

# Norco Auto Mall Specific Plan

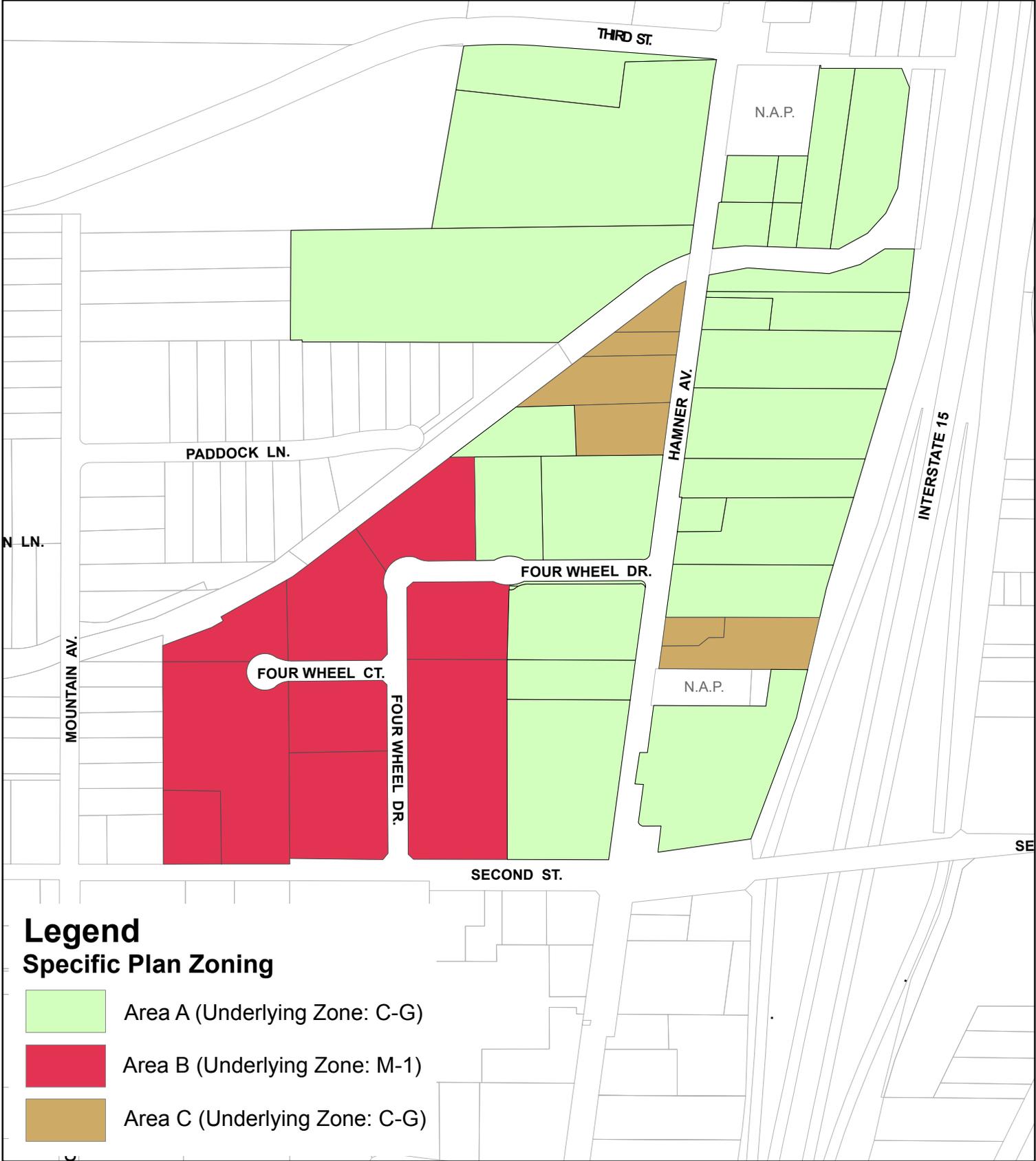


EXHIBIT I  
(SPECIFIC PLAN 85-1, AMENDMENT #4)

70 Permitted Uses

Prior to the issuance of a building permit or new business license, the Community Redevelopment Agency shall review the request to determine if there is a need for such use and if it is compatible with the purpose of the project. If such findings cannot be made, the requested building permit or new business license shall be denied. Furthermore notwithstanding the uses permitted in the zone district, the uses in specific Plan One are limited to the following as located in the subarea noted on the Location Map, Exhibit A.

- (1) Area A:
- (a) New automobile dealerships and accessory uses as an integral part of the operation of a new automobile dealership.
  - (b) Other uses as permitted by the underlying zone may be allowed upon approval of a Conditional Use Permit (CUP). Such a permit may be granted where the proposed use is similar and compatible with the permitted uses, there is reasonable assurance that the use will be economically viable, and will not materially adversely affect the goals, objects and purpose of Specific Plan One.
- (2) Area B:
- (a) Uses permitted in Area A.
  - (b) Other vehicle sales.
  - (c) Vehicle repair. Subject to the following limitations:
    - (i) All mechanical repair and body repair, upholstery, etc. of vehicle shall be conducted within the confines of a building.
    - (ii) All vehicle painting shall be conducted within a specifically designed paint booth.
    - (iii) All performance standards contained in the Norco Municipal Code and Noise Element of the General Plan shall be met.
  - (d) Vehicle parts and supplies.
  - (e) Vehicle renting.
  - (f) Machine shop and tooling for vehicle repair services.
  - (g) Testing and diagnostic labs.
  - (h) Vehicle washing.
  - (i) Vehicle storage areas (exclusive of impound yards).

(j) Service station meeting all requirements of Chapter 18.33 of the Norco Zone Code.

(3)

Area C:

- (a) Uses permitted in Areas A and B.
- (b) Service related: financial institutions, barbershops and beauty shops, clothes cleaners and other services related to employees or customers within the Auto Mall.
- (c) Food related: restaurants, delicatessen, ice cream parlors, mini market and other related food services, finance, banks.
- (d) Office related: accounting, attorney at law, auditing, bookkeeping, collection agencies, credit services, data processing services, financial institutions, insurance, photographic services, tax consultation, and other office uses related to the needs of the Auto Mall.

(4)

Existing Uses and Structures:

All uses, including vehicle wrecking, dismantling, salvaging or the selling of used vehicles and parts, legally existing in this project area prior to the adoption date of this Specific Plan, and not specifically listed above as a permitted use are considered nonconforming. Nonconforming uses and structures may be subject to acquisition and relocation for the purpose of providing for those uses listed in Area A and B and carrying out the purpose of the Specific Plan.

(5)

Temporary uses:

Any uses of a temporary nature and not involving construction of substantial or permanent improvements may be permitted at any location within the project area for a period not to exceed three months if approved per the Special Use Permit provisions and the Community Redevelopment Agency.

upholstering, etc. of vehicle shall be conducted within the confines of a building.

(b) All vehicle painting shall be conducted within a specifically designed paint booth.

(c) All performance standards contained in the Norco Municipal Code and Noise Element of the General Plan shall be met.

(6) Existing uses and structures:

All uses, including vehicle wrecking, dismantling, salvaging or the selling of used vehicles and parts, existing in this project area prior to the adoption date of this Specific Plan, and not specifically listed above as a permitted use are considered nonconforming. Nonconforming uses in Area A may be changed to another nonconforming use provided the new use is permitted in the underlying zone. Furthermore, structures housing nonconforming uses in Area "A" may be remodeled including increasing existing floor area, provided that the Redevelopment Agency successfully negotiates an option agreement to purchase the property at fair-market value without such improvements if such structure modification is deemed by the Agency to increase the value of the property. If such action is found necessary by the Agency, the cost of appraisal to establish current value, agreement preparation, and recordation shall be borne by the seller. Adjustments to the fair-market value established at the time of entering into such agreement will be based on a mutually agreeable economic indicator. All changes of use on existing sites in Areas B & C must be consistent with the uses listed in