

CHAPTER 19.13 CCS (CENTRAL CITY SOUTH) ZONES

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19.13.010 PURPOSE

The purpose of this zone is to provide the basis for a cohesive, functional, and economically productive environment.

19.13.020 APPLICABILITY

The CCS (Central City South) Zones include an area bounded by the centerline of Rialto Avenue on the north, the centerline of Inland Center Drive on the south, the centerline of "E" Street on the east, and the east right-of-way of the I-215 freeway on the west.

19.13.030 ESTABLISHMENT OF ZONES

The following zones and their general description and location are as follows: (MC 1393 12/2/13)

1. **CCS-1**: General retail-type uses are permitted. The zone is generally between "E" Street and the I-215 Freeway, and between Inland Center Drive and Rialto Avenue.
2. **CCS-2**: Limited manufacturing, warehousing, research and development, and service commercial (including auto repair) uses are permitted. The zone is located on the north side of the intersection of Mill and "G" Streets.
3. **CCS-3**: The flood control channel which flows through Central City South.

19.13.040 DEVELOPMENT STANDARDS

The following development standards shall apply:

1. **LANDSCAPING**

All development in the CCS zones is subject to Chapter 19.28 (Landscaping Standards) of this Development Code. The Parks Department shall refer to the "Landscape Palette" contained in the Central City South Design Guidelines for appropriate plant materials when reviewing for approval of any landscape plans.

2. PARKING AND LOADING

All development in the CCS zones is subject to Chapter 19.24 (Off-Street Parking Standards) and Chapter 19.26 (Off-Street Loading Standards) of this Development Code.

3. SIGNS

All development in the CCS zones shall be subject to Chapter 19.22 (Sign Standards) of this Development Code. Table 22.02(C) is applicable.

4. STANDARDS

A. CCS-1 ZONE

1. Maximum non-retail building frontage along "E" Street shall be 25% of each parcel.
2. Building height – maximum 2 stories (30 feet).
3. "E" Street front setback – 30 feet from curb face.
4. Minimum lot size for new subdivisions – 10,000 square feet.
5. In addition to these standards, the standards and guidelines contained in Chapter 19.06 (Commercial Zones) of this Development Code are applicable to all development and uses in the CCS-1 subzone.
6. Parcels located on the west boundary of the CCS zone which are also in the FC (Freeway Corridor Overlay) zones shall be subject to Chapter 19.14.
7. Should any standards conflict, the more restrictive shall apply.

B. CCS-2 ZONE

Uses and development in the CCS-2 zone are subject to the standards and guidelines contained in Chapters 19.06 and 19.08 (Commercial and Industrial Zones) of this Development Code, with a minimum lot size for new subdivisions of 1 acre and a height limitation of a maximum of 2 stories or 50 feet.

C. CCS-3 ZONE

This subzone is governed by Chapter 19.10 (Public Flood Control Zone) of this Development Code.

19.13.050 USES PERMITTED

Uses listed under each zone shown in Table 06.01, Commercial and Industrial Zones, List of Permitted Uses, are permitted with a Conditional Use or Development Permit.