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| TABLE 3-1 LEGEND | |
| P | - Permitted Use |
| C | - Conditionally Permitted Use (subject to Approval by City Planner) |
| T | - Temporary Use Permit |
| I | - Interim Use (Use Ceases at Project Build Out) |

| TABLE 3-1 PERMITTED USES | |
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| USE TYPES | RANCHO CUCAMONGA TOWN SQUARE MIXED-USE DISTRICT |
| RESIDENTIAL | |
| Multiple Family Dwellings (Allowed in Freestanding Apartment Buildings and in Mixed-Use and Live/Work Buildings) | P |
| Residential Lofts (Allowed in Mixed-Use, Live/Work and Residential-Only Buildings) | P |
| Artist Studios, Live-In (Allowed in Mixed-Use and Live/Work Buildings Only) | P |
| RESIDENTIAL ACCESSORY USES | |
| Accessory Structure | C |
| Antenna | C |
| Caretaker's Residence | C |
| Home Occupation | P |
| Laundry Facilities (As an Accessory Use to the Apartments Only) | P |
| Lodging Unit | C |
| Other Accessory Uses | C |
| Private Garage | P |
| Private Swimming Pool | P |
| Residential Care Facility: Accessory - 6 or less | P |
| Non- Accessory - 7 or less | C |
| Uses in Historic Structures | C |

| TEMPORARY USES | |
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| Parking Lot and Sidewalk Sales ¹ | T |
| ¹ Parking lot and sidewalk sales may be permitted on private property in connection with current on-site businesses, subject to approval of a Temporary Use Permit as provided in Section 17.04.070 of the City's Development Code and the following criteria: <ul style="list-style-type: none"> a. Each sale is limited to a maximum of three consecutive days; b. No sale of any single business or any other businesses located on the same lot or parcel, or within a shopping center, shall be permitted within 30 days of another sale; c. Maximum of three sales shall be permitted for each business during each calendar year; however, one additional sale may be permitted for any business, provided that at least 50 percent of the businesses occupying the Rancho Cucamonga Town Square project particulate concurrently in such a sale; d. The applicant for such sale must obtain the written authorization of the property owner and must provide proof of notification at least 30 days prior to proposed sale to all other businesses on the same lot or parcel, or within the same shopping center, that a parking lot or sidewalk sale will be conducted, the times it will be conducted, and that no other sale within 30 days of such sale will be permitted. e. The items to be sold shall be of the same type that are regularly displayed and sold at the business location; f. The activity shall not present a hazard to pedestrian or encroach on a required building exit; g. Safe vehicular ingress and egress shall be provided at all times; h. Adequate parking shall be provided and maintained during the course of the activity for both the business of the applicant and all other businesses on the same lot or parcel or within the same shopping center. | |
| Temporary Uses as prescribed in Section 17.04.070 and subject to those provisions | P |
| Temporary trailers for use in conjunction with religious and agricultural uses for a specified interim period | C |
| COMMERCIAL (Applies to all Non-Residential Buildings and to the Ground Floor Retail Space in the Mixed-Use Building; Does NOT apply to Live/Work Units) | |
| Agricultural/Nursery Supplies & Services (uses of 5,000 square feet or less) | C** |
| Animal Care | C** |
| Antique Shops | P** |
| Art, Music and Photographic Studios and Supply Stores | P** |
| Athletic & Health Clubs, Gyms and Weight Reducing Clinics | C** |
| Arcades | C** |
| Blueprinting, Stationary, Quick Copy, etc. (in Commercial Buildings containing no residential uses) | P** |
| Building Maintenance Services | C** |
| Building & Light Equipment Supplies & Sales | C** |
| Business Supply Retail & Services | P** |
| Business Support Services | P** |
| Clothing Stores and Boutiques | P** |

| COMMERCIAL (Applies to all Non-Residential Buildings and to the Ground Floor Retail Space in the Mixed-Use Building; Does NOT apply to Live/Work Units) | |
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| Communication Services | P** |
| Convenience Sales & Services | P** |
| Entertainment | C** |
| Extensive Impact Commercial | C** |
| Food & Beverage Sales | P** |
| Food Stores, Grocery Stores and Supermarkets (in Commercial Buildings containing no residential uses) | P** |
| Bakeries, Donut Shops and Bagel Shops (retail only) | P** |
| Delicatessens | P** |
| Fast Food Sales (Without Drive-Thru) | P** |
| Fast Food Sales (With Drive-Thru) | C** |
| Restaurants (Other Than Fast Food): | |
| a. With Entertainment and/or Cocktail Lounge and Bar. | C** |
| b. Incidental Serving of Beer and Wine, but Without a Cocktail Lounge, Bar, Entertainment or Dancing | P** |
| Beauty Supply Store | P** |
| Hair Stylists, Barbers, Beauticians | P** |
| Financial, Insurance & Real Estate Services | P** |
| Florists | P** |
| Hotel/Motel | C** |
| Indoor Wholesale/Retail Commercial | P** |
| Jewelry Stores | P** |
| Laundry Services, including Self-Serve Laundries and Laundromats | P** |
| Medical/Health Care Services B Emergency Outpatient Care | C*** |
| Mail Store or Outlet (Private) | P** |
| Music, Video and DVD Sales and Rental | P** |
| Newsstands | P** |

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| COMMERCIAL (Applies to all Non-Residential Buildings and to the Ground Floor Retail Space in the Mixed-Use Building; Does NOT apply to Live/Work Units) | |
| Personal Services | P |
| Pet Shops | P** |
| Petroleum Products Storage | C** |
| Pharmacy and Drug Stores | P** |
| Sporting Goods Stores | P** |
| Tailor | P |
| OFFICE PROFESSIONAL, MEDICAL, DESIGN & RESEARCH (Applies to all Non-Residential Buildings and to the Ground Floor Retail Space in the Mixed-Use Building; Does NOT apply to Live/Work Units) | |
| Administrative & Office | P |
| Professional/Design Services | P |
| Medical, Dental and Related Health Services (Non-animal Related), Including Laboratories and Clinics; Only the Sale of Articles Clearly Incidental to the Services Provided Shall be Permitted | P** |
| Research Services | P** |
| COMMERCIAL, DESIGN, OFFICE & PROFESSIONAL USES (Applies to Live/Work Units Only*) | |
| <p>Low intensity commercial, support commercial, design, office and professional uses are permitted, subject to approval by the City Planner. Examples of uses that may be permitted include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Accounting firms; ▪ Artists studios and craft workshops (e.g., pottery, ceramic, glass, photography, etc.); ▪ Brokerage firms; ▪ Professional offices and related uses (e.g., lawyers, architects, interior designers, engineers, etc.); ▪ Real estate offices and brokers; ▪ Therapist and counselor offices; and ▪ Service Commercial uses (e.g., travel agencies, etc.). <p>No nuisance-type uses or potentially nuisance-type uses shall be permitted in Live/Work. Nuisance-type uses are uses that produce unusual noise, odors, or vibrations. No outside storage shall be permitted in Live/Work Units.</p> | C |
| *Note: Applies to Live/Work Units Only. Does not apply to the 29 traditional apartment units that are located over the live/work units, but within the same buildings as the live/work units. | |

| AGRICULTURAL USES | |
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| Row Crops, Truck Gardens (De Ambrogio Heritage Park only) | P |
| Row Crops, Truck Gardens (all areas except De Ambrogio Heritage Park) | I |
| Plant Storage or Propagation | C |
| Orchards, Vineyards, Christmas & Other Tree Farms | I |
| Community Gardens | P |
| Greenhouses | C |
| Hydroponic Culture | C |
| On-Site Sales of Products Grown On Site | I |
| RECREATIONAL USES | |
| Parks and Pocket Parks | P |
| Picnic Areas and Barbecue Pits | P |
| Playgrounds and Tot Lots | P |
| Plazas and Courtyards | P |
| Hiking, Biking, Equestrian Trails | P |
| Greenways | P |
| Golf Courses | C |
| Country Club and Related Uses | C |
| Outdoor Recreation Facility (Non-Commercial) | C |
| CIVIC | |
| Administrative Civic Services | P** |
| College and University (Branch) | C** |
| Convalescent Center | C** |
| Convention Centers | C** |
| Cultural | C** |
| Day Care Facility | C** |
| Flood Control Structures and Facilities | P** |
| Flood Control/Utility Corridor | P** |

| CIVIC (continued) | |
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| Fire & Police Station | C |
| Library (Branch) | C |
| Post Office Branch (United States) | P |
| Post Office (United States), as an Accessory Use to Other Retail Uses | P |
| Preservation and Use of Historic Landmarks and Related Uses such as Museums, Art Galleries, and Food Services to Accommodate On-site Uses | C |
| Public Assembly | By Temporary Use Permit |
| Public Safety & Utility Services | C |
| Religious Assembly | C |
| Schools | C |

3.8 Development Standards

Section 17.10.040 in the Development Code provides the minimum Site Development Criteria for the non-residential portion of the RANCHO CUCAMONGA TOWN SQUARE MIXED-USE DISTRICT.

3.8.1 Project-Wide Standards. All non-residential uses within the RANCHO CUCAMONGA TOWN SQUARE MIXED-USE DISTRICT, except as otherwise noted, shall be subject to the conditions and standards set forth below. Where this document remains silent, the standards and provisions of the Rancho Cucamonga Development Code shall apply.

- A. Signs. See Section 17.30.040.A.2 in the Rancho Cucamonga Development Code.
- B. Uniform Sign Program: A coordinated Uniform Sign Program *shall* be required for any development, including wall and monument signs, to encourage design compatibility.
- C. Lighting. See Section 17.30.040.A.4 of the Rancho Cucamonga Development Code.
- D. Equipment Screening. The purpose of Equipment Screening Standards shall be to allow for the use of equipment while preserving the architectural character and integrity of the surrounding environment. Equipment is deemed to include exterior mechanical or electrical equipment, such as air conditioning units, fans, ductwork, cyclone blowers, cranes, and storage tanks. The following standards shall apply to all uses within the RANCHO CUCAMONGA TOWN SQUARE MIXED-USE DISTRICT: