

EXHIBIT “A”

DCA24-00003 and SPLA24-00005

The following are modifications to Chapter 16.16.320 of the City of Hesperia Municipal Code and Chapter 9 of the Main Street and Freeway Corridor Specific Plan (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

- 1) The following are modifications to **Chapter 16.16.320- Commercial and industrial uses of the City’s Municipal Code.**

	Land Use Designations				
Land Uses	C1	C2	C3	I1	I2
<u>KK. Pallet manufacturing facilities completely within an enclosed building</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>LL. Pallet yard facilities with outdoor storage</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
MM KK . Parking/storage of recreational vehicles			R	R	R
NN <u>LL</u> . Personal services (e.g., spas, salons, tattoo shops and massage facilities) ⁸	R	R	R		
OO MM . Planetarium, aquarium, botanical garden and zoo		R			
PP NN . Publishing and printing		R	R	R	
QQ OO . Processing (recycling) facility ⁴	NP	NP	NP	CUP	CUP
RR PP . Recreational facility — Commercial		R	R	R	
SS QQ . Recycling center — Large collection facility ⁴	NP	NP	NP	CUP	CUP
II RR . Repair shop — Small items	R	R	R	R	R
UU SS . Restaurant (sit down and takeout), including outdoor dining ²	R	R	R		
VV TT . Retail sales (not including off-sale alcohol ⁷ or single price overstock/discount stores (SPODS)).	R	R	R	R ⁶	R ⁶
WW UU . School — Trade, community college, university		R	R	R	R
XX VV . School — Specialty non-degree (e.g., dance and martial arts)	R	R	R	R	R
YY WW . Semi-truck repair and storage				CUP	CUP
ZZ XX . Shopping center (not including off-sale alcohol ⁷)	R	R	R		

AAA YY . Single price overstock/discount stores (SPODS).	CUP	CUP	CUP		
BBB ZZ . Outdoor storage of shipping containers and semi-truck trailers as a primary use ²	NP	NP	NP	CUP	CUP
CCC AAA . Trucking facilities including truck terminals, bus terminals, and truck storage yards ²				CUP	CUP
DDD BBB . Theater	NP	NP	NP	NP	NP
EEE CCC . Upholstery and furniture repair/refinishing		R	R	R	R
FFF DDD . Vehicle fuel station ²	CUP	CUP	CUP		
GGG EEE . Vehicle parts and accessories sales		R	R		
HHH FFF . Vehicle repair facility — Major (not including semi-truck repair)		CUP	CUP	R	R
III GGG . Vehicle repair facility — Minor		CUP	CUP	R	R
JJJ HHH . Vehicle sales/rentals and leasing — new and used ²		R			
KKK III . Vehicle wash facility ²		CUP	CUP	CUP	
LLL JJJ . Veterinary services — Clinics and small animals hospitals (short term boarding)	R	R	R		
MMM KKK . Warehousing and wholesale distribution center				R	R
NNN LLL . Wrecking yard ²	NP	NP	NP	NP	CUP

2) The following are modifications to Chapter 9- Non-Residential Zones of the Main Street and Freeway Corridor Specific Plan.

Chapter 9, Subsection (G) – Commercial Industrial Business Park Zone shall be amended to read:

3. Prohibited Uses

The following uses are prohibited in the Commercial/Industrial Business Park zone:

- a) Pallet manufacturing facilities completely within an enclosed building.**
- b) Pallet yard facilities with outdoor storage.**

a c) Residential uses.

b d) Other uses not specifically authorized or determined by the Development Services Director or his/her designee to be detrimental to the public welfare by reason of emission of odor, dust, smoke, gas, noise, vibration or other causes.

Chapter 9, Subsection (H) - General Industrial Zone shall be amended to read:

3. Prohibited Uses

The following uses are prohibited in the General Industrial zone:

a) Any residential use.

b) Pallet manufacturing facilities completely within an enclosed building.

c) Pallet yard facilities with outdoor storage.

~~b~~ **d)** Other uses not specifically authorized or determined by the Development Services Director or his/her designee to be detrimental to the public welfare by reason of emission of odor, dust, smoke, gas, noise, vibration or other causes.