 does not permit recreation camps and RV parks, funeral parlors, truck and RV rental agencies and commercial sports. No outside uses or storage is permitted.

**3. UBP-3**

The UBP-3 designation emphasizes large, stand-alone uses which have a single freestanding building on each parcel. It would not permit strip commercial centers with several small tenants. Light manufacturing uses, including warehouses and research and development businesses, are permitted as long as all activities take place indoors and there is no outside storage. One of the primary criteria for structures within this designation is the visual impact to the Interstate freeway.

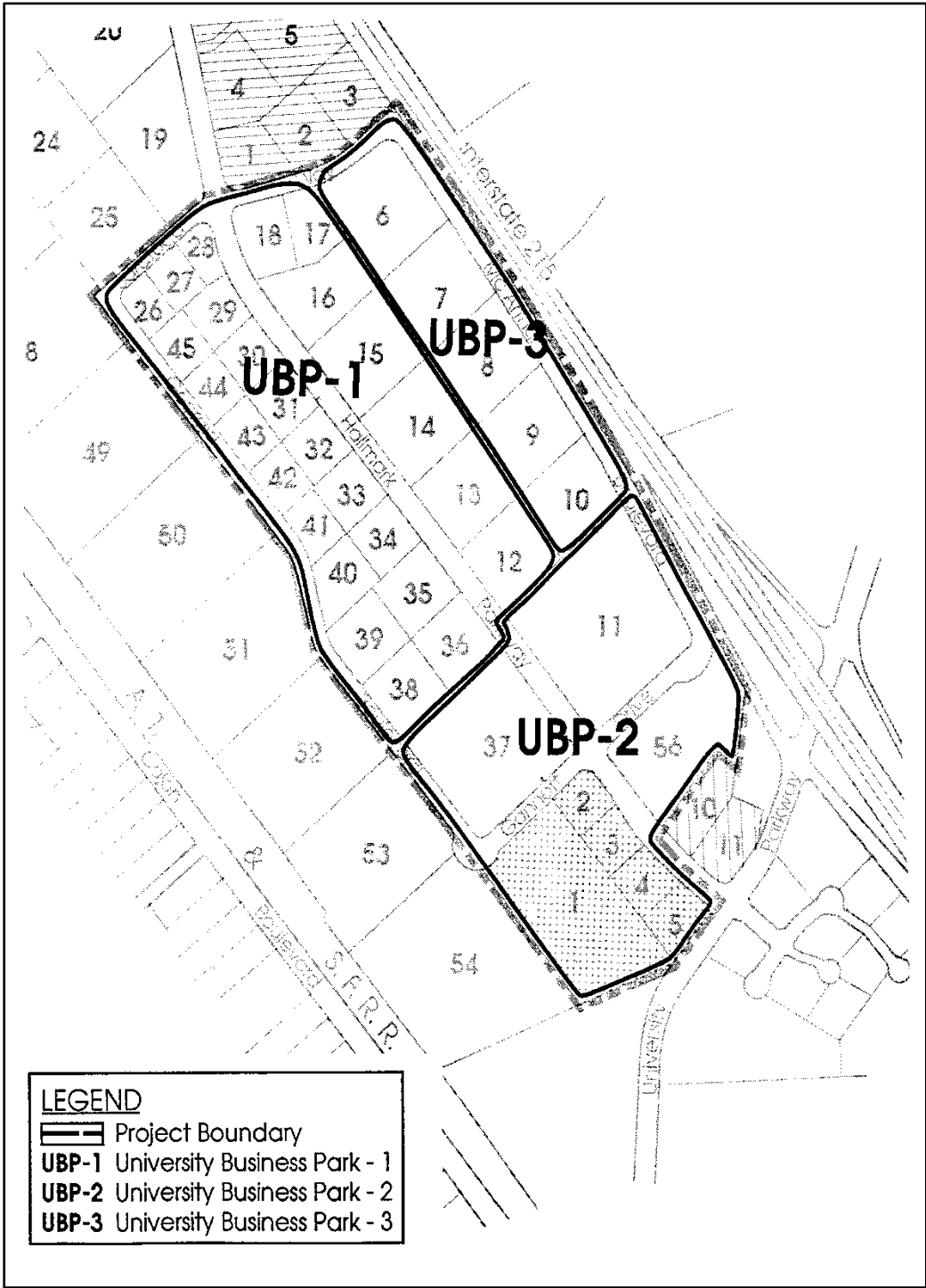


Table 10.03 represents those uses allowed within the sub-areas, subject to an Administrative or Development Permit (D), a Minor/Conditional Use Permit (C) or a Temporary Use/Special Event Permit (T). (See Table 10.03, University Business Park, List of Permitted Uses.)



**TABLE 10.01  
UNIVERSITY BUSINESS PARK SPECIFIC PLAN  
LIST OF PERMITTED USES**

D = Development Permit  
C = Conditional Use Permit  
T = Temporary Use Permit

USE	LAND USE DESIGNATION		
	UBP-1	UBP-2	UBP-3
CONSTRUCTION	D		
MANUFACTURING	D		D
TRANSPORTATION, COMMUNICATION, AND SIMILAR USES	D	C	
WHOLESALE TRADE Wholesale trade, durable and non-durable goods	D		D
RETAIL			
Building materials, garden supply, hardware	D	D	D
General merchandise		D	D
Mini-malls		D	
Commercial centers		D	D
Food stores		D	D
Gasoline sales w/mini-market		D	
Automotive dealers		D	
Apparel and accessory stores		D	D
Eating establishments	D	D	D
Sale of alcohol		D	C
Video tape rental		D	
Miscellaneous retail		D	
Fuel dealers	D		
PROFESSIONAL OFFICES AND SERVICES			
Business services	D	D	D
Professional services	D	D	D
Schools	D	D	D
Health services and treatment	D	D	D
Animal care	D	D	D
Laundry	D		
Dry cleaners and laundromats		D	
Equipment rent/lease	D	D	
Auto repair and related services	D	D	
Auto and truck rental	C	C	
Car wash	D	D	
Miscellaneous repair services	D	D	
Personal services		D	
Hotels and motels		D	C
Cinemas		D	D
SPECIAL PURPOSES			
Motion pictures	D		D
Theatrical production	D	D	D
Miscellaneous outdoor entertainment	D	C	
Miscellaneous indoor entertainment	D	D	D
Daycare facilities	D	D	D
OTHER			
Miscellaneous	D	D	D
Temporary	T	T	T

**T.** Descriptions of the permitted uses, conditionally permitted uses and temporary uses within each of the three land use sub-areas are as follows:

- 1) Construction - Activities include the storage of construction equipment and supplies by either large or small contractors for both general and special trade. This use is permitted only on parcels fronting Georgia Boulevard.

UBP-1 Permitted  
UBP-2 Not Permitted  
UBP-3 Not Permitted

- 2) Manufacturing - These activities involve the manufacture or assembly of products typically used for business, commercial or residential purposes. Among these are precision instruments for medical and optical uses, electronic equipment, office supplies and equipment, wrought iron, leather, rubber or plastic products, non-explosive chemicals, paper products, fixtures and furniture. Printing and publishing establishments for private and commercial purposes, regardless of size, are permitted. The manufacture of stone, clay, glass or concrete products may be permitted subject to a Conditional Use Permit.

UBP-1 Permitted  
UBP-2 Not Permitted  
UBP-3 Permitted

- 3) Transportation, Communication and Similar Services - These activities include, but are not limited to, warehousing, heliports, and helipads, pipelines and various transportation and communications services. Warehousing is not permitted in the UBP-2 zone.

UBP-1 Permitted  
UBP-2 Permitted/CUP  
UBP-3 Not Permitted

- 4) Wholesale Trade – Activities include large volume sales of durable and non-durable goods to wholesale users or contractors as opposed to retail consumers.

UBP-1 Permitted  
UBP-2 Not Permitted  
UBP-3 Permitted

**5) Retail**

- a.** Building Materials, Garden Supply and Hardware – Activities include the sale of these items for home and office use to small contractors or homeowners. Garden supplies and live plants may be available for retail consumers as opposed to wholesale users or contractors.

UBP-1 Permitted  
UBP-2 Permitted  
UBP-3 Permitted

- b.** General Merchandise – Activities include, but are not limited to, the sale of both durable goods such as furniture, pianos, organs, major appliances and furnishings and non-durable items such as apparel, cosmetics, infant supplies and sundries to retail consumers as opposed to wholesale buyers.

UBP-1 Not Permitted  
UBP-2 Permitted  
UBP-3 Permitted

- c.** Mini-Malls/Commercial Centers – Mini-Malls are groupings of retail establishments of less than 20,000 square feet, while Commercial Centers are groupings of retail establishments of greater than 20,000 square feet. Within both, activities typically include, but are not limited to, the sale of apparel, children's furnishings and clothing, music and videos, home entertainment equipment and sports equipment. These groupings may also typically include eating establishments, bakery and specialty food stores. Personal services establishments and dry cleaners are also included in this category.

UBP-1 Not Permitted  
UBP-2 Permitted  
UBP-3 Not Permitted

- d.** Commercial Centers – Commercial Centers are groupings of retail establishments of greater than 20,000 square feet. Activities typically include, but are not limited to, the sale of apparel, children's furnishings and clothing, music and videos, home entertainment equipment and sports equipment. Small specialty store, personal service establishments and dry cleaners are not included in this category.

UBP-1 Not Permitted  
UBP-2 Permitted  
UBP-3 Not Permitted

- e. Food Stores – Activities typically include, but are not limited to, the retail sales of meat, fish, produce and other foods and associated household products. This category includes uses such as super-markets and large discount stores. Bakeries and specialty food stores are permitted in the UBP-2 Zone. In the UBP-3 Zone, however, bakeries and specialty food stores must be integrated into the primary business.

UBP-1     Not Permitted  
UBP-2     Permitted  
UBP-3     Permitted

- f. Freeway Oriented, Self-Serve Gasoline Station – This use is limited to Assessor's Parcel Number 266-361-18 (shown as Parcel 5 on Land Use Plan Map). Please refer to Section 19.10.030(4)(U)(3) for a complete description of the preferred use for this parcel.

UBP-1     Not Permitted  
UBP-2     Permitted  
UBP-3     Not Permitted

- g. Automotive Dealers – Activities typically include new automobile sales dealerships with incidental used-car sales. The category also permits associated part and accessories sales and vehicle service and repair work (except for auto body work).

UBP-1     Not Permitted  
UBP-2     Permitted  
UBP-3     Not Permitted

- h. Apparel and Accessory Stores – Activities typically include but are not limited to, the retail sales of clothing, shoes, hosiery, jewelry and related items to retail consumers as opposed to wholesale customers.

UBP-1     Not Permitted  
UBP-2     Permitted  
UBP-3     Permitted

- i. Eating Establishments – These activities typically involve businesses primarily engaged in the sale of prepared food and non-alcoholic beverages for on-site or off-site consumption. If alcoholic beverages are to be sold for on-site consumption with food services, a Development Permit will be required. Typical uses include sit-down restaurants, coffee shops, bakeries, take-out fast food restaurants, short order eating places, including free standing fast food. In the UBP-1 Zone, these activities are intended to be ancillary to the primary use(s) on a parcel. They must be integrated into the main structure and may not be stand-alone structures. In the UBP-2 and UBP-3 Zones, these establishments are primarily standalone structures and are not ancillary to other uses.

Drive through service is only permitted in the UBP-2 Zone.

UBP-1 Permitted  
UBP-2 Permitted  
UBP-3 Permitted

- j.** Sale of Alcoholic Beverages – These activities include establishments or stores primarily engaged in the sale of alcoholic beverages for either on-site or off-site consumption. These typically include liquor stores, cocktail lounges, pubs, and private clubs.

UBP-1 Not Permitted  
UBP-2 Permitted/CUP  
UBP-3 Permitted/CUP

- k.** Video Tape Rental – Activities include, but are not limited to, the retail sale and rental of video tapes for home entertainment purposes.

UBP-1 Not Permitted  
UBP-2 Permitted  
UBP-3 Not Permitted

- l.** Miscellaneous Retail – Activities include, but are not limited to, small recyclable materials collection facilities, pet stores (including grooming), hobby and craft supply sales, book, card and music sales and similar establishments.

UBP-1 Not Permitted  
UBP-2 Permitted  
UBP-3 Not Permitted

- m.** Fuel Dealers – Activities include the sale of different types of fuel (gasoline, diesel, propane, oil, etc.) either at the premises or by a fleet of delivery vehicles.

UBP-1 Permitted  
UBP-2 Not Permitted  
UBP-3 Not Permitted

**6) Professional Offices and Services**

- a.** Business Services – Activities include, but are not limited to, establishments that provide mass-mailing, reprographics, cleaning, delivery, repair, maintenance or other similar services for individuals and business customers.

UBP-1 Permitted  
UBP-2 Permitted  
UBP-3 Permitted

- b.** Professional Offices and Services – These activities include temporary employment, secretarial and clerical support, telephone answering and protective services, engineering, accounting, research, management, real estate, financial, government, legal or other professional offices and similar services.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Permitted

- c.** Schools – These activities include any type of educational facility which conducts classes in business, the arts, sciences, auto repair, electronic repair, family and home economics, basic living skills, primary and secondary education and similar subjects.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Permitted

- d.** Health Services and Treatment – Activities typically include, but are not limited to, establishments primarily engaged in the provision of personal health services including prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, mental health technicians, nurses and other health personnel as well as the provision of medical testing and analysis services. Typical uses include medical offices, emergency clinics, dental laboratories and health/fitness centers. Excluded are facilities which provide overnight sleeping facilities for patients. A facility for treatment of alcohol or drug related cases requires a Conditional Use Permit.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Permitted.

- e.** Animal Care – Activities typically include, but are not limited to, the provision of animal care, treatment and boarding services of large and small animals. Uses include, but are not limited to, animal clinics, hospitals and kennels which support and are incidental to these uses. Outdoor kennels are not permitted.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Permitted

- f.** Laundry – This type of use is intended to serve as the large, wholesale laundry and cleaning service for several small, independent commercial cleaning establishments located elsewhere. Retail customers would not come directly to this facility.

- UBP-1 Permitted
- UBP-2 Not Permitted
- UBP-3 Not Permitted

- g.** Dry Cleaners and Laundromats – Activities typically include, but are not limited to, apparel and drapery dry cleaning establishments and self-serve laundry facilities.

- UBP-1 Not Permitted
- UBP-2 Permitted
- UBP-3 Not Permitted

- h.** Equipment Rent/Lease – These activities include the rental, lease and repair of various types of equipment ranging from precision and medical items to heavy construction items. All such equipment must be stored indoors.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Not Permitted

- i.** Auto Repair and Related Services – These activities include any type of auto or truck repair (except for dismantling yards) including tune-up, detailing, engine work and general repairs, painting and body work (except in the UBP-2 Zone), upholstery, window tinting, etc. All such activities must be done inside an enclosed structure out of view from the public right-of-way. Vehicles awaiting repair may be stored outdoors during the day and indoors at night and weekends except along Georgia Boulevard where vehicles may be stored outdoors, even at night and on weekends, as long as decorative screening and landscaping is provided to completely shield the vehicles from public view.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Not Permitted

- j.** Auto and Truck Rental and Leasing – These activities include the rental and leasing of autos and trucks. Fleets of vehicles available for rent or lease must be stored and maintained out of view from the public right-of-way. The rental or leasing of trucks is not permitted in the UBP-2 Zone.

- UBP-1 Permitted/CUP
- UBP-2 Permitted/CUP
- UBP-3 Not Permitted

- k.** Car Wash – These activities include the washing and detailing of vehicles. Also included are minor servicing and repair that can be accomplished without the need for overnight storage, except along Georgia Boulevard, subject to the same provisions as item j. above.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Not Permitted

- l.** Miscellaneous Repair Services – These activities include the repair of appliances, garden tools, electronic equipment and similar home and business items. Such services in the UBP-1 Zone may include dismantling and the use of welding equipment.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Not Permitted

- m.** Personal Services – Activities typically include, but are not limited to, beauty and barber shops, manicuring establishments, massage, florist shops and photography studios. Uses also include some sales of small personal convenience items.

- UBP-1 Not Permitted
- UBP-2 Permitted
- UBP-3 Not Permitted

- n.** Hotels and Motels – Activities typically include, but are not limited to, lodging services to transient guests. All uses are subject to a Conditional Use Permit. Ancillary uses may include, but not be limited to, eating establishments, pool and spa or other recreation, conference facilities and specialty retail sales.

- UBP-1 Not Permitted
- UBP-2 Permitted/CUP
- UBP-3 Permitted/CUP

- o.** Cinemas – Activities typically include, but are not limited to, the showing of motion pictures with associated sales of refreshments, snacks and non-alcoholic beverages.

- UBP-1 Not Permitted
- UBP-2 Permitted
- UBP-3 Permitted



**7) Special Purpose**

- a.** Motion Pictures – This use includes the production of film and/or video motion pictures and any associated technical support.

UBP-1 Permitted  
UBP-2 Not Permitted  
UBP-3 Permitted

- b.** Theatrical Production – This use is intended to provide for the rehearsal space, storage space and production activities which are typically needed to put on a performance at another location.

UBP-1 Permitted  
UBP-2 Permitted  
UBP-3 Permitted

- c.** Miscellaneous Outdoor Entertainment – This type of facility may include open-air stadiums for sports such as baseball, soccer, boxing, etc. Such facility must provide fixed seating for all patrons. Other types of amusement facilities such as miniature golf are also permitted. All uses in the UBP-2 Zone are subject to a Conditional Use Permit. Loud or potentially hazardous sports or competitions such as go-cart racing, bicycle or motorcycle race courses, shooting with firearms or bow and arrow, etc. are specifically prohibited.

UBP-1 Permitted  
UBP-2 Permitted/CUP  
UBP-3 Not Permitted

- d.** Miscellaneous Indoor Entertainment – Activities include any kind of indoor sport or recreation such as bowling, boxing, video arcades, swimming, exercise or similar items. Sports or competition events such as go-cart racing, bicycle or motorcycle race courses, shooting with firearms or bow and arrow, etc. are also permitted. This type of facility must be fully enclosed to prevent noise from affecting adjacent properties. Also included are ancillary dining, conference room and daycare facilities.

UBP-1 Permitted  
UBP-2 Permitted  
UBP-3 Permitted

- e. Daycare Facilities – Activities typically include the day-time care of individuals under 18 years of age within nursery schools, preschools and day care centers. However, adult day care facilities will be considered. Overnight sleeping facilities are not permitted.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Permitted

**8) Other**

- a. Miscellaneous – Activities include museums, membership organizations, and churches, or antennae, satellite or vertical, or other uses the Director determines to be similar.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Permitted

- b. Temporary – Uses of a temporary or seasonal nature such as fairs, farmer's markets, pumpkin sales and Christmas tree sales are permitted subject to a Temporary Use Permit.

- UBP-1 Permitted
- UBP-2 Permitted
- UBP-3 Permitted

- U. **Assignment of Preferred Use(s) on Specific Parcels.** Table 10.04 (Preferred/ Permitted Uses by Parcel) lists every parcel within the University Business Park Specific Plan area, its land use designation and size, and the use or uses that are either preferred or permitted within each one. Table 10.04 lists 6 separate parcels as having preferred uses assigned to them. These uses are approved upon adoption of this plan and only require review of a Development Permit application. The following is a detailed description of the preferred uses that have been approved on the parcels listed.

**TABLE 10.02  
UNIVERSITY BUSINESS PARK SPECIFIC PLAN  
PREFERRED/PERMITTED USES BY PARCEL**

<b>APN</b>	<b>Designation</b>	<b>Size (Ac)</b>	<b>Permitted Use(s) and Other Requirements</b>
266-361-29	UBP-3	2.91	See Table 10.03
266-361-30	UBP-3	2.48	See Table 10.03
266-361-31	UBP-3	2.40	See Table 10.03
266-361-32	UBP-3	2.32	See Table 10.03
266-361-33	UBP-3	2.04	See Table 10.03
266-361-34	UBP-2	7.51	See 4.U.1 for details of preferred use(s).
266-361-35	UBP-1	1.96	See Table 10.03 ( <i>Developed at time of Plan approval</i> )
266-361-36	UBP-1	2.24	See Table 10.03
266-361-37	UBP-1	2.35	See Table 10.03 ( <i>Developed at time of Plan approval</i> )
266-361-38	UBP-1	2.55	See Table 10.03 ( <i>Developed at time of Plan approval</i> )
266-361-39	UBP-1	2.18	See Table 10.03
266-361-40	UBP-1	0.81	See Table 10.03
266-361-41	UBP-1	0.96	See Table 10.03
266-361-49	UBP-1	0.71	See Table 10.03
266-361-50	UBP-1	0.72	See Table 10.03
266-361-51	UBP-1	0.79	See Table 10.03
266-361-52	UBP-1	0.82	See Table 10.03
266-361-53	UBP-1	0.83	See Table 10.03
266-361-54	UBP-1	0.89	See Table 10.03
266-361-55	UBP-1	0.89	See Table 10.03
266-361-56	UBP-1	0.96	See Table 10.03
266-361-57	UBP-1	0.96	See Table 10.03 ( <i>Developed at time of Plan approval</i> )
266-361-58	UBP-1	1.40	See Table 10.03
266-361-59	UBP-1	1.37	See Table 10.03 ( <i>Developed at time of Plan approval</i> )
266-361-60	UBP-2	5.84	See Table 10.03
266-361-61	UBP-1	1.40	See Table 10.03
266-361-62	UBP-1	1.42	See Table 10.03
266-361-63	UBP-1	1.09	See Table 10.03
266-361-64	UBP-1	0.90	See Table 10.03
266-361-65	UBP-1	0.87	See Table 10.03
266-361-66	UBP-1	0.87	See Table 10.03
266-361-67	UBP-1	0.81	See Table 10.03
266-361-68	UBP-1	0.81	See Table 10.03
266-361-14	UBP-2	5.66	See Table 10.03
266-361-15	UBP-2	0.82	See 4.U.2 for details of preferred use(s).
266-361-16	UBP-2	0.85	See 4.U.2 for details of preferred use(s).
266-361-17	UBP-2	0.97	See 4.U.3 for details of preferred use(s).
266-361-18	UBP-2	1.00	See 4.U.4 for details of preferred use(s).
266-361-92	UBP-2	4.20	See 4.U.5 for details of preferred use(s).

Assessor's Parcel Number 266-361-34 (also shown as Parcel 11 on the Land Use Plan Map) may contain a multi-screen theater complex with up to 15 individual screens and not greater than 60,000 square feet. One freeway oriented marquee sign listing names of movies currently being shown shall be permitted to be placed on a wall facing the Interstate 215 right-of-way. Said sign shall be a maximum of 125 square feet in area and shall be placed no higher than the eave of the structure. One monument sign with a maximum height of 8 feet from ground level may be placed along the Gannett Drive frontage. No other monument or pole sign may be permitted. Parking area shall be located on the opposite side of the main building as the Interstate 215 right-of-way, with the building, landscaping and berming situated such that visibility of the parking area is screened as much as possible. No parking shall be permitted along the street frontage surrounding the site. All other Development Code requirements apply. In lieu of this preferred use or uses, any other permitted use (as determined by Table 10.03) may be developed.

- 1) Assessor's Parcel Numbers 266-361-16 and 266-361-17 (also shown as Parcels 3 and 4 on the Land Use Plan Map) will each contain fast food restaurants with drive-up windows. The gross floor area of each shall not exceed 2,500 square feet. On-site traffic circulation and stacking lane for the drive-up window is subject to review and approval by the City. One monument sign per parcel with a maximum height of eight feet from ground level may be placed along the Hallmark Parkway frontage. No other monument or pole sign may be permitted. All other Development Code requirements shall also apply. In lieu of this preferred use or uses, any other permitted use (as determined by Table 10.03) may be developed.
- 2) Assessor's Parcel number 266-361-18 (also shown as Parcel 5 on the Land Use Plan Map) may contain a freeway oriented, self-service, 24-hour gasoline station with ancillary mini-market. The facility will have no less than 12 gasoline dispensing pumps for autos and/or trucks and 18 parking spaces. The mini-market will not exceed a gross floor area of 5,000 square feet. The sale of alcoholic beverages for off-premise consumption will be permitted. One monument sign with a maximum height of 8 feet from ground level may be placed along the Hallmark Parkway frontage. No other monument or pole sign may be permitted on this parcel. However, the tenant for this parcel may utilize the Park's existing freeway oriented sign. All other Development Code requirements shall also apply. In lieu of this preferred use or uses, any other permitted use (as determined by Table 10.03) may be developed.
- 3) Assessor's Parcel Number 266-361-92 (also shown as Parcel 56 on the Land Use Plan Map) may contain a motel with up to 150 units and a maximum height of two stories. The motel shall provide a swimming pool, spa and at least one conference room that is available to the community for various meetings, etc. To comply with the City's Freeway Corridor Overlay, the structure shall be located at least 50 feet from the Interstate 215 right-of-way. Parking may be located within this setback area, but the first 25 feet from the right-of-way line shall be landscaped. Any elevations of the structure facing the Interstate right-of-way shall be designed to be an integrated part of the architectural theme.

The parcel may also contain a restaurant with a maximum of 5,000 square feet of gross floor area and/or a full service car care center including washing and detailing. These uses shall be located to the west of the motel use described above. The car center may include the sale of auto accessories and gasoline, minor auto maintenance services and a tune-up shop. No heavy or major mechanical work or auto painting shall be permitted. One monument sign with a maximum height of 8 feet from ground level may be placed along the Hallmark Parkway frontage. The sign shall identify the use or uses available on the site. No other monument or pole sign may be permitted. All other Development Code requirements shall also apply. In lieu of these preferred uses, any other permitted use (as determined by Table 10.03) may be developed.

- 4) Assessor's Parcel Number 266-361-15 (also shown as Parcel 2 on the Land Use Plan Map) may contain a full service restaurant. The gross floor area shall not exceed 5,500 square feet. One monument sign with a maximum height of 8 feet from ground level may be placed along the Hallmark Parkway frontage. The sign shall identify the use or uses available on the site. No other monument or pole sign may be permitted. All other Development Code requirements shall also apply. In lieu of this preferred use, any other permitted use (as determined by Table 10.03) may be developed.
- V. A graphic illustration of the locations of the sub-areas designated for land use purposes is shown on the Land Use Plan Map.
- W. Landscaping in this area shall be installed in a manner consistent with Chapter 19.26, Landscaping Standards, of this Development Code.

**5. Specific Plan No. 90-01, CalMat Cajon Creek**

This Specific Plan district is intended to provide for the development of industrial light, industrial heavy, industrial extractive and open space uses with mining-related interim uses within the CalMat Cajon Creek Specific Plan Area and to provide employment opportunities within the CalMat Cajon Creek Specific Plan area for existing and future residents of the City and those of adjacent communities. The CalMat Cajon Creek Specific Plan establishes zones, permitted uses, development standards and design guidelines for the Specific Plan area and is incorporated herein by reference. (MC 874 6/2/93)

**6. Specific Plan No. 95-01, San Bernardino International Trade Center**

This Specific Plan district is intended to provide for zones and development standards which are compatible with the development goals of the International Trade Center Specific Plan and the surrounding community. It provides a variety of land use districts which will help stimulate business development and job growth within and around the Specific Plan. The Plan establishes zones, permitted uses, development standards and design guidelines which will provide compatibility between different types of development and land uses and is incorporated herein by reference. (MC 962 3/18/96)

**7. Specific Plan No. 07-01, University Hills Specific Plan**

This Specific Plan district is intended to provide for land use districts and development standards which are compatible with the development goals of the University Hills Specific Plan. It provides a range of residential land use districts which will create a cohesive residential master planned community. The Plan establishes land use districts, permitted uses, development standards and design guidelines which will provide compatibility between different types of development and land uses, and is incorporated herein by reference. (MC 1291 12/1/08)

**19.10.040 APPLICABLE REGULATIONS**

All uses shall be subject to the applicable regulations of this Development Code, including, but not limited to, Article IV, Administration provisions.