

## 7.0 DEVELOPMENT REGULATIONS

### 7.1 INTRODUCTION

The Colonies at San Antonio Specific Plan provides for development of a wide range of uses. The purpose of this Chapter is to ensure quality development by setting forth detailed development regulations. The Colonies at San Antonio Specific Plan establishes zoning districts and permitted uses for residential, commercial, community facility, and open space uses; sets forth development standards applicable to all buildings, structures, and uses within the Specific Plan area; and defines specific regulations for specific uses within the Specific Plan area. In addition, this Chapter establishes parking and signage regulations.

### 7.2 IDENTIFICATION OF COLONIES AT SAN ANTONIO ZONING CLASSIFICATIONS

Zoning classifications within the Colonies at San Antonio Specific Plan site are set forth in Table 7.A.

**Table 7.A - Colonies at San Antonio Zoning Classifications**

<b>Zone</b>	<b>Intent and Purpose</b>
<b><i>Residential Zones</i></b>	
“SFR-4.0” Single-Family Residential (4,000-square foot minimum lot size) “SFR-4.5” Single-Family Residential (4,500-square foot minimum lot size) “SFR-5.0” Single-Family Residential (5,000-square foot minimum lot size) “SFR-6.0” Single-Family Residential (6,000-square foot minimum lot size)	The purpose of these single family zoning classifications is to provide opportunities for a variety of quality housing products to meet a range of lifestyle and housing needs.
“RF” (Flexible Residential)	The purpose of this residential classification is to provide areas where attached or detached structures are available to allow opportunities for a variety of quality housing products to meet a range of lifestyle and housing needs.
“MU” Mixed Use	The purpose of this mixed-use designation is to provide a high quality, higher density housing product incorporating neighborhood commercial and restaurant uses to appeal to those who prefer this style of living.
<b><i>Commercial Zones</i></b>	
“CH” Highway Commercial	The purpose of this commercial designation is to serve regional and freeway users, as well as local residents by providing for large-scale commercial, retail, and entertainment needs.
“NC” Neighborhood Commercial	The purpose of this commercial designation is to serve local and neighborhood retail and service needs by providing for uses that are conveniently located and easy to access.

**Table 7.A - Colonies at San Antonio Zoning Classifications (Continued)**

Zone	Intent and Purpose
<i>Other Zoning Classifications</i>	
“CF” Community Facility	The purpose of this designation is to provide for a site for a fire station, to be built and maintained by the City of Upland Fire Department to serve the Colonies at San Antonio and the surrounding community.
“OS” Open Space	The purpose of this classification is to preserve a multi-use open space area to serve as a visual amenity, a recreational area for passive use via a trail system, and a drainage system that handles storm flows in a manner that supports restored wetlands and wildlife habitat.

### 7.3 PERMITTED USES

The purpose of this section is to define the uses that are allowable within each of the zoning districts within the Specific Plan area. These permitted uses are set forth in Table 7.B. Each use type set forth in Table 7.B is designated as being permitted, conditionally permitted or prohibited within each of the Colonies at San Antonio zoning classifications as follows.

- **P Permitted Use P(N).** Use is permitted only north of the I-210 Freeway A Permitted only as an ancillary use to an otherwise permitted use A(N) Permitted only as an ancillary use to an otherwise permitted use north of the I-210 Freeway A/CUP Permitted only as an ancillary use to an otherwise permitted use, subject to the approval of a Conditional Use Permit (CUP) in compliance with the Upland Municipal Code, Chapter 17.16.020
- **P/CUP.** Permitted if use is determined by the Community Development Director to be most similar to a permitted use within the zone such use is proposed; permitted subject to the approval of a Conditional Use Permit (CUP) in compliance with the Upland Municipal Code, Chapter 17.16.020 if use is determined by the Community Development Director to be most similar to a conditionally permitted use within the zone such use is proposed
- **CUP.** Permitted subject to the approval of a Conditional Use Permit (CUP) in compliance with the Upland Municipal Code, Chapter 17.16.020
- **CUP(N).** Permitted north of the I-210 Freeway only subject to the approval of a Conditional Use Permit (CUP) in compliance with the Upland Municipal Code, Chapter 17.16.020
- **CUP(S).** Permitted south of the I-210 Freeway only subject to the approval of a Conditional Use Permit (CUP) in compliance with the Upland Municipal Code, Chapter 17.16.020
- **SP EV.** Permitted subject to the approval of a Special Events Permit in compliance with the Upland Municipal Code, including Section 17.16.160. LEP Permitted subject to the approval of a Live Entertainment Permit in compliance with the Upland Municipal Code, Public Peace and Welfare, Chapter 9.28.020.
- **LEP.** Permitted subject to the approval of a Live Entertainment permit in compliance with the Upland Municipal Code, Public Peace and Welfare, Chapter 9.28.020.
- **x.** Prohibited use (not permitted).

**Table 7.B - Permitted Uses**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
<b>GENERAL COMMERCIAL USES</b>												
<i>Administrative and Professional Offices.</i> Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities typically include the provision of advice, design, information or consultation of a professional nature.	Administrative, business, and professional offices	x	x	x	x	x	P	P	P	x	x	x
	Data storage, financial records, auditing centers	x	x	x	x	x	x	A	x	x	x	x
	Medical, dental, and chiropractic offices	x	x	x	x	x	P	P	P	x	x	x
	Other administrative and professional office uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Adult Businesses.</i> Establishments as defined in Chapter 9490.1 (Adult Businesses) of the City of Upland Municipal Code.		x	x	x	x	x	x	x	x	x	x	x
<i>Alcohol Sales, On Sale.</i> Activities typically include the sale, subject to required license, of alcoholic beverages for consumption on the premises. See development standards in Section 7.8.1.	Bars, taverns cocktail lounges	x	x	x	x	x	CUP	CUP	CUP	x	x	x
	Restaurants serving alcohol as part of their menu	x	x	x	x	x	P	P	P	x	x	x
	Other on-sale alcohol uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than the on-sale alcohol uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Alcohol Sales, Off Sale.</i> Activities typically include the sale, subject to required license, of alcoholic beverages for consumption off the premises. See development standards in Section 7.8.1.	Drug stores	x	x	x	x	x	P	P	P	x	x	x
	General merchandise	x	x	x	x	x	x	P	P	x	x	x
	Convenience markets (less than fifteen thousand square feet)	x	x	x	x	x	CUP	P	P	x	x	x
	Grocery stores	x	x	x	x	x	x	P	P	x	x	x
	Liquor stores	x	x	x	x	x	x	CUP	CUP	x	x	x
	Wine merchants	x	x	x	x	x	P	P	P	x	x	x
	Other off-sale alcohol uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than the off-sale alcohol uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Animal Care Facilities.</i> Activities typically include, but are not limited to, the care and treatment of domesticated, non-farm animals. Not included in this land use are breeding facilities and long-term kennels. See development standards in Section 7.8.3.	Animal grooming	x	x	x	x	x	x	P	P	x	x	x
	Animal hospitals	x	x	x	x	x	x	CUP	CUP	x	x	x
	Pet clinics	x	x	x	x	x	x	P	P	x	x	x
	Pet stores	x	x	x	x	x	x	P	P	x	x	x
	Veterinary services	x	x	x	x	x	x	P	P	x	x	x
	Kennels (Indoor Facilities)	x	x	x	x	x	x	P	P	x	x	x
	Kennels (Outdoor Facilities)	x	x	x	x	x	x	CUP	CUP	x	x	x
	Other animal care facility uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Automotive Uses:</i> Activities typically include, but are not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.	Car washes, automated and self-service; automobile detailing (see development standards in Section 7.8.4)	x	x	x	x	x	x	CUP	CUP	x	x	x
	Parts stores (no installation or repair)	x	x	x	x	x	x	P	P	x	x	x
	Parts stores (with installation or repair)	x	x	x	x	x	x	P(N), CUP(S)	CUP	x	x	x
	Rental agencies (without ancillary car wash and maintenance facilities)	x	x	x	x	x	x	P	CUP	x	x	x
	Rental agencies (without ancillary car wash and maintenance facilities)	x	x	x	x	x	x	P(N), CUP(S)	x	x	x	x
	Repair services - Minor (see development standards in Section 7.8.6)	x	x	x	x	x	x	P(N), CUP(S)	CUP	x	x	x



**Table 7.B - Permitted Uses (Continued)**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
<i>Automotive Uses (Continued):</i>	Repair services - Major, including body work, painting, automobile customizing, towing facilities (see development standards in Section 7.8.6)	x	x	x	x	x	x	P(N)	x	x	x	x
	Service stations, with or without mini-mart (see development standards in Section 7.8.5)	x	x	x	x	x	x	CUP	CUP	x	x	x
	Vehicle sales, including automobiles, boats, RVs, and trailers (see development standards in Sections 7.8.4 and 7.8.7)	x	x		x	x	x	P(N)	x	x	x	x
	Other automotive uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Banks and Financial Services.</i>	Banks and credit unions	x	x	x	x	x	P	P	P	x	x	x
	Check cashing	x	x	x	x	x	x	P	P	x	x	x
	Home mortgage	x	x	x	x	x	P	P	P	x	x	x
	Other financial services	x	x	x	x	x	P	P	P	x	x	x
	Other banks and financial service uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Business Support Services.</i> Activities typically include, but are not limited to, services and goods generally provided to support other businesses.	Building maintenance services	x	x	x	x	x	x	P(N)	x	x	x	x
	Business machines sales and service	x	x	x	x	x	x	P	P	x	x	x
	Employment agencies	x	x	x	x	x	x	P	P	x	x	x
	Office supply stores	x	x	x	x	x	x	P	P	x	x	x
	Printing and photocopy shops	x	x	x	x	x	P	P	P	x	x	x
	Stationery stores	x	x	x	x	x	P	P	P	x	x	x
	Other business support service uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Drive-through Sales and Service.</i> Activity typically include, but are not limited to, kiosks and service windows of businesses designed to enable customers to drop off goods or receive goods or services while remaining in their automobiles. See development standards in Section 7.8.10.	Convenience drop-off	x	x	x	x	x	P	P	P	x	x	x
	Kiosks and ATMs (see development standards in Section 7.8.15)	x	x	x	x	x	P	P	P	x	x	x
	Remote tellers and ATMs at permitted financial institutions	x	x	x	x	x	P	P	P	x	x	x
	Food services	x	x	x	x	x	x	CUP	CUP	x	x	x
	Other drive-through sales and service uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Eating and Drinking Establishments.</i> Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises or off-premises consumption. See development standards in Section 7.8.11.	Brew pubs	x	x	x	x	x	CUP	P	P	x	x	x
	Cafés, including sidewalk seating	x	x	x	x	x	P	P	P	x	x	x
	Coffee shops, coffee houses, tea rooms	x	x	x	x	x	P	P	P	x	x	x
	Delicatessens, sandwich shops	x	x	x	x	x	P	P	P	x	x	x
	Donut shops	x	x	x	x	x	P	P	P	x	x	x
	Fast food	x	x	x	x	x	x	P	P	x	x	x
	Night clubs	x	x	x	x	x	CUP <sup>4</sup>	CUP	CUP	x	x	x
	Restaurants	x	x	x	x	x	P	P	P	x	x	x
Other eating and drinking establishment uses not specifically listed that the Community Development Director determines are similar to, and no more	x	x	x	x	x	P	P	P	x	x	x	



**Table 7.B - Permitted Uses (Continued)**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
	objectionable than uses listed as permitted.											
<i>Food and Beverage Sales.</i> Activities typically include, but are not limited to retail sale from the premises of food and beverages for off-premises final preparation and consumption.	Bakeries	x	x	x	x	x	P	P	P	x	x	x
	Candy stores, including fountain	x	x	x	x	x	P	P	P	x	x	x
	Convenience markets	x	x	x	x	x	CUP	P	P	x	x	x
	Dairy products stores	x	x	x	x	x	x	P	P	x	x	x
	Egg and poultry stores (no slaughtering, plucking or dressing)	x	x	x	x	x	x	P	P	x	x	x
	Ice cream and frozen yogurt shops	x	x	x	x	x	P	P	P	x	x	x
	Meat, fish markets	x	x	x	x	x	CUP	P	P	x	x	x
	Produce markets	x	x	x	x	x	CUP	P	P	x	x	x
	Supermarkets	x	x	x	x	x	CUP	P	P	x	x	x
	Other food and beverage sale uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>General Merchandise.</i> Activities typically include, but are not limited to, the retail sales from premises, including incidental rental and repair services.	Apparel/clothing stores	x	x	x	x	x	P	P	P	x	x	x
	Antique shops	x	x	x	x	x	x	P	P	x	x	x
	Art and art supply stores	x	x	x	x	x	P	P	P	x	x	x
	Art galleries	x	x	x	x	x	P	P	P	x	x	x
	Bicycle stores	x	x	x	x	x	x	P	P	x	x	x
	Bookstores	x	x	x	x	x	P	P	P	x	x	x
	Card shops	x	x	x	x	x	P	P	P	x	x	x
	Department stores	x	x	x	x	x	x	P	x	x	x	x
	Discount stores	x	x	x	x	x	x	P	x	x	x	x
	Dry good or notions stores	x	x	x	x	x	x	P	P	x	x	x
	Electrical appliance stores	x	x	x	x	x	x	P	P	x	x	x
	Electronics, computer, television, stereo stores	x	x	x	x	x	x	P	P	x	x	x
	Fabric stores	x	x	x	x	x	P	P	P	x	x	x
	Firearms sales and service	x	x	x	x	x	x	CUP	x	x	x	x
	Florist shops	x	x	x	x	x	P	P	P	x	x	x
	Frozen food lockers (retail only)	x	x	x	x	x	x	P	P	x	x	x
	Furniture stores	x	x	x	x	x	x	P	P	x	x	x
	Gift shops	x	x	x	x	x	P	P	P	x	x	x
	Hobby and craft stores	x	x	x	x	x	P	P	P	x	x	x
	Household appliance stores	x	x	x	x	x	x	P	P	x	x	x
	Interior design	x	x	x	x	x	P	P	P	x	x	x
	Jewelry stores	x	x	x	x	x	P	P	P	x	x	x
	Linens and domestics	x	x	x	x	x	P	P	P	x	x	x
	Luggage and leather goods stores	x	x	x	x	x	P	P	P	x	x	x
Music and video stores	x	x	x	x	x	P	P	P	x	x	x	
Musical instrument sales and service	x	x	x	x	x	P	P	P	x	x	x	
Newsstands	x	x	x	x	x	P	P	P	x	x	x	



**Table 7.B - Permitted Uses (Continued)**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
<i>General Merchandise (Continued).</i>	Pharmacies and drug stores	x	x	x	x	x	P	P	P	x	x	x
	Photography and camera shops	x	x	x	x	x	P	P	P	x	x	x
	Sewing machine sales and service shops	x	x	x	x	x	P	P	P	x	x	x
	Shoe stores	x	x	x	x	x	x	P	P	x	x	x
	Sign stores	x	x	x	x	x	x	P	P	x	x	x
	Spa and pool table stores	x	x	x	x	x	x	P	P	x	x	x
	Sporting goods stores	x	x	x	x	x	x	P	P	x	x	x
	Stamp and coin stores	x	x	x	x	x	P	P	P	x	x	x
	Swimming pool supplies stores	x	x	x	x	x	x	P	P	x	x	x
	Telephone stores	x	x	x	x	x	P	P	P	x	x	x
	Toy stores	x	x	x	x	x	P	P	P	x	x	x
	Vacuum cleaner sales and service	x	x	x	x	x	x	P	P	x	x	x
	Variety stores	x	x	x	x	x	x	P	P	x	x	x
	Other general merchandise uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Health Clubs and Spas.</i> Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors. See development standards in Section 7.8.12.	Day spas	x	x	x	x	x	P	P	P	x	x	x
	Health and fitness centers	x	x	x	x	x	P	P	CUP	x	x	x
	Other health club and spa uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	P/CUP	P/CUP	P/CUP	x	x	x
<i>Home Improvements:</i> Activities typically include, but are not limited to, the retail sales or rental from premises of household goods and building materials.	Building materials and supplies	x	x	x	x	x	x	P	A	x	x	x
	Carpet stores	x	x	x	x	x	x	P	P	x	x	x
	Drapery and blinds stores	x	x	x	x	x	x	P	P	x	x	x
	Electrical supplies	x	x	x	x	x	x	P	P	x	x	x
	Hardware stores	x	x	x	x	x	x	P	P	x	x	x
	Home decor stores and decorating services	x	x	x	x	x	x	P	P	x	x	x
	Home improvement centers and stores	x	x	x	x	x	x	P	CUP	x	x	x
	Household and yard tools and equipment rentals	x	x	x	x	x	x	P	x	x	x	x
	Lighting stores	x	x	x	x	x	x	P	P	x	x	x
	Linen and domestics stores	x	x	x	x	x	x	P	P	x	x	x
	Lumber yards	x	x	x	x	x	x	P	P	x	x	x
	Paint and wallpaper stores	x	x	x	x	x	x	P	P	x	x	x
	Plant nurseries (fertilizer stored within bags in an enclosed building)	x	x	x	x	x	x	P	P	x	x	x
	Plant nurseries - wholesale	x	x	x	x	x	x	CUP(N)	x	x	x	x
	Plumbing supplies	x	x	x	x	x	x	P(N)	x	x	x	x
	Swimming pool supplies	x	x	x	x	x	x	P	P	x	x	x
Tool and equipment sales and services	x	x	x	x	x	x	P	CUP	x	x	x	
Upholstery shops	x	x	x	x	x	x	P(N)	x	x	x	x	



**Table 7.B - Permitted Uses (Continued)**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
<i>Home Improvement (Continued)s:</i>	Warehouse club stores	x	x	x	x	x	x	P	CUP	x	x	x
	Yard and garden supplies, sales	x	x	x	x	x	x	P	x	x	x	x
	Yard and garden supplies, service	x	x	x	x	x	x	CUP	x	x	x	x
	Other home improvement uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Hotel and Motels, Visitor Services Establishments.</i> Activities typically include, but are not limited to, the provision of overnight accommodations and related banquet and conference facilities.	Catering establishments	x	x	x	x	x	x	P	P	x	x	x
	Banquet facilities	x	x	x	x	x	CUP	P	CUP	x	x	x
	Conference facilities	x	x	x	x	x	CUP	P(N)	x	x	x	x
	Hotels, motels (see development standards in Section 7.8.13)	x	x	x	x	x	CUP <sup>4</sup>	CUP	x	x	x	x
	Wedding chapels	x	x	x	x	x	CUP <sup>4</sup>	P(N), CUP(S)	x	x	x	x
	Other hotels, motels, and visitor service establishment uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Medical Support.</i> Activities typically include the provision of diagnostic, therapeutic and emergency transport services, along with the sale and rental of medical appliances and equipment. See development standards in Section 7.8.17.	Ambulance and medical transport services	x	x	x	x	x	x	P(N)	x	x	x	x
	Biological, medical, dental laboratories	x	x	x	x	x	x	P	x	x	x	x
	Clinics	x	x	x	x	x	x	P	P	x	x	x
	Medical appliances and equipment sales and rental	x	x	x	x	x	x	P	P	x	x	x
	Physical therapy centers	x	x	x	x	x	x	P	P	x	x	x
	Weight loss services	x	x	x	x	x	x	P	P	x	x	x
	Other medical support uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Personal Services and Sales.</i> Activities typically include, but are not limited to retail sales of personal convenience items and professional services that are used frequently by the community.	Art framing	x	x	x	x	x	P	P	P	x	x	x
	Barber and beauty shops, hair stylists, nail salons	x	x	x	x	x	P	P	P	x	x	x
	Check cashing	x	x	x	x	x	x	P	P	x	x	x
	Child and adult day care (see development standards in Section 7.8.9)	x	x	x	x	x	CUP	CUP	CUP	x	x	x
	Children’s indoor play centers	x	x	x	x	x	CUP	CUP	CUP	x	x	x
	Dressmaking, tailors	x	x	x	x	x	x	P	P	x	x	x
	Dry cleaners	x	x	x	x	x	P	P	P	x	x	x
	Formal wear rental, sales, and tailoring	x	x	x	x	x	P	P	P	x	x	x
	Interior decorating	x	x	x	x	x	P	P	P	x	x	x
	Laundromats, self-service laundries	x	x	x	x	x	P	P	P	x	x	x
	Locksmiths	x	x	x	x	x	x	P	P	x	x	x
	Mortuaries, funeral parlors	x	x	x	x	x	x	CUP(N)	x	x	x	x
	Photographic studios	x	x	x	x	x	x	P	P	x	x	x
	Photographic processing	x	x	x	x	x	x	P	P	x	x	x
	Police Storefront	x	x	x	x	x	x	P	P	P	x	x
Postal services	x	x	x	x	x	P	P	P	x	x	x	



**Table 7.B - Permitted Uses (Continued)**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
<i>Personal Services and Sales (Continued).</i>	Real estate offices	x	x	x	x	x	P	P	P	x	x	x
	Shoe repair	x	x	x	x	x	P	P	P	x	x	x
	Tanning salons	x	x	x	x	x	P	P	P	x	x	x
	Telephone stores	x	x	x	x	x	P	P	P	x	x	x
	Travel agencies	x	x	x	x	x	P	P	P	x	x	x
	Video rental stores	x	x	x	x	x	P	P	P	x	x	x
	Weight loss centers	x	x	x	x	x	x	P	P	x	x	x
	Other personal service and sale uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Personal Instruction.</i> Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.	Athletic instruction, personal training	x	x	x	x	x	x	P	P	x	x	x
	Dance studios	x	x	x	x	x	x	P	P	x	x	x
	Music schools	x	x	x	x	x	x	P	P	x	x	x
	Self-defense schools	x	x	x	x	x	x	P	P	x	x	x
	Tutoring centers	x	x	x	x	x	x	P	CUP	x	x	CUP
	Vocational and trade schools	x	x	x	x	x	x	P	CUP <sup>4</sup>	P	x	CUP
	Private and Charter Schools	x	x	x	x	CUP	CUP	P/CUP <sup>5</sup>	x	x	x	x
	Other personal instruction uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Senior Housing and Care Continuum.</i> Activities typically include, but are not limited to senior housing and supportive services such as meals, housekeeping, social activities, and transportation, depending on level of need, allowing residents to remain living in the community as their care needs change. The intent is to provide housing and services for seniors, ranging from adult day care to assisted living facilities.	Adult Day Care. Daily structured programs in a community setting with activities and health-related and rehabilitation services to elderly who are physically or emotionally disabled and need a protective environment. This care is provided for during the day, the individual returning home for the evening.	x	x	x	x	CUP	CUP	CUP <sup>6</sup>	x	x	x	x
	Alternate Care Facility. A licensed residence other than a skilled nursing facility where care services are delivered, such as hospice, assisted care or Alzheimer's facilities.	x	x	x	x	CUP	CUP	CUP <sup>6</sup>	x	x	x	x
	Assisted Living Facilities. In general, a state-licensed program with services that include meals, laundry, housekeeping, medication reminders, and assistance with Activities of Daily Living (ADLs) and Instrumental Activities of Daily Living (IADLs).	x	x	x	x	CUP	CUP	CUP <sup>6</sup>	x	x	x	x
	Other senior residential/care uses not specifically listed that are similar to, and no more objectionable than the residential uses listed as permitted or conditionally permitted.	x	x	x	x	CUP	CUP	CUP <sup>6</sup>	x	x	x	x
<i>Temporary/Seasonal Outdoor Sales.</i> This use consists of the <i>outdoor</i> retail sale of materials on a temporary and/or seasonal basis and/or <i>outdoor</i> performances. These uses are subject to the issuance of a Special Events Permit. See development standards in Section 7.8.23.		x	x	x	x	x	x	SP EV	SP EV	x	x	x
<b>ENTERTAINMENT/RECREATIONAL USES</b>												
<i>Amusement Centers/Arcades.</i> Any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, laser tag, "midway" style games, rides or similar uses, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods		x	x	x	x	x	x	CUP	CUP	x	x	x



**Table 7.B - Permitted Uses (Continued)**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
and beverages is also included as ancillary to the primary use. Establishments defined in Chapter 9490.1 (Adult Businesses) of the City of Upland Municipal Code are not included. See development standards in Section 7.8.2.												
<i>Indoor Recreational Facilities.</i> See development standards in Section 7.8.14.	Batting cages	x	x	x	x	x	x	CUP(N)	x	x	x	x
	Billiard and pool halls	x	x	x	x	x	x	P	x	x	x	x
	Bowling alleys	x	x	x	x	x	x	CUP	x	x	x	x
	Dance halls	x	x	x	x	x	CUP <sup>4</sup>	CUP	x	x	x	x
	Ice and roller rinks	x	x	x	x	x	x	CUP	x	x	x	x
	Indoor skate parks	x	x	x	x	x	x	CUP	x	x	x	x
	Racquet clubs	x	x	x	x	x	P	CUP	x	x	x	x
	Tennis clubs	x	x	x	x	x	P	CUP	x	x	x	x
Other indoor recreational facility uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x	
<i>Live Entertainment.</i> Activities consist of ancillary uses typically including, but not limited to, live music; amplified vocal or instrumental sounds; recorded music played by a disc jockey; karaoke; and song, dance, or comedic acts (excluding adult business uses), which occur more than three times per calendar year within an enclosed building. See development standards in Section 7.8.16.		x	x	x	x	x	CUP	LEP	LEP	x	x	x
<i>Outdoor Recreational Facilities.</i> See development standards in Section 7.8.20.	Miniature golf	x	x	x	x	x	x	CUP	x	x	x	x
	Batting cages	x	x	x	x	x	x	CUP	x	x	x	x
	Go-cart tracks	x	x	x	x	x	x	CUP	x	x	x	x
	Water parks	x	x	x	x	x	x	CUP	x	x	x	x
	Other outdoor recreational facility uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<i>Theaters.</i> Includes structures where the primary use is devoted to the exhibition of live or prerecorded theatrical, musical, comedic or other performances. (See Live Entertainment if use is an ancillary, rather than primary, use.) Uses defined in Chapter 9490.1 (Adult Businesses) of the City of Upland Municipal Code are not included. Sale of prepared foods and beverages is permitted ancillary to the primary use. See development standards in Section 7.8.24.	Movie theaters	x	x	x	x	x	x	CUP	x	x	x	x
	Concert, theatrical, comedy venues	x	x	x	x	x	x	CUP	x	x	x	x
	Other theater uses not specifically listed that the Community Development Director determines are similar to, and no more objectionable than uses listed as permitted or conditionally permitted.	x	x	x	x	x	x	P/CUP	P/CUP	x	x	x
<b>OTHER USES</b>												
<i>Communication Facilities.</i> Activities typically include, but are not limited to, broadcasting and other information relay services for commercial and personal uses. Typical uses include but are not limited to monopoles, antennas, and rooftop dishes. Rooftop displays of satellite dishes for sale or rent are not permitted. See development standards in Section 7.8.8.		x	x	x	x	x	x	P	P	A	x	A
<i>Civic Administration.</i> Activities typically include, but are not limited to, management, administration, clerical, and other services performed by public and quasi-public agencies.		x	x	x	x	x	x	P	P	P	x	P
<i>Cultural Facilities.</i> Activities typically include, but are not limited to, those performed by public and private museums and art galleries, public and private libraries and observatories.		x	x	x	x	x	x	P	x	P	x	P
<i>Religious Assembly.</i> Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples. See development standards in Section 7.8.21.		x	x	x	x	x	x	P(N)	x	CUP	x	CUP



**Table 7.B - Permitted Uses (Continued)**

Land Use Types	Use List	Residential						Commercial			Other	
		SFR 4.0	SFR 4.5	SFR 5.0	SFR 6.0	RF	MU	CH	NC	CF	OS	SS
<i>Schools, public and private.</i> Typical activities include educational facilities for K-8 students provided by public agencies or private institutions.		x	x	x	x	x	x	x	x	x	x	P
<i>Utility/Roadway Facilities.</i> Equipment, facilities, or features required for the operation or maintenance of public utilities, roadways, or conveyance of flood waters. Includes parking areas, bus stops, and taxi stands. See development standards in Section 7.8.25.		x	x	x	x	x	x	P	P	P	P	P
<b>RESIDENTIAL USES</b>												
<i>Single Family Residential</i>	Detached single family residential dwelling units with public streets	P	P	P	P	P	x	x	x	x	x	P
	Detached single family residential dwelling units with gated private streets											
<i>Multiple Family Residential</i>		x	x	x	x	P	P	x	x	x	x	x
<i>Residential Accessory Uses and Structures.</i>		P	P	P	P	P	P	x	x	x	x	x
<i>Home Occupations.</i> <sup>2</sup>		P	P	P	P	P	P	x	x	x	x	x
<i>Residential Care Homes.</i>		x	x	x	x	x	P	x	x	x	x	x
<i>Other residential uses not specifically listed that the Community Development Department Director determines are similar to, and no more objectionable than the residential uses listed as permitted or conditionally permitted.</i>		P/ CUP	P/ CUP	P/ CUP	P/ CUP	P/ CUP	P/CUP	x	x	x	x	x

**Notes:**

- 2 In compliance with Chapter 17 of the Upland Municipal Code.
- 3 In compliance with the Upland Municipal Code and state requirements.
- 4 CUP requires parking analysis.
- 5 Permitted with parking analysis north of Interstate 210; CUP and parking analysis required south of Interstate 210.
- 6 CUP allowed in PA 20 and 21 only.



## 7.4 PROHIBITED USES

In addition to the uses identified as being prohibited in Table 7.B, the following uses are prohibited in commercial zones within the Colonies at San Antonio Specific Plan.

- Mobile home parks.
- Residential uses within the CH, NC, OC and CF zones.
- Any other use not listed as permitted or determined to be a similar use to an otherwise permitted use in compliance with the provisions of this Specific Plan.

In addition to the uses identified as being prohibited in Table 7.B, the following uses are prohibited in residential zones within the Colonies at San Antonio Specific Plan.

- Mobile home parks.
- Commercial uses.
- Industrial uses.
- Sales stands offering products for sale.
- The keeping of horses, colts, mules, ponies, goats, sheep, cows, calves, or animals of general like character.
- The keeping of poultry, rabbits, three or more dogs, or three or more cats at least four months of age.
- The keeping of wild, exotic or non-domestic animals without first applying for and receiving a “wild animal” permit, as provided in section 4130.2 of Article IV, Chapter 1, Part 3, “Permit for Keeping Wild or Vicious Animals or Reptiles–In General.”

## 7.5 GENERAL DEVELOPMENT STANDARDS

### 7.5.1 General Standards

Structures shall not be erected or located on a lot unless the building or enlargement conforms with the provisions outlined in Table 7.C - “General Development Standards.”

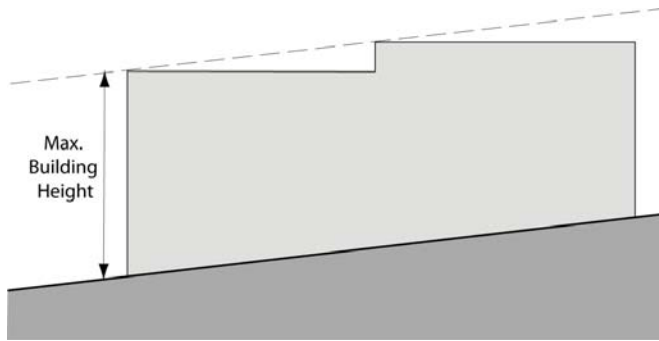
### 7.5.2 Measuring Maximum Height

**a. General.** The building envelope to be used for determining the height of all structures, except those in the MU zone, shall be measured as the vertical distance in a horizontal plane from the finished grade to the top of the structure, exclusive of architectural elements (i.e., towers) in commercial zones, chimneys, and ventilators. The maximum height established in Table 7.C shall not be exceeded anywhere along the horizontal plane that runs perpendicular to the finished grade.

**b. MU Zone.** Since the MU zone is the only developed area within the Specific Plan where there is a distinct grade differential, occurring as the land slopes from 19<sup>th</sup> Street down to the central open space, the measurement of height in the MU zone requires a method that accommodates this grade change and its effect on the architectural design of residential units in this area. Therefore, the maximum height of structures within the MU zone, as established in Table 7.C, shall be measured as follows, according to the direction of slope of the structure:

**Building height measurement on sloped sites:**

The building height (measured from grade), including all architectural features, shall not project above a plane parallel to the slope of the site.



**Table 7.C - General Development Standards**

Zone	Use	Min. Lot Area (square feet)	Minimum Dimensions		Maximum Height		Max. Lot Coverage	Parking Space Requirements <sup>1</sup>
			Width (feet)	Depth (feet)	Stories	Feet		
CH	Highway Commercial	NR (No Requirement)	NR	NR	3 NR for office or hotel	552, <sup>5</sup> 145 for office or hotel	NR	Parking within commercial sites shall be provided at a rate of 4.0 spaces per 1,000 square feet of adjusted gross floor area. Determination of the required number of parking spaces shall be made on a Planning Area-wide basis. See also Table 7.E for required parking adjustments.
NC	Neighborhood Commercial	NR	NR	NR	2	50 <sup>2</sup>	NR	Parking within commercial sites shall be provided at a rate of 4.0 spaces per 1,000 square feet of adjusted gross floor area. <sup>7</sup> Determination of the required number of parking spaces shall be made on a Planning Area-wide basis. See also Table 7.E for required parking adjustments.
CF	Community Facility	NR	NR	NR	NR	NR	NR	NR
OS	Open Space	NR	NR	NR	NR	NR	NR	NR

**Table 7.C - General Development Standards (Continued)**

Zone	Use	Min. Lot Area (square feet)	Minimum Dimensions		Maximum Height		Max. Lot Coverage	Parking Space Requirements <sup>1</sup>
			Width (feet)	Depth (feet)	Stories	Feet		
MU	Mixed Use	NR	NR	NR	8 plus parking	- 85 <sup>8</sup>	NR	One bedroom units (850 sf min): 1.25 off-street parking spaces per unit of which 1 space shall be in a garage. Two bedroom units (1,000 sf min): 1.75 off-street parking spaces per unit of which 1 space shall be in a garage. Three (1,200 sf min) or more bedroom units: 2 off-street parking spaces per unit of which 1 space shall be in a garage. In addition to the required number of parking spaces for each unit, 1 off-street uncovered parking space shall be provided for each four units for visitor parking. Commercial: 4 spaces per every 1,000 square feet of adjusted gross floor area. <sup>6</sup>
SFR 4.0	Single Family Residential	4,000	45	90	NR	35	55%	2 parking spaces within an enclosed garage per unit.
SFR 4.5	Single Family Residential	4,500	50	90	NR	35	50%	2 parking spaces within an enclosed garage per unit.
SFR 5.0	Single Family Residential	5,000	55	91	NR	35	45% <sup>4</sup>	2 parking spaces within an enclosed garage per unit.
SFR 6.0	Single Family Residential	6,000	60	100	NR	35	45% <sup>4</sup>	2 parking spaces within an enclosed garage per unit.
RF	Residential	NR	NR	NR	3 plus parking	45	NR	2 parking spaces, 1 within an enclosed garage per unit. <sup>6</sup>

- Notes:**
- 1 See Section 7.6 for requirements regarding location of parking, calculating adjusted gross floor area (AGFA), adjustments to required parking ratios, general standards, and loading provisions.
  - 2 The maximum height of buildings, canopies, and other structures (excepting signs) for gas stations shall be 35 feet.
  - 4 The maximum lot coverage for a single story dwelling shall be 50 percent.
  - 5 For theaters, the maximum height shall be 65 feet for the front elevation and 85 feet for the rear elevation to accommodate a change in grade. Theater marquees shall have a maximum height of 105 feet.
  - 6 A senior care project could have different requirements, subject to a parking analysis and as reviewed under the Conditional Use Permit Process
  - 7 Table 7.E contains Commercial Parking adjustments.
  - 8 Building height shall include all architectural features.

### 7.5.3 Required Setback Areas

Required setback areas shall be open and unobstructed from the ground to the sky. Electrical transformers, utility meters; street furniture; landscaping; and telephone, cable television, gas and water appurtenances shall be exempt from this provision. In addition, ground-mounted signs may be approved within required building and parking setback areas. Table 7.D specifies required setbacks for each zoning

district, except MU, and the setbacks required when intrusions are permitted. The Mixed Use zoning district setback requirements contain more detail, given the unique location of the Mixed Use zone. Therefore, they are included as a separate section, following the table.

a. **Measuring Setback Area.** Setbacks for all parcels shall be measured from property lines.

**Table 7.D - Setbacks and Permitted Intrusions**

<b>Zone</b>	<b>Building and Parking Setbacks (Minimum)</b>	<b>Bldg.</b>	<b>Pkg.</b>	<b>Setbacks for Architectural and Other Features (Minimum)</b>
CH <sup>9</sup>	Interstate 210	20'	10'	Electrical transformers; utility meters; ground-mounted signs; street furniture; and telephone, cable television, gas, and water appurtenances shall be permitted to intrude into required setbacks as necessary.
	Property Lines abutting Cucamonga Creek Channel	25'	25'	
	Public Streets (for buildings)	25'	15'	
	Public Streets (for parking and display of vehicles for sale)	15'	15'	
	Private streets and drives	15'	10'	
	Interior Property Lines	NR	NR	
	Special Setbacks for gas stations:			
	Any structure or building	20'		
	Pump islands	20'		
	Pump island canopies	10'		
Fuel storage fill pipes	15'			
NC	Interstate 210	20'	10'	Electrical transformers; utility meters; ground-mounted signs; street furniture; and telephone, cable television, gas, and water appurtenances shall be permitted to intrude into required setbacks as necessary.
	Public streets (for buildings)	25'	15'	
	Public streets (for parking and display of vehicles for sale)	15'	10'	
	Private streets and drives	15'	10'	
	Interior property lines other than adjacent to residential planning areas	NR	NR	
	Interior property lines adjacent to residential planning areas	20'	20'	
	Property lines adjacent to Open Space	20'	15'	
	Special setbacks for gas stations:			
	Any structure or building	20'		
	Pump islands	20'		
	Pump island canopies	10'		
	Fuel storage fill pipes	15'		
CF	Required setbacks shall be determined through Administrative Committee Review			
OS	No setbacks are required within areas zoned OS.			
MU <sup>9, 10</sup>	See Section 7.5.3.b for Mixed Use Regulations			
SFR 4.0	FRONT			ARCHITECTURAL FEATURES <sup>1</sup>
	One Story Porch	12'		Front – 10' minimum
	Swing-in garage	10'		Side <sup>2</sup> – 3'4" minimum
	One or two story home element	12'		Rear – 12' minimum
	Front-in garage	18'		FIRST STORY BAY WINDOWS (at grade with a maximum width of 12')

**Table 7.D - Setbacks and Permitted Intrusions (Continued)**

<b>Zone</b>	<b>Building and Parking Setbacks (Minimum)</b>	<b>Bldg.</b>	<b>Pkg.</b>	<b>Setbacks for Architectural and Other Features (Minimum)</b>
SFR 4.0	SIDE			
	One or two story home element	5'		Front – 10' minimum Side <sup>2</sup> – 3'4" minimum
	One or two story home element on corner lot	10'		Rear – 12' minimum
	One story porch	5'		COVERED PATIO, GAZEBO, ARBOR, OR SIMILAR <sup>3</sup>
	One story porch on corner lot	8'		Side – 3' one side, 5' other side, minimum
	REAR			Rear – 6' minimum
	Adjacent to Open Space			
	Average	15'		OPEN SECOND FLOOR BALCONY (at rear)
	Minimum	12'		Side – 10' minimum
	Adjacent to Other than Open Space			Rear – 10' minimum
	One story on typical lot	15' <sup>4</sup>		
	Two story on typical lot	15' <sup>4</sup>		
	Rear garage	5'		
SFR 4.5	FRONT			ARCHITECTURAL FEATURES <sup>1</sup>
	One Story Porch	12'		Front – 10' minimum
	Swing-in garage	10'		Side <sup>2</sup> – 3'4" minimum
	One or two story home element	12'		Rear – 12' minimum
	Front-in garage	18'		FIRST STORY BAY WINDOWS (at grade with a maximum width of 12')
	SIDE			
	One or two story home element	5'		Front – 10' minimum Side <sup>2</sup> – 3'4" minimum
	One or two story home element on corner lot	10'		Rear – 12' minimum
	One story porch	5'		COVERED PATIO, GAZEBO, ARBOR, OR SIMILAR <sup>3</sup>
	One story porch on corner lot	8'		Side – 3' one side, 5' other side, minimum
	REAR			Rear – 6' minimum
	Adjacent to Open Space			
	Average	15'		OPEN SECOND FLOOR BALCONY (at rear)
	Minimum	12'		Side – 10' minimum
	Adjacent to Other than Open Space			Rear – 10' minimum
One story on typical lot	15' <sup>4</sup>			
Two story on typical lot	15' <sup>4</sup>			
Rear garage	5'			
SFR 5.0	FRONT			ARCHITECTURAL FEATURES <sup>1</sup>
	One Story Porch	12'		Front – 10' minimum
	Swing-in garage	10'		Side <sup>2</sup> – 3'4" minimum
	One or two story home element	12'		Rear – 8' minimum
SFR 5.0	Front-in garage	18'		FIRST STORY BAY WINDOWS (at grade with a maximum width of 12')
	SIDE			

**Table 7.D - Setbacks and Permitted Intrusions (Continued)**

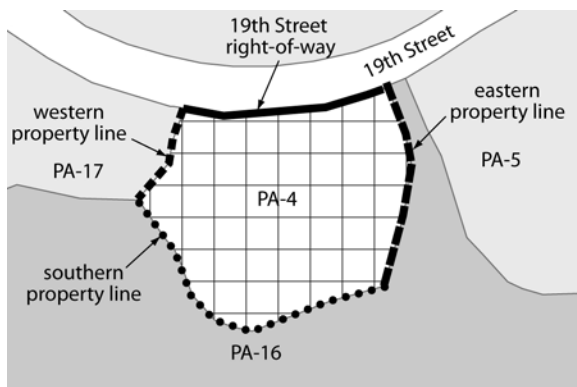
<b>Zone</b>	<b>Building and Parking Setbacks (Minimum)</b>	<b>Bldg.</b>	<b>Pkg.</b>	<b>Setbacks for Architectural and Other Features (Minimum)</b>
	One or two story home element	5'		Front – 10' minimum Side <sup>2</sup> – 3'4" minimum
	One or two story home element on corner lot	10'		Rear – 15' minimum
	One story porch	5'		COVERED PATIO, GAZEBO, ARBOR, OR SIMILAR <sup>3</sup>
	One story porch on corner lot	8'		Side – 3' one side, 5' other side, minimum
	REAR			Rear – 6' minimum
	One story on typical lot	18' <sup>4</sup>		
	Two story on typical lot	20' <sup>4</sup>		OPEN SECOND FLOOR BALCONY (at rear)
	Rear garage	5'		Side – 10' minimum
	Lot rear on Open Space (average)	15'		Rear – 10' minimum
SFR 6.0	FRONT			ARCHITECTURAL FEATURES 1
	One Story Porch	12'		Front – 10' minimum
	Swing-in garage	10'		Side <sup>2</sup> – 3'4" minimum
	One or two story home element	15'		Rear – 8' minimum
	Front-in garage	18'		FIRST STORY BAY WINDOWS (at grade with a maximum width of
	SIDE			12'
	One or two story home element	5'		Front – 10' minimum Side <sup>2</sup> – 3'4" minimum
	One or two story home element on corner lot	10'		Rear – 15' minimum
	One story porch	5'		COVERED PATIO, GAZEBO, ARBOR, OR SIMILAR <sup>3</sup>
	One story porch on corner lot	8'		Side – 3' one side, 5' other side, minimum
	REAR			Rear – 6' minimum
	One story on typical lot	18' <sup>4</sup>		
	Two story on typical lot	20' <sup>4</sup>		OPEN SECOND FLOOR BALCONY (at rear)
	Rear garage	5'		Side – 10' minimum
	Lot rear on Open Space (average)	15'		Rear – 10' minimum
RF	FRONT			ARCHITECTURAL FEATURES <sup>1,2</sup> – 30"
	Building face to property line	25'		EXTERIOR STAIRS <sup>11</sup> – 10'
	To edge of slope	15'		FIRST STORY BAY WINDOWS <sup>2, 12, 13</sup> – no limit on maximum intrusion, except may not intrude into driveway, pedestrian path, or recreation area.
	SIDE			If bay window is at grade with a maximum width of 36"
	Side to side	15'		GARAGES UNDER BUILDING – no limit on
	To adjacent residential development	30'		COURTYARDS <sup>6</sup> – minimum dimension 55' (typical 63') of common area; maximum cross slope of 2%.

**Table 7.D - Setbacks and Permitted Intrusions (Continued)**

Zone	Building and Parking Setbacks (Minimum)	Bldg.	Pkg.	Setbacks for Architectural and Other Features (Minimum)
	Balcony to balcony	15'		INTERNAL ROADS – no limit on maximum intrusion if curb-separated sidewalks provided
SS	FRONT	20'	20'	NR
	SIDE	5'	10' <sup>5</sup>	
	REAR	20'	10' <sup>5</sup>	

- Notes:**
- 1 Fireplaces, eaves, cornices, canopies, belt courses, sills, media niches, buttresses, wing walls, utility meters, etc., which do not create additional floor area.
  - 2 Projecting chimneys and bays may not directly oppose similar projections on adjacent homes.
  - 3 The ground floor square footage for main and accessory structures, including covered patios, gazebos, arbors, and similar structures, shall not cover more than 60 percent of the lot.
  - 4 Required 30' minimum setback to opposing building elevation.
  - 5 Six foot high masonry wall required at corresponding property line.
  - 6 "Courtyard" shall be defined as the outdoor space framed by buildings, wholly or in part, on at least three sides.
  - 7 For SFR 4.0 and 5.0, a "zero lot line" detached residential development pattern may be used, where one side of the dwelling unit is located on the side property line of the lot (and a reciprocal easement is granted to allow this dwelling owner access to the side of the dwelling located on the property line for maintenance), as long as the required side setback for the other side of the dwelling that is not located on the property line is doubled (i.e., for two adjacent dwelling units the separation distance between them is maintained as it would be if the side setbacks stated in Table 7.D were used in a conventional development pattern).
  - 8 For SFR 4.0, 5.0, and 6.0, a "z-lot" pattern may be used in which a side lot line may be offset in a "z" configuration rather than perpendicular to the street, when accompanied by a use easement. In "z-lot" patterns, the lot area and width dimension may be less than the minimum required as long as the two adjacent lots forming the "z" configuration average out to the minimum requirements. In addition, in "z-lot" patterns in SFR 5.0 and 6.0, the minimum rear setbacks required by Table 7.D may be considered the required *average* rear setback applicable to each dwelling unit, with the minimum rear setback to be not less than 15 feet. (For an example of a "z-lot" configuration, see Section 8.3.3 - Massing and Plotting in the Residential Design Guidelines.)
  - 9 Senior Care Facilities with a CUP will be subject to different standards, as detailed in section 7.8.23
  - 10 In the event that residential and commercial uses are mixed on site, NC commercial standards shall apply to the commercial buildings, and mixed use standards shall apply to the residential buildings. In the event that residential and commercial uses are mixed within a building, mixed use standards shall be used, and a parking study will be required.
  - 11 Stairs may intrude 10 feet into the required 25' setback.
  - 12 Building may face basin.
  - 13 An eight foot easement for a trail may be included within the required setback within Planning Area 22 on the boundary edge facing the basin.

**b. Building and Parking Setbacks for Mixed Use Zone**



Setbacks from the 19<sup>th</sup> Street right-of-way:

- 3 ft min. for surface parking, underground parking, internal streets, and alleys.
- 25 ft min. for buildings, including above-grade parking structures

Setbacks from the western property line facing the private street in PA-17:

- 3 ft min. for surface parking and underground parking structures

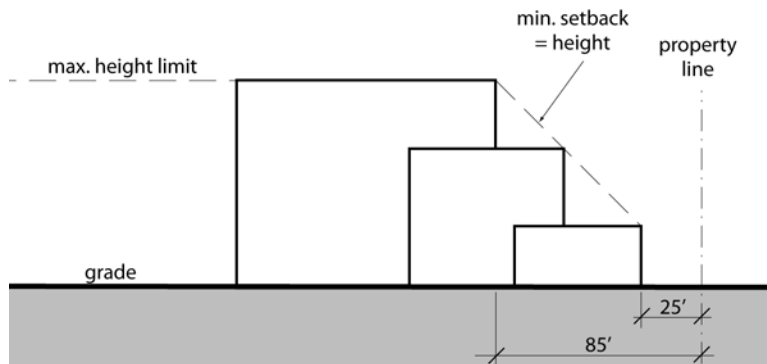
- 15 ft min. for buildings, including above-grade parking structures

Setbacks from the southern property line facing PA-16:

- 3 ft min. for internal streets, alleys, surface parking, and underground parking structures
- 25 ft min. for buildings, including above-grade parking structures

Setbacks from the eastern property line facing PA-5:

- 3 ft min. for alleys, internal streets, and surface parking
- 25 ft min. for buildings up to 25 ft in height. Additional building height shall be permitted up to a limit of 85 feet in overall building height if additional setback distance is provided at a ratio of 1 to 1. In no case shall the overall building height be greater than the building setback. See diagram below.
- 85 ft min. for structures up to 85 ft in height.



Setbacks from internal private street right-of-way:

- 0 ft min. for underground parking structures
- 0 ft min. for buildings or portions of a building with ground floor commercial uses
- 10 ft min. for buildings or portions of a building with ground floor residential uses
- 3 ft min. for surface parking
- 15 ft min. for above-grade parking structures

Setbacks from alleys:

- 5 ft min. for garage entrances

Setbacks between buildings in PA-4:

- 0 ft for attached structures, including structured parking
- 20 ft min. between the side elevations of detached structures
- 30 ft min. between the side elevation of a building and the front or facade that includes entrances on one side
- 40 ft min. between building fronts or facades that include entrances on both sides

Setback encroachments:

- 3 ft max. for architectural features, including but not limited to bay windows, chimneys, cornices
- 10 ft max. for stairs, porches, stoops, covered entries, balconies or decks

**c. Setbacks for Accessory Buildings.** All accessory buildings shall have the same minimum side and rear setback requirements as for the main building, regardless of whether the accessory building is

attached to or detached from the main building. However, when a garage or accessory building (except those occupied as a dwelling unit) abuts and has garage doors opening onto an existing or proposed alley, the garage or accessory building shall be located not less than 25 feet from the side of the alley adjacent to the subject property, provided, however, that the setback of detached accessory buildings or garages that are located 85 feet or more from the front property line, may be reduced to a zero (0) distance from the side or rear property line if a fire wall is provided and approved by the Fire Department. Detached accessory buildings or garages without a fire wall shall be a minimum of 3 feet from the property line.

## **7.6 PARKING AND LOADING**

### **7.6.1 Parking**

**a. Location of Parking.** Unless off-site parking is provided for by a reciprocal parking agreement, parking spaces shall be provided either:

- On the premises of the building which requires the parking,
- On a site not more than 500 feet from the external boundaries of the lot upon which the building that requires the parking is located, or within an integrated commercial center (which will not differentiate between individual lots).

**b. Number of Required Parking Spaces.** See Table 7.C - “General Development Standards” for the number of parking spaces required for uses in each zone. For the purposes of calculating the adjusted gross floor area (AGFA) for a project, the following items may be excluded from the overall dimensions of the building project.

- Interior courtyards
- Interior atriums
- Thickness of exterior walls of the structure
- Elevator shafts
- Stair wells
- Equipment/maintenance rooms
- Basements proposed exclusively for storage of records or similar uses
- Restrooms
- Exterior sales and seating areas other than those that are part of the main business of a commercial use Interior and exterior corridors, hallways, or balconies
- Janitor and storage rooms
- Other unusable floor area (as defined by the Administrative Committee).

For example, seating provided in a plaza area adjacent to a building would not be counted for purposes of calculating required parking, whereas outdoor dining areas for individual restaurants or groups of restaurants that are an integral part of the restaurant use would be used in determining required parking. Similarly, the “patio area” in front of home improvement stores that is often used to display merchandise would not be used in calculating required parking since that area does not generate traffic to the store in addition to the interior space.

**c. Adjustments to Required Parking Ratios.** The parking ratios set forth in Table 7.C are for typical commercial centers. As a result, there exist uses such as health clubs and spas, garden centers associated with home improvement uses, theaters and vehicles sales lots that have substantially different parking

demand (either higher or lower) than the average parking rates set forth in Table 7.C. In addition, the provision of stacking areas for drive-through facilities tends to reduce parking demands for the uses they serve. Adjustments to the required parking ratios given in Table 7.C, above, are presented for such uses in the following Table 7.E.

**Table 7.E - Commercial Parking Adjustments**

Land Use	Required Parking Spaces
Health Clubs and Spas	1 space for every 150 square feet of AGFA for facilities with playing courts, and 1 space for every 100 square feet of AGFA for facilities without playing courts <sup>1</sup>
Home Improvement, area devoted to permanent outdoor display which is characterized by an open roof and/or is open on one or more sides, and is not an air-conditioned space (i.e., garden centers)	1 space for every 1,000 square feet of permanent outdoor display area (the required parking ratios for the remainder of the home improvement use shall be as established in Table 7.C)
Theaters In Planning Areas with no office development: Fixed seats Temporary or movable seats In Planning Areas with office development (minimum 40,000 square feet AGFA): Fixed seats Temporary or movable seats	1 per 5 seats, or 6 spaces per 1,000 square feet AGFA, whichever is greater 1 space per every 40 square feet of area within the main structure 4.33 spaces per 1,000 square feet AGFA 1 space per every 80 square feet of area within the main structure
Vehicle Sales	1 space for every 250 square feet of office and showroom.
Drive-through Stacking Areas	Required parking shall be reduced by 1.0 parking spaces per 20 feet of drive-through stacking area that is provided.
Planning Areas 19A and 21	4 spaces for every 1,000 square feet of commercial. This is to allow for the parking of the 200' Metropolitan Water District easement, which will not be counted in the requirements, but which will nevertheless be developed as parking stalls.

**Notes:** 1. For this use, swimming pool area shall be counted as playing court area.  
 2. May be reduced to 4.33 spaces per 1,000 AGFA if the theater is located within a Planning Area containing office development.

**d. General Parking Standards.** The following guidelines refer to general standards for parking requirements.

- Parking stall size for perpendicular parking shall be at least 9 feet in width and 18.5 feet in length for standard parking spaces and 9 feet in width and 16 feet in length for compact parking spaces.
- Minimum driveway aisle widths and stall dimensions shall be as follows in Table 7.F for the indicated parking layout angle using standard parking spaces or compact parking spaces.
- Parallel parking stalls shall be at least 10 feet in width and 23 feet in length.
- Within parking structures, aisle widths may be reduced to 24 feet. Vehicle height clearance shall be as required by the Uniform Building Code for the parking structure entry and throughout the interior of the structure.
- Parking stalls adjacent to walls or raised planters over eight inches in height shall be at least 12 feet in width.
- For residential uses, each garage parking space shall be a minimum of 10 feet in width and 20 feet in length.
- The handicapped parking requirements established by the State of California shall be considered and adhered to when designing and constructing parking lots, parking garages, or other any parking facility.

**Table 7.F - Parking Layout Dimensions**

Dimension	Letter Indicated on Diagram	Standard Parking Stall Angle				Compact Parking Stall Angle			
		45E	60E	75E	90E	45E	60E	75E	90E
Stall width, parallel to aisle (feet)	A	12.7	10.4	9.3	9.0	12.7	10.4	9.3	9.0
Stall length of line (feet)	B	27.5	23.7	20.9	18.5	25.0	21.2	18.4	16.0
Stall depth to wall (feet)	C	19.5	20.5	20.0	18.5	17.7	18.4	17.8	16
Aisle width between stall lines (feet)	D	12.0	19.0	23.0	26.0	12.0	19.0	23.0	26.0
Stall depth, interlock (feet)	E	16.5	18.5	19.0	18.5	14.5	16.2	16.6	16.0
Module, wall to interlock (feet)	F	48.0	58.0	62.0	63.0	44.2	53.5	57.4	58.0
Module, interlocking (feet)	G	45.0	56.0	61.0	63.0	41.0	51.4	56.2	58.0
Module, interlock to curb face (feet)	H	46.0	55.5	59.5	60.5	42.4	51.2	54.9	55.5
Bumper overhang (typical) (feet)	I	2.0	2.3	2.5	2.5	2.0	2.3	2.5	2.5
Offset (feet)	J	6.4	2.6	0.6	0.0	6.4	2.6	0.6	0.0
Setback (feet)	K	13.1	9.3	4.8	0.0	11.3	8.0	4.1	0.0

- Where parking areas adjoin residential zones, they shall be separated by a solid masonry wall constructed per applicable standards stated in this Specific Plan. Where no wall is required along a boundary of an area, there shall be a concrete curb not less than 6 inches in height abutting property on public right-of-way.
- Adequate vehicular access from a dedicated and improved street, service road or alley, to any commercial use shall be constructed to withstand anticipated commercial usage. Such access shall be reviewed and approved by the City Engineer.
- All areas shall be surfaced or paved with asphaltic concrete, concrete or other bitulithic surfacing acceptable to and in accordance with the engineering standards of the City. All parking areas shall be maintained in good condition.
- Parking stalls shall be marked and access lanes shall be clearly defined, and include directional arrows.
- A maximum of 25 percent of the total number of non-residential parking stalls may be provided in compact car stalls. Such compact car spaces shall comply with all applicable City standards.
- Compact parking stalls shall be clearly marked “COMPACT CARS ONLY” in 6-inch high letters.
- No non-residential parking stall shall be located where it would be necessary for the driver to back up across a public sidewalk.
- Curbs shall be required on all parking stalls abutting a property line or in other cases deemed necessary by City staff. In no case shall vehicles extend over the public sidewalk or property line.
- A double loaded field parking aisle serving 90E parking stalls may be reduced from 26 feet to 24 feet in width if the aisle serves 25 or fewer parking stalls, subject to approval of the Upland Community Development Director.
- Lighting of parking lots shall comply with Section 8.2.9, Outdoor Lighting.
- Parking or storage of recreational vehicles (RVs), boats, trailers, personal watercraft, and similar motorized or non-motorized vehicles shall be within a fully enclosed garage that is architecturally compatible with the main building.

**Loading.** Commercial and other uses within the CH and NC zones shall provide vehicle loading spaces not less than 10 feet in width, 20 feet in length and 14 feet vertical clearance in accordance with the following requirements.

- Loading areas shall be designed to provide for backing and maneuvering on site and not from or within a public street. Direct loading from a public street shall not be permitted.
- Loading and maneuvering areas shall not encroach into required setback areas.
- Screen walls and wing walls shall be provided adjacent to loading doors and loading areas, shall be of a material compatible with adjacent buildings, and shall be of sufficient height to provide adequate visual screening from adjacent public street rights-of-way and the center of any commercial center.
- Loading areas may be permitted adjacent to a public street provided they are screened by a combination of screen walls, ornamental landscaping, and/or portions of on-site buildings to the extent that the loading area is adequately shielded, to the satisfaction of the Community Development Director. All such loading areas shall be maintained in a clean and orderly condition.
- Truck maneuvering areas associated with on-site loading areas and vehicle drop-off areas for the proposed automobile dealerships shall not encroach into required parking stalls.
- On-site truck maneuvering to and from loading areas shall be provided to accommodate the turning radius of a 66-foot extra large semi-trailer (WB-62). With the approval of the Community Development Department, a greater or lesser turning radius may be required based upon review of a site specific analysis.
- When the lot upon which a loading area is located abuts upon an alley, such loading space shall adjoin or have access from the alley. The length of the loading space shall be measured perpendicular to or parallel with the center line of the alley. Where such loading area is parallel with the alley, the loading space shall extend across the full width of the lot, except that if only two spaces are required, the length of the loading area need not exceed 50 feet. Loading space required by this section may occupy a required rear yard, but in no case shall any part of an alley or street be used for loading.

Table 7.G presents the minimum number of loading spaces that are required.

**Table 7.G - Required Loading Spaces**

<b>Use (Adjusted Gross Floor Area)</b>	<b>Required Loading Spaces</b>
Commercial Buildings up to 100,000 square feet	1
100,001 square feet or more	2
Hotels and Office Buildings up to 100,000 square feet	1
100,001 square feet or more	2

## **7.7 SIGN STANDARDS**

### **7.7.1 Purpose and Intent**

It is the intent of the sign development standards, sign guidelines, and conceptual placement locations set forth in this section to maximize identification of the Colonies at San Antonio as a distinct planned community, and to maximize the visibility of individual commercial tenants within the Specific Plan area in a manner that compliments the overall image of the Colonies at San Antonio. The provisions of this Section set forth the requirements that apply to signage throughout the Colonies at San Antonio Specific Plan area.

### 7.7.2 Applicability

- a. All signs for project identification, residential subdivisions, commercial developments, and the central open space area shall require approval of a Sign Program by the Community Development Director, unless otherwise specified herein. Alteration or replacement of signs approved as part of a Sign Program shall also require approval of the Community Development Director, unless otherwise specified herein.
- b. Each of the commercial centers intended for Planning Areas 17, 18, and 19 shall have a comprehensive Sign Program approved by the City. Individual development sites within Planning Areas 20 and 21 may have individual Sign Programs. Individual Sign Programs may also be prepared for individual residential subdivisions. A single, comprehensive sign program shall be prepared for project identification signage, and a single sign program shall be prepared for Planning Area 16 open space signage.

### 7.7.3 Sign Review Process

- a. Sign Programs or amendments to Sign Programs shall be submitted to the Community Development Director on forms as prescribed by the Community Development Director. The application shall be accompanied by any fees or bonds as specified by City Council resolution.
- b. After receipt of an application for a Sign Program or an amendment thereto, the Community Development Director or a designated representative shall review the application for consistency with the provisions of this Section. The Community Development Director or a designated representative shall render a decision to approve, approve with modifications, or deny the sign request within fifteen working days of receipt of a complete application.

### 7.7.4 Submittal Requirements

Sign Program submittals shall include the drawings and details required for review as specified on applications forms provided by the Community Development Director, including, as appropriate:

- a. Elevation(s) of buildings for which signs are being requested, showing design, location, size, and layout of wall signs. Elevations shall be drawn to scale indicating dimensions, attachment devices, and construction details.
- b. Site plan of the site for which signs are being requested showing building and perimeter with location of proposed and existing ground mounted and pole mounted signs, and elevations showing proposed design and dimensions of signs.
- c. Materials board showing actual sample materials and “PMS” or locally manufactured paint color(s).
- d. Section through letter and/or sign panel showing the dimensioned projection of the letter face and/or sign panel. The method of illumination shall also be identified.

### 7.7.5 General Provisions

- a. **Sign Guidelines.** The guidelines below establish positive criteria for the design and implementation of desirable signs that complement the landscape and architectural elements in the Specific Plan area. The following guidelines should be considered prior to developing any individual sign programs in the Specific Plan area.

- Use a brief message.
  - Avoid faddish and complicated typefaces.
  - Select sign colors and materials to contribute to legibility and design integrity.
  - Harmonize sign size with scale of project environment.
  - Design wall signs to be appropriate to the buildings on which they are placed.
  - Place signs consistent with the proportions of scale of building elements within the facade.
  - Place wall signs to establish a facade rhythm.
  - The use of tenant corporate signs/logos is encouraged.
- b. Fabrication and Installation.** All signs and installations of the signs shall conform to appropriate building and electrical codes, as well as sign approval requirements of the City of Upland. Any illuminated sign or lighting device shall employ only lamps emitting a light of constant intensity. All signs located within the Metropolitan Water District (MWD) right-of way shall be installed in such a manner so as to provide for relocation (i.e., j-bolt mounting).
- c. Sign Maintenance.** All signs shall be maintained in good order and repair, including replacement of damaged Plexiglass faces, letters, and/or burned out lighting.
- d. Color.** Consistent application of a project color palette will serve to reinforce project identity and shall be identified in sign submittals. Selection of sign color shall be compatible with adjacent tenant signs.
- e. Letter Style.** Dimensional/channel letters and other sign elements shall be affixed without visible means of attachment, unless attachments make an architectural statement. Typography on all project-oriented signs, including tenant directional information, shall be restricted to the type style identified in the applicable approved Sign Program, unless otherwise approved by the Community Development Director.
- f. Sign Area.** The area of a sign shall be measured by a rectangular box around the outside of each group of lettering and/or graphics. Typographical ascenders and descenders shall not be included in the calculation of the sign face area.
- g. Protection from Graffiti.** Anti-graffiti finish shall be provided and maintained on all signs. Graffiti shall be removed immediately by the party responsible for sign maintenance.

#### 7.7.6 Size and Number of Signs

The size and number of signs shall be consistent with the provisions of Table 7.H.

**Table 7.H - Commercial Signage Standards**

<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area or Allowed Ratio</b>	<b>Maximum Sign Structure Dimensions (From Grade)</b>
Primary Freeway Pylon	Four primary and four secondary pylons (“PF” in Figure 7.1) at locations shown in the Figure to be located a minimum of 600 feet from residential uses east of the Specific Plan area and 500 feet from residential areas west of the Specific Plan area.	Pylon signs shall incorporate up to 4 sign cabinets per face to identify tenants or project components. (Each cabinet may hold up to 2 tenant names, for a total of 8 tenants per pylon side. Pylons may be double sided.) Maximum tenant letter height shall be 6 feet.	Primary freeway pylon maximum height of 65 feet above the elevation of the adjacent freeway roadway.
Secondary Freeway Signage	Four secondary freeway signs (“SF” in Figure 7.1) at locations shown in the figure to be located near the Campus Avenue interchange.	Secondary freeway signs shall incorporate up to 4 sign cabinets per face to identify tenants or project components. (Each cabinet may hold up to 2 tenant names, for a total of 8 tenants per pylon side. Signs may be double sided.) Maximum tenant letter height shall be 4 feet.	Secondary freeway sign maximum height of 55 feet above the elevation of the adjacent freeway roadway.
Monument, Primary, Secondary, and Tertiary	Per locations shown in this Section (“P”, “S”, and “T” in Figure 7.1).	Primary monuments shall incorporate up to 5 tenant identifications per face. Secondary monuments shall incorporate up to 4 tenant identifications. Tertiary monuments shall identify up to two tenants per sign.	Primary monument maximum height of 10 feet and width of 50 feet. Secondary corner monuments maximum width of 40 feet and a maximum height of 9 feet. Tertiary monument maximum width of 12 feet and a maximum height of 11 feet from average grade.
Fuel Price	No more than one price information sign shall be permitted for any facility.	Fuel price signs shall be provided in accordance with the provisions of State law.	Maximum width of 8 feet and a maximum height of 4 feet.
Pedestrian Directional	Per approved sign program.	Pedestrian directional monument signs shall have a sign area with a maximum width of 6 feet and a maximum height of 7 feet. Pedestrian directional pole mounted signs shall have a sign area with a maximum width of 2.2 feet and a maximum height of 4 feet. The pole mounted sign area shall be located at least 7.5 feet from grade.	Maximum height for pedestrian directional monument signs of 8 feet.
Vehicular Directional	Per approved sign program.	Vehicular directional signs shall have a sign area with a maximum width of 3.5 feet and a maximum height of 4.5 feet.	Maximum width of 4.5 feet and maximum height of 7 feet.

**Table 7.H - Commercial Signage Standards (Continued)**

<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area or Allowed Ratio</b>	<b>Maximum Sign Structure Dimensions (From Grade)</b>
Drive Thru Directional	Drive thru directional signs per approved sign program. One menu board per drive thru restaurant tenant.	Drive thru directional signs shall have a sign area with a maximum width of 4 feet and a maximum height of 4 feet. Menu board structures shall have a maximum area of 60 square feet.	Maximum width of 5.5 feet and maximum height of 6 feet for drive thru directional sign.
Wall	One per building (or tenant space) elevation.	Major tenants: On building frontage, 1.5 square feet of sign area (including any logo) per lineal foot of building frontage. On freeway elevation, 1.0 square feet of sign area (including any logo) per lineal foot of building elevation. For elevations backing up to 19th Street, 1.5 square feet of sign area (including any logo) per lineal foot of building elevation. (In addition, theater buildings may have panels to allow for display of movie posters or other promotional materials along the rear building elevation, with a combined maximum of 1,500 square feet for poster display areas.) In-line shop tenants: On building frontage, 1.5 square feet of sign area (including any logo) per lineal foot of building frontage. On freeway elevation, 1.0 square feet of sign area (including any logo) per lineal foot of building elevation. All tenants are permitted a wall sign at least 40 square feet; however, the maximum allowable wall sign area per tenant shall be 500 square feet.	Not applicable.
Marquee	One per theater use.	On building frontage, 1.5 square feet of sign area (including any logo) per lineal foot of building frontage.	See Table 7.C - General Development Standards
Kiosk Signs	Signage allowed on no more than 3 elevations per kiosk.	On elevations where signs are permitted, 1.0 square feet of sign area shall be allowed per lineal foot of the signed building elevation. All tenant identification signs, logos, menu boards, service lists, and similar signage shall be included in this limit. All kiosks are permitted at least 15 square feet of signage per signed elevation; however, the maximum allowable signage area per signed elevation shall be 40 square feet.	Not applicable.

**Table 7.H - Commercial Signage Standards (Continued)**

<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area or Allowed Ratio</b>	<b>Maximum Sign Structure Dimensions (From Grade)</b>
Office Signage	No requirement for primary identification signs. Four per elevation for eyebrow identification signs.	For primary identification signs, 1.5 square feet of sign area (including any logo) per lineal foot of building frontage. Maximum allowable sign area shall be 120 square feet. For eyebrow identification signs, the maximum allowable sign area shall be 30 square feet.	Not applicable.
Wall Graphics	No requirement.	On freeway elevations, illuminated graphic “lifestyle” posters within permanent display frames shall be permitted, with a maximum square footage of 120 square feet per poster display area.	Not applicable.
Banner (pole mounted) or flag	No requirement.	Banners and flags shall have a sign area with a maximum width of 4 feet and a maximum length of 12 feet.	Banner signs and flags shall be located 3 feet below light fixture on parking lot light standard.
Temporary (future tenant)	No requirement.	Temporary (future tenant) signs shall have a sign area with a maximum width of 6 feet and a maximum height of 7.8 feet.	No requirement.
Temporary (property for lease or sale)	No requirement.	Temporary (property for lease or sale) signs shall have a sign area with a maximum width of 8 feet and a maximum height of 10 feet.	No requirement.

**7.7.7 Commercial Signage**

Conceptual locations of the commercial project identification signs are shown in Figure 7.1. Following are the development provisions for these commercial project identification signs as well as provisions for individual commercial signs on private property, listed according to sign type.

**a. Primary Freeway Pylon and Secondary Freeway Signs.** In addition to the standards of Table 7.H, freeway pylon signs shall:

- (1) incorporate the logo and project identity of the Colonies at San Antonio or Colonies Crossroads,
- (2) include business and/or tenant identification where appropriate,
- (3) be double faced and sited perpendicular to the I-210 freeway,
- (4) allow a backlit graphic image to be located on the pylon signs, to be changed periodically according to various events or seasons,
- (5) not exceed a width of ½ of the sign’s total height above the freeway roadway grade,
- (6) have a tenant sign area that is proportional and appropriate to the overall sign size, and
- (7) not have any one tenant sign exceeding 50 percent of the overall allowable tenant sign area

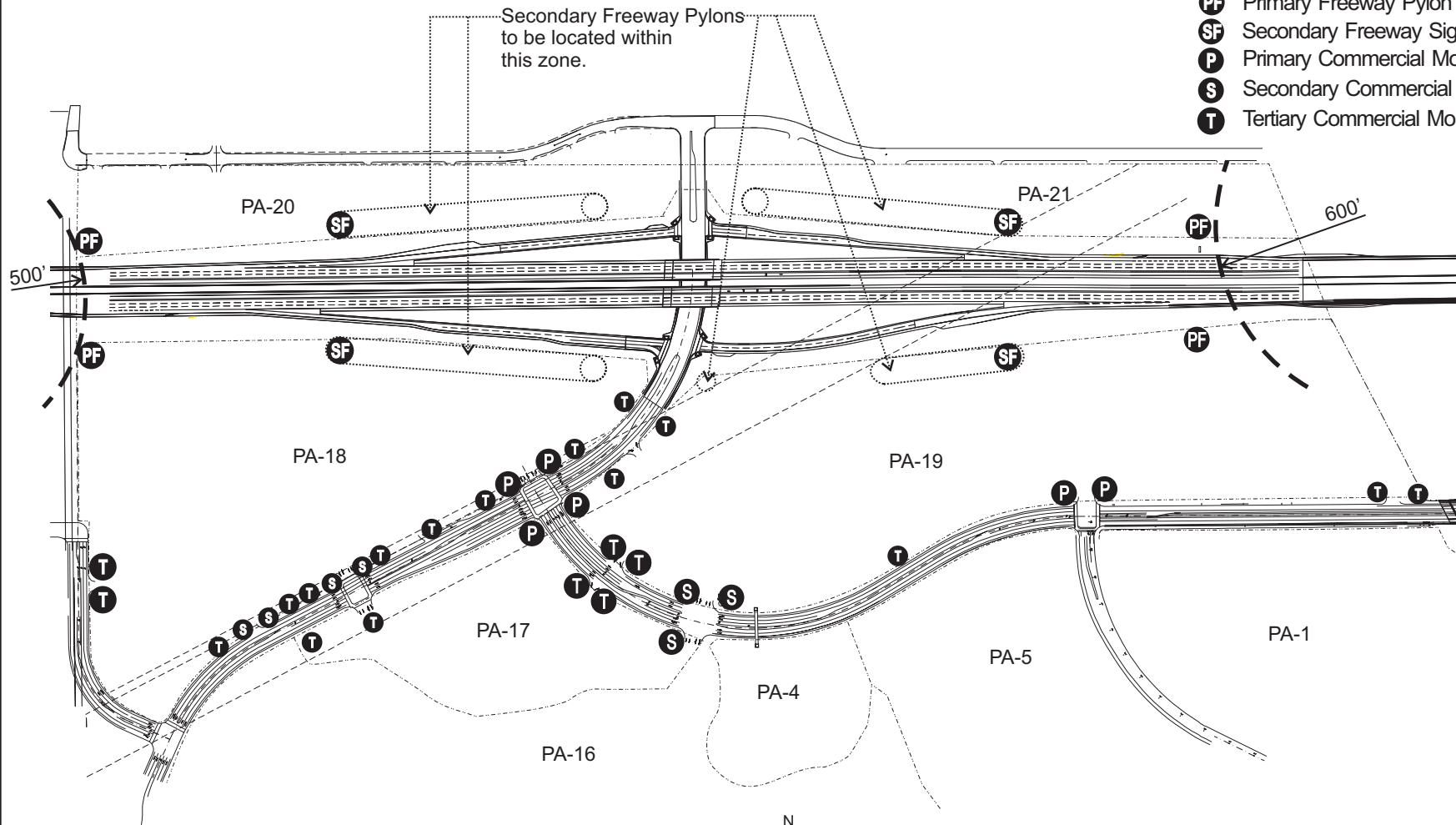
- b. Monument Signs.** In addition to the standards of Table 7.H, monument signs shall:
- (1) be located and installed in a manner consistent with sight-distance criteria established by the City of Upland.
- c. Fuel Price Signs.** In addition to the standards of Table 7.H, fuel price signs shall:
- (1) identify supplier logo and pricing information only,
  - (2) be installed within required landscape setback areas,
  - (3) be placed perpendicular to the adjacent roadway right-of-way or if the facility is located on a corner, be placed diagonally at the intersection so that it can clearly be seen from both roadway right-of-ways, and
  - (4) meet State requirements.
- d. Pedestrian and Vehicular Directional Signs.** In addition to the standards of Table 7.H, pedestrian and vehicular directional signs shall meet the following requirements.
- (1) Pedestrian and vehicular directional signs shall not be included in calculating the building sign area.
  - (2) Pedestrian and vehicular directional signs shall identify the business and incorporate a directional arrow.
  - (3) Pedestrian and vehicular directional signs shall not be oriented to the public street.
  - (4) Pedestrian directional signs may be freestanding monument signs that provide direction through a location map and list of names, or pole-mounted signs with the direction of facilities and tenants indicated using arrows.
  - (5) Vehicular directional signs may be freestanding or wall mounted.
  - (6) Vehicular directional signs located in the median can be used to direct vehicles to significant features of the development and to parking entrance/exit locations.
  - (7) Traffic regulatory signs may be reduced in scale where viewing distances are diminished.
  - (8) Ground-mounted vehicular directional signs for drive-thru businesses (i.e., restaurants, financial services, gas stations) may be strategically located to direct vehicular traffic; however, their placement shall not interfere with sight lines or traffic.
  - (9) Menu signs shall be single sided, internally illuminated, and oriented towards drive thru traffic (not in a manner that serves as an advertising device, not oriented off property towards center of property).
- e. Wall Signs.** In addition to the standards of Table 7.H, wall signs shall meet the following requirements.
- (1) Tenants shall only display their established trade name or their basic product name. The name shall be consistent if multiple signs are permitted (see Table 7.H).
  - (2) Signs shall maintain a minimum distance of the average letter height from architectural features, parapets, and building corners.
  - (3) Logos are encouraged if they meet the following criteria and shall be reviewed on a case-by-case basis. Logos shall be included in the calculation of permitted total sign area. Logos shall not be larger in height than 1.5 times the height of an upper-case letter in the business name. Logos independent of the main business identification may be permitted as a separate sign.

# COMMERCIAL SIGNAGE CONCEPTUAL LOCATION

## LEGEND

### COMMERCIAL SIGNAGE

- PF Primary Freeway Pylon
- SF Secondary Freeway Signage
- P Primary Commercial Monument
- S Secondary Commercial Monument
- T Tertiary Commercial Monument



*The Colonies at San Antonio Specific Plan*  
Not to Scale



Figure 7.1

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- (4) Graphic emblems (e.g., icons, images consistent with the nature of the business other than corporate logos) are permitted and are included in the maximum sign size requirements set forth in Table 7.H.
- f. Kiosk Signs.** In addition to the standards of Table 7.H, signage on kiosks shall meet the following requirement.
- (1) Kiosk signage shall be mounted or applied to the kiosk structure. Freestanding or monument signs shall not be allowed.
- g. Wall Graphics.** In addition to the standards of Table 7.H, wall graphic posters located on freeway elevations shall meet the following requirements.
- (1) Wall graphic posters shall be approved by the property manager.
- (2) Wall graphic posters may contain advertising for a specific product or business.
- (3) Wall graphic posters may be changed periodically. Posters shall be changed if they become faded or in disrepair.
- h. Banners (Pole-Mounted) and Flags.** In addition to the standards of Table 7.H, pole-mounted banners and flags shall meet the following requirements.
- (1) Banners or flags may be used for community events, grand openings, sales, or seasonal decoration.
- (2) Community event banners or flags may be permitted subject to prior approval by the Community Development Director for a time period not to exceed 14 days.
- (3) Grand opening and sale banners or flags may be permitted subject to prior approval by the Community Development Director for a time period not to exceed 60 days.
- (4) Seasonal banners or flags shall be permitted on parking lot light standards during applicable seasonal periods.
- (5) Banner or flag design, colors, and materials shall be compatible with the architectural design, landscape architecture, and graphic design themes of the project.
- (6) Banners or flags shall be properly maintained. Torn, frayed, faded, or otherwise damaged banners and flags shall not be permitted and shall be promptly removed by the owner.
- i. Wall Murals.** Wall murals consistent with the architectural design, landscape architecture, and graphic design theme of the Colonies at San Antonio may be allowed, subject to approval by the City of Upland and Colonies Crossroads, Inc., or their designee.
- j. Temporary Signs.** In addition to the standards of Table 7.H, temporary (future tenant or property for lease/sale) signs shall meet the following requirements.
- (1) Temporary signs may be allowed on an individual basis, subject to Community Development Director approval.
- (2) Temporary signs for commercial projects shall include the Colonies Crossroads logo.
- (3) Temporary signs may be double faced, perpendicular to the street; single faced, diagonally facing the intersection; or panels within retail or non-retail monuments.

### 7.7.8 Open Space Signage

Location and design concepts for Open Space signage, including trail head entry monuments, trail markers, and interpretive signage, are illustrated in Chapter 9.0.

### 7.7.9 Public Facilities Signage

The type and number of permitted signs and signage development standards shall be as typical for the City of Upland Fire Department. Signs shall be compatible with the architectural style, landscape architecture, and graphic design theme of the Specific Plan area.

### 7.7.10 Residential Signage

Design concepts for residential entry signs, which are a component of the residential landscape entry concepts, are illustrated in Chapter 9 (Landscaping). The sign text shall be limited to the project name and housing type (e.g., attached luxury housing).

Other residential signs within residential zoning districts of this Specific Plan shall comply with the sign provisions of the Upland Municipal Code Chapter 17.20 (Sign Regulations).

### 7.7.11 Other Signage

Real estate signs not addressed in Table 7.H, above, shall comply with the City of Upland Municipal Code Section 17.20.100 (Temporary Real Estate Signs).

Political campaign signs shall comply with the City of Upland Municipal Code Section 17.20.120 (Political Campaign Signs - General).

Construction signs shall comply with the City of Upland Municipal Code Section 17.20.130 (Construction Signs).

### 7.7.12 Prohibited or Restricted Signs

- a. **Immoral or Unlawful Advertising.** Exhibiting, posting, displaying or causing to be exhibited, upon any sign, anything of obscene, indecent, or immoral nature or unlawful activity shall be prohibited.
- b. **Animated, Audible or Moving Signs.** Signs incorporating moving, swinging, rotating, noise making, flashing, blinking, scintillating, fluctuating, or otherwise animated parts or lights, used to attract attention for the purpose of promoting (either directly or indirectly) the sale of products or identifying a tenant, shall be considered subject to the approval of the Community Development Director.
- c. **Outdoor Advertising Structure or Sign.** Signs placed for the purpose of advertising products or services that are not produced, stored, or sold on the property upon which the signs are located shall be prohibited.
- d. **Common Area Signs.** No signs are permitted in the common area except as indicated within this Specific Plan and approved per the Sign Program.
- e. **Vehicle Signs.** No vehicle, including trailers, shall be parked for the principal purpose of advertising or display (except temporary real estate directional and kiosk signs as provided in Section 9405.071

and 9405.072). Vehicles or other signs or devices on private property or in the public right-of-way, when used as advertising devices or displays, shall be prohibited.

- f. Light Bulb Strings and Exposed Tubing.** External displays that consist of unshielded light bulbs shall be prohibited. Exposed neon or gaseous light tubing and tivoli lighting, when the display is an integral part of the design character of the activity to which it relates, may be approved.
- g. Interior Signs.** Interior signs visible from the exterior, or designed or installed in an externally oriented manner, shall be prohibited.
- h. Roof Signs.** No roof signs or roof-mounted signs shall be permitted unless they are incorporated as an integral part of the design of the building's architecture.
- i. Advertising Devices.** No advertising displays promoting commercial tenants other than those in the Specific Plan area shall be permitted.
- j. Temporary Signs.** "A" frame signs, attraction boards, "human" signs, posters (other than on theaters or freeway elevations as permitted in Table 7.H), balloons, banners (other than pole-mounted), and sandwich board signs (including free standing signs such as "Lotto" signs) shall be prohibited at all times.
- k. Religious Assembly.** Signs for religious assembly uses may only indicate facility or tenant name(s).

## **7.8 DEVELOPMENT STANDARDS FOR SPECIFIC USES**

The following development standards shall govern the construction and operation of specific uses within the Colonies at San Antonio Specific Plan. These specific uses possess distinctive characteristics that require special development standards in order to prevent impacts on other nearby uses. By meeting the following standards, the development approval process can also be streamlined by incorporated detailed regulations into the standard development and operations requirements, thereby eliminating the need for conditional use permits. The following standards shall not replace or reduce any minimum standard established by local, state or other authority; however, where these specific development standards are more restrictive, they shall control.

### **7.8.1 Alcohol Sales**

This section sets forth the development and operational standards for the sale of alcoholic beverages.

- The following conditions shall apply to any commercial/retail operation selling alcoholic beverages of any kind:
  - The sale of any manner of alcoholic beverage shall comply with all applicable regulations of the State of California Department of Alcohol Beverage Control (ABC).
  - The operator of the use shall prevent loitering in any parking area serving the use.
  - The parking lot of the premises shall be lighted to a minimum level of one footcandle at ground level.
  - The premises shall be kept free of graffiti and litter. Any graffiti occurring on the premises shall be removed within 48 hours.
  - The rear doors of the establishment shall be kept closed at all times except to permit deliveries.
  - The establishment shall have a security management plan that details the means by which on-site security measures shall be conducted and that identified responsible person(s) to be contacted in case of an emergency.

- In the event security problems occur, at the reasonable request of the Police Chief, the establishment shall provide California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Chief.
- For off-sale establishments, a silent robbery alarm shall be required.
- For off-sale establishments, the cash register shall be bolted to a stationary counter, visible from the outside of the premises, and located in close proximity to the public entrance.
- For off-sale establishments, alcoholic beverages shall be displayed in one general location and merchandise shall be arranged within the establishment to permit eye level visibility throughout the public areas of the establishment.
- Employees selling alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- Such facilities shall not be situated in a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground.
- The owner and management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violations of these laws. In addition, the owner and management shall provide health warning about the consumption of alcoholic beverages. This requirement may be met by posting prominent signs, decals, or brochures at the point of purchase. The owner and management shall provide adequate training for all employees at the location as to these matters.
- Cold beer or wine shall be sold from or displayed in permanently affixed electrical coolers only.
- For on-sale establishments, the sale of alcoholic beverages shall be incidental to the sale and consumption of food.
- No sale of alcoholic beverages shall be made from a drive-through window.
- No lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- Any window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the entrance.
- Public telephones shall not be allowed on the exterior of the establishment. Public telephones inside the establishment shall be equipped to prevent incoming calls.

### **7.8.2 Amusement Centers and Arcades**

This section sets forth the development and operational standards for amusement centers and arcades. “Amusement Center” is defined as any structure (or portion thereof) that houses an arcade, laser tag, “midway” style games, rides or similar uses. Sales of prepared foods and beverages is permitted ancillary to the primary use.

“Arcade” is defined as any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods and beverages is permitted ancillary to the primary use.

- a. General Development Standards.** The following general standards shall apply to all amusement center and arcades within the Colonies at San Antonio Specific Plan.

- Where they share a common space with other uses, an arcade and/or amusement center shall be located within a space separate from other on-site uses and designed to prevent excessive noise, glare or other offensive factors from affecting other uses in the immediate vicinity.
- The arcade/amusement center shall be designed and arranged so that a management attendant or designated representative can properly supervise and the arcade/amusement center at all times.
- Adequate space shall be provided to allow the use of each machine and unimpaired access throughout the arcade without overcrowding. Emergency entry and egress points shall be maintained in accordance to applicable fire and safety guidelines.

**b. Maintenance and Operational Standards.** Amusement center and arcades within the Colonies at San Antonio Specific Plan shall be maintained and operated in compliance with the following minimum standards.

- The owner/operator of any structure where an arcade/amusement center is located shall provide sufficient security measures to effectively regulate interior and exterior loitering, parking congestion, disturbing noise and light, and criminal activity.
- No person, shall operate, play or utilize any amusement machine game or device for the purpose of gambling, betting, wagering or pledging in any manner any money, thing or considerations of value, upon the outcome, score or result of the playing or operation of said amusement machine, game or device.
- Arcades and/or amusement centers which cater to minors shall install security equipment or implement security procedures which provide adequate safeguards to patrons. Such safeguards may include, but will not be limited to: security cameras and “kid checks” at entrances/exits (to ensure children do not leave unattended or with strangers).

**c. Food and Beverage Sales.** Arcades and amusement centers which provide food and beverage service shall conform to all applicable City and State standards as well as applicable provisions of this Specific Plan.

**d. Alcohol Sales.** In addition to adhering to applicable local and/or State regulations governing the sale of alcohol, arcades and amusement centers which serve alcoholic beverages (e.g., Gameworks, Dave & Buster’s or similar establishments) shall adhere to the following standards.

- Minors (persons younger than 21) shall be permitted in an arcade/amusement center which serves alcoholic beverages only when they are accompanied by a parent or guardian who is 25 or older. No more than three (3) minors shall accompany each parent/guardian.
- No minor shall be permitted within an arcade/amusement center which sells alcoholic beverages after 11:00 P.M.
- Parents/guardians shall closely supervise minors at all times. The operator/staff of any such arcade/amusement center shall police the premises to ensure minors are not left unattended.
- Unattended minors shall be removed from the arcade/amusement center and/or detained by staff until notification of parents/guardians. Each such arcade/amusement center shall install an indoor public address system to notify parents/guardians of unattended minors.

### 7.8.3 Animal Care Facilities

This section sets forth the development and operational standards for animal care facilities. Activities typically include the care, treatment, and interim sheltering of domesticated animals. Typical uses may include veterinarian offices, animal hospitals, and animal grooming salons. This use includes immunization clinics, grooming services, adoption services, and the keeping of domesticated animals for retail sale. Not included in this land use are breeding facilities and long-term kennels.

In addition to provisions of this Specific Plan, animal care facilities shall adhere to all applicable local and State regulations. Provisions of this Specific Plan shall not supersede local or State standards.

- Animal care facilities shall not directly adjoin or abut a residential use.
- The maximum hours of operation for non-emergency animal care facilities shall occur between 6:00 A.M. and 10:00 P.M. Twenty-four hour animal medical services shall not be permitted within the Specific Plan area, unless a Conditional Use Permit is approved.
- With the exception of temporary outdoor events, animals permitted within this use shall be limited to domesticated dogs and cats, birds (excluding adult domesticated fowl), reptiles (snakes, lizards, turtles and tortoises), amphibians, rodents (rats, mice, hamsters, guinea pigs, gerbils, and similar species), rabbits and hares, fish, crustaceans, arachnids and insects, and feed animals (vertebrate and invertebrate animals which may be purchased as live pet food). Animals not permitted within this use include (but are not limited to): horses or related species, cows or related species, goats, sheep, swine, or animals that are common to zoos.
- No animal shall be allowed to roam freely. Animals shall remain caged, penned, leashed, under the direct control of their owner or care giver, or otherwise restrained at all times.
- All temporary or pre-sale animal lodging areas shall be located within an enclosed structure. An adequate (species specific) amount of light, ventilation, heat (or cold), water, food, or other physical necessity shall be provided to each cage, pen, tank or enclosure.
- Outdoor exercise areas (if required) shall be surrounded by a wall, fence, or other barrier of a design, size and composition adequate to prevent the escape of animals from or the unauthorized entry of persons into such area.
- All animal enclosures including, but not limited to cages, pens, and tanks, shall be maintained free from litter, garbage and the accumulations of animal waste. All animal enclosures shall be maintained in a manner which limits the proliferation of disease vectors, and offensive odors.
- Animal feed shall be stored and utilized in a manner that will not encourage the proliferation of vertebrate and invertebrate pests. The operator of any animal care facility shall take adequate and appropriate measures to control the proliferation of vertebrate and invertebrate pests and/or parasites including but not limited to: fleas, ticks, ants, roaches, flies, mosquitoes, rats, and mice. The storage, application, and disposal of pesticides, insecticides, rodenticides and other commonly used pest control substances shall be subject to all applicable federal, state and local standards.
- Structures housing animal care facilities shall be constructed so that animal noise is not audible beyond the limits of structure and/or property line.
- Animal care facilities shall be maintained in a manner which odors are not detectable beyond the limits of the structure and/or property line.
- Animal waste shall not be disposed in municipal waste collection receptacles.
- Dead animals shall not be disposed in municipal waste collection receptacles. Dead animals shall be stored in a secure and odor-resistant receptacle until such time as it is collected for off-site incineration and/or disposal.

#### **7.8.4 Automotive Facilities: Car Washes**

Activities typically include the washing and polishing of automobiles. Uses typically include automobile laundries; car washes, self service washes; and automotive detailing. The following standards shall apply:

- Car washes located within commercial centers shall have an architectural style consistent with the theme established for the center.
- Car cleaning facilities shall only be located in commercial areas of the Specific Plan, and may be stand-alone facilities or co-located with automotive gas stations, light vehicle maintenance facilities, and/or vehicle sales outlets.
- Facilities shall be designed, constructed and maintained in a manner which minimizes the use of water.
- All vehicle wash facilities shall include devices, equipment, or structures which intercept wash water which may contain contaminants. Such a system shall collect water and separate contaminants for proper disposal prior to the conveyance of water into the local drainage systems.
- Except for automated vehicle washing facilities, such as those commonly provided at automotive service stations, queuing lanes shall provide at least 120 feet of reservoir space for the stacking of vehicles, as measured from the car wash structure to the entry point into the car wash facility.
- The design and locations of the car wash and necessary queuing lanes and/or detailing areas shall not block and/or interfere with traffic or increase congestion on public streets or private property adjacent to the facility.
- For automated vehicle washes, the number of vehicle drying areas, each minimally sized 12 feet by 20 feet, shall equal two times the maximum capacity of the vehicle wash. For non-automated vehicle washes, two drying areas, minimally sized 12 by 20 feet, shall be provided for each washing bay. Drying areas shall not interfere with the normal flow of traffic on-site or on adjacent roadways.
- An adequate number of waste receptacles shall be provided at self-service car auto washes. Trash receptacles shall be located adjacent to “vacuum stations” and shall be adequately screened. Areas around trash receptacles shall be maintained in a neat and sanitary manner.
- No on-site storage of inoperable vehicles shall be permitted.
- Vehicle wash facilities may include retail sales within an enclosed building, including but not limited to the sale of precooked or prepared food and beverages, packaged food and beverages, convenience items, automobile accessories, and other sundries.
- Outdoor public address systems are not permitted in Planning Areas 17, 18, or 19.
- Adult magazines shall be kept in racks providing for the shielding of cover pages and be individually wrapped in plastic shrink-wrap or bags. Adult magazines shall only be accessible to store employees.
- Loitering shall not be permitted on site.

#### **7.8.5 Automotive Facilities: Gas Stations**

Activities typically include, but are not limited to the sale from the premises of goods and the provision of services normally required in the daily operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of replacement items, and the performance of minor repairs. Also included is the washing of automobiles and light trucks. The sale of prepared foods and beverages and sundries is a permitted ancillary use. The following standards shall apply.

- Automotive gas stations within consolidated commercial centers shall have an architectural style consistent with the theme established for the center in which they are located.

- In order to provide for adequate vehicular circulation on-site, pump islands shall have at least a 25 foot separation from any building or car wash facility, as measured from the pump island curb to the building or building curb, if provided.
- Automotive gas stations shall have a minimum of 150 feet of separation between on-site driveways. Driveways shall be a minimum width of 35 feet and a maximum width of 48 feet. Driveways shall not be located closer than 50 feet from a street intersection (measured from the beginning and end of the curb return), or 10 feet from an interior side property line. Under no circumstance shall a driveway be permitted to interfere with the movement and safety of vehicular and pedestrian traffic. Gas stations may be accessed from a shared driveway, if the above standards are met.
- Landscaped areas shall be provided in the following locations:
  - 10 feet adjacent to street side lot lines
  - -Adjacent to street corners and corner cut off areas as defined in Upland Municipal Code Section 17.18.060-
  - 5 feet adjacent to the interior perimeter of required parking areas.
- All landscaped areas shall be planted with living plant materials, provided with permanent and automatic irrigation systems, and maintained in a healthy and thriving condition. Landscaping shall be enclosed by a raised curb of not less than 6 inches.
- All repair or maintenance areas, washing areas, or other service uses shall be entirely enclosed within a building. Vehicle service bays shall either be oriented away from public view, or screened from public view by a 6-foot high decorative wall and landscape screen.
- Detached buildings housing accessory uses, such as car wash facilities, shall have a separation distance as required by the Uniform Building Code.
- All outdoor storage areas shall be enclosed on at least three sides by a solid 6-foot high decorative wall and landscape screen. Any opening in such an enclosure shall be provided with a decorative steel view obscuring gate (chain link prohibited). No storage shall be elevated above the top of the required wall.
- Each pump island may include computerized payment stations. Such stations shall be situated in a manner that will not cause interference with circulation or the sale of motor fuels.
- For each 20 lineal feet of pump island fascia that is served by a nozzle, one parking stall shall be deducted from the required parking for a convenience store.
- Automotive gas stations shall be provided with adequate evening/night lighting to provide a safe and secure environment for employees and patrons. All on-site lighting shall be designed, arranged and controlled to avoid excessive light and glare on adjacent properties and/or public rights-of-way.
- Personnel security measures satisfactory to the City of Upland Police Department including, but not limited to: bulletproof windows and cashier booths, surveillance cameras, and alarm systems shall be installed at automotive gas stations.
- Where operations encourage or require pedestrian traffic, the circulation system shall be designed so as to minimize conflict between pedestrian and vehicle traffic.
- All vehicle parking and loading areas shall conform to applicable provisions of this Specific Plan. All parking spaces shall be located on-site and adjacent to landscaped planters. No parking shall impede or interfere with vehicle flow or visibility, nor be located in any corner cutoff area. No parking space shall overhang more than 2.5 feet into any required planter area.
- All on-site loading and/or truck maneuvering areas shall be designed so as to safely accommodate fuel supply vehicles, other delivery vehicles, and emergency vehicles.
- Merchandise, wares and crates, in the form of storage or displays, shall remain within the confines of the building.

- The premises shall be maintained in a neat and orderly condition at all times. Structures shall be maintained in a condition of good repair and appearance.
- Storage of used or discarded automotive or truck parts or equipment or permanently disabled, junked, or wrecked vehicles shall not be visible from a public street.
- Vehicles that are in the process of being serviced and/or repaired shall be parked in an enclosed structure or within a clearly marked staging area. Outside staging areas shall be sufficiently screened from public view and be located in a manner that does not interfere with normal flow of on-site traffic. Parking spaces within any such staging area shall not count towards the number of spaces required by this Specific Plan. Staging area(s) shall be maintained in a neat and orderly manner.
- All repair and service activities shall be conducted entirely within an enclosed building, except as follows:
  - The dispensing of petroleum products, water, oil, and air from pump islands.
  - Trash areas, enclosed by walls, to be integrated with the design of the gas station.
  - Public telephones, provided that they are well lighted, are in a location that is visible from a public street, and are accessible on a 24-hour basis. Public telephones shall permit outgoing calls only.
- Automotive gas stations shall provide men's and women's public rest rooms that are accessible to the general public, including physically disabled persons, during all hours that the station is open to the public.
- At least one air pump and water supply area shall be provided at each automotive gas station, and shall be located such that its use will not conflict with on-site vehicular movement. Charges, if any, for air and water shall be governed by the provisions of State law.
- Automotive gas stations may include ancillary food services and retail sales within an enclosed building, including but not limited to the sale of precooked or prepared food and beverages, the sale of packaged food and beverages, convenience items and other sundries. The incidental sale of beer and wine from automotive gas stations for off-site consumption shall be allowed for sales areas at least 2,500 square feet in size, as conditioned by the Police Department.
- Outdoor public address systems shall be prohibited, except for communication devices as required by the Americans with Disabilities Act or other State building codes.

#### **7.8.6 Automotive Facilities: Repair and Customization Services**

Activities include, but are not limited to, minor vehicle repair and maintenance, and the retail sales of goods and services for vehicles. Uses typically include, but are not limited to, brake and muffler shops, tire shops, tune and lube shops, the installation of accessories and electronics, and the installation of major accessories and automobile customizing. Vehicle services shall conform to the following standards:

- Vehicle service facilities located within commercial centers shall have an architectural style consistent with the theme established for the center.
- All vehicle service facilities shall include devices, equipment, or structures which intercept storm water which may contain contaminants. Such a system shall collect water and separate contaminants prior to the conveyance of water into the local drainage systems.
- Buildings housing vehicle service bays or facilities shall either be oriented so that openings do not face public streets or be screened by a solid opaque wall and/or adequate landscaping. Any such screening treatment shall adhere to applicable provisions of this Specific Plan.

- The premises shall be kept in a neat and orderly condition at all times. Structures shall be maintained in a condition of good repair and appearance. Landscaping shall be maintained in a healthy condition.
- No used or discarded vehicle parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside of an enclosed building or stored within an enclosed building so as to be visible from public view.
- Vehicles retained overnight for service shall be parked in an enclosed structure or within a clearly marked staging area. Outside staging areas shall be sufficiently screened from public view and be located in a manner which does not interfere with normal flow of on-site traffic. Parking spaces within any such staging area shall not count towards the number of spaces required by Upland Municipal Code or this Specific Plan. Staging area(s) shall be maintained in a neat and orderly manner.
- Public telephones may be provided in an exterior location, provided that they are well lighted, are in a location that is visible from a public street, and are accessible on a 24-hour basis. Public telephones shall permit outgoing calls only.

### **7.8.7 Automotive Facilities: Vehicle Sales**

Activities typically include, but are not limited to, the retail sale of predominantly new, used, or vintage vehicles together with their maintenance. Typical uses include, but are not limited to, automobile, motorcycle, watercraft, travel trailer, and recreational vehicles sales agencies. Typical accessory uses include, but are not necessarily limited to, storage, washing, detailing, preparation, body work, painting, installation of major accessories and repair of vehicles; administrative and finance offices; retail sales of parts and accessories; and automobile rental. Vehicle sales uses shall conform to the following standards:

- Except for structures and landscaping, the site shall be entirely paved, so that vehicles are not parked in a dirt or otherwise unimproved area.
- All landscaping shall be installed and maintained pursuant to applicable provisions of this Specific Plan. Auto display areas shall not be required to meet the landscaping requirements applicable to parking lots.
- Service areas and vehicle storage areas shall be screened from adjoining properties and public right-of-ways.
- Vehicle painting and repair facilities and parking areas shall include devices, equipment, or structures which intercept storm water which may contain contaminants. Such a system shall collect water and separate contaminants prior to the conveyance of water into the local drainage systems.
- Loading and unloading of vehicles shall not occur within the travel lanes of adjoining streets.
- All vehicles associated with the use shall be parked or stored on-site and not on adjoining streets.
- An adequate on-site queuing area for service customers shall be provided. Parking spaces required pursuant to provisions of this Specific Plan shall not be counted as queuing spaces, and vice-versa.
- No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays shall not directly face or front on a public right-of-way.
- Vehicles retained on-site for painting and/or repair shall be parked in an enclosed structure or within a clearly marked staging area. Outside staging areas shall be sufficiently screened from public view and be located in a manner that does not interfere with normal flow of on-site traffic. Parking spaces within a staging area shall not count towards the number of spaces required by the Upland Municipal Code or this Specific Plan.

- Public telephones may be provided in an exterior location, provided that they are well lighted, are in a location that is visible from a public street, and are accessible on a 24-hour basis. Public telephones shall permit outgoing calls only.

### **7.8.8 Communication Services**

Activities typically include, but are not limited to, broadcasting and other information relay services for commercial and personal uses. Typical uses include but are not limited to monopoles, antennas, rooftop dishes, amateur radio communication facilities, and citizen band (CB) radio antennas. The following provisions shall apply:

#### **a. Communication Facilities for Commercial Uses**

- Communication equipment (i.e., monopoles, antennas, dishes) shall comply with the provisions of the City of Upland Municipal Code Section 17.30.060 (Antenna Permit Applications), and shall require environmental and design review.
- Communication equipment shall not be located within required front or side setback areas or within 5 feet of any property line. Communication equipment mounted within freeway pylon signs shall be permitted and shall be exempt from setback requirements.
- Commercial building mounted communication equipment shall be located and designed so as to limit its visibility from the ground or from nearby buildings.
- Ground mounted communication equipment shall not exceed 25 feet in height.
- Communication equipment and supporting structures shall be painted a single, neutral, non-glossy color (e.g., earth tones, black, gray, etc.). (A freeway pylon sign mounted with communication equipment shall not be considered a supporting structure.)
- Wiring shall be placed underground and obscured from view whenever possible.
- Whenever possible, proposed antenna sites should be located away from surrounding sensitive uses such as residential and schools. Numerous antenna sites exist throughout the city, including artificial palm and pine trees, flag poles, a fake 4th floor and a three-story building. The Community Development staff can assist you in locating these existing sites.
- The antenna should include a proposal for concealment through use of an architectural quality structure, artificial pine or palm tree, or other appropriate “stealth” approach. Alternatives for the appearance should be provided through photographs of similar sites, drawings, and photo simulations.
- Co-location of commercial communication towers is encouraged.

#### **b. Communication Facilities for Residential Uses**

- Communication equipment shall not be located within required front or side setback areas or within 5 feet of any property line.
- Residential building mounted communication equipment shall not exceed 10 feet in height above the highest point of the roof. Residential ground mounted communication equipment shall not exceed the height of the peak roof line of the closest building or residential structure. Antennas and dishes are not to be strapped onto chimneys, but are to be secured in the most inconspicuous location feasible.

### **7.8.9 Day Care Facilities**

This section sets forth the development and operational standards for day care centers and childcare facilities. These uses shall be defined as facilities which provide child care services in nonresidential areas. The provision of in-home child care services within residential areas shall be permitted subject to applicable local and state regulations. Activities typically include, but are not limited to the day time, temporary care of pre-school children and the daytime, after-school care of elementary school aged children. Uses typically include, but are not limited to, pre-schools and day care facilities.

- The facility shall conform to all property development standards of the planning area in which it is located.
- Childcare facilities shall operate between the hours of 6:00 A.M. to 10:00 P.M. No overnight care of children shall be permitted.
- An outdoor play area of no less than 75 square feet per child, but in no case less than 450 square feet in area shall be provided. At least 50 percent of this area shall be covered with turf, sand or other natural materials.
- A 6-foot high wall or decorative steel fence shall be constructed around any outdoor play area or other area where children may gather. In addition to conforming to applicable provisions of this Specific Plan, any such fence shall be constructed to limit the passage of materials through or over the fence/wall.
- Play areas shall be located so as to be shielded from freeway noise.
- Parking shall be provided pursuant to applicable sections of this Specific Plan. If deemed necessary by the City of Upland Community Development Department, on-site vehicle turnaround, separate entrance-exit points, or passenger loading areas shall be provided.
- The design of any childcare facility shall be reviewed and approved by the City of Upland Fire Department to ensure adequate emergency access. The childcare facility shall install and maintain smoke detectors, carbon monoxide detectors, fire sprinklers, fire extinguishers, and/or other equipment required by the Upland Fire Department.

### **7.8.10 Drive-Through Sales and Service**

Activities typically include, but are not limited to, the retail sale from the premises of food or beverages for off-site consumption and the provision of services. Uses typically include, but are not limited to, drive-through restaurants, drive-through dairies, drive-through food windows at gas stations, drive-through windows at drug stores, drive-through video rental, drive-up remote tellers and drive-up ATM machines at financial institutions, and drive-up photographic processing. Drive-through facilities and drive-up windows within the project site shall conform to the following standards:

#### **a. General Standards**

- Drive-through facilities within consolidated commercial centers shall have an architectural style consistent with the theme established for the center and its corporate identity.
- The design and locations of the facility and queuing lane shall not contribute to increased congestion on public streets or private property adjacent to the facility.
- The design and location of the facility and queuing lane shall not impede access to or exit from project area parking facilities.

#### **b. Specific Design Requirements**

- Drive-through windows and drive-up remote tellers/ATMs shall provide at least 120 feet of reservoir space for the stacking of vehicles as measured from the service window or unit to the entry point into the drive-up lane.
- Drive-through windows and drive-up remote tellers/ATMs shall be separated from commercial drive aisles which provide direct access to a public street. A minimum 25 feet of travel distance shall be provided for drivers after leaving a drive-through window or remote teller/ATM before they enter a drive aisle that provides direct access to a public street.
- Pedestrian paths shall be maintained in such manner to allow the safe and convenient passage of persons across drive aisles. Pedestrian pathways shall be clearly marked with paint and/or enhanced paving materials and designated with adequate and appropriate signage. Pedestrian pathways adjacent to drive aisles shall be separated by a raised curb, planter, berm, or other device to ensure a safe and adequate separation between pedestrians and motor vehicles.
- Order board speakers or intercom systems shall be installed and maintained in a manner which diminishes and/or directs noise away from adjacent uses and public rights-of-way.
- Landscaping shall be installed to screen drive-through aisles from primary circulation routes and shall be used to minimize the visual impact of order boards and directional signs.

**c. Operating Standards**

- Drive aisles, landscaped areas, play areas, and parking facilities associated with drive through facilities shall be maintained in a neat and orderly manner.
- Drive-through facilities shall not constitute a nuisance to the Specific Plan area and/or adjacent uses due to noise, litter, loitering, smoke or odor.
- Order board speakers and/or intercom systems shall be operated in a manner which does not exceed standards stated in the City’s Noise ordinance or applicable sections of this Specific Plan.

**7.8.11 Eating and Drinking Establishments, Outdoor Dining**

Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to, restaurants, fast food outlets (including drive-throughs), delicatessens, ice cream and frozen yogurt shops, cafes, candy and confectionaries shops (including soda fountains), delicatessens, donut shops, and coffee sales. Eating and drinking establishments shall conform to the following standards:

- The operator shall take adequate and appropriate measures to prevent loitering in any parking area serving the use.
- Outdoor dining areas are permitted subject to the following requirements:
  - The outdoor dining area shall be conducted adjacent to a legally operated eating and/or drinking establishment.
  - The outdoor dining area shall not block access to contiguous properties or obstruct emergency access to any property.
  - The hours of operation shall be limited to the hours of operation of the associated eating and drinking establishment.
  - No sound amplification device, musical instrument or sound reproduction device shall be operated or used within an outdoor dining area unless approved through a Conditional Use Permit.
  - Outdoor dining areas which serve alcohol shall be surrounded by a wall, decorative steel fence, landscaping, or other feature, no less than 3 feet in height, which limits access to outdoor dining areas.

- Tables, chairs, picnic benches or other outdoor dining furniture shall be utilitarian in design and constructed from vandal resistant materials. Outdoor dining furniture shall not encroach into drive aisles, parking spaces, emergency accesses, pedestrian walkways or landscaped areas.
- The operator of any outdoor dining areas shall take adequate and appropriate measures to control the proliferation of vertebrate and invertebrate pests including but not limited to: ants, roaches, flies, mosquitoes, rats, mice, and crows. The storage, application, and disposal of pesticides, insecticides, rodenticides and other pest control substances shall be subject to all applicable federal, state and local standards.
- The use of retractable fire resistant awnings is permitted provided that they maintain a minimum unobstructed vertical clearance of 8 feet above sidewalk level, and that they provide coverage of the dining area only. A horizontal 4-foot unobstructed clearance must be maintained for the public walkway. Portable umbrellas may be permitted provided that they do not obstruct the public right-of-way or walkway and they do not contain advertising. In buildings with fire sprinklers, awnings will also need to be protected by fire sprinklers if they exceed 4 feet in width.
- Any lighting which may be incorporated into the facade of the building must be approved through design review. Lighting shall compliment the architectural style of the building. Lights on the building shall not be oriented so as to direct glare or other visual obstruction to pedestrians or vehicle drivers along the street and public walkway and should illuminate only the sidewalk café area. Portable table lamps or candles are encouraged. An electrical permit must be issued by the city prior to installation of outdoor lighting. Candles or other open flame devices must meet the Uniform Fire Code requirements.
- Design materials and colors used for chairs, tables, lighting and other fixtures, including umbrellas and awnings, shall compliment the architectural style and colors used on the adjacent building facades.
- The outdoor dining area shall not adversely affect nor be detrimental to contiguous property owner, their patrons, employees or other persons who may be visiting or working in the area.
- The sale of alcoholic beverages shall adhere to ABC and City of Upland regulations and applicable provisions of this Specific Plan.
- Loading and trash areas shall be clearly designated, and shall not be located at drive-through areas.

### **7.8.12 Health Clubs and Spas**

Activities typically include, but are not limited to, sports and health-related activities performed either indoors or outdoors. Uses typically include, but are not limited to, health clubs, spas, beauty spas, tanning salons, gyms, racquet clubs and tennis clubs. These uses shall conform to the following standards:

#### **a. Locker Facilities**

- Health and fitness facilities shall provide separate locker, changing and shower facilities for male and female clients.

#### **b. Pools**

- Any pool or other structure or device which utilizes water in which there will be human contact shall comply with all applicable water quality standards stated in Title 22 of the California State Health and Safety Code, Chapter 20 (Public Swimming Pools).
- Exterior swimming pools shall be enclosed with a decorative steel security fence or wall at least 6 feet high, with entry through a controlled gate or turnstile to prevent unsupervised access by children.

### **c. Outdoor Game Courts**

- Outdoor game courts shall be located no closer than 5 feet from any property line if the court is fenced, and 3 feet from any side yard property line if the court is unfenced.
- Fencing for outdoor game courts shall not exceed 10 feet in height as measured from the finished court surface. This fencing shall be no closer than 5 feet from any side or rear property line. Fences, if provided, shall be composed of wire mesh or steel mesh capable of admitting at 90 percent of light as measured on a reputable light meter. Court areas fenced with such materials shall be screened from public view by walls, landscaping or a combination thereof.
- Lighting of outdoor courts shall be permitted. A maximum of eight lighting fixtures, not to exceed 22 feet in height from the finished grade of the court, and no closer than 10 feet to a side or rear property shall be permitted.
- Lighting and lighting fixtures shall be designed, constructed, mounted, and maintained so that, the maximum illumination intensity measured at the wall of any adjacent use shall not exceed ½ foot candle above ambient levels, and the light source is cut-off when viewed from any point above 5 feet measured outside of the lot at the lot line.
- Use of court lighting shall be prohibited between the hours 10:00 P.M. and 6:00 A.M. Hours may be extended with the approval of a Conditional Use Permit.

### **d. Massage Services**

- Massage services provided at permitted health clubs and spas shall comply with the provisions of the Upland Municipal Code.

## **7.8.13 Hotels and Motels**

This section sets forth the development and operational standards for hotels, motels, and similar uses.

- Any hotel/motel use shall be adequately buffered from any incompatible adjoining use.
- The density of rooms, intensity of facilities, and scale and design of buildings shall be harmonious with surrounding uses and development.
- Hotels/motels shall not be converted to long-term (exceeding 30 days) residences, nor shall any hotel/motel offer short-term (hourly) occupancy.
- Where appropriate, hotel/motels shall provide retail/service outlets at pedestrian levels.
- All parking designs shall provide through-flow circulations or maneuvering space in a cul-de-sac or “hammerhead” design to allow exiting in a forward direction when all parking spaces are full.
- Each hotel/motel shall include a reception area (lobby), office space for administrative use, service areas and facilities for employees (such as a lounge, lockers and showers), and laundry facilities for use by the hotel/motel.
- Hotel/motels shall provide adequate and appropriate security measures to ensure the safety of guests and staff and to prevent loitering, trespassing, and criminal activity. Such security measures shall include surveillance of arrivals and departures, and parking areas which can be monitored from office/front desk. The design and installation of any such security system including but not limited to: cameras, alarms, and lighting shall be submitted to the City of Upland Police Department for review and approval.

#### **7.8.14 Indoor Recreational Facilities**

Activities typically include, but are not limited to, bowling alleys, billiard/pool halls, ice and roller rinks, indoor skate parks, indoor basketball and racquet courts, and similar uses. The preparation and sale of food and beverages is permitted ancillary to the primary use.

- Activities at any such uses shall be confined within enclosed structures.
- The owner/operator of any structure where an indoor recreational use is located shall provide sufficient security measures to effectively regulate interior and exterior loitering, parking congestion, and criminal activity.
- The sale of alcoholic beverages shall be subject to all applicable State and local standards, including applicable provisions of this Specific Plan.

#### **7.8.15 Kiosks and ATMs**

This section sets forth the development and operational standards for locksmith/key; photographic processing, specialty retail, and prepared food/coffee kiosks; reverse vending machines; freestanding Automatic Teller Machines (ATMs); and similar uses.

- The size of any such structure shall not exceed 400 square feet. Such structures shall be no more than 15 feet in height. These standards may be increased with the approval of a Conditional Use Permit.
- If drive-through facilities are provided, a minimum of 40 feet of queuing distance shall be maintained between the kiosk/ATM and the nearest public street.
- Kiosks and ATMs shall be constructed in a manner which complements the design theme for the area in which it is located.
- Kiosks and ATMs shall provide adequate protection from the elements for patrons.
- Kiosks and ATMs shall be constructed of weatherproof, vandal resistant materials.
- Kiosks and ATMs shall be located in areas which provide convenient vehicular and pedestrian access. The placement of ATM shelters shall not hinder or otherwise impact vehicular and/or pedestrian access.
- Pedestrian and bicycle access to kiosks and freestanding ATMs should not intersect with drive-thru access, but where such an intersection cannot be reasonably avoided, they shall have clear visibility, and must be emphasized by enhanced paving or striping.
- Lighting at kiosks and freestanding ATMs shall be designed and installed in a manner as to provide illumination sufficient for a secure nighttime environment.
- Security measures (surveillance cameras, lighting, etc.) shall be permitted in/around kiosks and freestanding ATMs.
- Trash receptacles shall be provided in the vicinity of kiosks and freestanding ATMs. These receptacles shall be maintained in a neat and clean condition, and shall be emptied on a regular basis.

#### **7.8.16 Live Entertainment**

Activities consist of *ancillary* uses typically including, but not limited to, live music, amplified vocal or instrumental sounds, recorded music played by a disc jockey, karaoke, and song or dance acts (excluding adult business uses), which occur more than three times per calendar year *within an enclosed building*. Live entertainment uses shall conform to the following standards:

- Establishments featuring live entertainment shall obtain, and abide by applicable provisions of, a City of Upland Live Entertainment Permit as specified in the Upland Municipal Code, Public Peace and Welfare, Title 9.
- Live entertainment shall cease operation between 2:00 a.m. and 9:00 a.m.
- The establishment shall provide adequate staffing, management, and supervisory techniques to prevent loitering, unruliness, and boisterous activities of the patrons outside the establishment and in the parking area.
- The exterior of the premise shall be maintained in a neat and clean manner, and maintained free of graffiti at all times.
- Noise emanating from the entertainment venue shall be within the limitations prescribed by the noise performance standards of this Specific Plan (see Section 7.9.7 Noise) and shall not create a nuisance to surrounding uses.
- If entertainment is to include amplified live entertainment, an acoustical study for the building confirming that the amplified entertainment will meet applicable Specific Plan and City standards shall be reviewed and approved by the Community Development Director. The entertainment venue shall be responsible for implementing the measures identified in the acoustical study.
- For live entertainment that can reasonably be expected to draw more than 125 observers, the establishment must have an approved security plan on file with the Police Department, and comply with such plan.
- All exterior glass windows or doors shall be equipped with double-pane glass, or a comparable substitute with equivalent sound dampening properties, to the satisfaction of the Community Development Director.
- The entertainment venue shall be responsible for maintaining music/entertainment volumes at reasonable levels.
- During any live entertainment, the exterior doors (and windows) of the entertainment venue shall remain closed. The building shall be equipped with an operable air conditioning system.

### **7.8.17 Medical Services and Support**

Activities typically include the provision of diagnostic, medical, therapeutic and emergency transport services. Uses typically include doctor, psychologist, dentist and chiropractic offices, ambulance dispatch centers, physical therapy centers, clinics, pharmacies, and related uses. The ancillary sale and/or rental of medical/hospital equipment is permitted. These uses shall conform to the following standards:

- The transport, use, storage, and/or disposal of tissue, blood or blood products, bodily fluids, medical waste and/or any equipment, linen, paper or other product which has come into contact with such substances, shall be subject to applicable local, state and federal regulations and standards. The on-site incineration of such materials is not permitted.
- Ambulance parking areas at ambulance dispatch centers shall be surrounded by wall, landscaping or combination thereof. Any such wall or landscaping shall conform to applicable provisions of this Specific Plan.
- Access to/from ambulance dispatch centers shall be designed and maintained so as not interfere with the vehicular/pedestrian circulation.

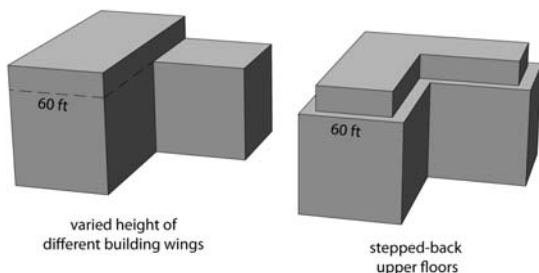
### 7.8.18 Mixed Use Commercial and Residential

This section sets forth the development and operational standards for mixed use commercial and residential uses.

- At least 20 percent of the net site acreage shall be devoted to common open space.
- Common open space serving residential uses shall be improved as a usable area with turf or outdoor recreational facilities.
- Roofed structures may occupy a maximum of 50 percent of the common open space area; however, no enclosed buildings shall be counted towards the required common open space area.
- Rooftop common space may be provided to count toward the open space requirement. If rooftop common space is not provided, then at least 50 square feet of useable private exterior open space shall be provided adjacent to each residential dwelling unit, with a minimum dimension of 4 feet.
- In the event that residential and commercial uses are mixed on site, NC commercial standards shall apply to the commercial buildings, and mixed use standards shall apply to the residential buildings.
- In the event that residential and commercial uses are mixed within a building, mixed use standards shall be used, and a parking study will be required.

Massing of buildings shall be articulated as follows:

- Façades shall be composed of increments of 25 feet in width or less. Increments may be created through projecting or recessing wall surfaces, changes in roofline and/or placement of architectural features.
- Façades in excess of 60 feet in height (measured from grade) shall not exceed 100 feet in length without a vertical break from the base of the building to the roof line, giving the building an appearance of multiple attached buildings.
- Vertical articulation shall be provided by reducing the footprint of the portions of a building above 60 feet in height. The building footprints shall be limited as follows:
  - A maximum of 85% of the building footprint may be up to 70 feet in height. This may be achieved by stepping back the building walls of upper floors, or by varying the building height of different wings (see diagram below); and/or
  - A maximum of 70% of the building footprint may be up to 85 feet in height. This may be achieved by stepping back the building walls of upper floors, or by varying the building height of different wings (see diagram below).
  - In addition, applicable setbacks may limit the permissible building height.



### **7.8.19 Offices**

Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities typically include the provision of advice, design, information or consultation of a professional nature. This section sets forth the development and operational standards for stand-alone office buildings.

- Landscaping shall be provided adjacent to building perimeters along at least 80 percent of the exterior of the building. Landscaping provided to meet this requirement shall have a width of at least 10 feet as measured perpendicular to the building.
- Stand-alone office buildings shall have at least a 20 foot separation from other buildings.
- Office buildings shall provide a plaza area adjacent to the front or side building elevation. Its size shall be at least four percent of the building footprint square footage. Such plaza shall feature enhanced paving materials and include or be adjacent to landscaping, including trees to create opportunities for shade in the plaza. Pedestrian amenities such as benches and trash receptacles are encouraged in plaza areas.

### **7.8.20 Outdoor Recreational Facilities**

Activities typically include, but are not limited to, golf driving ranges, miniature golf, batting cages, go-cart tracks, and similar uses. The preparation and sale of food and beverages is permitted ancillary to the primary use. Outdoor recreational facilities shall conform to the following standards.

- Site lighting shall be directed on-site and shall not cause objectionable glare or spill over to adjacent properties.
- Exterior lights shall not exceed a post height of 50 feet.
- Public address systems or amplified systems for providing recorded music shall be designed, located, and operated so they are not audible 50 feet beyond the boundaries of the use.
- Outdoor recreational facilities shall be designed so that they comply with the Commercial Design Guidelines (Section 8), including semi-enclosed or unenclosed portions of the facility, to the satisfaction of the Community Development Director, or his or her designee.
- At least 12 percent of the area that is semi-enclosed or unenclosed within an outdoor recreation facility shall be landscaped, either clustered or evenly distributed on the site. Turf or artificial turf areas within golf driving ranges or miniature golf facilities shall not count towards meeting this standard.
- The owner/operator of an outdoor recreation facility shall provide sufficient security measures to effectively regulate interior and exterior loitering, parking congestion, and criminal activity.
- The sale of alcoholic beverages shall be subject to all applicable state and local standards, including applicable provisions of this Specific Plan.

### **7.8.21 Religious Assembly**

Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples. Religious assembly uses shall comply with the following standards:

- If a religious assembly use is developed adjacent to residential uses, a landscaped buffer not less than 20 feet in width shall be planted and maintained at the perimeter of the religious assembly use.

- If a religious assembly use is developed adjacent to residential uses, a six foot high solid masonry wall shall be provided to screen the residential uses.
- Parking for religious assembly uses shall be as specified for theater uses in Table 7.E.
- Building architectural styles and materials for religious assembly uses shall be consistent with the commercial design guidelines set forth in this Specific Plan.

### **7.8.22 Residential Pools and Spas**

Private residential swimming pools, spas, fish ponds, or other bodies of water 12 or more inches in depth at any point shall comply with the following standards:

- Swimming pools, spas, fish ponds, or other bodies of water shall be completely enclosed by a child-proof fence or wall in compliance with the adopted version of the Uniform Building Code.
- Swimming pools, spas, fish ponds, or other bodies of water shall be located at least 5 feet from side or rear property lines. Patio supports may not be constructed on the coping of a swimming pool, fish pond, or other body of water.
- No pools or ponds over 12 inches deep shall be located with the front setback area.
- Mechanical equipment shall be located consistent with the setback requirements set forth in this Specific Plan.

### **7.8.23 Senior Care Facilities**

This use consists of senior care facilities and supportive services such as meals, housekeeping, social activities, and transportation, depending on level of need, allowing residents to remain living in the community as their care needs change. The Assisted Living Federation of America defines Assisted living Facilities as “An assisted living residence is a special combination of housing, personalized supportive services and health care designed to meet the needs — both scheduled and unscheduled — of those who need help with activities of daily living.” The intent of this zoning designation is to provide services for seniors, ranging from adult day care to assisted living facilities. These services are considered commercial land uses, as individual kitchens would not be provided for any of the rooms. Therefore the senior care facilities will not be counted as dwelling units.

**a. General Development Standards.** The following general standards shall apply to all senior care facilities within The Colonies at San Antonio Specific Plan.

- The transport, use, storage, and/or disposal of tissue, blood or blood products, bodily fluids, medical waste and/or any equipment, linen, paper or other product which has come into contact with such substances, shall be subject to applicable local, state and federal regulations and standards. The on-site incineration of such materials is not permitted.
- The density of rooms, intensity of facilities, and scale and design of buildings shall be harmonious with surrounding uses and development.
- Each assisted living facility shall include a reception area (lobby), office space for administrative use, service areas and facilities for employees (such as a lounge, lockers and showers), and laundry facilities for use by the hotel/motel.
- A common outdoor area of no less than 75 square feet per resident, but in no case less than 450 square feet in area shall be provided. At least 50 percent of this area shall be covered with turf, sand or other natural materials.
- Common outdoor areas shall be located so as to be shielded from freeway noise.

- Parking shall be provided pursuant to applicable sections of this Specific Plan. If deemed necessary by the City of Upland Community Development Department, on-site vehicle turnaround, separate entrance-exit points, or passenger loading areas shall be provided.
- The design of any senior care facility shall be reviewed and approved by the City of Upland Fire Department to ensure adequate emergency access. The senior care facility shall install and maintain smoke detectors, carbon monoxide detectors, fire sprinklers, fire extinguishers, and/or other equipment required by the Upland Fire Department.

**b. Building Standards.** The following standards shall be provided to all buildings within the Senior Care Facilities zone in The Colonies at San Antonio Specific Plan.

- Amenities including the following shall be provided for each assisted living building:
  - Variety of comfortable community areas including:
    - Main living room for socializing
    - Private dining room for personal entertaining
    - Library and activity rooms
    - Country kitchens
    - Screened porches
  - Beautifully landscaped grounds
  - Fire safety system
  - Washers and dryers available for personal use
- Amenities including the following shall be provided for each suite:
  - Emergency call response system
  - Bedroom of at least 12'6" by 15'6" size
  - Closet
  - Bathroom of at least 5'6" by 5'6" size that includes a sink, toilet, and shower

#### **7.8.24 Temporary/Seasonal Outdoor Sales and Events**

This use consists of the *outdoor* retail sale of materials on a temporary and/or seasonal basis and/or *outdoor* performances. Typical activities include, but shall not be limited to, Christmas tree and pumpkin sales, tent sales, farmers markets, arts and craft fairs, arts festivals, and individual and group performances. Temporary/seasonal outdoor sales and outdoor events shall conform to the following standards:

- Operators of any temporary/seasonal outdoor sales or outdoor events shall obtain and abide by applicable provisions of a City of Upland Special Events Permit in compliance with the Upland Municipal Code, Section 17.16.160.
- Sales or events held in other than areas designated in an approved site plan for outdoor sales shall not exceed the number of days specified by the Special Events Permit, including the renewal or extension provision, in compliance with the Upland Municipal Code, Section 17.16.160.
- For periodic outdoor sales or outdoor events that are organized by the property manager, the property manager shall apply to the Community Development Department for a master Special Events Permit that specifies conditions of operation and limitations regarding frequency and duration of on-going events that may exceed the duration specified in the Upland Municipal Code, Section 17.16.160.

- For outdoor sales and outdoor events that can reasonably be expected to draw more than 125 patrons, the organizer must have an approved security plan on file with the Police Department, and comply with such plan.
- Sales or events shall not interfere with normal vehicular/pedestrian circulation nor limit access to individual tenants within the Specific Plan.
- Sales or events shall cease operation after 10:00 p.m.
- Booths, stalls, pavilions, tents, amusement devices, rides, and/or any other temporary structure shall be subject to the following:
  - At least two weeks before erection of any structures, amusement devices, and rides, application shall be made to the Building Department. Certificates of safety shall be furnished and inspections shall be made prior to operation.
  - Temporary structures or amusement devices shall not exceed the height of adjoining permanent structures or 30 feet, whichever is the lesser height.
  - Temporary structures shall maintain a setback of 15 feet from any public road right-of-way, and shall not hinder emergency access or obstruct pedestrian pathways.
- The keeping of animals during temporary outdoor events (e.g., petting zoos, animal exhibitions/shows) shall adhere to City of Upland regulations. Animals temporarily permitted during this use may include but shall not be limited to: horses (and other equine species), cows (and related bovine species), goats, sheep, fowl, poultry, species common to zoos, and exotic (non-native to North America) species. No wild or ferocious animals shall be allowed. The on-site keeping of animals shall be limited to the duration of the event.
- All performances, either in groups or individuals, roving or stationary, shall be conducted in a manner which minimizes disruptions to any form of circulation or the normal operating of surrounding commercial establishments.
- Temporary lighting, if required, shall be installed and maintained in a manner which limits the overspill of light and glare into adjacent uses. Special use lighting such as searchlights, strobe lights and laser light shows shall be utilized in a manner which limits any adverse impacts to surrounding land uses.
- The installation of multimedia equipment including, but not limited to, sound reproduction and amplification devices, video screens and monitors, image projection equipment and other devices which produce “special effects” (fog machines, laser light shows, strobe lights, etc.) shall be installed, operated and maintained in a safe manner. The production of special effects shall not unnecessarily or adversely impact the users of surrounding commercial or residential areas.
- Insurance coverage shall be required at the request of the Community Development Director.
- The site shall be restored to its original condition at the end of each event.

#### **7.8.25 Theaters**

This use type includes structures *primarily* devoted to the exhibition of live or prerecorded theatrical, musical, comedic or other performances. Sale of prepared foods and beverages is permitted ancillary to the primary use.

- Any theater or similar use shall provide a drop off/pick up location.
- The operators of a theater, auditorium or similar use shall employ measures to minimize loitering.
- Arcades within theaters shall adhere to applicable standards of this Specific Plan.

### **7.8.26 Utility/Roadway Facilities**

Equipment, facilities, or features required for the operation or maintenance of public utilities or roadways, including parking areas, bus stops, and taxi stands. The following standards shall apply:

- The queuing of buses, taxis and other means of public conveyance shall not be permitted outside areas specifically designed for this purpose.
- Public transit facilities shall be incorporated into the site design of high-demand and/or high-occupancy uses. The design of any such facility shall adhere to applicable provisions of the Americans with Disabilities Act (ADA).
- Transit facilities shall be located in a manner which does not disrupt the normal flow of traffic.
- Bus stops, taxi stands, and related facilities shall be constructed of vandal resistant materials.
- Bus stop seating shall be designed and installed in a manner which prevents persons from sleeping at bus stops.
- Bus shelters and similar uses shall provide adequate protection from inclement weather.
- The agency or individual responsible for the operation and/or maintenance of any transit facility shall implement adequate and appropriate measures to prevent loitering, disturbing noise and light, criminal activity, and other public nuisances.
- Parking, repair, and embarkation/debarkation areas for bus terminals shall be adequately screened from adjacent uses and public right-of-ways by decorative steel fences, walls and/or landscaping. Any such screening shall adhere to applicable provisions of this Specific Plan.

## **7.9 ENVIRONMENTAL PERFORMANCE STANDARDS**

### **7.9.1 Purpose and Applicability**

The purpose of this section is to set forth standards to protect the public and nearby uses from potential negative effects of commercial and other uses within the Specific Plan area by regulating air quality, electrical or electronic interference, hazardous materials management, light and glare, liquid and solid wastes, noise, odors, vibration, and water quality. The following performance standards shall be applied to all development within the Colonies at San Antonio Specific Plan area.

### **7.9.2 Air Quality**

Any operation or activity which might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or other forms of property, or can cause excessive soiling on any other parcel shall conform to the requirements of the SCAQMD.

### **7.9.3 Electrical or Electronic Interference**

No operation or activity shall cause any source of electrical or electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel, and which is not in conformance with the regulations of the Federal Communications Commission.

#### **7.9.4 Hazardous Materials Management**

All uses involving the use, storage, handling, transportation, or disposal of hazardous materials are required to comply with the provisions of the most current amendments to the California Code of Regulations, Titles 22 and 27; applicable requirements under the National Pollutant Discharge Elimination System (NPDES); applicable requirements of the City of Upland Fire Department; and any other applicable City, County, state or federal standard relating to the use, storage, handling, transportation, or disposal of hazardous materials.

The storage of hazardous materials in quantities less than 55.0 gallons shall follow applicable State regulations governing the use, handling, storage and disposal of these substances. Quantities of hazardous materials exceeding 55.0 gallons but less than 2,000 gallons (20,000 gallons for the storage of gasoline at service stations and automotive vehicle sale dealerships), shall require approval of the method for hazardous materials underground storage and review of the use's business plan. Hazardous materials in excess of this amount shall require additional environmental review and specific approval by the City.

#### **7.9.5 Light and Glare**

Except for on-site lighting and project identification signage, no operation, activity, or lighting fixture shall create illumination exceeding 0.5-foot candles 50 feet beyond any commercial area property line. On-site light fixtures exceeding 20 feet in height shall be full cutoff type fixtures for glare control. In open space areas and around the perimeter of commercial parking areas, cut-off fixtures shall incorporate mounting arms with the capability for tilt adjustment. All fixtures north of the freeway shall be limited to 30 feet in height. No post mounted, flood type fixtures will be permitted north of the freeway.

#### **7.9.6 Liquid and Solid Wastes**

In order to avoid contaminating water supplies, interfering with bacteriological processes in sewage treatment, or otherwise creating a public health hazard, all discharges of materials into any public or private street or storm drain shall be in accordance with the adopted standards of the City, the California Department of Health Services, and other governmental agencies having legal jurisdiction.

- Liquid waste disposal and runoff control shall be conducted within the applicable guidelines.
- Disposal of liquid waste shall meet the applicable guidelines.
- Hazardous waste handling, transportation, recovery, and disposal shall comply with applicable federal and state laws, as well as with the regulations of the City of Upland.
- Solid waste disposal shall comply with applicable federal and state laws, and shall be regulated as per City Ordinance.

#### **7.9.7 Noise**

No operation or activity shall create exterior noise levels in excess of the standards stated in the City of Upland Noise Ordinance at the nearest residential dwelling to the commercial use. Ambient noise standards shall be as follows in Table 7.I.

**Table 7.I - Noise Standards**

<b>Decibels</b>	<b>Time</b>	<b>Use</b>
45 dB(A)	10:00 p.m. to 7:00 a.m.	Residential
55 dB(A)	7:00 a.m. to 10:00 p.m.	Residential
65 dB(A)	Anytime	Uses not specified
75 dB(A)	Anytime	Industrial and commercial

Actual base decibel measurements exceeding the above levels at the corresponding time and use indicated shall be deemed as the “base ambient noise level” (BANL). Exterior noise shall be measured on the exterior of any residential property and no noise level shall exceed the following as indicated in Table 7.J for the duration periods specified.

**Table 7.J - Noise Levels and Duration**

<b>Noise Level Exceeded</b>	<b>Maximum Allowed Duration Period</b>
Base Ambient Noise Level	30 minutes in any hour
5 dB(A) above Base Ambient Noise Level	15 minutes in any hour
10 dB(A) above Base Ambient Noise Level	5 minutes in any hour
15 dB(A) above Base Ambient Noise Level	1 minute in any hour
20 dB(A) above Base Ambient Noise Level	Not permitted

The following sources are exempt from the provisions of this section:

- Safety devices and warning signals.
- Emergency equipment, vehicles, devices, and activities.
- Temporary construction, maintenance, or demolition activities conducted between the hours of 7:00 a.m. and 6:00 p.m.

To address noise concerns, outdoor public address systems, intercoms, and speakers for Drive-Through Sales and Service uses and Outdoor Recreational Facilities uses shall be allowed only under the conditions stated in Section 7.8.10 and 7.8.20, respectively. Outdoor public address systems, intercoms, and speakers shall not be permitted with any other land uses (including Automotive Vehicle Sales uses and Home Improvement uses as listed in Table 7.B); instead, alternative technologies (i.e., the wearing of pagers by employees) shall be used when needed. (Communication devices as required by the Americans with Disabilities Act or other State building codes shall be exempt from these restrictions.)

### **7.9.8 Odors**

No operation or activity that emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property within which the odor is created shall be permitted.

Uses shall conform to the applicable requirements of the SCAQMD.

### **7.9.9 Ground Vibration**

No operation or activity shall be permitted to cause an earth-borne vibration beyond the property within which the vibration was originally created which produces a particle velocity greater than two-tenths inches per second (0.2 inch/sec) measured at or beyond the property line.

Vibration velocity shall be measured with a seismograph or other instrument capable of measuring and recording displacement and frequency, particle velocity or acceleration. Readings are to be made at points of maximum vibration along any lot line.

Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement, as is ground vibration caused by emergency equipment, vehicles, devices, and activities, as well as from temporary construction maintenance, or demolition activities conducted between the hours of 6:00 a.m. and 7:00 p.m.

### **7.9.10 Water Quality**

All runoff from repair areas, fueling islands, and outdoor storage areas shall be drained on-site in a controlled manner so as to prevent groundwater and surface water contamination by fuel, oils, and solvents.