EastLake II

Planned Community (PC) District Regulations

Regulations for the following SPA Plans:

EastLake I

(including: EastLake Hills, EastLake Shores, Business Center I, & Village Center North Supplemental SPA Plan)

EastLake Business Center II SPA Plan

EastLake II SPA Plan

(Consolidation of EastLake Greens & Trails)

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Prepared by:
Cinti Land Planning
2932 Poinsettia Drive
San Diego, CA 92106
Contact: Gary P. Cinti
email: gary@cinti.com
(619) 223-7408

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Amendments Prepared by:
RBF Consulting
9755 Clairemont Mesa Boulevard, Suite 100
San Diego, CA 92124
Contact: Dan Wery, AICP
(858) 614-5081
dwery@rbf.com

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INTRODUCTION

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the General Development Plan, and the Sectional Planning Area Plans (SPAs) for EastLake I, Salt Creek I, EastLake Greens and EastLake Trails. (Refer to Exhibit 2 in Chapter I, Section I.1) These regulations set forth the development and use standards for all property within EastLake II General Development Plan Area by establishing:

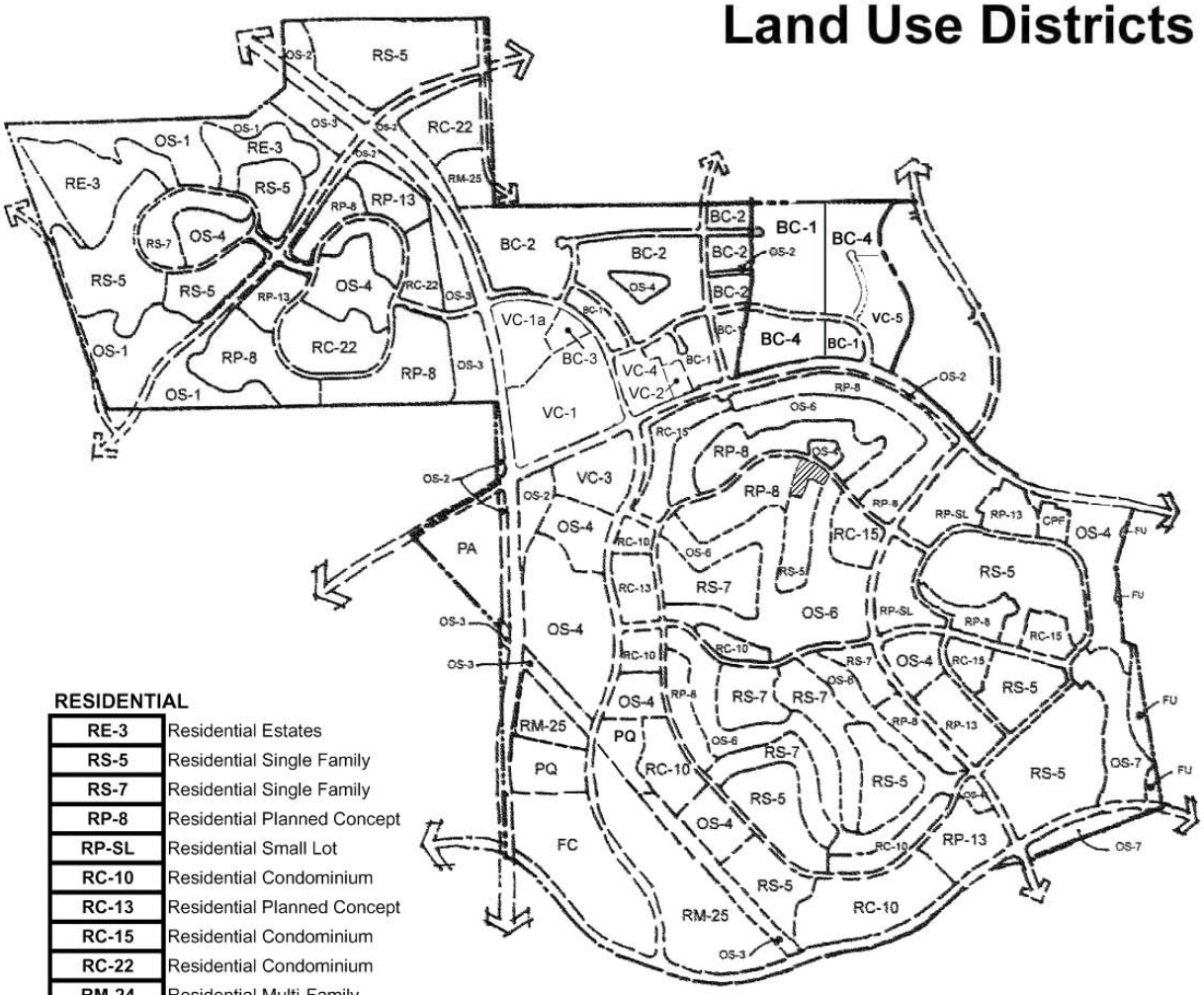
- setbacks;
- building heights;
- parking requirements;
- landscape requirements;
- use restrictions;
- animal regulations;
- density of development;
- lot size, width and depth;
- fencing requirements; and,
- signing regulations.

The PC District Regulations, along with the various SPA Plans, delineate precisely the allowable use of the property.

The PC District Regulations are organized into four basic land use districts:

- Residential;
- Village Center and Commercial;
- Business Center; and,
- Special Purpose.

Land Use Districts



RESIDENTIAL

RE-3	Residential Estates
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Concept
RP-SL	Residential Small Lot
RC-10	Residential Condominium
RC-13	Residential Planned Concept
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-24	Residential Multi-Family
RM-44	Residential Multi-Family

VILLAGE CENTER & COMMERCIAL

VC-1	Village Center *(Retail)*
VC-1a	Village Center *(Retail)*
VC-2	Village Center *(Prof. Admin./Ltd. Retail)*
VC-3	Village Center *(Retail)*
VC-4	Village Center *(Retail)*
VC-5	Village Center *(Retail)*
FC	Freeway Commercial
PA	Professional & Administrative

BUSINESS CENTER

BC-1	Business Center *(Manufacturing Park District)*
BC-2	Business Center *(Manufacturing Service District)*
BC-3	Business Center *(Core District)*
BC-4	Business Center *(Core Professional District)*

SPECIAL PURPOSE

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
FU	Puture Urban District
PQ	Public/Quasi-public District
CPF	Community Purpose District
	(GH) Guest House Land Use District Overlay. (Refer to Section II.3D in PC Dist. Regs.

EASTLAKE II
A planned community by The EastLake Co.
Revised 9/13/07

Cinti Land Planning
8/23/05
Adopted 12/18/07

SECTION I. GENERAL PROVISIONS

I.0 Purpose and Scope

For the purpose of promoting and protecting the public health, safety and welfare of the people of the City of Chula Vista, to safeguard and enhance the appearance and quality of development of EastLake II, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, these Planned Community District Regulations defining land use districts and regulations within those districts are hereby established and adopted by the City Council.

I.1 Private Agreements

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this ordinance.

I.2 Repeal of Conflicting Ordinances

Whenever the provisions of this ordinance impose more restrictive regulations upon construction or use of buildings or structures, or the use of lands or premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or rules or regulations promulgated hereunder shall govern.

I.3 Establishment of Land Use Districts

A. Division of EastLake II into Land Use Districts

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to regulate the areas of yards and other open area abutting and between buildings and structures, and to regulate the density of population, EastLake II GDP is hereby divided into the following Land Use Districts:

Residential Land Use Districts

RE-3	Residential Estate
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Development
RP-13	Residential Planned Development
RP-SL	Residential Planned Development
RC-10	Residential Condominium
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-25	Residential Multi-Family
RM-44	Residential Multi-Family

Village Center and Commercial Land Use Districts

VC-1	Village Center
VC-2	Village Center
VC-3	Village Center
VC-4	Village Center
VC-5	Village Center
FC	Freeway Commercial
PA	Professional and Administrative

Business Center Land Use Districts

BC-1	Business Center Manufacturing Park
BC-2	Business Center Manufacturing Service
BC-3	Core District
BC-4	Core District

Special Purpose Land Use Districts

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
PQ-1	Quasi-Public Facilities
CPF	Community Purpose Facilities

B. Adoption of Land Use Districts - Maps

Said several Land Use Districts and boundaries of said Districts and each of them hereby are established and adopted as shown, delineated and designated on the EastLake II Planned Community District Regulations Land Use Districts Map of the City of Chula Vista, San Diego County, which map, together with all notations, references, data, district boundaries and other information thereon, is made a part hereof and adopted concurrently herewith.

C. Filing

The original of the EastLake II Planned Community District Regulations Land Use District Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said Map shall also be filed with the Planning Department.

D. Changes to the Land Use District Map

Changes to the boundaries of the land use districts shall be made by ordinance and shall be reflected on the EastLake II Planned Community District Regulations Land Use District Map. Minor changes resulting from the approval of a tract map may be made to the land use district map as an administrative matter.

I.4 Clarification of Ambiguity

If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this ordinance, or if ambiguity exists with respect to matters of height, yard requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Director of Planning and Building to ascertain all pertinent facts and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council and if approved by the Commission or, on appeal, by the City Council. Thereafter, the established interpretation shall govern.

Should any provision of these regulations conflict with those of the Municipal Code, the requirements herein shall apply.

I.5 Effects of Regulations

The provisions of this ordinance governing the use of land, buildings, and structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance and other provisions hereby are declared to be in effect upon all land included with the boundaries of each and every land use district established by this ordinance.

I.6 Enforcement

A. Enforcement by City Officials

The City Council, the City Attorney, the City Manager, the Director of Public Safety, the Building Official, the Director of Planning and Building, the City Clerk and all officials charged with issuance of licenses or permits, shall enforce the provisions of this ordinance. Any permit, certificate or license issued in conflict with the provisions of this ordinance shall be void.

B. Actions Deemed a Nuisance

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly approved Design Review, Site Plan, Variance, Conditional Use Permit or Administrative Permit and/or this ordinance shall be and the same hereby is declared to be unlawful and a public nuisance per se and subject to abatement in accordance with local ordinance.

C. Remedies

All remedies concerning this ordinance shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

D. Penalties

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provision of this ordinance or violating or failing to comply with any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

I.7 Definitions

For the purpose of this Ordinance, certain words, phrases and terms used herein shall have the meaning assigned to them by Title 19 of the City of Chula Vista Municipal Code.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and, those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of land use regulation within EastLake II General Development Plan Area not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

SECTION II. RESIDENTIAL DISTRICTS

II.0 Purpose

In addition to the objectives outlined in Section I.0 (Purpose and Scope), the Residential Districts are included in the Planned Community District Regulations to achieve the following purposes:

- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare;
- To ensure adequate light, air, privacy and open space for each dwelling;
- To minimize traffic congestion and avoid the overloading of public services and utilities by preventing construction of buildings of excessive bulk or number in relation to the land area around them;
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences; and,
- To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

II.1 Land Use District Grouping

To facilitate the establishment of permitted use and development standards which are applicable to more than one land use district, land use groups are herein established. The following land use groups are established and shall be identified by the designation indicated below:

Land Use Group Designation	Land Use District Included in Group
RE	RE-3
RS	RS-5 and RS-7
RP	RP-8, RP-13 and RP-SL
RC	RC-10, RC-15 and RC-22
RM	RM-25 and RM-44

II.2 Permitted Uses

The following uses shall be permitted where the symbol "P" appears and shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be permitted subject to an Administrative Review. Uses where the symbol “N” appear shall not be permitted. Uses where the symbol “a” appears are only permitted as an accessory use to a basic permitted use.

Land Use	Land Use Group				
	RE	RS	RP	RC	RM
A. Residential Uses					
1. Single family dwellings	P	P	P	P	P
2. Duplex dwellings	N	N	P	P	P
3. Guest dwellings or accessory living quarters	A	N	N	N	N
4. Mobile homes on individual lots which are certified under the National Mobile home Construction and Safety Standards Act of 1974	P	P	P	P	P
5. Group residential, including but not limited to, boarding or rooming homes, dormitories, and retirement homes	N	N	C	A	A
6. Multiple dwellings	N	N	A	P	P

Land Use	Land Use Group				
	RE	RS	RP	RC	RM
7. Townhouse dwellings	N	N	P	P	P
B. Agricultural Uses					
1. All types of horticulture	P	P	P	P	P
2. Agricultural crops	A	A	A	A	A
3. Animal raising or grazing	A	N	N	N	N
4. Keeping of three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P	P
C. Public and Quasi-Public Uses					
1. Day nurseries, day care schools and nursery schools (Children under 12 subject to City Standards)	C	C	C	C	C
2. Convalescent homes	C	C	C	C	C
3. Churches, convents, monasteries and other religious places of worship (subject to requirements of Section 19.58.110 CVMC)	C	C	C	C	C
4. Essential public services including but not limited to: schools, libraries, museums, parks, public works facilities and other civic uses	C	C	C	C	C
5. Public utility and public service substations, reservoirs, pumping plants and similar installations	C	C	C	C	C
6. Recreational facilities including but not limited to: country clubs, tennis and swim clubs, golf courses, racquetball and handball. (Sites for such facilities which are 2 acres or less in size shall be subject to Administrative Review only.)	C	C	C	C	C
7. Recreational courts, including but not limited to: tennis, basketball, and similar uses	A	A	A	A	A
D. Home Occupations					
1. Home occupations subject to the provisions of Section VI.1	A	A	A	A	A
E. Accessory Uses					
1. Accessory structures and uses located on the same site as a permitted use	A	A	A	A	A
2. Accessory structures and uses located on the same site as a conditional use	A	A	A	A	A
F. Temporary Uses					
1. Temporary uses as prescribed in Section VI.0	A	A	A	A	A

II.3 Property Development Standards: Residential Districts

A. The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use districts. The use of the symbol "SP" indicates that the standard is established by the approval of a Site Plan/Tentative Tract Map. Dimensions and

standards are minimums. Minor variations may be permitted subject to site plan or tract map approval providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are herein maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. The parking standards for a planned Senior Citizen or "affordable" residential development may be reduced from those specified herein for the district in which it is located by the Director of Planning.

B. Large Day Care

The City of Chula Vista has established specific requirements for operating a large day care facility, including:

1. A large day care facility shall not be within 1,200 feet of another such facility on the same street as measured from the exterior boundaries of the property.
2. An area shall be provided for the temporary parking of at least two vehicles for the safe loading and unloading of children. In most cases, the driveway in front of a two-car garage will satisfy this requirement.
3. A usable rear yard play area of 1,200 sq. ft. shall be provided. Outdoor play activity shall not be allowed in the front or exterior side yard of the home.
4. Play areas shall be designed and located to reduce the impact of noise on surrounding properties. The Zoning Administrator may impose reasonable requirements to alleviate noise, including but not limited to installation of a six-foot high block wall around the perimeter of the rear yard.

Residential Property Development Standards

	Site Condition	Land Use Group/District						
				RP				
		RE	RS	RP-8	RP-13	RP-SL	RC	RM
1	Lot area (in net 000's square feet)	8	5	3*	3*	2.5	SP	SP
2	Lot Width (in feet)	70	50	38	38	50	SP	SP
	(Attached Products in RP district)			25	25			
3	Lot depth (in feet)	100	100	90	50	50	SP	SP
4	Lot coverage (percent)	40	50	SP	SP	SP	SP	SP
5	Front yard setback: (garage)							
	a) To direct entry garage	20	20	SP	SP	20	SP	SP
	b) To side entry garage	20	15	SP	SP	10	SP	SP
	(single story garage in RS district)		10					
6	Front yard setback: (main residence)	20	20	SP	SP	10	SP	SP
7	Side yard setback:							
	a) to adjacent residential lot (min. total/one side)	15/5	10/5 **	SP	SP	10/5	SP	SP
	b) to adjacent street (corner lot)		10			10		
8	Rear yard setback	20	15	SP	SP	SP	SP	SP
9	Building height (maximum in feet) (2 1/2 story max. RE, RS, & RP districts)	28***	28***	28***	28***	28***	45	45
10	Parking spaces per unit: (g=garage; c=carport; op=open)							
	SF Detached Units	2g	2g	2g	2g	2g	2g	2g
	SF Attached Units			1g+1c	1g+1c	1g+1c	1g+1c	1g+1c
	MF Units (1 bedroom units)						1c+0.5op	1c+0.5op
	MF Units (2 bedroom units)						1c+1op	1c+1op
	MF Units (3+ bedroom units)						1c+1.5op	1c+1.5op

Notes:

Refer to paragraph II.3E for detached structure overlay standards.

* May be modified for attached unites with Site Plan Approval

** RS & RS-5 District only; 13/3 in RS-7 District.

*** May be increased to 35 feet with Site Plan Approval.

C. Group Parking Standards for RC and RM Land Use Groups

The parking requirements include 0.5 spaces for guest parking. This requirement may be reduced to 0.3 space per unit by the Zoning Administrator which would result in a reduction of the standards set forth in the table. If more than one space per dwelling unit is assigned to the dwelling unit, then the required guest parking spaces shall be marked and clearly identified as guest parking. The guest parking spaces shall not be permitted to be assigned to individual dwelling units.

D. Special Requirements

1. Front yard setbacks shall be measured from the right-of-way of the fronting street. The front yard setback may be reduced, subject to site plan approval, within the RP, RC and RM districts. If the front yard setback is reduced to less than twenty (20) feet, and the dwelling unit is located on a street, cul-de-sac, or court containing more than twelve (12) dwelling units, then the garage shall be equipped with an automatic garage door opener.

2. The allowable building area for each lot shall be as permitted in the table below. The maximum building area for single family detached and attached products shall be the square footage listed or that permitted by the percentage of lot area, whichever is greater. Homeowner additions shall be allowed only where consistent with these standards. A 300 square foot open patio (covered but open on three sides) shall be permitted on each residential lot and shall be exempt from inclusion in this calculation.

E. Detached Structure Overlay Standards

1. The Detached Structure Overlay Standards shall only apply to those areas depicted on the Land Use Districts map as "Detached Structure Overlay."

2. Uses Permitted: A Guest House as defined in Section 10.04.106 CVMC, except as further defined as follows: A "Guest house" means detached living quarters of a permanent type of construction, without kitchen or cooking facilities and intended for use by occasional guests and occupants of the main building. Use by occasional guests shall not exceed 90 days for any one guest over a one year period. A guest house shall not be separately rented, let, or leased, whether compensation is direct or indirect.

3. Site Development Standards: Shall be as indicated for the base residential land use district, except that the front setback may be reduced to 15 feet if approved by the Director of Planning.

Permitted Building Area

District	Square Footage	Lot Area Percentage (FAR)
RE & RS-5	4,500	50%
RS-7	3,900	50%
RP-SL & RP-8	2,900	55%
RP-13	2,300	55%

All residential development north of Otay Lakes Road, within the EastLake I SPA, shall be exempt from this maximum building area standard. RP-13 parcels in the Greens SPA are limited to 2,000 square feet.

II.4 Performance Standards: Residential Districts

In all Residential Districts, the following performance standards shall be met:

A. Air conditioners, antennas, ham radio antennas, solar panels, heating, cooling, ventilating equipment and all other mechanical, lighting or electrical devices shall be so operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located. Private, individual satellite dish antennas greater than three (3) feet in diameter are subject to a Conditional Use Permit. Community or association operated satellite dish antennas may be allowed subject to a Conditional Use Permit.

B. Required front and exterior side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either installation by the builder or developer, or for single family development, requirements through CC&R's that individual homeowners install their front yard landscaping within one year of occupancy, or sooner if required by CC&R's.

C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and cables shall be installed underground.

D. The acceptable outdoor noise exposure level, measured at the property line, for each residential district is provided in the table below. (See Chapter 19.66 CVMC for definitions and additional details).

Exterior Noise Limits*

Receiving Land Use District	7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
RE, RS, RP	55 dbA	45 dbA
RC, RM	60 dbA	50 dbA

*Environmental Noise – l_{eq} in any hour
*Nuisance Noise – not to be exceeded at any time

E. The maximum permissible dwelling unit interior noise levels are provided in the table below.

Interior Noise Limits*

Time Interval	Any Time	1 min. in 1 hour	5 min. in 1 hour
7 a.m. – 10 p.m.	55 dbA	50 dbA	45 dbA
10 p.m. – 7 a.m.	45 dbA	40 dbA	35 dbA

F. Energy Conservation. Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption requirements, including but not necessarily limited to, the following conservation considerations:

- Co-generation;
- South facing windows;
- Eave coverage for windows;
- Double glazed windows;
- Earth berming against exterior walls;
- Greenhouses; and,
- Deciduous shade trees.

G. In the RC and RM districts, including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:

1. Masonry walls or fences six (6) feet in height, from the highest finished grade, shall be required where needed for noise attenuation and/or privacy.

2. Where a lot fronts on more than one street, it shall be considered to have multiple frontages and shall be required to meet special side yard setbacks.

3. When an RC and/or RM lot is adjacent to any single family zone, a minimum of fifteen (15) feet of landscaping shall be maintained on the RC and/or RM lot between such uses.

4. Lockable, enclosed storage shall be provided in the carport area; substitutions may be approved by the Director of Planning;

5. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.

6. Conveniently located and well screened trash enclosures shall be provided for all dwelling units.

7. Recreation vehicle (including campers, boards and trailers) parking areas shall be provided, fully screened from view or the development CC&R's shall prohibit all parking of recreation vehicles.

II.5 Accessory Structures: Residential Districts

Accessory Buildings and Structures: Accessory buildings and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the District, whichever is less restrictive; except as herein provided.

A. Enclosed accessory buildings or structures that are attached to the main building shall not be allowed to encroach into the required rear yard setback. Open structures may be allowed to encroach into the rear yard setback subject to approval by the Director of Planning.

B. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.

C. A detached accessory structure may be located within an interior side or rear yard provided that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least six (6) feet from the main structure and does not exceed one story in height.

D. Porches, steps, architectural features such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, and not into any required side yard more than one-half of said required side yard.

II.6 Walls and Fences: Residential Districts

In any required front or side yard adjacent to a street, a wall, fence or hedge shall not exceed forty-two (42) inches in height, except as provided herein:

A. A wall, fence or hedge not more than six (6) feet in height may be maintained along the interior side or rear lot line, provided that such wall, fence or hedge does not extend into a required front or side yard adjacent to a street except for noise attenuation as required by the City and as herein provided.

B. A wall, fence or hedge adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front or side yard setback area of the lot. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility.

C. Fiberglass or bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street frontages.

II.7 Signs: Residential Districts

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in Section VII.

SECTION III. VILLAGE CENTER & COMMERCIAL DISTRICTS

III.0 Purpose

In addition to the objectives outlined in Section I.0 (Purpose and Scope), the Village Center and Commercial Districts are included in the Planned Community District Regulations to achieve the following purposes:

- To provide appropriately located areas for office uses, retail stores, service establishments and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area;
- To provide an opportunity for commercial and quasi-public community support facilities;
- To encourage office and commercial uses to concentrate for the convenience of the public and for a more mutually beneficial relationship to each other;
- To provide adequate space to meet the needs of modern commercial development, including off-street parking and loading areas;
- To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings suited to the amount of land around them;
- To protect commercial properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses; and
- To promote high standards of site planning, architectural and landscape design for office and commercial developments within the City of Chula Vista.

III.1 Permitted Uses: Village Center Districts

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P"	=	Permitted.
"C"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
"A"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted.
"P/N"	=	First symbol before "/" is the permissive status if all required discretionary applications for implementation have been submitted prior to December 31, 2004. Second symbol after "/" is the permissive status if all applications have not been submitted prior to December 31, 2004.
"P_1"	=	Subject to Zoning Administrator review and approval.

Land Use							Land Use District					
Land Use							VC-1	VC-1a	VC-2	VC-3	VC-4[1]	VC-5[2,3]
A.	Administrative and Professional Services						P	P	P	P	P	P
B.	General Commercial Uses											
	1.	Antique shops (no outdoor storage)					P	P	N	P	N	P
	2.	Apparel stores					P	P	P/N	P	P	P
	3.	Art, music and photographic studios and supply stores					P	P	P/N	P	P	P
	4.	Appliance stores and repair (no outdoor storage)					P	N	P/N	P	P	P
	5.	Arcades and electronic games (see Section VI.4)					C	C	P/N	C	P	A
	6.	Athletic and health clubs					C	C	C	C	C	A
	7.	Automobile and/or truck services, sales, rental agencies					A	N	N	A	N	A
	8.	Bakeries - retail					P	P	P	P	P	P
	9.	Barber and beauty shops					P	P	P	P	P	P
	10.	Bicycle shops, non-motorized					P	P	P	P	P	P
	11.	Blueprint and photocopy services					P	N	P	P	P	P
	12.	Book, gifts and stationery stores					P	P	P	P	P	P
	13.	Candy stores and confectioners					P	P	a	P	a	P
	14.	Car Wash subject to provisions of Section 19.58.060 CVMC					C	N	N	C	N	C
	15.	Catering establishments					P	P	N	P	N	P
	16.	Cleaners					P	P	P/N	P	P	P
	17.	Commercial recreation facilities not otherwise listed					C	C	C	C	C	C
	18.	Eating and drinking establishments:										
		a.	Bars, nightclubs cabarets				C	C	N	N	N	C
		b.	Restaurants, coffee shops, delicatessens:									P
			1)	with alcoholic beverages and/or entertainment			C	C	C	C	C	ZA

Land Use			Land Use District					
			VC-1	VC-1a	VC-2	VC-3	VC-4[1]	VC-5[2,3]
		2) without alcoholic bev.	P	P	P	P	P	P
		3) with outdoor seating*	P	P	P	P	P	P
	c.	Snack bars and refreshment stands contained within a building	P	P	P	P	P	P
	d.	Fast food restaurants with drive-in or drive-through (subject to Site Plan and Arch. Review by the Zoning Administrator)	C	N	N	C	N	C
19.	Equipment rental (enclosed building)		P	N	P	P	P	P
20.	Feed and tack stores (no outside storage)		P	P	N	P	N	P
21.	Financial Institutions with drive thru		P	N	P	N	P	P
22.	Florists' shops		P	P	P	P	P	P
23.	Food stores, supermarkets, drug stores		P	P	N	P	N	P
24.	Furniture stores		P	P	N	N	N	P
25.	Gasoline service stations		C	N	N	C	N	N
26.	Hardware stores:							
	a.	> 10,000 square feet	P	N	N	P	N	P
	b.	< 10,000 square feet	P	P	N	P	N	P
27.	Hobby shops		P	P	P/N	N	P	P
28.	Hotels and motels (and accessory uses, including restaurant, bar, shops)		P	N	P	N	P	P
29.	Janitorial services/supplies		P	N	N	P	N	P
30.	Jewelry stores		P	P	P	P	P	P
31.	Junior department, department stores, discount and membership department stores.							
	a.	> 50,000 square feet	P	N	P/N	N	P	P
	b.	< 50,000 square feet	P	P	P/N	N	P	P
32.	Kiosks, and moveable vendors, including photo sales, located in parking lot		C	C	C	C	C	A

Land Use		Land Use District					
		VC-1	VC-1a	VC-2	VC-3	VC-4[1]	VC-5[2,3]
33.	Liquor stores	C	C	N	C	N	A
34.	Medical and dental offices, clinics	P	P	P	P	P	P
36.	Motorcycle sales and services including motorized bicycles	A	N	N	A	N	A
	a. Show room only, without service	A	P	N	A	N	A
37.	Newspaper and magazine stores	P	P	a	P	N	P
35.	Mortuaries	N	N	N	N	N	N
38.	Nurseries and garden supply stores in screened area	P	P	N	P	N	P
39.	Office suites, general	P	P	P	P	P	P
40.	Office supplies/stationery stores	P	P	P	P	P	P
41.	Parking facilities (commercial)	N	N	C	C	C	N
42.	Pharmacies	P	P	P	P	P	P
43.	Photocopying services	P	P	P	P	P	P
44.	Printing shops	P	P	P	P	P	P
45.	Recycling drop-off bins	A	N	N	A	N	N
46.	Retail stores and shops	P	P	P/N	P	P	P
47.	Sign painting shops (encl. bldg.)	P	N	N	P	N	P
48.	Stamp and coin shops	P	P	P/N	P	P	N
49.	Swimming pool supplies	P	P	P/N	P	P	P
50.	Television, stereo and radio stores including sales and repair	P	P	P/N	P	P	P
51.	Theaters	A	A	N	N	N	A
52.	Tire sales and services	A	N	N	A	N	N
53.	Travel agencies	P	P	P	P	P	P
54.	Veterinary offices and animal hospitals	A	A[1]	C	A	C	A
	[1.] Overnight animal boarding for non-medical purposes is prohibited.						
C.	Public and Semi-Public Uses						
1.	Day nurseries, day care schools (subject to provisions of the Municipal	A	A	A	A	A	A

Land Use		Land Use District					
		VC-1	VC-1a	VC-2	VC-3	VC-4[1]	VC-5[2,3]
	Code)						
2.	Convalescent homes and hospitals	C	N	N	C	N	N
3.	Clubs and lodges including YMCA, YWCA and similar youth group uses	A	N	N	N	N	A
4.	Libraries	P	P	N	P	N	N
5.	Educational institutions	C	C	C	C	C	A
6.	Hospital, medical care facilities	N	N	N	N	N	N
7.	Post office	P	P	N	P	N	N
8.	Religious institutions	N	N	C	N	N	N
9.	Group care facilities and residential retirement hotels	C	C	N	C	N	N
10.	Utilities, public and private	P	N	N	P	N	N
11.	Uses determined to be similar and consistent with the purposes of this chapter	C	P_1	C	C	C	C
D.	Accessory Uses						
1.	Accessory structures and uses located on the same site as a permitted use	P	P	P	P	P	P
2.	Accessory structures and uses located on the same site as a conditional use	A	A	A	A	A	A
E.	Temporary Uses						
1.	Temporary uses as prescribed in Section VI.0	P	P	P	P	P	P

[1]The VC-4 is a "Project Specific Land Use," district intended only to accommodate an approximately 98,500 square-foot Kohl's department store substantially similar retail operation as Kohl's store located in Temecula, California store (31870 Redhawk Parkway, Temecula California 92592), 16,800 square feet for retail shops and restaurants. The Project Specific Land Use District will be in effect only until July 15, 2006 unless the following two requirements are met:

1) commence construction of the Kohl's department store no later than July 15, 2005. For purposes of this land use designation, "commence construction" means the date of commencement contained within a contract for the construction of the Kohl's building and related site improvements which has been entered into by Kohl's Department Stores; and

2) Kohl's department store is open for business no later than July 15, 2006.

In the event that Kohl's has not commenced construction by July 15, 2005, the VC-4 "project specific land use" designation will revert back to VC-2 land use district. Furthermore, in the event that the Kohl's department store is not open for business by July 15, 2006, the VC-4 "project specific land use" designation will revert back to VC-2 land use district.

[2]All land uses within theVC-5 Land Use District must comply with the applicable parking standards outlined in section VIII.2 of the East Lake Business Center II PC District Regulations minus 15% reduction.

[3]Prior to the issuance of a business license or building permit for a new or existing tenant, the Parking Availability Table (see sample below) shall be updated, to the satisfaction of the City, to reflect the required number of parking spaces for the new use or additional floor area to insure that the new parking demand does not exceed the total number of parking spaces provided.

Sample Parking Availability Table

Permitted Land Use	Total Gross Floor Area by Use (s.f.)	Total Restaurant Seats	Parking Ratio (1 space / X s.f.)	Restaurant Parking Ratio (spaces per seat)	Required Parking (spaces)	15% Reduction	Total Parking Provided	Excess Parking Spaces
Furniture Showroom								
Medical, Dental Office								
Professional Office								
Retail								
Restaurant								
TOTAL								

III.2 Property Development Standards: Village Center Districts

The property development standards that shall apply to all land and buildings permitted in the Village Center Districts shall be those indicated on an approved site plan submitted pursuant to Section 19.14.420 through Section 19.14.480 inclusive in Title 19 of the Chula Vista Municipal Code.

The following property development standards apply to all land and buildings other than accessory buildings authorized in VC-1, VC-2 and VC-5 districts. Any legal lot may be used as a building site.

A. General Requirements

The following requirements are minimums unless otherwise stated:

		VC-1	VC-2	VC-5
1.	Setback from Otay Lakes Road[1]	50 feet	50 feet	50 feet
2.	Setback from Fenton Avenue**[2]	NA	20 feet	20 feet
3.	Setback from SR-125[2]	50 feet	NA	NA
4.	Setback from EastLake Parkway[4]	30 feet	30 feet	NA
5.	Building height, maximum[3]	45 feet	45 feet	35 feet
6.	Side Yard Setback			10 feet
7.	Rear Yard Setback			10 feet

[1]As measured from edge of curb may be modified with approval of DRC.
[2]As measured from right-of-way.
[3]Architectural features may exceed height with Design Review Approval.
[4]As measured from R/W. May be modified with Design Review Approval.

III.3 Performance Standards: Village Center Districts

A. Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.

B. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.

C. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning.

D. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Center.

E. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.

F. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Village Center District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

G. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.

H. Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

I. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.

J. Odor. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

K. Energy Conservation. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:

- Cogeneration;
- South facing windows;
- Eave coverage for windows;
- Earth berming against exterior walls; and,
- Deciduous shade trees.

L. Land Use Compatibility: Notwithstanding the range of uses permitted in the permitted use matrix, areas designated VC-3 that are also designated as Public/Quasi-Public on the General Development Plan shall be limited to those uses determined by the Zoning Administrator to be compatible with the Public/Quasi-Public designation.

III.4 Permitted Uses: Commercial Districts

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P"	=	Permitted.
"C"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
"A"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted.

Land Use					Land Use District FC	PA
A.	Administrative and Professional Services				P	P
B.	General Commercial Uses					
	1.	Antique shops (no outdoor storage)			P	N
	2.	Apparel stores			P	N
	3.	Art, music and photographic studios and supply stores			P	N
	4.	Appliance stores and repair (no outdoor storage)			P	N
	5.	Arcades and electronic games (see Section VI.4)			C	N
	6.	Athletic and health clubs			C	C
	7.	Automobile and/or truck services, sales, rental agencies;			C	N
	8.	Bakeries - retail			P	N
	9.	Barber and beauty shops			P	N
	10.	Bicycle shops, non-motorized			P	N
	11.	Blueprint and photocopy services			P	a
	12.	Book, gifts and stationery stores			P	N
	13.	Candy stores and confectioners			P	a
	14.	Car Wash subject to provisions of Section 19.58.060 CVMC			C	N
	15.	Catering establishments			P	N
	16.	Cleaners			P	N
	17.	Commercial recreation facilities not otherwise listed			C	N
	18.	Eating and drinking establishments:				
		a.	Bars, nightclubs cabarets		C	N
		b.	Restaurants, coffee shops, delicatessens:			
			1)	with alcoholic beverages and/or entertainment	C	N
			2)	without alcoholic beverage	C	a
		c.	Snack bars and refreshment stands contained within a building		P	a
		d.	Fast food restaurants with drive-in or drive-through		P	N
	19.	Equipment rental (in enclosed building only)			P	N
	20.	Feed and tack stores (no outside storage)			P	N
	21.	Florists' shops			P	a
	22.	Food stores, supermarkets, drug stores			P	N
	23.	Furniture stores (<10,000 sf)			P	N
	24.	Gasoline service stations			C	N
	25.	Hardware stores (<10,000 sf)			P	N
	26.	Hobby shops			P	N

Land Use		Land Use District FC	PA
27.	Hotels and motels (and accessory uses, including restaurant, bar, shops)	P	N
28.	Janitorial services/supplies	P	N
29.	Jewelry stores	P	N
30.	Junior department, department stores, discount and membership department stores	P	N
31.	Kiosks, and moveable vendors, including photo sales, located in parking lot	C	N
32.	Liquor stores (package, off-sale only)	C	N
33.	Medical and dental offices, clinics	P	P
34.	Mortuaries	C	N
35.	Motorcycle sales and services including motorized bicycles	P	N
36.	Newspaper and magazine stores	P	a
37.	Nurseries and garden supply stores in screened area	C	N
38.	Office suites, general	P	P
39.	Office supplies/stationery stores	P	a
40.	Parking facilities (commercial)	C	C
41.	Pharmacies	P	a
42.	Photocopying services	P	a
43.	Printing shops	P	a
44.	Recycling drop-off bins	C	N
45.	Retail stores and shops	P	N
46.	Retail distribution centers and manufacturer's outlets which require extensive floor areas for the storage and display of merchandise, and high volume, warehouse-type sale of goods	P	N
47.	Stamp and coin shops	P	N
48.	Swimming pool supplies	P	N
49.	Television, stereo and radio stores including sales and repair	P	N
50.	Theaters	C	N
51.	Tire sales and services	C	N
52	Travel agencies	P	P
53.	Veterinary offices and animal hospitals	C	N
54.	General offices, financial institutions, Real Estate offices, institutional offices	P	P
55.	Any other retail business or service establishment supplying commodities or performing services determined by the Planning Commission to be of the same general character as the above mentioned permitted retail businesses or service uses and open during similar normal business hours	P	N

Land Use			Land Use District FC	PA
C.	Public and Semi-Public Uses			
	1.	Day nurseries, day care schools (subject to provisions of the Municipal Code)	C	C
	2.	Convalescent homes and hospitals	C	N
	3.	Clubs and lodges including YMCA, YWCA and similar youth group uses	C	C
	4.	Libraries	C	C
	5.	Educational institutions	C	C
	6.	Hospital, medical care facilities	C	C
	7.	Post office	P	P
	8.	Religions institutions	C	N
	9.	Group care facilities and residential retirement hotels	C	N
	10.	Utilities, public and private	C	C
	11.	Any other public or semi-public use determined by the Planning Commission to be of the same general character as other uses permitted by this section	C	C
D.	Accessory Uses			
	1.	Accessory structures and uses located on the same site as a permitted or conditional use	P	P

III.5 Property Development Standards: Commercial Districts

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to the street.

A. General Requirements

The following requirements are minimums unless otherwise stated:

		FC	PA
1.	Lot area, net	1 ac.*	1 ac.*
2.	Lot width (in feet)	100	150
3.	Lot depth (in feet)	150	150
4.	Front yard setback (in feet)	20	25
5.	Side yard setback each side (in feet)	10	10
6.	Public street setback (in feet)	20	20
	• Otay Lakes Road	20	20
	• Olympic Parkway	75**	n/a
7.	Rear yard setback (in feet)	10***	10***
8.	Building height, maximum	45 feet	45 feet

* Map for condominium development does not need to meet lot area requirement. Minimum lot area may be reduced to 10,000 sf for master planned building complexes, subject to approval of a Site Plan. Such Site Plan shall be for a total site of no less than 60,000 sf.

** As measured from edge of sidewalk/curb.

*** Increase to 50 feet when abutting residential district.

Note: Minor deviations may be approved by the Zoning Administrator with Site Plan Approval.

III.6 Performance Standards: Commercial Districts

A. Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.

B. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.

C. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning.

D. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Center.

E. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.

F. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Commercial District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

G. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.

H. Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls. Permanent outdoor sales areas shall be screened to improve site aesthetics when viewed from a distance, but the screening materials are not required to be solid or opaque, and may allow filtered close-range views of the materials for sale. Screening materials and design shall be consistent with the architecture/materials of the adjacent building.

I. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.

J. Odor. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

K. Energy Conservation. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:

1. Cogeneration;
2. South facing windows;
3. Eave coverage for windows;
4. Earth berming against exterior walls; and,
5. Deciduous shade trees.

SECTION IV. BUSINESS CENTER DISTRICTS

IV.0 Purpose

In addition to the objectives outlines in Section I.0 (Purpose and Scope), the Business Center Districts are included to provide for a quality working environment and to achieve a harmonious mixture of uses which might otherwise be considered incompatible when located in close proximity. Activities are intended to promote employment opportunities in manufacturing, service, research and development, engineering and wholesale trade. In addition, the Business Center Districts are included to advance the following objectives:

- To reserve appropriately located areas for industrial use and protect these areas from intrusion by dwellings and other non-harmonious uses;
- To protect residential and commercial uses from noise, odor, dust, smoke, light intrusion, truck traffic and other objectionable influences and to prevent fire, explosion, radiation and other hazards incidental to certain industrial activities;
- To promote sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial districts; and
- To minimize traffic congestion and avoid overloading utilities by restricting construction of buildings of excessive size in relation to the amount of land around them.

A. Business Center Manufacturing Park District (BC-1)

This district is intended as an area for modern industrial, research, and administrative facilities which can meet high performance and development standards.

B. Business Center Manufacturing Service District (BC-2)

This district is intended as an area for light industrial and limited service commercial uses which can meet high performance and development standards

C. Business Center Core Districts (BC-3 and BC-4)

These districts are intended as an area for modern light industrial, administrative and service uses as a transition from the Village Center Commercial Districts and the BC-1 & BC-2 Districts.

The Business Center District areas (BC-1, BC-2, BC-3 and BC-4) of the EastLake Business Center have been included and constitute a portion of the High Tech/Bio Tech Zone, an area of the City of Chula Vista, the territory of which is shown on the Land Use Districts exhibit, within which certain qualifying high technology, bio-technical and bio-medical uses are encouraged to locate by providing to those businesses economic and land use processing incentives.

IV.1 Permitted and Conditional Uses: Business Center Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol “N” appears are not permitted. Uses where the symbol “a” appears are only permitted as an accessory use to a basic permitted use. Uses where the symbol “A” appears shall be subject to an Administrative Design Review/Conditional Use Permit or Variance.

Land Use			Land Use District			
			BC-1	BC-2	BC-3	BC-4
A.		Manufacturing				
	1.	Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood, and yarns; novelty items (not including fireworks or other	P	C	C	C

Land Use				Land Use District			
				BC-1	BC-2	BC-3	BC-4
			explosive type items)				
	2.		Electrical and related parts; electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fat or oils)	P	C	C	C
	3.		Furniture upholstering	P	C	C	C
	4.		Rubber and metal stamp manufacturing	P	C	C	C
	5.		Laboratories; chemical	C	C	C	C
	6.		Laboratories; dental, electrical, optical, mechanical and medical	P	P	P	P
	7.		Bottling plants	P	P	P	P
	8.		Cement products manufacturing	N	C	N	N
	9.		Pharmaceuticals; laboratories and manufacturing	P	P	P	P
B.	Storage and Wholesale Trades						
	1.		Mini-storage, public storage and storage warehouses	C	P	N	N
	2.		Moving and storage firms	C	P	N	N
	3.		Building materials and lumber storage yards and/or contractors' yards	N	C	N	N
	4.		Building equipment storage, sales, rentals	N	C	N	N
	5.		Automobile fleet storage	C	C	N	N
	6.		Trailer, truck, or bus terminal	C	C	C	N
C.	Services						
	1.		Animal hospital or veterinary clinic and/or office	P	P	P	P
	2.		Automobile and/or truck services including but not limited to: sales, rental agencies, body repair, painting and car washes	N	C	N	N
	3.		Blueprinting and photocopying	P	P	P	P
	4.		Cleaning and dyeing plant	N	C	C	C
	5.		Distributors, showrooms and automobile offices	P	P	P	P
	6.		Eating and drinking establishments:				
		a.	Bars	C	C	C	C
		b.	Restaurants, coffee shops, delicatessens:				
			1) With alcoholic beverages	C	C	C	C
			2) Without alcoholic beverages	A	A	A	A
		c.	Snack bars, take-out only; refreshment stands within a building	P	P	P	P

Land Use			Land Use District			
			BC-1	BC-2	BC-3	BC-4
		d. Fast food restaurants with drive-in or drive-through	C	C	N	N
	7.	Furniture sales, new and used (no outdoor sales or display)	P	P	P	P
	8.	Gasoline dispensing and/or automobile service station	C	C	N	N
	9.	Kennels	N	C	N	N
	10.	Heliports	C	C	C	C
	11.	Motels, hotels and convention centers	C	C	C	C
	12.	Newspaper publishing, printing, and distribution, general printing and lithography	P	P	P	P
	13.	Offices, businesses, medical, professional, real estate and research	P	P	P	P
	14.	Retail commercial when in conjunction with a permitted or conditional use	P	P	P	P
		Commercial recreation facilities	N	N	C	C
		Janitorial services/supplies	N	N	C	C
		Medical facilities, offices, clinics, convalescent homes, hospitals, group care, and similar related facilities.	N	N	C	C
D.		High-Technology Uses				
		Research, development and manufacturing of advanced technology products (such as but not limited to systems, subsystems, components, peripherals and accessories), inclusive of prototype and experimental products, utilized in the fields of aerospace, avionics, computers, electronics, advanced materials, defense industries, communications, energy and environmental systems, transportation, telecommunication, optics/laser, fiberoptics, optoelectrics, video, imaging, magnetics, oceanography, and other related fields.	P	P	P	P
E.		Bio-Technical Uses				
		Research, development and manufacturing of health care, food safety, nutrition, agriculture productivity and industrial and environmental improvement products, inclusive of prototype and experimental products involving use of organic, chemical, and biological processes.	P	P	P	P
F.		Bio-Medical Uses				
		Research, development and manufacturing of organic drug delivery systems and diagnostic and therapeutic products, inclusive of prototype and experimental products, utilized in the field of medical care.	P	P	P	P
G.		Public and Semi-Public Uses				
	1.	Day nurseries, day care schools and nursery schools	A	A	A	A

Land Use			Land Use District			
			BC-1	BC-2	BC-3	BC-4
	2.	Post offices and post office terminals	A	C	C	C
	3.	Public utility pumping stations, equipment building and installation	A	A	A	A
	4.	Public utility service yards	N	C	C	C
	5.	Educational institutions, libraries, public or private including vocational schools	C	C	C	C
	6.	Clubs, Churches, and lodges, including YMCA, and similar youth group uses.	C	N	A	A
H.	Other					
	1.	Uses determined to be similar and consistent with the purpose of this chapter.	C	C	C	C
I.	Accessory Uses					
	1.	Accessory structures and uses located on the same lot as permitted or conditional use	P	P	P	P
	2	Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms	P	P	P	P
	3.	Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	A	A	A	A
J.	Temporary Uses					
	1.	Temporary uses as prescribed in Section VI.O	P	P	C	A

IV.2 Property Development Standards: Business Center Districts

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to the street.

A. General Requirements

The following requirements are minimums unless otherwise stated:

		BC-1	BC-2	BC-3	BC-4
1.	Lot area, net [1]	1 ac.	1 ac.	1 ac.	1 ac.
2.	Lot width (in feet)	100	150	150	150
3.	Lot depth (in feet)	150	150	150	150
4.	Front yard setback (in feet)	20	25	25	25[5]
5.	Side yard setback each side (in feet)	10	15	15	15[5]
6.	Public street setback (in feet)	20	20	20	20[5]
7.	Rear yard setback (in feet) [2]	10	10	10	10[5]
8.	Building height, maximum	35 feet or 2 stories, whichever is less [3 & 4]	35 feet or 2 stories, whichever is less [3 & 4]	60 feet [3 & 4]	35 feet [5]
9.	Lot coverage (percent, net)	60	70	70	70

[1] Map for condominium development does not need to meet lot area requirement. Minimum lot area may be reduced to 10,000 sf for master planned building complexes, subject to approval of a Precise Plan. Such Precise Plan shall be for a total site of no less than 60,000 sf.

[2] May be reduced to zero (0) with Site Plan approval for the purpose of this provision, lot means the minimum lot width and depth specified in the above minimum property development standards. Rear yard setback shall be a minimum of 20' along the northern boundary of the Business Center II SPA abutting Rolling Hills Ranch.

[3] Height limit for buildings on lots within Business Center II, that are not adjacent to the external boundary of the Business Center II SPA, may be considered to be increased subject to subsequent environmental analysis of the project specific Design Review application. For the purpose of this provision, “lot” means the minimum lot width and depth specified in the above minimum property development standards.

[4] Additional building height, up to 60', may be approved with Design Review approval, and must be consistent with the Design Guidelines established for this planning area.

[5] Height limit for buildings within the BC-4 District may be increased to 76 feet with approval of the Design Review Committee and provided that buildings taller than 35 feet comply with the following additional requirements:

A. The building setbacks adjacent to residential district and scenic highways shall increase at a ratio of 1:1 and shall be measured from property line (except along Otay Lakes Road shall be measured from top of slope, regardless of where property line is located).

B. Building design shall be subject to the design criteria contained in the Eastlake Business Center II Design Guidelines.

The Design Review Committee, at their discretion, may authorize minor deviations from the building setback ratio, if the architectural composition, style and overall concept, merits such deviation.

B. Special Requirements

1. Along all street frontages situated across from any residentially zoned property, a minimum three foot high landscaped earthen berm shall be constructed. long all other lot lines adjacent to residential districts, a maximum eight (8) foot high wall may be constructed if required following Director of Planning review. Fences should blend in with the site's architecture.

2. Streetscapes shall be enhanced to provide an easy transition from the street to the building. Patios, circulation and parking spaces can be included in setback areas to help buffer adjoining parcels from one another.

3. Reciprocal ingress and egress, circulation and parking arrangements shall be required where possible and feasible to facilitate vehicular movement between adjoining properties and to limit superfluous driveways.

IV.3 Performance Standards: Business Center Districts

A. In all Business Center Districts the required setbacks shall be landscaped. Landscaping shall consist predominantly of plant materials and shall be irrigated by automatic sprinklers. All planting and irrigation shall be in accordance with the City's Landscape Manual. All landscaping shall be permanently maintained in a clean, healthy and thriving condition, free of weeds, trash and debris.

B. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.

C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.

D. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets and adjoining properties. Illuminators shall be integrated within the architecture of the building. The intensity of the light at the boundary of any Business Center District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

E. Electrical Disturbance, Heat and Cold, Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundary of the site.

F. Fire and Explosive Hazard. All uses involving inflammable and explosive materials shall be subject to initial and continued compliance with all applicable State regulations contained in the California Code of Regulations and the Uniform Fire Code.

G. Noise. The acceptable outdoor noise exposure levels, measured at the property line, for the Business Center districts are given in the following table. (See amended Chapter 19.66 CVMC for definitions and additional details.)

Exterior Noise Limits*

Receiving Land Use District	10 p.m. - 7 a.m.
BC-1, BC-2, BC-3 & BC-4	70 dbA

*Environmental Noise - Leg in any hour
*Nuisance Noise - not exceeded at any time

H. Odor. Any use involving the creation or emission of odorous gases or other odorous matter shall be subject to initial and continuous compliance with all applicable County regulations including, but not limited to Rule 51 of the San Diego County Air Pollution Control District (APCD) regulations.

I. Radioactivity. Any use involving radioactive materials shall be subject to initial and continued compliance with all applicable State regulations including, but not limited to, Title 17 of the California Code of Regulations and Uniform Fire Code.

J. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.

K. In any Business Center District, the conversion of a project to condominium ownership shall meet all the requirements of the zone to the maximum extent possible. Specific City Council waiver shall be required where the zone requirements cannot be met.

L. Air Pollution. Emission of air contaminants shall be subject to initial and continued compliance with all applicable County regulations including, but not limited to, Rule 50 of the San Diego County Air Pollution Control District (APCD) regulations.

M. Outdoor Storage Areas shall be entirely enclosed by solid walls not less than eight (8) feet in height to adequately screen views from the external boundaries of the property.

N. Energy Conservation. Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including, but not necessarily limited to the following conservation measures:

- Cogeneration;
- South facing windows;
- Eave covering for windows;
- Earth berming against exterior walls; and,
- Deciduous shade trees.

O. Toxic Materials. Any use involving hazardous materials shall be subject to initial and continued compliance with all applicable State regulations including, but not limited to, those contained in the California Code of Regulations, State Health and Safety Codes, and the Uniform Fire Code.

P. Liquid or Solid Waste. The discharge or deposit of liquid or solid wastes shall be subject to the provisions of Section 19.66.150 CVMC.

NOTE: With the exception of the Uniform Building Code and Uniform Fire Code, the above referenced State and County regulations shall not be administered by City departments/agencies.

SECTION V. SPECIAL PURPOSE DISTRICTS

V.0 Purpose

These districts are intended for general agriculture, open space, public and quasi-public uses. Only those additional uses which are complementary to, and can exist in harmony with, open space are permitted. For the open space districts, there is no lot size limitation and it is the intent that these districts may be applied to a portion of a lot provided that the remainder of the lot meets the requirements for which it is zoned.

In addition to the objectives outlined in Subsection I.0 (Purpose and Scope), the Open Space District is included in the Planned Community District Regulations to achieve the following purposes:

- To preserve open space for the conservation of natural resources;
- Maintain the natural character of the land;
- Provide for public/quasi-public and recreational uses;
- Conserve areas of historic and community significance for the enjoyment of future generations;
- Provide for private use of land under limited development; and
- Promote public health and safety.

V.1 Permitted and Conditional Uses: Open Space Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted.

Land Use	OS-1	OS-2	OS-3	OS-4	OS-5	OS-6	OS-7
Agriculture - Interim	A	A	A	A	A	A	A
Arboreta (horticultural garden)	A	A	A	P	A	P	P
Christmas tree sales	A	N	A	A	A	A	A
Commercial equestrian facilities	N	N	N	N	N	N	A
Conference facilities	N	N	N	N	N	C	C
Field crops	A	N	A	A	A	N	A
Fruit and vegetable stands	N	N	C	N	A	N	A
Golf course/Country Club	N	N	N	N	N	P	A
Health Club/Spa	N	N	N	P	N	P	P
Heliport	N	N	N	N	C	C	C
Hotel/Motel/Lodging facilities	N	N	N	N	N	C	C
Incidental concessions	N	N	N	P	P	P	P
Parks and recreation facilities	P	P	P	P	P	P	P
Public and quasi-public uses	C	C	A	C	P	A	A
Temporary tract signs and offices	A	A	A	A	A	A	A
Tree farming	A	A	A	A	A	A	A
Utilities (public and private)	P	P	P	P	P	P	P

V.2 Permitted and Conditional Uses: Quasi-Public Facilities (PQ),

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use.

Land Use	PQ
Agriculture - Interim	A
Arboreta (horticultural garden)	P
Christmas tree sales	A
Church/Religious Institution	P
Church related schools	C
Club, lodge, fraternal organization	A
Community Facility	P
Crops, Field	N
Fruit and vegetable stands	C
Grading and Infrastructure Improvements	P
Incidental Concessions	A
Parks and Recreation Facilities	P
Public and Quasi-public uses	P
Temporary tract signs and offices	A
Utilities (public and private)	P
Senior Care and recreation	P
Day Care Facilities	a
Recreation, non-profit, such as ball fields[1]	P

[1.] Subject to the requirements outlined in Section 19.48.040 (B) (6) (d) CVMC.

V.3 Community Purpose Facilities (CPF) District Regulations

Lands designated "CPF" shall be subject to the applicable provisions in Title 19 of the Chula Vista Municipal Code for "Community Purpose Facilities", including, but not limited to, Section 19.48.020 through 19.48.025.

Permitted and Conditional Uses: Community Purpose Facilities (CPF) Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use.

		CPF
1.	Boy Scouts, Girl Scouts and other similar organizations	C
2.	Social and human service activities, such as Alcoholics Anonymous	C
3.	Services for homeless	C
4.	Services for military personnel during the holidays	C
5.	Senior care and recreation	C
6.	Worship, spiritual growth and development, and teaching of family values	C
7.	Day care facilities that are ancillary to any of the above	C
8.	Private schools that are ancillary to any of the above	C
9.	Interim uses, subject to the findings outlined in 19.48.025(E)	C
10.	Recreation facilities, such as ballfields, for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.004 (B)(6)(d).	C

V.4 Property Development Standards: Special Purpose Districts

A. The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated.

1.	Density - Maximum Dwelling unit per legal lot	0
2.	Lot width (in feet)	None Required
3.	Lot depth (in feet)	None Required
4.	Front yard setback (in feet)	20
5.	Rear yard setback (in feet)	20
6.	Side yard setback (in feet) each side	20/10
7.	Building height	35 feet or two stories, whichever is less

V.5 Signs: Special Purpose Districts

Signs approved as a component of a SPA Plan (or Comprehensive Sign Program) shall be permitted within open space districts included within the SPA. Other signs shall be permitted only as provided in Section VII of these regulations.

SECTION VI. SPECIAL USES AND CONDITIONS

The provisions of this ordinance shall apply to the uses and conditions hereinafter enumerated. Where this section prescribes regulations more restrictive than the land use district in which a use or conditional use is permitted, the provisions of this section shall apply.

VI.0 Temporary Uses

The provisions of this Section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Where this Section prescribes regulations more restrictive than the zone in which a use or conditional use is permitted, the provisions of this Section shall apply. Temporary uses are subject to approval by the Director of Planning, except as noted.

A. Temporary Uses Listed

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five (5) calendar days of operation in any calendar year. Requests exceeding these limitations will require the submittal and approval of a conditional use permit.

2. Christmas tree sales lots, Halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.

3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes located within the subdivision, subject to the following minimum requirements:

   a. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision, trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed, whichever is less;

   b. An AC paved parking lot shall be provided with sufficient parking spaces to accommodate said use;

   c. Offices shall be allowed for a maximum of four years;

   d. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required; and,

   f. Other conditions that the Director of Planning deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.

4. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.

5. Contractors' offices and storage yards on the site of an active construction project.

6. Mobile home residences for security purposes on the site of an active construction project.

7. Outdoor display and sales located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.

8. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods of less than ninety (90) days, if said products are raised on the premises.

9. Temporary use of properly designed mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety (90) days subject to Administrative Review. Requests for such uses of more than ninety days duration shall require approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.

10. For any agricultural and animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposes or school credits, a permit may be granted in any district when the Director of Planning determines that such use will not cause a public nuisance relative to sanitation and health conditions.

11. Charitable or school sponsored drop-off bins for recycling of cans, newspapers or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property or business owner. Said bins shall be kept in a neat and orderly manner.

12. Additional uses determined to be similar to the foregoing in the manner prescribed by Section I.4 of these regulations.

B. Permits and Bonds

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Director of Planning and other necessary permits and licenses, including but not limited to building permits, sign permits, and solicitors or vending licenses. In the issuance of such a permit, the Director of Planning shall indicate the permitted hours of operation and any other conditions, such as walls or fences and lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, except those listed under C, F, G, K and L above, a cash deposit may be required to be deposited by the City. This cash deposit shall be used to defray the costs of clean-up of the property by the City in the event the Permittee fails to do same.

C. Extension or Modification of Limits

Upon written application, the Director of Planning may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Director of Planning determines that such extension or modification is in accord with the purposes of the zoning regulations.

D. Condition of Site Following Temporary Usage

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

E. Fee

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section. This fee may be waived by the approving authority for charitable groups that do not need any public services.

VI.1 Home Occupations

A. Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Director of Planning prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

1. There shall be no stock in trade or exterior storage of materials in the conduct of a home occupation.

2. A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.

3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in lint voltage outside the dwelling unit, shall be prohibited.

4. Only the residents of the dwelling unit may be engaged in the home occupation.

5. There shall be no sale of goods on the premises.

6. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.

7. There shall be no signs other than those permitted by this ordinance.

8. The required residential off-street parking shall be maintained.

9. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.

10. No vehicles or trailers (including pick-up trucks and vans) or construction or other equipment, except those normally incidental to residential use, shall be kept on the site.

VI.2 Recreational Courts

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to administrative review and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

A. A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.

B. Setbacks for the court shall be:

Side yard: 10 feet

Rear yard: 10 feet

C. Maximum of eight (8) lights permitted, height not to exceed 22 feet. All lights and light fixtures shall be certified by a qualified lighting engineer to:

1. Be designed, constructed, mounted and maintained such that, the light source is cut off when viewed from any point five (5) feet above the ground measured at the lot line.

2. Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 2 foot candle above ambient levels.

3. Be used between 7:00 a.m. and 10:00 p.m.

D. The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.

E. Landscaping shall be installed as required between the fence and the property line.

VI.3 Kennels - Commercial and Non-commercial

The following regulations are established for operation and maintenance of commercial and non-commercial kennels in the Manufacturing Service Land Use Districts pursuant to Section IV.1.C.9.

A. Animal runs shall meet the following minimums:

1. Minimum sizes:

3'0" x 5'0" for small size animals

3'0" x 9'0" for medium size animals

9'0" x 9'0" for large size animals

2. Animal runs shall be constructed and/or coated with non-porous material to discourage the breeding of ticks and other similar pests.

3. All animal runs and animal holding areas shall have concrete or other durable flooring sloped for proper drainage.

4. All animal runs shall be provided with adequate enclosures to provide protection from inclement weather.

5. All animal runs shall be provided with drains sufficient to control drainage and daily washing of the runs.

6. All animal runs shall be washed down daily to control odor, flies and the breeding of ticks, fleas, bacteria and other similar pests.

B. All kennels shall be served by sewer and/or all excrement produced by said kenneled animals shall be dispersed on a regular basis so as to control flies and odor, or stored in an enclosed container and dispersed on a regular basis.

C. All noise shall be sound attenuated so that the noise level measured at the property line is within the ambient level for the land use district in which the site is located.

D. No animal runs, exercise areas or keeping of the kenneled animals for commercial and non-commercial purposes shall be located within the required front, street side or side yards of the land use district in which the site is located.

VI.4 Arcades

A. In order to minimize adverse effects that arcades and electronic games may have on the neighborhood or area in which it is located, the following regulations are established. Arcades may be permitted only in the Village Center Commercial land use district subject to a conditional use permit and to the conditions listed herein:

1. All such facilities shall provide parking with ingress and egress designed so as to minimize traffic congestion; shall be not less than twenty feet away from any adjacent residential zone; and shall show that adequate controls or measures will be taken to prevent offensive noise and vibration. Should the Municipal Code be amended to provide additional regulation of these uses, such amendments shall apply to arcade or similar uses within EastLake II.

2. The operation of four or less machines shall be permitted provided their operation is ancillary to the use of the building and said use does not materially alter the principal use of such a building. The operation of four or less machines where they are the principle use may be approved by the Director of Planning where, in his judgment, the location does not constitute a traffic or safety hazard to the public or abrogate the intent of the regulations contained in this section.

SECTION VII. COMPREHENSIVE SIGN REGULATIONS

VII.0 Purpose

The provisions of Sections VII.0 through VII.3, inclusive, shall be known as the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs.

The City of Chula Vista recognizes the need for signs as a means to identify businesses within the community. However, the City also recognizes that signing is an important design element of the physical environment. Regulations consistent with the goals and objectives of the community are necessary to ensure that the character and image the community is striving for can be attained.

It is the purpose of this chapter to make EastLake II attractive to residents, visitors, and commercial, industrial and professional businesses while maintaining economic stability through an attractive signing program. Specifically, the purposes of this chapter are to:

- Protect the general public health, safety and welfare of the community;
- Reduce possible traffic and safety hazards through good signing;
- Direct persons to various activities and uses, in order to provide for maximum public convenience;
- Provide a reasonable system of sign regulations, to ensure the development of a high quality visual environment;
- Encourage signs which are well designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship to the business or use it identifies, and spacing between signs and buildings;
- Encourage a desirable urban character which has a minimum of clutter;
- Enhance the economic value of the community and each area, business and use thereof, through the regulation of such elements as size, number, location design and illumination of signs; and,
- Encourage signs which are well located, and take in to account the service and usage of adjacent areas.

VII.1 Permit Requirement and Review

A. Sign Permit Required

A sign permit shall be required in accordance with Section 19.60.030 of the Municipal Code for any sign except as follows; provided, however, any signage in excess of the specific exemption listed below is prohibited:

1. Permanent window signage not exceeding twelve (12) square feet per business frontage and limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs.

2. Temporary advertising signage painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall or building surface, provided that all of the following conditions are met:

   a. The total area of such signs shall not exceed twenty-five (25) percent of the window area; however, in all cases, twelve (12) square feet per business frontage is permitted.

   b. Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.

3. Real Estate Signs for Residential Sales: One (1) sign per street frontage not exceeding four (4) square feet in area and five (5) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow or the rental or lease has been accomplished. Signs placed on the rear street frontage are prohibited. Open House signs not exceeding four (4) square feet in area

and five (5) feet in height are permitted for directing prospective buyers to property offered for sale.

4. Political signs: Political signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any Municipal, County, State or Federal election shall be permitted subject to the following provisions and any other applicable provisions within this chapter.

   a. Any person, party or group posting signs in the City shall abide by the provisions herein set forth.

   b. All political signs shall be placed, erected, constructed, painted or assembled, no earlier than thirty (30) calendar days prior to the election and shall be removed no later than ten (10) calendar days following the date of the election.

   c. A political sign shall not exceed thirty-two (32) square feet in total area for one side; double-faced signs shall not exceed thirty-two (32) square feet per side. No signs shall be placed in a manner that would obstruct visibility of or impede pedestrian or vehicular traffic, or to endanger the health, safety, or welfare of the community.

   d. All political signs shall not exceed an overall height of eight (8) feet from the finished grade immediately around the sign.

   e. No political signs shall be lighted either directly or indirectly unless said sign is erected, painted or constructed on an authorized structure already providing illumination.

   f. No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall be posted on any public property or in the public right-of-way, if in the opinion of the Director of Planning, said sign impedes or renders dangerous public access to any public improvement, including but not limited to utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

   g. No political sign shall be posted in violation of any provisions of this chapter. Further, the Director of Planning or his designee shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of said private property owner may be removed by said owner or representative of said owner.

5. Contractor or Construction Signs: For residential projects greater than four (4) dwelling units, commercial and industrial projects, two (2) directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two (2) signs per development site may be installed with a maximum of four (4) square feet in area and five (5) feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

6. Future Tenant Identification Sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10) feet to any property line. Any such sign shall be removed upon finalization of building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

7. Real Estate Signs for Sale of Commercial or Industrial Property: One (1) sign per street frontage not to exceed thirty-two (32) square feet in area to advertise the sale, lease or rent of such property. No such sign shall exceed eight (8) feet in overall height and shall not be located within the public right-of-way. Where a property has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

8. Interior signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.

9. Identification signs for a business, service or use no greater than four (4) square feet in area may be permitted. Said signs shall not be visible from the public right-of-way, shall be attached to the main building, shall be for pedestrian traffic, and shall not otherwise require a building permit.

10. Memorial tablets, plaques, or directional signs for community historical resources, installed by a City recognized Historical Society or civic organization.

11. Convenience signs and secondary directional signs not exceeding four (4) square feet in area (see SPA Plan).

12. Residential building identification signs used to identify individual residences and not exceeding four (4) square feet in area.

13. One name plate per parcel not exceeding four (4) square feet in area for single family residential uses and agricultural uses.

14. Official and legal notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by state or local law.

15. Signs providing direction, warning, or informational signs or structures required or authorized by law or by Federal, State, County, or City authority.

16. A single official flag of the United States of America and/or two (2) flags of either the State of California or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five (5) feet by eight (8) feet unless otherwise specifically approved on a Site Plan.

17. Signs of public utility companies, indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.

18. Safety signs on construction sites.

19. One (1) freestanding time and temperature sign that conveys time and temperature only and not exceeding twelve (12) square feet in area nor fifteen (15) feet in height, or not higher than the roofline, whichever is less, when combined with business identification in accordance with Section VII.3, and counted toward sign area for the freestanding sign.

20. One (1) wall mounted time and temperature sign that conveys time and temperature only not exceeding twelve (12) square feet in area shown when combined with business identification in accordance with Section VII.3, and counted toward sign area for the wall sign.

21. "No Trespassing", "no parking", and similar warning signs not exceeding four (4) square feet.

22. Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs.

23. Signs on licensed commercial vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section VII.1.B.

24. A change of copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with Section VII.1.

25. Incidental signs for automobile repair stores, gasoline service stations, automobile dealers with service repairs, motels and hotels, showing notices of services provided or required by law, trade affiliations, credit cards accepted, and the like, attached to a freestanding sign, structure or building; provided that all of the following conditions exist:

    a. The signs number no more than four (4).

    b. No such sign project beyond any property line.

    c. No such sign shall exceed an area per face of four (4) square feet.

26. Copy applied to fuel pumps or dispensers by the manufacturer such as fuel identification, station logo and other signs required by the law.

27. Agricultural signs, either wall or freestanding types, non-illuminated, and not exceeding four (4) square feet for lots two (2) acres or less and sixteen (16) square feet for lots greater than two (2) acres, identifying only the agricultural products grown on the premises. The number of such signs shall be one (1) per street frontage or a maximum of two (2), with all signs to be located below the roofline and freestanding signs to be no higher than eight (8) feet.

B. Prohibited Signs: All signs not expressly permitted are prohibited in all zones, including but not limited to the following:

1. Roof signs.

2. Flashing signs (except time and temperature signs).

3. Animated signs (conveying the illusion of motion).

4. Revolving or rotating signs.

5. Vehicle signs (when parked or stored on property to identify a business or advertise a product).

6. Portable signs (except where permitted in this chapter).

7. Off-site signs (except temporary subdivision signs).

8. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be so placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs except as may be permitted in Section VII.1.A.4 of this Chapter.

9. Signs located on public property except as may be permitted in by Section VII.1.A.4 of this chapter or those required by a governmental agency.

10. Signs within the public right-of-way prohibited by the Streets and Highways Code (Sec. 101 et. seq. and Sec. 1460 et. seq.), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.).

11. Signs blocking doors or fire escapes.

12. Outside light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnivals and other similar events with prior approval of the City).

13. Banners, flags, pennants and balloons (except as permitted in Section VII.A.16 and except for special events as provided for in this chapter in Section VII.2.A.3).

14. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in this Chapter in Section VII.2.A.3).

15. Advertising structures (except as otherwise permitted in this chapter).

16. Statuary (statues or sculptures) advertising products or logos of the business that are located outside of the structure that houses the business.

17. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls or other structures.

18. Readerboard/changeable copy signs, either electric or non-electric except as permitted in this chapter.

19. Signs which purport to be or are an imitation or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

C. Signs Relating to Inoperative Activities: Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises has been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this chapter and local ordinance.

D. Enforcement, Legal Procedures, and Penalties: Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by the Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum charge shall be no less than three dollars ($3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Director of Planning, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.

E. Construction and Maintenance:

1. Construction: Every sign and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations an the Uniform Building Code.

2. Maintenance: Every sign and all parts, portions, and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural change, is permitted.

VII.2 Sign Regulations

Sign permits may be issued for signs included under this section provided the signs are in compliance with all other applicable laws and ordinances.

A. Signs Permitted in any Land Use District:

The following signs may be permitted in any land use district. These signs are in addition to those signs expressly permitted in each land use district and are subject to the provisions listed:

1. Convenience Signs: On-site signs no greater than six (6) square feet necessary for public convenience or safety may be approved by the Director of Planning or his designee. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.

2. Comprehensive Sign Program for Commercial and Industrial Zones: A Comprehensive Sign Program shall be developed for all commercial and industrial centers consisting of four (4) or more tenant spaces. The purpose of the program shall be to integrate signs with building and landscaping design into a unified architectural unit. This shall be achieved by:

   a. Using the same background color on all signs.

   b. Using not more than three (3) different colors for sign lettering.

   c. Using the same type of cabinet supports, or method of mounting for signs of the same type, or by using the same type of construction material for components, such as sign copy, cabinets and supports, or by using dissimilar signing determined compatible by the Director of Planning.

   d. Using the same form of illumination for all signs, or by using varied forms of illumination determined compatible by the Director of Planning.

   e. Allowing the use of different colors for logos.

3. Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within EastLake II.

   a. Community Special Events such as a rodeo or community fair may be permitted the following signage:

(1) No more than four (4) off-site signs up to thirty-two (32) square feet and eight (8) feet in height to publicize the event indicated above.

(2) Temporary advertising signing consistent with the requirements set forth in Section VII.1.A.2.

b. Commercial Special Events such as grand openings, Christmas tree lots, painted seasonal holiday window displays, and notice of new management may be permitted the following signage:

(1) No more than one (1), thirty-two (32) square foot or smaller, eight (8) feet in height, on-site, freestanding, special event sign.

(2) All other on-site special event signs can be either wall and window signs, flags, banners and pennants. Inflatable advertising devices of a temporary nature may be permitted. In no case shall any signage, flag, pennant, inflatable device or banner be placed in a location not approved by the Director of Planning.

4. On-Site Subdivision Signs:

a. One (1) temporary, on-site subdivision sign not to exceed 64 square feet total area for two (2) sides or 32 square feet for one (1) side and total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of the property being subdivided, not to exceed two (2) such signs for all phases of any subdivision; otherwise a maximum of one (1) sign is permitted.

b. Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number.

c. Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences or within twenty-four (24) months, whichever comes first. Extensions of twelve (12) months may be approved by the Director of Planning.

d. Signs shall be maintained in good repair at all times.

e. A cash deposit of three hundred dollars ($300) per sign shall be deposited with the sign application to ensure compliance with this chapter and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

5. Off-Site Subdivision Directional Sign:

a. A maximum of four (4) signs may be used to lead customers to the site.

b. Signs shall be made of panels which shall be no longer than seventy-two (72) inches by twelve (12) inches each and shall be grouped on a single, double or four-sided kiosk. Such structure shall contain no more than seven (7) panels per side nor exceed seven (7) feet in height.

c. A sign kiosk shall be located not less than three hundred (300) feet from an existing approved sign site. Further, each sign may only contain the name of the planned community, subdivision, developer or development logo and a directional arrow.

d. The placement of each sign structure and its copy shall be reviewed and approved by the Director of Planning prior to installation.

e. All kiosks that are to be placed on private property shall be with prior written consent of the property owner, to allow the City, in the event of noncompliance, to enter said property and remove the sign. A copy of said consent shall be filed with the Department of Planning prior to the acceptance of a sign permit application.

f. A kiosk location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Director of Planning prior to the acceptance of a sign permit application.

g. Any sign approved for a particular subdivision within EastLake II shall not be changed to another subdivision without prior approval of the Director of Planning.

h. There shall be no addition, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved. Further, no other directional signing may be used as posters, portable signs, vehicle signs, trailer signs or temporary subdivision (bootleg) signs.

i. All off-site subdivision signs not conforming to this ordinance shall be deemed a public nuisance and removed prior to the program.

j. A three hundred dollar ($300) cash deposit shall be placed with the City to ensure compliance with this chapter. Any sign placed contrary to the provisions of this chapter may be removed by the City and the cost of removal shall be deducted from said deposit. Additional costs incurred by the City resulting from the removal of illegal signs shall be charged to the developer.

k. Said sign shall be allowed until the units within the subdivision are sold out, or for a period of twenty-four (24) months, whichever occurs first. Extensions of twelve (12) months may be approved by the Director of Planning.

VII.3 Sign Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site, and to the extent possible, signs located on commercial sites; but in a predominantly residential area, shall take into consideration compatibility with the residential area.

A. Relationship to Buildings: Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominant visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Director of Planning may condition approval of any sign to require such visual elements to be incorporated into the design of the sign where such element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

B. Relationship to other signs: Where there is more than one (1) freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one (1) or more of the following five (5) design elements:

1. Type of construction materials (such as cabinet, sign copy, supports);
2. Letter style of sign copy;
3. Type or method used for supports, uprights or structure on which sign is supported;
4. Sign cabinet or other configuration or sign area; or
5. Shape of entire sign and its several components.

C. Landscaping: Each freestanding sign shall be located in a planted landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained in a neat, healthy and thriving condition.

D. Illumination and Motion: Signs shall be non-moving stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

E. Sign Copy: The name of the business, use, serve and/or identifying logo shall be the dominant message on the sign. The use of advertising information such as lists of products (more than one product), is prohibited.

F. Relationship to Streets: Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver's view of right-of-way.

SECTION VIII. OFF-STREET PARKING

VIII.0 Purpose

All regulations set forth in this section are for the purpose of providing convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner or operator of the specific use to provide and maintain adequate off-street parking.

The provisions and standards set forth in this section apply primarily to non-residential uses. The standards for residential uses are included in Section II.3, Property Development Standards: Residential Districts.

VIII.1 General Provisions

A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an exiting building.

B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking space required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.

C. The required parking facilities needed for any development shall be located on the same site, or if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.

D. The requirements of this ordinance shall apply to temporary as well as permanent uses.

E. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully usable during workday periods or as needed by the use of the premises.

F. Where the application of these schedules results in a fractional space then the fraction shall be rounded to the higher whole number.

G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.

H. In the calculation of parking requirements for village centers, off-peak hour uses from the normal operating hours of the center shall not be counted toward the parking requirement.

I. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section. Where residential and commercial uses are mixed, reduced guest parking may be permitted by the Zoning Administrator in consideration of shared parking with the commercial uses.

J. A maximum of 25 percent (1/4) of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses.

K. Tandem parking shall not qualify as required parking unless specifically approved by the Planning Commission.

L. Required parking may be reduced by the Planning Commission with approval of a Conditional Use Permit.

M. In the VC-5 and BC-4 land use districts, as a condition of any required entitlement or permit, the total number of required parking spaces for a single use or a mix of uses may be satisfied using off-site parking within 500 feet of the subject property(ies) provided:

i. A shared parking agreement is recorded for the duration of the subject uses and need for shared parking.

ii. Demonstration of adequate parking for the proposed mix of uses with complimentary parking use patterns via a parking use or needs survey to the satisfaction of the approving agency.

Any use not sufficiently specified herein, as determined by the Director of Planning, or where the parking for a use may require additional detail, the provisions of Title 19 of the Chula Vista Municipal Code relative to parking shall be applied.

VIII.2 Schedule of Off-street Parking Requirements

	USE	MINIMUM OFF-STREET PARKING REQUIRED
A.	Administrative and Professional Services	1 space/300 square feet of gross floor area; minimum of 4 spaces.
B.	Shopping Centers and General Commercial Uses except as noted below:	1 space/200 square feet of gross floor area.
1.	Eating & drinking establishments	1 space/each 2.5 seats or 1 space/50 square feet of seating area where there are no fixed seats.
a.	Fast food restaurants with drive-in or drive through.	1 space/each 7 seats plus one (1) space per employee, minimum 15 spaces and an on-site queue line for at least eight (8) vehicles when drive through is included.
b.	Planned Shopping Centers Complexes (VC-1)	5 spaces per 1000 square feet of building area for all uses (outdoor garden areas and dining patios are not required to provide additional parking).
2.	Gasoline dispensing and/or automotive services stations	2 spaces plus four (4) for each service bay.
3.	Appliance and/or furniture stores	1 space/600 square feet of gross floor area [1].
4.	Hotels and motels	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot.
5.	Auto and/or truck sales	1/10 the car storage capacity of the facility.
6.	Medical and dental offices or clinics, veterinary offices or clinics	1 space/200 square feet of gross floor area; minimum of 5 spaces.
7.	Commercial recreation facilities[2]	
a.	Bowling alleys, billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site.

[1]Parking for furniture stores within the BC-4 and VC-5 Districts shall be provided at a rate of 1 space/1,100 square feet of gross floor area.

[2]Parking may be reduced by Director of Planning when facility is provided as a residential development amenity, recognizing that some local residents will not drive to facilities.

b.	Commercial stables	1 space/5 horses boarded on-site.
c.	Driving range (golf)	1 space/tee plus required parking for any other uses on the site.
d.	Golf course (regulation)	6 spaces/hole plus required parking for any other uses on the site.
e.	Miniature golf	3 spaces/hole plus required parking for any other uses on the site.
f.	Skating rinks	1 space/100 square feet of gross floor area.
g.	Tennis, handball, and racquetball facilities	3 spaces/court plus required parking for any other uses on the site.
h.	Theaters	
	(1) Motion picture	1 space/3.5 seats.
	(2) Playhouse	1 space/3.5 seats.

C. <u>Public and Semi-Public Uses</u>

1.	Day nurseries, day care schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop-off facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of drop-off facilities proposed shall be determined by the Director of Planning.
2.	Convalescent and/or nursing homes (congregate care facilities)	1 space/3 beds.
3.	Hospitals	1.5 spaces/bed.
4.	Educational institutions, private	
a.	Elementary and junior high school	1 space per employee plus 5 spaces.
b.	Senior high schools	1 space per 4 students.
c.	Colleges and vocational schools	0.5 space/faculty member and employee plus 1 space/3 students.
d.	Churches, convents, monasteries, other religious institutions, and other spaces of public assembly	1 space/3.5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats.
5.	Public Utilities	To be determined by the Director of Planning.

D.	Manufacturing Uses	
	1. Manufacturing	1 space per 1.5 employees or 1 space/800 square feet of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses, whichever is greater. Ten (10) percent of the spaces provided must be designed for use by carpools.
	2. Research and Development	1 space/300 square feet of gross floor area. Ten (10) percent of the spaces provided must be designed for use by carpools.
	3. Storage	1 space/1,000 square feet of gross area for the first 20,000 square feet devoted to storage plus the required parking for square footage devoted to other use. 1 space/2,000 square feet for the second 20,000 square feet. 1 space/4,000 square feet for area in excess of 40,000 square feet.
E.	Single Family Residential and Multiple Family Residential	Indicated in their respective land use districts.
	1. Senior Housing Projects	1 space/bedroom (may be reduced by City Council).

F. Handicapped Parking Requirements

Handicapped parking requirements are established by the State of California. The parking standards contained in this section are identical to those established by the State. Any future change in the State handicapped parking standards would preempt the requirements given in this section.

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.

2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Number of Automobile Spaces Provided	Number of Handicapped Spaces Required
1 - 40	1
41 - 80	2
81 - 120	3
121 - 160	4
161 - 300	5
301 - 400	6
401 - 500	7
Over 500	7 + 1 for each 200 additional automobile spaces provided

3. Handicapped parking spaces required by this section shall count toward fulfilling automobile parking requirements.

G. Bicycle Parking Requirements

The matrix below contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

Use	Minimum Bicycle Parking Required
1. Administrative and Professional Services over 20,000 square feet of gross floor area	5 spaces
2. Shopping centers with 50,000 square feet of gross floor area	1 space/33 automobile parking spaces required
3. Eating and drinking establishments	2 spaces
a. Fast food restaurants, coffee shops, delicatessens, etc.	5 spaces
4. Medical and dental offices or clinics, veterinary offices or clinics	2 spaces
5. Commercial Recreation	1 space/33 automobile parking spaces required
6. Hospitals	4 spaces
7. Churches	4 spaces

H. Motorcycle Off-Street Parking Requirements

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with 20 to 100 automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

VIII.3 Property Development Standards: Off-street Parking

The following property development standards shall apply to all land, buildings, and uses authorized by the Planned Community District Regulations.

A. General Requirements

The following are minimums unless otherwise stated:

1. Residential
   a. Covered in a garage or carport: 10' x 20' each space
   b. Uncovered: 9' x 18.5' each space
2. All others shall use Parking Table, on following page.
3. Motorcycle parking space: 4 feet by 8 feet.
4. Bicycle parking space: 2 feet by 6 feet.
5. Automobile, handicapped, motorcycle and bicycle: All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other all-weather surfacing approved by the Director of Planning and subject to current city standards.
6. Striping and Identification
   a. Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
   b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.
   c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
   d. Bicycle: All bicycle spaces shall be clearly identified.

B. Special Requirements

1. Any unused space resulting from the design of the parking area shall be used for landscaping purposes.
2. All parking lot landscaped islands shall have a minimum inside dimension of four (4) feet and shall contain a twelve (12) inch wide walk adjacent to parking stall and be separated from vehicular areas by a six (6) inch high, six (6) inch wide Portland cement concrete curb.
3. All landscaping areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
4. All parking facilities shall have lighting in accordance with the current City standards. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from the property lines.
5. All parking facilities shall be graded and drained so as to provide for the disposal of all surface water on the site.

6. In any R zone except RC and RM, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

   a. No motorized or non-motorized vehicle shall be parked, stored and kept in the front yard except on land adjacent to the driveway or in the driveway.

   b. If motorized or non-motorized vehicles are to be parked, stored, or kept on the lot, other than as permitted in "a." above, they must be for the personal use of the resident.

VIII.4 Performance Standards: Off-Street Parking

A. All parking facilities required by this ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. The parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except o a temporary basis pursuant to Section VI.0 (Temporary Uses).

B. All shopping centers that use shopping carts shall provide convenient and safe on-site storage areas for the shopping carts.

C. Handicap, motorcycle, and carpool parking areas, when required, shall be located within close proximity of the entrance to the facility.

Parking Table

A	B	C	D	E	F	G
0°	8'0"	8.0	12.0	23.0	28.3	--
	8'6"	8.5	12.0	23.0	29.0	--
	9'0"	9.0	12.0	23.0	30.0	--
	9'6"	9.5	12.0	23.0	31.0	--
	10'0"	10.0	12.0	23.0	32.0	--
20°	8'0"	14.0	12.0	23.4	40.0	31.5
	8'6"	14.5	12.0	24.9	41.0	32.0
	9'0"	15.0	12.0	26.3	42.0	32.5
	9'6"	15.5	12.0	27.8	43.0	33.1
	10'0"	15.9	12.0	29.2	43.8	33.4
30°	8'0"	16 5	12.0	16.0	45.0	37.1
	8'6"	16.9	12.0	17.0	45.8	37.4
	9'0"	17.3	12.0	18.0	46.6	37.8
	9'6"	17.8	12.0	19.0	47.6	38.4
	10'0"	18 2	12.0	20.0	48.4	38.7
45°	8'6"	19.4	13.5	12.0	52.3	46.5
	9'0"	19.8	13.0	12.7	52.5	46.5
	9'6"	20.1	13.0	13.4	53.3	46.5
	10'0"	20.5	13.0	14.1	54.0	46.9

A	B	C	D	E	F	G
60°	8'6"	20.7	18.5	9.8	59.9	55.6
	9'0"	21.0	18.0	10.4	60.0	55.5
	9'6"	21.2	18.0	11.0	60.4	55.6
	10'0"	21.5	18.0	11.5	61 0	56.0
70°	9'0"	21.0	19.0	9.6	61.0	57.9
	9'6"	21.2	18.5	10.1	60.9	57.7
	10'0"	21.2	18.0	10.6	60.4	57.0
80°	9'0"	20.3	24.0	9.1	64.3	62.7
	9'6"	20.4	24.0	9.6	64.4	62.7
	10'0"	20.5	24.0	10.2	65.0	63 3
90°	9'0"	19.0	24.0	9.0	62.0	--
	9'6"	19.0	24.0	9.5	62.0	--
	10'0"	19.0	24.0	10.0	62.0	--

*Min. Stall Widths

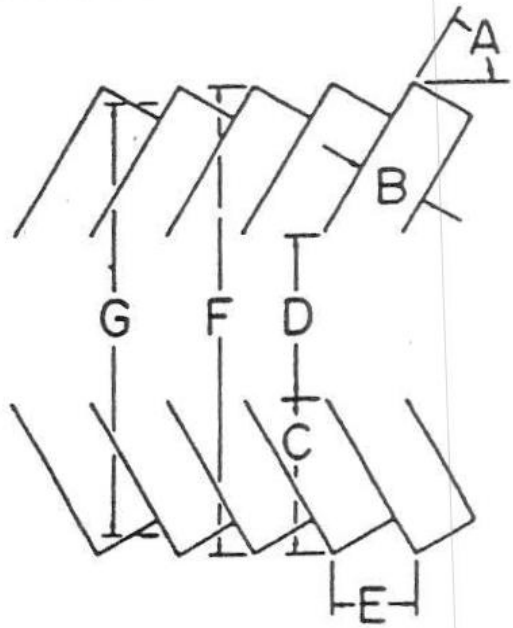
Std.	Compact	
8'0"	7'6"	= 0°-40°
8'6"	7'6"	= 41°-60°
9'0"	7'6"	= 61°-90°

Average gross area required for parking one car at different angles:

0° = 310 sq.ft. 30° = 310 sq.ft. 60° = 280 sq.ft.
10° = 350 sq.ft. 40° = 280 sq.ft. 80° = 275 sq.ft.
20° = 400 sq.ft. 50° = 270 sq.ft. 90° = 275 sq.ft.

*Note: a) Compact space 7½' X 15' - standard.
b) Add 1' in width for all stalls adjacent to any structures.

A PARKING ANGLE
B STALL WIDTH
C STALL TO CURB
D AISLE WIDTH
E CURB LENGTH PER CAR
F CURB TO CURB
G STALL CENTER



SECTION IX. ADMINISTRATION

IX.0 Purpose

The Land Use District Map and these Planned Community District Regulations shall be administered as provided for herein.

IX.1 Standard Procedures

A. General: The Administrative Procedures, Conditional Uses, and Variances, Chapter 19.14 of the Chula Vista Municipal Code, shall be utilized as applicable to the administration of the Planned Community of EastLake II.

B. High Tech/Bio Tech Zone: Notwithstanding the above provisions, the High Tech/Bio Tech Subcommittee shall act in place of the Planning Commission and Design Review Committee on discretionary applications for high technology, bio technical and bio medical projects located within the High Tech/Bio Tech Zone, as described and established by Ordinance No. 2621, in accordance with the authority vested in the High Tech/Bio Tech Subcommittee by said ordinance.

C. Sectional Planning Areas (SPA) and Section Planning Areas Plans (SPA Plans). The administration of SPA Plans shall be as provided for in Section 19.48.090 through Section 19.48.130 inclusive of the Chula Vista Municipal Code, except that the Director of Planning may accept less detail or require additional detail to suit the scope of the SPA.

IX.2 Administrative Review

A. Purpose: Certain uses may vary greatly in its effect depending on the scope, location, or exact circumstances. In order to avoid the permitting of these uses without any formal review, and to relieve the Planning Commission and City Council of formally reviewing uses which have insignificant or compatible effects, an Administrative Review is established.

B. Application: The Administrative Review is applicable to uses identified on the Permitted Use matrices herein with the symbol "A".

C. Procedures: The procedure shall be as specified in Section 19.14.030, Zoning Administration - Actions authorized without public hearing, in the Chula Vista Municipal Code; except that in addition, the Zoning Administrator may determine after reviewing the scope, location, or exact circumstances of the proposed use that the formal hearing process of the Conditional Use Permit procedure is warranted. If the Zoning Administrator makes the determination that a Conditional Use Permit is warranted, then the applicant shall be required to comply with the Conditional Use Permit procedures as specified in Sections 19.14.060 through 19.14.110 inclusive in the Chula Vista Municipal Code.

IX.3 Site Plan and Architectural Approval

A. Purpose: The purpose of site plan and architectural approval is to review proposed projects to determine compliance with the provisions of those regulations and to promote orderly and harmonious development with good design character.

B. Application: This approval process is applicable to projects within all districts except RE and RS districts, where the Tentative Tract Map approval process may be used. Single family detached units on lots exceeding 5,000 sf (including those in the RE or RS districts) may use the Tentative Map to satisfy the Site Plan Review Requirement. Such single family units on lots larger than 5,000 sf may, at the discretion of the developer, apply for Site Plan Review.

C. Procedures: The procedures shall be as specified in Section 19.14.420 through Section 19.14.480 inclusive.

IX.4 Other Provisions

In the event that these regulations do not address any particular matter relevant to the proper development and use of property within EastLake II, the provisions of Title 19 of the Chula Vista Municipal Code shall apply.