

DEVELOPMENT REGULATIONS

4.0

4.0 DEVELOPMENT REGULATIONS

4.1 Introduction

The following Development Regulations implement the Gateway Specific Plan. The regulations are adopted by Ordinance pursuant to Article 8, Authority for Scope of Specific Plans, of the Planning and Government Code in compliance with Sections 65450 and 65503 of the Government Code. Land Use districts for regulatory purposes are shown on Exhibit 29.

4.1.1 Relationship to Other Regulations

The Plan will contain most of the information needed to guide the development of a particular parcel within the Project Area. However, areas not specifically covered by this Plan will continue to be governed by existing City regulations, and no provision of this Plan is intended to repeal, abrogate, annul, impair, or interfere with any existing City ordinance except as it specifically repealed by adoption of this Plan.

4.1.2 Conflict with Other Regulations

Whenever the provisions of this Plan impose more restrictive regulations or otherwise establish more restrictive regulations than are imposed or required by any other City ordinance, code or regulations, the provision of this Plan shall govern.

4.1.3 Relationship to the Norco Municipal Code

This Plan augments the development regulations and standards of the Norco Municipal Code. When an issue, condition, or situation occurs which is not covered or provided for in this Plan, the regulations of the Municipal Code that are most applicable to the issue, condition, or situation shall apply. In the event that the provisions of this Plan are in conflict with the Municipal Code, the provisions of the Plan shall prevail.

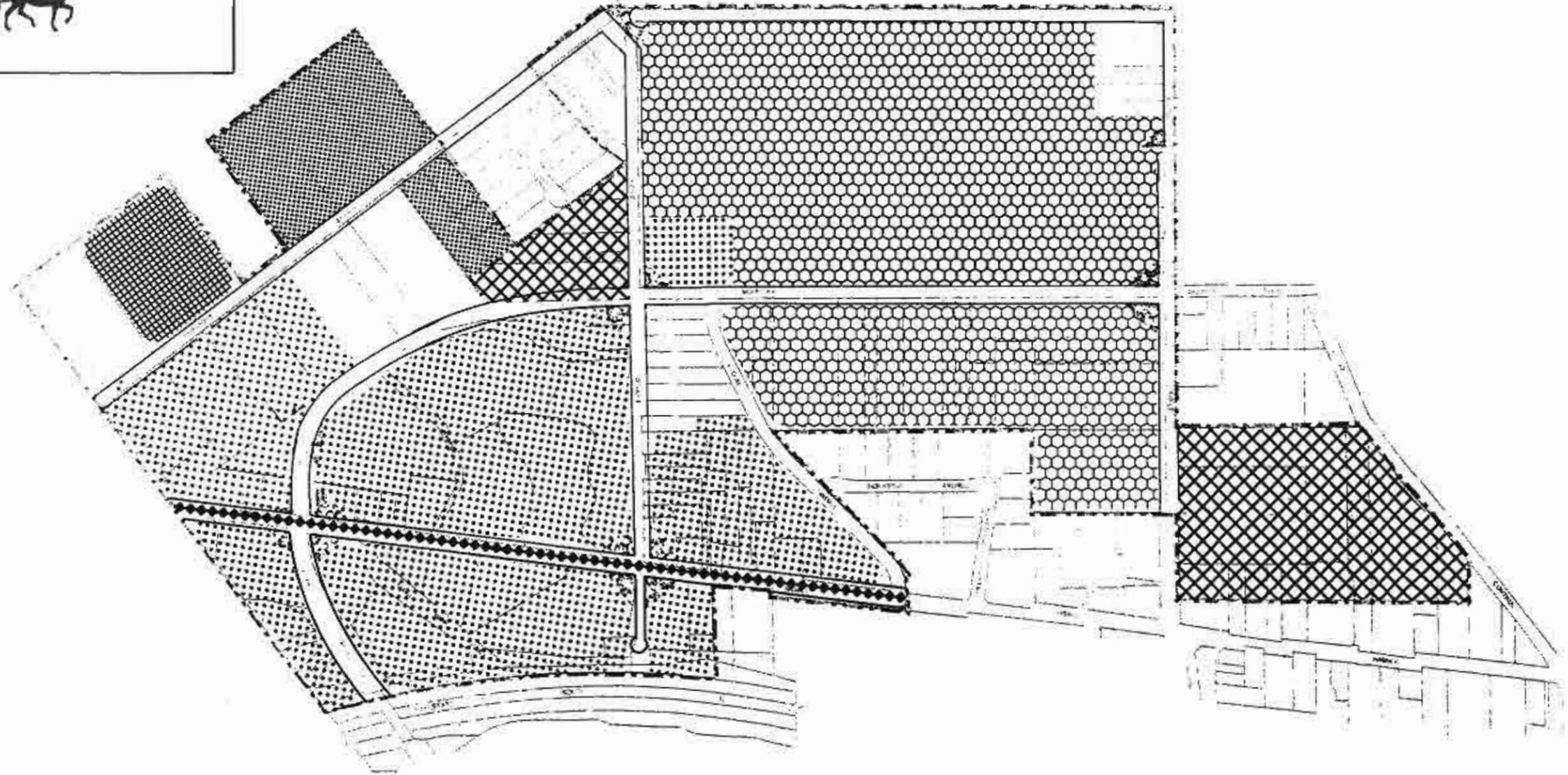
4.1.4 Enforcement

The Planning Director or his/her designee shall enforce provisions of this Plan and all applicable codes of all governmental agencies and jurisdictions in such matters including, but not limited to, building, mechanical, fire and electrical codes, codes pertaining to drainage, waste water, public utilities, subdivisions and grading.

4.1.5 Definitions

Words, phrases and terms not specifically defined herein shall have the same definition as provided in the Municipal Code.

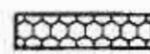
Gateway Specific Plan

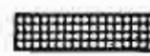


LAND USE DISTRICTS

LEGEND

 Commercial District

 Industrial District

 Office Park District

 Residential District

 Landscape Feature

 Landscaped Median

 Maintain/Upgrade Existing Uses

 NOT A PART



SCALE 0 300 600 feet

4.1.6 Severability

If any regulation, condition, program or portion thereof of this Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions.

4.1.7 Interpretation

The Planning Commission shall have the responsibility to interpret the provisions of the Plan. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the City Council.

4.1.8 Ambiguities

Unless otherwise provided, any ambiguity concerning the content or application of the Gateway Specific Plan shall be interpreted by the Planning Commission.

4.1.9 Agreements

The provisions of this Plan are not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Plan.

4.1.10 Public Hearing and Notification

All public hearing and notification requirements of the California Public Resources Code shall apply to the development within the Gateway Specific Plan Project Area.

4.2 General Purpose

The development regulations found in this Specific Plan provide the standards, criteria and procedures necessary to achieve the following objectives:

- a. Implement the provisions and policies of the Norco General Plan.
- b. Provide maximum opportunities for innovative Project Area design and site planning.
- c. Improve the visual image, economic well-being and overall integrity of the Gateway Specific Plan Project Area.

4.3 Application

- a. These development regulations shall be applied only in the Gateway Specific Plan Project Area.
- b. If any portion of these regulations are, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decisions shall not affect the validity of the remaining portions thereof. The City Council hereby declares that it would have enacted these regulations and each portion thereof, irrespective of the fact that any one or more portions be declared invalid or ineffective.
- c. Terms used in these regulations shall have the same definitions as given in the City of Norco Municipal Code.

4.4 General Provisions

- a. All construction and development within the Specific Plan Project Area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, grading and excavation code and the Subdivision Codes, as currently adopted by the City of Norco. In case of a conflict between the specific provisions of any such code and this Specific Plan, the provision which serves best to insure public safety and Project Area integrity shall apply. The Planning Director shall resolve any conflict by written determination in a manner consistent with the goals and policies of this Specific Plan.
- b. The setback requirements are as specified by each district of this Specific Plan. All setbacks shall be determined as the perpendicular distance from the existing street right-of-way line, or property line, to the foundation point of the closest structure.
- c. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or to be clearly understandable, those regulations of the Norco Municipal Code that are applicable for the most similar issue, condition or situation shall be used by the Planning Commission as guidelines to resolve the unclear issue, condition, or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Norco Municipal Code.
- d. This Specific Plan may be amended by the same procedure as it was originally adopted. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. An amendment may be initiated by the City Council or the Planning Commission. Any such amendment requested by a property owner shall be subject to the fee schedule adopted by the City Council.
- e. Whenever a use has not specifically been listed as being a permitted use in a particular District Use classification within the Specific Plan Project Area, it shall be the duty of

the Planning Commission to determine if said use is (1) consistent with the intent of the use district and (2) the said use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the City Council.

- f. Automotive vehicles or trailers of any kind or type without current license plates that have been abandoned shall not be parked or stored on any property within the Project Area unless it is in a completely enclosed building or within a completely screened enclosure. However, in no case shall future auto dismantling operations, except as required for the permitted repair of automobiles within specific zones, be allowed in the Project Area.

4.5 Non-conforming Uses of Land

Where at the time of passage of this Specific Plan lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, and where such use may be continued so long as it remains otherwise lawful, provided:

- a. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan unless approved by a conditional use permit;
- b. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan unless approved by C.U.P.;
- c. If any such non-conforming use of land ceases for any reason for a period of more than 360 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located;
- d. Additional buildings may be erected in connection with such non-conformity use of land if less than 10 percent of market value of total improvement on land. Additional buildings may be erected by C.U.P. if over ten percent of M. V.
- e. Submittal for C.U.P shall be considered a minor application with appropriate fee as determined by City Council.

4.6 Non-conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains in the same use and is otherwise lawful, subject to the following provisions:

- a. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity;
- b. Should such non-conforming structure or non-conforming portion of a structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, as determined by the City building officials, it shall not be reconstructed except in conformity with the provision of this Specific Plan;
- c. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

4.6.1 Residential Transition Overlay Zone

Residential properties located within the Project Area shall be within the Residential Transition Overlay Zone. This zone allows the residential property owner greater flexibility in the use of his/her property than would typically be allowed for legal non-conforming land uses. Residential property owners within this zone may make improvements to, or construct new improvements upon the property, in conjunction with the existing residential use.

1. Enlarge or alter main dwelling units to an extent of not more than 25 percent of existing floor area;
2. Enlarge, alter or new construction of accessory structures.
3. Should a non-conforming structure be involuntarily destroyed to any extent, including total destruction, it may be rebuilt to the identical use and original floor area, providing design guidelines contained herein shall be respected, and further provided that onsite parking be replaced at the ratio existing at the time of such destruction.

Residential properties along the north side of First Street shall retain their present zoning classification of "A-1-20". The area shall be designated as a future commercial zone and upon application of the property owners, representing two-thirds (2/3) of the area, the City will process a zone change. The City shall process the zone change at no cost to the property owners; the City will not process or consider any zone changes on a "piece by piece" basis, without processing fees being paid.

4.7 Undergrounding of Utilities

All electrical, telephone, CATV and similar service wires and cables, which provide direct service to the property being developed within the exterior boundary lines of such property, shall be installed underground whenever possible. Each new development must underground utilities or prove to the City Engineer's satisfaction that undergrounding cannot be accomplished. Risers on poles and buildings are permitted and shall be provided by the developer or owner onto the pole which provides service to said property. The developer or owner is responsible for complying with the requirements of this section and shall make the necessary arrangements with the utility companies for the installation of such facilities.

For the purpose of this section, appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed above ground provided such appurtenances and associated equipment are screened from view.

4.8 Property Maintenance

Property shall be maintained in acceptable visual condition. This includes irrigation, seeding, pruning and necessary replanting of landscaped areas; removal of trash, discarded materials and equipment; removal of boats, trailers or other vehicles either unrelated to the on-site business or in a deteriorated or incomplete condition; removal of containers or shipping materials after their function is accomplished; and painting or appropriate preservation of building facades and walls. A landscape maintenance district shall be formed within the Project Area to insure adequate maintenance of roadway landscape features as shown on the Conceptual Development Plan contained in the back pocket of this document.

4.9 Future CEQA Compliance

A program environmental impact report has been prepared and certified as adequate and complete for this Specific Plan; proposed development projects consistent with this Specific Plan shall, in most cases, be required only to reference the existing EIR. If localized impacts or changes are discovered in the process, they shall be addressed by means of a mitigated negative declaration or supplemental environmental impact report pursuant to Sections 15162 and 15163 of CEQA.

4.10 Land Use

The four primary land use districts permitted within the Project Area are listed below. Each district is further described by recommended specific land use categories. Refer to Exhibit 29 to determine the boundaries of each category.

Primary Land Use Districts

Residential District

Commercial

Office Park District

Industrial District

4.10.1 Primary Districts

4.10.1.1 Residential District

The residential district in the Gateway Specific Plan will consist of low density housing (A-1-20 and A-1-40). Most of the proposed housing will be located along Parkridge Avenue south of First Street. To a lesser extent housing is also proposed along Second Street near Mountain Avenue. Development shall be governed by requirements of underlying zone.

4.10.1.2 Commercial District

The Commercial District is intended to facilitate the development of underutilized and vacant parcels of land within the Project Area in such a way that they will contribute to the economic development of the City. The Gateway Specific Plan Project Area, because of its location to major roadways, the Norco Auto Mall and the Second Street/I-15 on/off ramp, and because of the availability of significant amounts of vacant and recyclable land, will become the primary commercial area within Norco.

a. Principle Uses Permitted

See Appendix C, Permitted and Conditionally Permitted Uses.

b. Limitations on Permitted Uses

Every use permitted in the Commercial District shall be subject to the following conditions and limitations.

- 1) No operations and uses conducted on the premises shall be offensive by reason of noise, dust, mud, odor, smoke, vibrations or other similar causes; and
- 2) All uses in the Commercial District shall be conducted completely within a fully enclosed building except:
 - a. Recreational activities customarily conducted in the open;
 - b. Exterior storage with the approval of a conditional use permit;
 - c. Outdoor dining areas; and
 - d. Surface parking lots.

- 3) All uses in the Commercial District shall comply with all other applicable City, County, State and Federal laws and regulations.
- 4) No automobile dismantling businesses are allowed in this district except as required for the permitted repair of automobiles within specific zones.
- 5) Small auto service and repair uses with up to four (4) service bays are permitted within the auto related commercial designation. Small auto service and repair uses with up to two (2) service bays are permitted within the Highway Oriented Commercial designation. Projects proposing a greater number of bays shall be referred to the Planning Commission for consideration in the form of a conditional use permit.

c. Permitted Accessory Uses

The following uses are permitted in the Commercial District when developed and used in conjunction with one or more of the principal permitted uses.

- 1) Employee recreation facilities and play areas;
- 2) Retail sales and services;
- 3) Permitted wholesale sales and services ("willcall" types of business)
- 4) Surface parking lots.

d. Site Development Standards

Any "integrated" commercial center(s) shall be exempt from lot size and frontage requirements; said centers shall be subject to discretionary actions of the Planning Commission.

1) Lot Area

Every lot in the Commercial District shall be a minimum of 13,125 square feet and have a minimum frontage on a dedicated street of 75 feet.

2) Height

No building or structure within the Commercial District shall exceed a height of 35 feet. Buildings utilizing a parapet wall in order to hide rooftop equipment or buildings incorporating rooftop architectural features shall not exceed 50 feet at the highest point. Building heights may be increased through the provision of a conditional use permit at the discretion of the City's Planning Commission.

3) Front Yard Setback Requirements

When no front yard parking is included within the site plan a 25 foot minimum, suitably landscaped setback shall be provided. When front yard parking is included within the site plan a 60 foot minimum setback shall be provided; this setback shall include a fifteen (15) foot minimum, suitably landscaped area along the lot frontage.

4) Side Yard Setback Requirements

No side yard setback is required unless the following condition exist:

- a. Such yard abuts a dedicated street, in which case a fifteen (15) foot minimum, suitably landscaped setback shall be provided. Refer to Sub-section (d)(3) (Front Yard Setback Requirements), if parking facilities are located in the side yard setback.

5) Rear Yard Setback Requirements

No rear yard setback is required, unless such rear yard abuts a dedicated street in which case a fifteen (15) foot minimum, suitably landscaped setback is required.

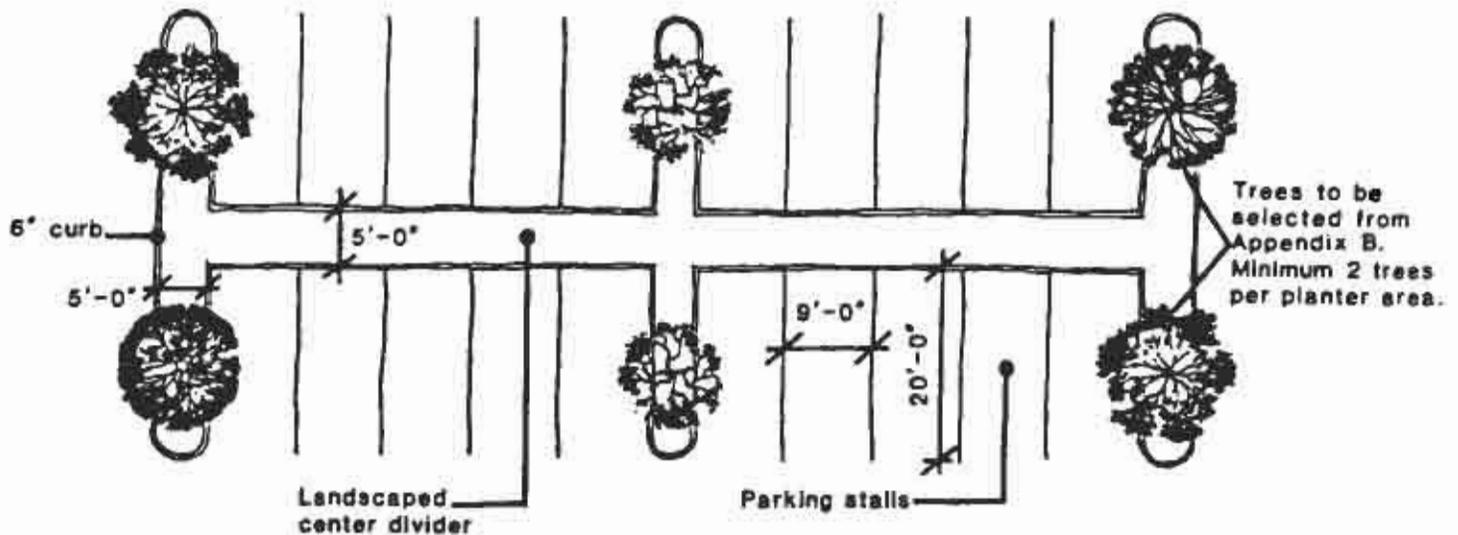
e. Landscape Requirements

1) In the Commercial District, landscape requirements shall be as follows:

- a) Landscaping for the purpose of this chapter shall consist of trees, shrubs, vines, annual and perennial flowers, ground coverings or any combination thereof. Drought tolerant

species shall be used whenever feasible. A recommended plant palette is included in Appendix B of this Plan.

- b) A minimum of 15 percent of the total of any development site shall be devoted to landscaping which includes all landscaped setbacks. One-third of the required landscaping shall be within parking lot areas.
- c) All landscaped areas shall be provided with permanent watering facilities.
- d) All landscaped areas shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
- e) Landscape design shall include a variety of open space areas, utilizing earth mounds of variable heights where feasible with a variegated grouping pattern of trees, shrubs and groundcover.
- f) Within vehicle parking and outdoor display areas the design guidelines shown below are recommended. However, these guidelines are not intended to prohibit flexibility in creating various shapes (circular, triangular) or varying sizes. Reference Section 4.11, Parking Requirements, for general parking stall design provisions.



Vehicle Parking Stall Design

4.10.1.3 Office Park District

The Office Park District is intended to serve local and sub-regional office and office park needs. This district provides for the development of garden office, single occupant office and ancillary uses.

The District is intended to accommodate professional/administrative office and personnel services. Typically, uses consist of executive, management, administrative, or clerical uses including the establishment of branch offices, data processing centers and the provision of consultation establishments of a professional nature. Additional office land uses consist of activities which cater to business support and personal services. Uses typically include medical and health care clinics, travel agencies, insurance agencies, copy centers, and other like land uses.

a. Principal Uses Permitted

See Appendix C, Permitted and Conditionally Permitted Uses.

b. Limitation on Permitted Uses

Every use permitted in the Office Park District shall be subject to the following conditions and limitations:

1. All uses in the Office Park District shall be conducted completely within a fully enclosed building except:
 - a. Recreational facilities customarily conducted in the open;
 - b. Exterior storage provided that it is completely surrounded by a masonry wall at least seven feet in height;
 - c. Outdoor dining areas and employee parking; and,
 - d. Surface parking lots.
2. All uses in the Office Park District shall comply with all other applicable City, County, State and Federal laws and regulations.

c. Permitted Accessory Uses

The following uses are permitted in the Office Park District when developed and used in conjunction with one or more of the principal permitted uses.

1. Surface parking lots
2. Eating establishments; no bars or lounges are permitted

d. Site Development Standards

Any "integrated" office park(s) shall be exempt from lot size and frontage requirements; said office parks shall be subject to discretionary actions of the Planning Commission.

1. Lot area

Every lot in the Office Park District shall be a minimum of 13,125 square feet. Minimum width shall be 75 feet; minimum depth shall be 175.

2. Building Height

No building or structure within the Office Park District shall exceed a height of two stories or 35 feet. Buildings utilizing a parapet wall in order to hide rooftop equipment, or buildings incorporating rooftop architectural features shall not

exceed 50 feet at the highest point. The following exception is applicable to that area designated as Office Park located northeast of Parkridge Avenue and southeast of the Three Bar Lane residential area:

The building height limitation shall be one (1) story or twenty (20) feet.

3. **Front Yard Setback Requirements**

In the Office Park District the front yard setback shall not be less than fifteen (15) feet from the Parkridge Avenue right-of-way; this setback shall be fully landscaped.

The front yard setback shall not be less than twelve (12) feet from the right-of-way of all other streets; this area shall be fully landscaped.

4. **Side Yard and Rear Yard Setback Requirements**

There shall be no requirement, except where any rear yard is provided, there shall also be provided a side yard of twelve (12) feet on at least one side of the lot, or a recorded vehicular access easement from a public street to said rear yard.

e. **Landscape Requirements**

1. In the Office Park District, landscaping requirements shall be as follows:

- a. Landscaping for the purpose of this section shall consist of trees, shrubs, vines, annual and perennial flowers, ground coverings or any combination thereof. Drought tolerant species shall be used whenever feasible. A recommended plant palette is included in Appendix B of this Plan.
- b. A minimum of 15 percent of the total of any development site shall be devoted to landscaping which includes all landscaped setback areas. One-third of the required landscaping shall be within parking lot areas.
- c. All landscaped areas shall be provided with permanent watering facilities.
- d. All landscaped areas shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
- e. Landscape design shall include a variety of open space areas, utilizing earth mounds of variable heights where feasible with a variegated grouping pattern of trees, shrubs and groundcover.

- f. Within vehicle parking areas, standards as required in Section 4.10.1.2 (e)(1)(f) shall be applicable.

4.10.1.4 Industrial District

The Industrial District is intended to facilitate the economic development of the City by creating an expanded employment base. This District provides for the development of light industrial land uses which generally includes research & development facilities, light manufacturing activities, custom manufacturing, assembly, fabrication and wholesaling with related office and administrative functions.

- a. Principal Uses Permitted

See Appendix C, Permitted and Conditionally Permitted Uses.

- b. Limitations on Permitted Uses

Every use permitted in the Industrial District shall be subject to the following conditions and limitations:

- 1) No operations and uses conducted on the premises shall be objectionable by reason of noise, dust, mud, odor, smoke, vibrations or other similar causes; and
- 2) All uses in the Industrial District shall be conducted completely within a fully enclosed building except:
 - a) Recreational facilities customarily conducted in the open;
 - b) Exterior storage provided that is completely surrounded by a masonry wall at least seven feet in height;
 - c) Outdoor dining areas and employee parking; and,
 - d) Surface parking lots.
- 3) No automobile dismantling businesses are allowed in this district.
- 4) Small professional offices up to 15,000 square feet in floor area may be the principal permitted use except that, in conjunction with a permitted manufacturing, light industrial, warehousing, distribution, light assembly, processing or mixed use the size may be greater.

c. Permitted Accessory Uses

The following uses are permitted in the Industrial District when developed and used in conjunction with one or more of the principal permitted uses.

- 1) Employee recreation facilities and play areas.
- 2) Wholesale sales and distribution.
- 3) Surface parking lots.
- 4) Open storage incidental to a principal use provided the storage is screened from public view by a solid masonry or stucco stud wall of one color to be not less than seven feet in height. Such storage shall not be stacked above the height of the wall and shall not be located within the required parking area.

d. Site Development Standards

Any "integrated" industrial center(s) shall be exempt from lot size and frontage requirements; said centers shall be subject to the discretionary actions of the Planning Commission.

1) Lot Area

Every lot in the Industrial District shall be a minimum of 43,560 square feet (1.0 acre). Minimum width shall be 125 feet; minimum depth shall be 250 feet.

2) Building Height

No building or structure within the Industrial District shall exceed a height of 35 feet, however that building utilizing a parapet wall in order to hide rooftop equipment shall not exceed 40 feet. For buildings located within 75 feet of Pacific Avenue right-of-way, a one (1) story or twenty (20) feet building height limitation shall apply.

3) Front Yard Setback Requirements

In the Industrial District the front yard setback shall not be less than fifteen (15) feet from the street right-of-way. These setbacks shall be fully landscaped and maintained in accordance with sub-section (e) Landscape Requirements. No parking shall be allowed in this setback area. The following exception is applicable:

- a. All front yard setbacks abutting Second Street between Mountain Avenue and Pacific Avenue, shall not be less than 25 feet. No parking shall be allowed in this setback area. These setbacks shall be fully landscaped and maintained in accordance with sub-section (e), (Landscape Requirements).

4) Side Yard Setback Requirements

No side yard setback is required unless one of the following conditions exist, in which case the stated setback requirement shall be applicable:

- a) Such side yard abuts one of the following dedicated roadways:

<u>Street</u>	<u>Setback</u>
Pacific Avenue	Fifty (50) feet minimum
Second Street, between Mountain and Pacific Avenues	Twenty (20) feet minimum (fully landscaped)
First Street	Twenty (20) feet minimum (fully landscaped)

- b) Such side yard abuts any other dedicated street in which case a ten (10) foot suitably landscaped setback is required.
- c) Where the abutting property on the side yard is in another district in which case a minimum fifteen (15) foot suitably landscaped setback is required. Landscaped setback shall include a minimum seven (7) foot high masonry wall; location of this wall shall be approved by the City Planning Department. No parking shall be allowed in this setback.

5) Rear Yard Setback Requirements

No rear yard setback is required, unless the abutting property is in a different district or adjacent to a dedicated street in which case an minimum fifteen (15) foot suitably landscaped setback is required. Landscaped setback shall include a seven (7) foot high masonry wall; location of this wall shall be approved by the City Planning Department. For property abutting Pacific Avenue, a fifty (50) foot setback is required with at least five (5) feet of landscaping adjacent to the right-of-way.

6) Yard Area

Where two or more legally established building sites at the time of adoption of these regulations are combined into one site, the minimum yard area for the new

site shall be the aggregate of yard areas that would have been required for each of the original sites under these regulations.

g. Landscape Requirements

- 1) In the Industrial District, landscaping requirements shall be as follows:
 - a) In the front yard setback, an at-grade or raised landscape planter shall be employed except in front yard setbacks fronting First or Second Street, between Mountain Avenue and Pacific Avenue, where the planting areas shall consist of undulating earth berms not less than 42" in height. A permanent drought tolerant ground cover such as turf, ivy or gazania, and trees are the basic planting materials recommended. At a minimum, one (1) 15 gallon tree shall be provided for every 25 feet of lot frontage on a dedicated street. Tree groupings shall be informal. A recommended plant palette is included as Appendix B of this Plan.
 - b) Landscaping is not required in side yard setbacks unless the side yard abuts a dedicated street or abuts a different zoning district.
 - c) Landscaping for the purpose of this chapter shall consist of trees, shrubs, vines, annual and perennial flowers, ground cover or any combination thereof. Drought tolerant species shall be used whenever feasible.
 - d) A minimum of 15 percent of the total of any development site shall be devoted to landscaping which includes all landscaped setback areas. One-third of the required landscaping shall be in the parking lot areas.
 - e) All landscaped areas shall be provided with permanent watering facilities.
 - f) All landscaped areas shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
 - g) Landscape design shall include a variety of open space areas, utilizing earth mounds of variable heights where feasible with a variegated grouping pattern of trees, shrubs and ground cover.
 - h) Within vehicle parking areas, standards as required in Section 4.10.1.2 (e)(1) (f) shall be applicable.

4.11 Parking Requirements

4.11.1 General Provisions

- a. Parking facilities shall be designed so that a car within a facility will not have to enter a street to move from one location to any other location within the same facility.
- b. Wheel stops shall be provided on all parking spaces abutting a sidewalk or property line unless a 2'-6" landscaped area is provided in lieu of wheel stops as shown below.
- c. Parking facilities shall be designed in such a manner that any vehicle on the property will be able to maneuver as necessary so that it may exit from the property traveling in a forward direction.
- d. Off-street parking facilities, shall be provided for any new building constructed, for any new use established, and for any addition or enlargement of an existing building or use. See Table 6 for the number of off-street parking spaces required.

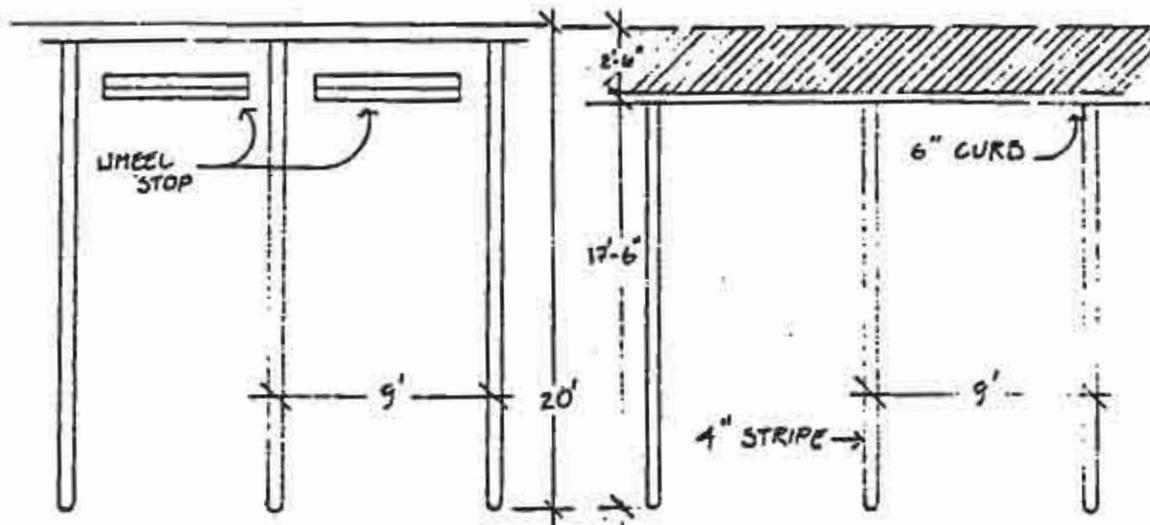




TABLE 6
AUTOMOBILE OFF-STREET PARKING SPACES REQUIRED

<u>USE</u>	<u>PARKING REQUIREMENT</u>
a. Light Manufacturing & Light Industrial	1 space/400 square feet of gross floor area devoted to manufacturing plus 1 space for every 250 square feet of office floor area.
b. Research and Development (office with on site testing facilities)	1 space/400 square feet of gross floor area. 1 space for every 250 feet of office floor area.
c. Warehouse	1 space for every 750 square feet of warehouse or storage floor area.
d. Stores, Shops and other commercial uses	1 space/250 s.f. of gross floor area or portion thereof.
e. Restaurants, Bars, Cafes, Dining Rooms	1 space/100 s.f. of gross floor area.
f. Offices	1 space per 250 s.f. of gross floor area.
g. Hotel/Motel	1 space for each living or sleeping unit; plus 1 for each 5 units. For each unit with a kitchen, add 2 spaces in a garage or carport.
h. Auto Sales/Rentals/ Retail Nurseries	Not less than 1 parking space for every 1,000 square feet of gross land area used for open display, not to exceed 10,000 square feet.

- e. No building or use of land lawfully existing on this effective date of this ordinance shall be considered non-conforming solely because of the lack of off-street parking facilities required by this Specific Plan.
- f. Structures existing at the time of the adoption of this Specific Plan will not be required to provide parking for new uses in accordance with this provision as long as the new use is of the same general nature as the prior use and no expansion of floor area is proposed.
- g. Where the application of the following parking schedules results in a fractional space, then the fractions shall be rounded to the next higher whole number.
- h. Parking requirements for uses not specifically listed in the following schedule shall be determined by the City Planning Department for the proposed use on the basis of requirements for similar uses.
- i. Shared Parking facilities may be allowed for uses with significantly different peak hours of operation. Requests for shared parking must meet the following requirements:
 - 1) A parking study shall be submitted by the applicant to the Planning Commission demonstrating that there will not exist substantial conflict in the peak hours of parking demand for the uses for which joint use is proposed.
 - 2) The number of parking stalls which may be credited against the requirements of the structures or uses involved shall not exceed the number of stalls reasonably anticipated to be available during differing hours of operation.
 - 3) A written agreement shall be drawn to the satisfaction of the City Attorney and executed by all parties concerned assuring the continued availability of the number of stalls designed for joint use.
 - 4) This provision is suggested as an administrative guideline. The Planning Commission shall ultimately determine the size of allowable parking reductions.
- j. Parking spaces shall be developed in such a manner as not to be detrimental to surrounding properties. Parking facilities adjoining an existing residential zone shall be screened with a masonry wall of a seven (7) foot minimum height.

4.11.2 Design of Parking Spaces

a. Visitor Spaces

Visitor or non-tandem spaces shall be a minimum of 9 feet in width by 20 feet in length (see Exhibit 30).

b. Parallel Parking

Parallel parking spaces shall be a minimum of 8 feet in width by 24 feet in length.

c. A maximum 2 1/2 foot overhang into the landscaped area in front of wheel stops may be counted in calculating space length.

d. Minimum Dimensions for regular non-tandem parking layouts are shown below. A reduction of parking stall size must be approved by the City Planning Commission.

<u>Angle</u>	<u>Curb Length</u>	<u>Stall Length</u>	<u>Aisle</u>	<u>Bay Width</u>	<u>Interlock Bay Width</u>
30°	18'	17'-10"	12'	47'-8"	39'
40°	14'	19'-9"	13'	52'-6"	45'-7"
45°	12'-9"	20'-6"	14'	55'	48'-8"
50°	11'-9"	21'-1"	15'	57'-2"	51'-5"
60°	10'-5"	21'-10"	18'	61'-8"	57'-2"
90°	9'	20'	25'	65'	65'
A	B	C	D	E	F

e. Any driving aisle that is designated by the Fire Department as a fire lane shall be a minimum of twenty (20) feet wide.

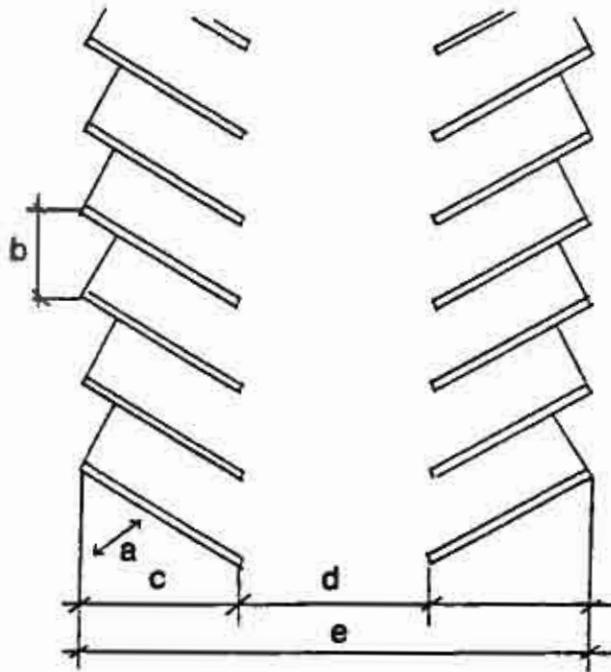


EXHIBIT 30

Fire equipment turning radius shall be designed to the satisfaction of the Fire Department with a minimum turning radius of twenty (20) feet and a minimum outside turning radius of forty-five (45) feet.

4.11.3 Off-Street Loading Facilities

- a. Each loading space shall not be less than twelve (12) feet in width, twenty-five (25) feet in length, and with an overhead clearance of at least fifteen (15) feet. All or any portion of the loading dock may be allowed within the building.
- b. Such spaces must be located on the side or in the rear of buildings whenever possible.

- c. Such space shall be so designed that it will not interfere with vehicular circulation.
- d. Such space shall be sited to avoid views from public streets or other sensitive receptors.
- e. Required loading spaces for commercial, industrial, warehouse and manufacturing uses shall be provided as set forth in Table 7:

4.12 Site Plan Review Procedures

All regular provisions of the Norco Municipal Code shall apply to all properties within the Specific Plan Project Area, including but not limited to conditional use permit, variance, time limit, public notice and hearing provisions. The provisions herein add to or supplement the above referenced provisions.

4.12.1 Site Plan Review

The Gateway Specific Plan shall be implemented through the use of site plan review. A site plan shall be required for all rehabilitation, redevelopment, expansion of existing use of structures and new development within the Specific Plan Project Area requiring a building permit. A site plan review will not be required for rehabilitation of a structure where there is no footage increase or use intensification or for residential development. This requirement is instituted for the following reasons:

- 1) To ensure consistency with the intent of the Gateway Specific Plan.
- 2) To encourage innovative commercial and industrial design and development.
- 3) To assure substantial long range compliance with the Norco General Plan.
- 4) To promote the highest contemporary standards of site design.
- 5) To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan.
- 6) To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.



**TABLE 7
REQUIRED LOADING SPACES**

Commercial, Industrial and Warehouse Buildings

	<u>Building Floor Area</u>	<u>No. of Loading Spaces Required</u>
(a)	Under 20,000 SFGFA*	1
(b)	Between 20,001 & 40,000 SFGFA	2
(c)	Between 40,001 & 80,000 SFGFA	3
(d)	Between 80,001 & 120,000 SFGFA	4
(e)	Between 120,001 & 160,000 SFGFA	5
(f)	Over 160,000 SFGFA	6

Hotels and Restaurants

1

Office Buildings

	<u>Building Floor Area</u>	<u>No. of Loading Spaces Required</u>
(a)	Under 50,000 SFGFA	1
(b)	Between 50,001 and 100,000 SFGFA	2
(c)	Over 100,000 SFGFA	3

* Square feet of gross floor area 4.12.3

Exemptions

4.12.2 Applicability

Approval of a Site Plan shall be required prior to or concurrent with a Tentative Tract or Parcel map for all proposed projects within the Specific Plan Project Area. Where no Tentative Tract or Parcel map is required, approval of a site plan shall occur prior to issuance of building permits. Authority for approval of a site plan shall rest with the Planning Commission.

The following is a list of activities which are exempt from the site plan review process. This list is not all-inclusive, the Planning Director may exempt other special activities not covered by this listing.

- o All interior changes, alterations, construction
- o Repainting
- o Reglazing, new mullions
- o Relandscaping of existing structure
- o Re-roofing with similar style roofing materials
- o Exterior mechanical (heating, air conditioning, water heater)
- o Demolition

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- o Repainting
- o Reglazing, new mullions
- o Relandscaping of existing structure
- o Re-roofing with similar style roofing materials
- o Exterior mechanical (heating, air conditioning, water heater)
- o Demolition

4.12.4 Procedures

Site plans which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the City staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a site plan. Comment from other City departments and service agencies shall be sought by the Planning Department prior to preparing a recommendation on the finalized site plan.

Applicants should ensure that they have obtained a copy of the design guidelines which supplement this Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the site plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the staff shall prepare a staff report with recommendations which shall be submitted along with the site plan to the Planning Commission at the earliest possible regular meeting. The Planning Commission shall approve, deny or conditionally approve the site plan.

4.12.5 Environmental Determination

The site plan review process is discretionary, not ministerial, and is therefore subject to the requirements of the California Environmental Quality Act (CEQA). A program Environmental Impact Report (EIR) was prepared as a part of the Plan adoption process; however, if during the preparation of an initial study, or during review of the program EIR it is determined that new information is available which discloses and affects upon the existing environmental setting, or if it is determined that a proposed development project would have impacts not previously examined in the program EIR, additional environmental assessment may be required prior to the Project's approval.

4.12.6 Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval by the Planning Commission, shall be submitted for review and approval administratively by the Planning Director. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission.

4.12.7 Site Plan Requirements

A site plan shall consist of plans, drawings, illustrations, designs, reports and other detailed information as required to determine compliance with the provisions of the Gateway Specific Plan and responsiveness to design guidelines. The following list of plans and information is required:

- a. Lot dimensions;
- b. All existing and proposed building and structures, including their location, size, height, proposed use, design and construction material;
- c. All existing and proposed yards and spaces between buildings and structures;
- d. All existing and proposed walls, fences and landscaping including the location, height, area, nature and type of design and material composition for the walls

and fences and the type landscaping vegetation and irrigation system proposed for such;

- e. All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof;
- f. All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed;
- g. All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports;
- h. All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles;
- i. All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof;
- j. All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements;
- k. All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof;
- l. All existing and proposed drainage and grading on site and offsite, including the location of the drains, their type and dimensions;
- m. All existing and proposed waste disposal facilities, including the results of any percolation test for onsite septic tank use; and
- n. Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.

4.12.8 Procedure for site plan review and approval

All requirements for site plan review and approval as established in the Norco Municipal Code, Section 18.40.10, are applicable to this specific plan.

4.12.8.1 Mandatory Findings for Site Plan Approval

The Planning Commission shall make the following written findings before approving or conditionally approving any site plan affecting this Specific Plan.

- 1) The proposed project is compatible with the intent and purpose of the Specific Plan.
- 2) The Project will not have an adverse impact on the public health, safety, interest, convenience or the general welfare.
- 3) The Project is compatible with the intent and purpose of the regulations and design guidelines of the Gateway Specific Plan.