

EXHIBIT “A”

The following are modifications to Chapter 16.16 (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

ARTICLE III. - ADDITIONAL USES

16.16.060 - Uses provided for in any zone or land use district.

- A. Land uses listed in Section 16.16.060(A)(2) may be permitted or conditionally permitted in any zone or land use designation subject to the land use entitlement established in Table 1 and when one or more of the conditions cited in Section 16.16.060(A)(1) have been met. Land uses approved with a site plan review (SPR) shall be in accordance with the provisions in Chapter 16.12, Article II; and land uses approved with a conditional use permit (CUP) shall be in accordance with the provisions in Chapter 16.12, Article III.
1. Condition of Uses.
 - a. The location of land use is determined by other land uses which are directly supported by the proposed use; or
 - b. The land use is part of the community or regional infrastructure; or
 - c. The location of the proposed use is determined by the location of raw materials in their natural state such as mineral deposits, natural vegetation and energy sources; or
 - d. The character of the proposed use is such that it requires a remote location away from other land uses; or
 - e. The land use is deemed essential or desirable to the public convenience or welfare.
 2. Land Uses Permitted Subject to Land Use Approval. The additional uses in this section are provided in a table format and apply to all land use designations or districts in the city, including specific plan areas. Land uses are listed in the first (vertical) column of the table and required land use entitlements in the top (horizontal) row. An "X" in the corresponding column represents the required entitlement process. Footnotes are also provided and considered part of this Development Code.

Table 1

	SPR	CUP
GENERAL USES:		
Cemeteries, including pet cemeteries ¹	X	
Solid waste disposal sites, rubbish incinerators and recycling centers		X
Sewer treatment plants and sewage disposal sites		X
Electrical generating stations, as defined in Section 16.08.208 ²	X	X
Solar or wind farms, as defined in Section 16.08.771 ^{3 & 4}		X
Radio and television stations or towers providing broadcast services		X

Racetracks or stadiums		X
Campgrounds, not exceeding a density of four sites per acre	X	
Natural resources (i.e. mineral deposits and natural vegetation together with the necessary buildings, apparatus or appurtenances incidental thereto)		X
Transportation facilities principally involved in the movement of people together with the necessary buildings, apparatus or appurtenances incidental thereto, including, but not limited to, train stations and bus stations ⁵		X
Carpool facilities	X	
Testing ranges, airports, landing strips, launching/testing facilities and other aerospace-type uses ⁴		X
<u>Personal Storage</u>⁸		<u>X</u>
INSTITUTIONAL USES:		
Schools and universities ^{2 & 6}	X	X
Conference centers ²	X	X
Hospitals		X
Churches	X	
Rehabilitation centers ⁷		X
Organizational camps ⁷		X
PUBLIC UTILITIES AND PUBLIC SERVICE USES:		
Temporary and permanent governmental facilities and enterprises (federal, state and local) where buildings and/or property are publicly owned or leased		X
Reservoirs, pumping plants	X	
Temporary support facilities associated with the construction of highways and other public facilities including, but not limited to, batch plants and equipment storage yards	X	
Electrical substations, as defined in Section 16.08.209 ²	X	X
Central communication office	X	
Microwave and repeater huts	X	
Towers and satellite receiving stations		X
SPORT ORIENTED RECREATIONAL USES:		
Sky diving jump sites, and recreational camps	X	
Rifle and archery ranges (indoor/outdoor)		X
Off-road vehicle parks		X
Golf courses, country clubs		X
Hunting and fishing clubs		X

Notes:

1. Cemeteries shall not be allowed in the R3 land use designation.
2. Projects in nonresidential designations shall require approval of a SPR. Projects in residential and agricultural designations shall require approval of a CUP.
3. Solar or Wind farms shall be subject to Section 16.16.036, Alternative Energy Technology Standards.
4. These uses shall not be allowed in residential and agricultural land use designations or districts.
5. Bus stations shall not be allowed in the PC District of the Main Street and Freeway Corridor Specific Plan.
6. A CUP shall be required in areas specified by the Main Street and Freeway Corridor Specific Plan.
7. These uses shall be subject to Section 16.16.072, Residential care facilities, group homes, and sex offender residency.
- 8. Shall be subject to Section 16.16.365 (H). Personal storage shall not be allowed in Zones prohibited by the Main Street and Freeway Corridor Specific Plan**

16.16.315 - Permitted uses and permit requirements.

The permitted uses and permit requirements in this article are provided in a table format. Land uses are provided in the first (vertical) column of the table and commercial/industrial land use designation in the top (horizontal) row. In order to determine which permit process is applicable or if the land use is allowed, the use must be matched up with the corresponding land use designation. Once the land use and land use designation are matched, the symbol in the box represents the applicable process. The following key legend demonstrates which symbol corresponds with the applicable permit process. Footnotes are also provided and considered part of this development code.

Key to Permit Requirements

Symbol	Applicable Process
A	Accessory Use
CUP	Requires a Conditional Use Permit
NP	Not Permitted
P	Permitted Use
R	Requires a Site Plan Review

16.16.320 - Commercial and industrial uses.

	Land Use Designations				
Land Uses	C1	C2	C3	I1	I2
A. Art studio/gallery (including photo)	R	R	R	R	
B. Assemblies of people — Entertainment (e.g., theater — Live performance, auditorium, banquet hall, nightclub, etc.) ¹		R	R	R	R

C. Auction service, exchange or barter			R	R	R
D. Automotive parking	R	R			
E. Bank and financial institution/service	R	R			
F. Bar, saloon, cocktail lounge and tavern		CUP			
G. Business support services and facilities (including graphic reproduction, computer-service, uniform store, etc.)		R	R	R	R
H. Catering establishment		R	R	R	R
I. Cemetery	R	R	R	R	R
J. Club or lodge (non-profit), fraternal or religious association	CUP	R			
K. Composting plant	NP	NP	NP	NP	CUP
L. Contractors and building trades	R	R	R	R	R
M. Equipment sales and rental — Indoors		R	R	R	
N. Grocery store (not including off-sale alcohol ⁷)	R	R	R	NP	NP
O. Health and fitness club	R	R	R	R	R
P. Heavy equipment sales and rental				R	R
Q. Helicopter landing and take-off pad		CUP		CUP	CUP
R. Historical and monument site	R	R	R	R	R
S. Home improvement sales and service, retail (e.g., hardware, lumber and building materials stores)	R	R	R		
T. Hospital		CUP	CUP	CUP	CUP
U. Hotel/motel		R			
V. Impound/towing ²	NP	NP	NP	CUP	CUP
W. Industrial uses (includes outdoor storage ³)	NP	NP	NP	P	P
X. Institutional uses	R	R	R	R	R
Y. Kennel — Boarding of domestic animals		CUP	CUP	R	R
Z. Laboratory — Research		CUP		R	R
AA. Machine shop/repair				R	R
BB. Manufactured housing (sales)				R	R
CC. Manufacturing/warehouse (includes outdoor storage ³)				R	R
DD. Medical services (not including hospitals)		R	R	NP	NP
EE. Microwave and radio communication towers and facilities			R	R	R
FF. <u>Personal</u> Mini-storage ²	NP CUP	NP CUP	R CUP	R CUP	R CUP

GG. Mortuary, not include crematory		R			
HH. Museum, library and reading room	R	R	R		
II. Off-sale alcohol establishment (ABC type 20 & 21 licenses) ⁷	CUP	CUP			
JJ. Office/professional buildings	R	R	R	R ⁵	R ⁵
KK. Parking/storage of recreational vehicles			R	R	R
LL. Personal services (e.g., spas, salons, and massage facilities)	R	R	R		
MM. Planetarium, aquarium, botanical garden and zoo		R			
NN. Publishing and printing		R	R	R	
OO. Processing (recycling) facility ⁴	NP	NP	NP	CUP	CUP
PP. Recreational facility — Commercial		R	R	R	
QQ. Recycling center — Large collection facility ⁴	NP	NP	NP	NP	CUP
RR. Repair shop — Small items	R	R	R	R	R
SS. Restaurant (sit down and takeout), including outdoor dining ²	R	R	R		
TT. Retail sales (not including off-sale alcohol ⁷)	R	R	R	R ⁶	R ⁶
UU. School — Trade, community college, university		R	R	R	R
VV. School — Specialty non-degree (e.g., dance and martial arts)	R	R	R	R	R
WW. Semi-truck repair and storage				CUP	CUP
XX. Shopping center (not including off-sale alcohol ⁷)	R	R	R		
YY. Terminal (bus and truck)		CUP		CUP	CUP
ZZ. Theater	NP	NP	NP	NP	NP
AAA. Upholstery and furniture repair/refinishing		R	R	R	R
BBB. Vehicle fuel station ²	R	R	R		
CCC. Vehicle parts and accessories sales		R	R		
DDD. Vehicle repair facility — Major		R	R	R	R
EEE. Vehicle repair facility — Minor		R	R	R	R
FFF. Vehicle sales/rentals and leasing — new and used ²		R			
GGG. Vehicle wash facility ²		R	R	R	
HHH. Veterinary services — Clinics and small animals hospitals (short term boarding)	R	R	R		
III. Warehousing and wholesale distribution center				R	R
JJJ. Wrecking yard ²	NP	NP	NP	NP	CUP

Notes:

1. Shall not include a motion picture theater. Establishments serving alcohol shall require a CUP.
2. Shall correspond with standards in Section 16.16.365 (Specific land use standards).
3. Shall be subject to Section 16.16.360(A)(4).
4. Shall be subject to Section 16.16.070 (Recycling facilities).
5. Shall be supportive to a manufacturing/industrial use.
6. May sell products manufactured or distributed on-site pursuant to Section 16.16.360(A)(3).
7. Applications for off-sale alcohol (type 20 and 21 ABC licenses) below 12,000 SF in floor area shall be forwarded to the city council for final action. Such establishments shall be located within five hundred (500) feet of the intersection of two arterial or major arterial streets identified on the City's adopted circulation plan.

16.16.365 - Specific land use standards.

- H. ~~Personal Mini-storage.~~ **Personal storage means any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property. Personal Mini-storage** facilities are subject to a **conditional use permit** ~~site plan review~~ and shall be constructed in the following manner:

1. The site shall be entirely paved, except for structures, drainage facilities and landscaping;
2. The site shall be completely enclosed with a six foot high solid decorative masonry wall, except for points of ingress and egress (including emergency fire access) which shall be properly gated. The gate(s) shall be maintained in good working order and shall remain closed except when in use;
3. No business activity shall be conducted other than the rental of storage spaces for inactive storage use or the sale of unclaimed articles by the landlord;
4. All storage shall be located within a fully enclosed structure(s);
5. No flammable or otherwise hazardous materials shall be stored on-site;
6. Residential quarters for a manager or caretaker may be provided in the development;
7. The development shall provide for two parking spaces for the manager or caretaker, and a minimum of five spaces located adjacent or in a close proximity to the manager's quarters for customer parking;
8. Boats, recreational vehicles, campers, trailers, etc., may be stored on-site if located behind buildings and not visible from the public right-of-way;
9. Storage facilities located **within or** adjacent to **residentially or agriculturally zoned properties** ~~residential designations~~ shall have their hours of operation restricted to seven a.m. to nine p.m., Monday through Saturday, and nine a.m. to nine p.m. on Sundays;
10. **Personal Mini-storage** storage facilities shall not be permitted within six hundred sixty (660) feet of Interstate-15, Highway-395, Bear Valley Road, Main Street or a railway; and
11. ~~Storage facilities may be developed in conjunction with a residential development, provided that the facility is for the sole use of the residents, is designed as an integrated part of the project and may not contain garages or parking spaces that exceed the dwelling units within the associated residential development.~~ **For residentially or agriculturally zoned properties, the minimum lot size to have a personal storage facility shall be two and half**

acres, unless designed as part of a subdivision. Personal storage shall not be allowed in the MDR zone of the Main Street and Freeway Corridor Specific Plan, unless designed as a collateral component of a multi-family residential project.