

SITE DEVELOPMENT STANDARDS

PERMITTED USES

THE FOLLOWING USES ARE PERMITTED IN THE NEIGHBORHOOD COMMERCIAL ZONE:

A) ARTIST STUDIO (INCLUDING PHOTO), B) BANKS AND FINANCIAL INSTITUTIONS/SERVICES, C) BUSINESS SUPPORT SERVICES AND FACILITIES (INCLUDING GRAPHIC REPRODUCTION, COMPUTERSERVICES, ETC.), D) CATERING ESTABLISHMENTS, E) GROCERY STORES, F) HEALTH AND FITNESS CLUBS, G) HOME IMPROVEMENT SALES AND SERVICE, RETAIL (E.G., HARDWARE, LUMBER AND BUILDING MATERIAL STORES) - UNDER 10,000 SQUARE FEET, H) OFFICES (ADMINISTRATIVE, BUSINESS, EXECUTIVE AND PROFESSIONAL, INCLUDING MEDICAL AND DENTAL), I) OUTDOOR SALES AND DISPLAY, INCIDENTAL TO THE PRIMARY USE, J) PERSONAL SERVICES (E.G., BARBER SHOP, BEAUTY SALON, SPA, TAILOR, DRY CLEANER, SELF-SERVICE LAUNDRY, ETC.), K) REPAIR SHOP - SMALL ITEMS (COMPUTERS, SMALL APPLIANCES, WATCHES, ETC.), WITH INCIDENTAL SALES, L) RESTAURANTS (SIT DOWN AND TAKE OUT), INCLUDING OUTDOOR DINING, M) RETAIL SALES - UNDER 60,000 SQUARE FEET, N) SCHOOLS - SPECIALTY NON-DEGREE (E.G., DANCE AND MARTIAL ARTS), O) SHOPPING CENTER - UP TO 5 ACRES IN SIZE, P) VEHICLE PARTS AND ACCESSORIES SALES, Q) ACCESSORY STRUCTURES AND USES CUSTOMARILY INCIDENTAL TO ANY PERMITTED USES WHEN LOCATED ON THE SAME SITE WITH THE MAIN BUILDING AND USE, R) VETERINARY SERVICES, S) DRIVE THRU LANES, INCIDENTAL TO THE PRIMARY USE, PURSUANT TO THE HMC T) OTHER SIMILAR USES, AS INTERPRETED BY THE DEVELOPMENT SERVICES DIRECTOR OR HIS/HER DESIGNEE.

CONDITIONALLY PERMITTED USES

THE FOLLOWING USES ARE CONDITIONALLY PERMITTED IN THE NEIGHBORHOOD COMMERCIAL ZONE:

A) ALCOHOL SALES - OFF-SITE, B) ALCOHOL SALES - ON-SITE, INCIDENTAL TO THE PRIMARY USE, C) ASSEMBLIES OF PEOPLE - ENTERTAINMENT - (E.G., THEATRE - LIVE PERFORMANCE, AUDITORIUMS, BANQUET HALLS, NIGHTCLUBS, ETC.), D) BARS, SALOONS, COCKTAIL LOUNGES AND TAVERNS, E) BUS TERMINALS, F) DAY CARE CENTERS - CHILD OR ADULT, PURSUANT TO THE HMC, G) EQUIPMENT (SMALL) SALES AND RENTAL, H) HOME IMPROVEMENT SALES AND SERVICE, RETAIL (HARDWARE, LUMBER AND BUILDING MATERIAL STORES) - 10,000 SQUARE FEET OR MORE, I) RECREATIONAL FACILITIES - COMMERCIAL (E.G., BILLIARD PARLORS AND POOL HALLS, BOWLING ALLEYS, ETC.), J) SCHOOLS - VOCATIONAL AND TECHNICAL, K) SHOPPING CENTER - MORE THAN 5 ACRES IN SIZE, L) VEHICLE FUEL STATIONS (I.E., GASOLINE STATIONS), M) VEHICLE RENTAL, N) VEHICLE REPAIR FACILITIES - MINOR, O) VEHICLE WASH FACILITIES.

PROHIBITED USES

THE FOLLOWING USES ARE PROHIBITED IN THE NEIGHBORHOOD COMMERCIAL ZONE:

A) AGRICULTURAL USES, B) HOTEL, C) INDUSTRIAL USES, D) MINI-STORAGE, E) MOTEL, F) RESIDENTIAL USES, G) OTHER USES NOT SPECIFICALLY AUTHORIZED OR DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR OR HIS/HER DESIGNEE TO BE DETRIMENTAL TO THE PUBLIC WELFARE.

MAXIMUM GROSS FLOOR AREA RATIO SHALL BE 0.23.

MAXIMUM BUILDING HEIGHT THE MAXIMUM BUILDING HEIGHT SHALL BE 45 FEET.

STREET YARD SETBACKS-

THE MINIMUM STREET YARD SETBACK SHALL BE 25 FEET, FRONT YARD SETBACK SHALL BE 25 FEET AND STREET SIDE YARDS SHALL BE 15 FEET. (2) REFER TO SECTION 16.20 ARTICLE XII OF THE HMC FOR MINIMUM LANDSCAPE REQUIREMENTS, PURSUANT TO CHAPTER 10 (COMMERCIAL DESIGN STANDARDS AND GUIDELINES) OF THIS PLAN.

REAR YARD SETBACKS THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR REAR YARD SETBACKS: (1) WHERE THE REAR PROPERTY LINE ADJUTS A RESIDENTIAL ZONE, THE MINIMUM REAR YARD SETBACK SHALL BE 20 FEET, (2) WHERE THE REAR PROPERTY LINE ADJUTS ANY NON-RESIDENTIAL (COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR PUBLIC FACILITIES) ZONE, THE MINIMUM REAR YARD SETBACK SHALL BE 0 FEET, (3) REFER TO SECTION 16.20 ARTICLE XII OF THE HMC FOR MINIMUM LANDSCAPE REQUIREMENTS, PURSUANT TO SECTION 4.8 BELOW.

INTERIOR SIDE YARD SETBACKS THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS: (1) WHERE THE INTERIOR PROPERTY LINE ADJUTS A RESIDENTIAL ZONE, THE MINIMUM INTERIOR YARD SETBACK SHALL BE 20 FEET, (2) WHERE THE INTERIOR SIDE PROPERTY LINE ADJUTS ANY NON-RESIDENTIAL (COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR PUBLIC FACILITIES) ZONE, THE MINIMUM INTERIOR SIDE YARD SETBACK SHALL BE 0 FEET.

FOR REFERENCE ONLY

DISCLAIMER:
THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SITE LEGEND

+++++ (N) ACCESSIBLE PATH OF TRAVEL
- - - - - PROPERTY LINE

ZONING: NEIGHBORHOOD COMMERCIAL (NC)
SPECIFIC PLAN - HESPERIA MAIN STREET AND FREEWAY CORRIDOR
SET BACKS: FRONT-25 FT SIDE(STREET)-15 FT SIDE(INTERIOR)-0 FT REAR-20 FT

SITE SUMMARY:

LAND AREA GROSS	= ±203,192 SF (4.66 AC.)
DEPARTMENT OF BEHAVIORAL HEALTH (DBH)	= ±21,830 SF
RETAIL BUILDINGS A	= ±9,000 SF
RETAIL BUILDINGS B	= ±9,000 SF
RETAIL BUILDINGS C	= ±6,600 SF
TOTAL BUILDING AREA	= ±46,430 SF
LAND/BUILDING RATIO	= .23/1 = 23%

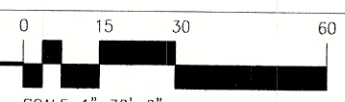
PARKING SUMMARY:

DBH REQUIRED SPACES:	110 SPACES (24 SECURED)
RETAIL REQUIRED:	4/1000 = 99 SPACES
TOTAL REQUIRED:	209 SPACES
TOTAL PROVIDED:	266 SPACES
TOTAL ACCESSIBLE REQUIRED:	7 SPACES (2 VAN ACCESSIBLE)

STANDARD STALLS:	257 SPACES
ACCESSIBLE STALLS:	9 SPACES (4 VAN ACCESSIBLE)
PARKING PROVIDED:	266 SPACES
PARKING RATIO:	5.73/1000

SHEET DESCRIPTION:	SHEET NUMBER:
CONCEPTUAL SITE PLAN	SP.1

01 SITE PLAN
SCALE: 1" = 30'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 1/5/2018 ~ FILE NAME: C:\Users\A\OneDrive\Documents\Main St. and Tamarisk Ave. Hesperia - CA - (Site Plan) - SP.1.dwg



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