

Text changes shown in underline.

SPA2023-0002 Text Changes

GREEN RIVER RANCH SPECIFIC PLAN (SP00-01)

Chapter 3.0 DEVELOPMENT REGULATIONS

Table 2, Permitted Uses

LAND USE	MU	C-G	RE
P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit SRUP = Second Residential Unit Permit BZA = Board of Zoning Adjustment X = Not Permitted			
Residential, single family	X	X	P
<u>Residential, multi-family</u> ^{9, 10}	<u>P</u>	<u>P</u>	<u>X</u>

⁹ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

¹⁰ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

SIERRA DEL ORO SPECIFIC PLAN (SP85-02)

Section 4.9 Neighborhood Commercial District (NCD)

Section 4.9.02(a) Permitted Uses:

Residential, multi-family^{1, 2}

¹ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

² Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

4.9.04 Prohibited Uses:

Residential uses not otherwise permitted pursuant to Section 4.9.02(a)

Industrial uses

4.12 Mixed-Use (MU)

4.12.02 Permitted Uses:

Residential multi-family^{1, 2}

¹ Residential for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

² Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

4.12.04 (a) Prohibited Uses:

Car washes, including both self-service and full-service

Residential uses not otherwise permitted pursuant to Section 4.12.02

EXHIBIT 1

Text changes shown in underline.

PLAZA ON SIXTH STREET (SP90-01)

Permitted Uses

A housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31;

Housing development project proposed pursuant to Cal Gov't Code § 65912.100.

Prohibited Uses

The following uses are expressly prohibited from the permitted uses in the Plaza on Sixth Street Shopping Center Specific Plan:

- (a) Residential uses, except for residential allowed by the AHO zone pursuant to Chapter 17.31 of the Corona Municipal Code and the residential uses listed above under permitted uses.

DOWNTOWN REVITALIZATION SPECIFIC PLAN (SP98-01)

**TABLE III-2
PERMITTED LAND USE MATRIX**

P = PERMITTED USES, P/ZA = PERMITTED WITH ZONING ADMINISTRATOR APPROVAL, C = CONDITIONAL USE, MC = MINOR CONDITIONAL USE, -- = PROHIBITED USE										
LAND USE	D	GB*	TC	GC	BP	CS	RO	SF	MF	OS
Mixed Use – Commercial/Residential Developments, including residential and office/retail/service or live-work components either within the same structure or on the same parcel (Residential may include Senior Citizen Housing)	C ¹⁴ / <u>p²⁴</u>	-- <u>p²⁴</u>	C ¹⁴ / <u>p²⁴</u>	C ¹⁴ / <u>p²⁴</u>	-- <u>p²⁴</u>	-- <u>p²⁴</u>	C ¹⁴	--	--	--
Multiple-Family Dwellings ²⁵	-- <u>p^{24, 25}</u>	-- <u>p^{24, 25}</u>	C ¹⁵ / <u>p^{24, 25}</u>	-- <u>p^{24, 25}</u>	-- <u>p^{24, 25}</u>	-- <u>p^{24, 25}</u>	--	--	P ¹⁵	--

²⁴ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

²⁵ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

MOUNTAIN GATE SPECIFIC PLAN (SP89-01)

9.3 COMMERCIAL DEVELOPMENT STANDARDS

2. **Permitted Uses –**

Text changes shown in underline.

- Uses permitted by Section 3.1.5 of the South Corona Community Facilities Plan;
- Day Care Facilities;
- A housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31; and
- A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

4. **Prohibited Uses.** - Uses prohibited by Section 3.1.5 of the South Corona Community Facilities Plan, and residential uses not otherwise permitted above under Permitted Uses.

9.4 QUASI-PUBLIC (QP) DISTRICT

2. Permitted Uses and Structures:

d. A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31

e. A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

NORTH MAIN STREET SPECIFIC PLAN (SP91-01)

4.3 PERMITTED USES IN EACH DISTRICT

TABLE 3 -- PERMITTED USES									
P = Permitted Use C = Conditional Use MCUP = Minor Conditional Use Permit X = Not Permitted A = Accessory Use S = Special Use T = Temporary Use	DISTRICT								
	CR	TR	TC	BP	BPO	I	SFC	UDR	MU

Single family detached condominiums	X	X	X	X	X	X	P	P	A ¹²
Single family attached (townhome) condominiums	X	X	X	X	X	X	P	X	X
Multiple family residential uses including senior facilities	X/ <u>p^{14,15}</u>	X/ <u>p^{14,15}</u>	X/ <u>p^{14,15}</u>	X/ <u>p^{14,15}</u>	X/ <u>p^{14,15}</u>	X	X	P	A ¹² / <u>p^{14,15}</u>

¹²Residential must be a component of a mixed-use development.

¹³ Districts shown with an Affordable Housing Overlay (AHO) zone on the Land Use Map is intended to facilitate the development of affordable multifamily housing pursuant to the requirements in Chapter 17.31 of the Corona Municipal

Text changes shown in underline.

Code. Properties planning to be developed per the AHO zone are allowed the permitted land uses in Section 17.31.040 of said chapter. A property with a Mixed-Use District with an AHO zone is allowed mixed use development pursuant to the specific plan that is separate from Section 17.31.040. Mixed use development separate from the provisions in Chapter 17.31 are not allowed the by-right approval described in Section 17.31.060.

¹⁴ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

¹⁵ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

MAIN STREET SOUTH SPECIFIC PLAN (SP91-01)

**TABLE 4.2
PERMITTED LAND USES**

Use Type: P = Permitted Use
 CUP = Permitted by Major Conditional Use Permit
 MCUP = Permitted by Minor Conditional Use Permit
 BZA = Permitted Use, subject to the review and approval of the Board of Zoning Adjustment
 NP = Not Permitted

	Sub District One: Northwest	Sub District Two: Southwest	Sub District Three: North Central	Sub District Four: South Central	Sub District Five: East	Sub District Six: North
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HOUSING						
Housing (senior citizen)	NP	P	NP	NP	NP	NP
<u>Residential, multi-family^{4, 5}</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

⁴ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

⁵ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

CORONA VISTA SPECIFIC PLAN (SP90-05)

IV. DESIGN REGULATIONS AND STANDARDS

E. COMMERCIAL (Planning Areas 16, 17, 18, 22, 23, 24, 25, 27 and 28)

2. A. Permitted Uses for Planning Area 25:

- A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

• **B. Permitted Uses for Planning Areas 16, 17, 18, 22, 23, 24, 27, 28:**

- A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

Text changes shown in underline.

4. Prohibited Uses:

- (1) Manufacturing uses
- (2) Residential uses not otherwise permitted pursuant to Sections IV(E)(2A) and IV(E)(2B) above.

EL CERRITO SPECIFIC PLAN (SP91-02)

12.8 C - COMMERCIAL

12.8.2 Permitted uses.

C. Other uses as follows:

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

12.9 CC- COMMERCIAL CENTER

12.9.2 Permitted Uses

D. Service Commercial, & Office Uses & Residential

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

12.9.3 Flex Zones (Subareas 1 and 2)

Permitted Uses:

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

ARANTINE HILLS SPECIFIC PLAN (SP09-001)

6.2.1 General Commercial District

6.2.1.2 Permitted Uses.....

56. A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

57. A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

~~56~~8. Restaurant, cafe or coffee shop (no drive-thrus permitted)

~~57~~9. Reverse vending machines (must be located within a permitted commercial structure)

~~60~~. Sporting goods stores

~~59~~~~61~~. Utility facilities, including sewer, water, and utility equipment

~~60~~2. Tailor shop, custom dressmaking

~~64~~3. Similar uses permitted by the determination of the Planning & Development Director.....

Text changes shown in underline.

6.2.1.5 Prohibited Uses

6. Residential uses not otherwise permitted pursuant to Section 6.2.1.2.

DOS LAGOS SPECIFIC PLAN (SP99-03)

4.3.7 Permitted Uses (C) and (EC)

BZA = Board of Zoning Adjustment P = Permitted Use MCP = Minor Conditional Use Permit	CUP = Conditional Use Permit X = Not Permitted A = Accessory Use	
COMMERCIAL (C) AND ENTERTAINMENT COMMERCIAL (EC)		
	C	EC
Residential Condominiums ⁷ / Apartments	CUP	CUP
<u>Residential Multi-Family^{12, 13}</u>	<u>P</u>	<u>P</u>

.....
⁷**Residential Condominium** housing may be provided on either a leased or for-sale basis and are subject to the HDR development standards in Section 4.3.12. Detached residential shall adhere to the development standards of Section 4.5.1

¹² Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

¹³ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

4.4.9 Permitted Uses (BP)

BZA = Board of Zoning Adjustment P = Permitted Use MCP = Minor Conditional Use Permit	CUP = Conditional Use Permit X = Not Permitted A = Accessory Use	
BUSINESS PARK/OFFICE (BP)		
	BP	
<u>Residential Multi-Family^{7, 8}</u>	<u>P</u>	

⁷ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31.

⁸ Residential permitted for a housing development project proposed pursuant to Cal Gov't Code § 65912.100.

CIMARON SPECIFIC PLAN (SP95-01)

4.4. NC-Neighborhood Commercial District

4. Permitted Residential Uses

The following residential uses, conducted wholly within a completely enclosed building, shall be permitted in the NC district:

4a. A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

4b. A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

Text changes shown in underline.

5. Conditional Uses....

CORONA RANCH SPECIFIC PLAN (SP85-03)

III. DEVELOPMENT REGULATIONS

H. SUPPORT COMMERCIAL (SC)

2 Permitted Uses

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

4. Prohibited Uses: The following uses are expressly prohibited in the SC District:

Residential uses not otherwise permitted pursuant to Sections III(H)(2) and III(H)(3) above;

I. PUBLIC/QUASI-PUBLIC DISTRICTS

3. Permitted Uses

k. A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

l. A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

5. Prohibited Uses

c. Residential uses not otherwise permitted pursuant to Section III(I)(3) above.

NORTHEAST CORONA SPECIFIC PLAN (SP81-02)

SEC 4.5 SUPPORT COMMERCIAL DISTRICT (SC)

SEC. 4.5.02 PERMITTED USES

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

SEC. 4.5.04 PROHIBITED USES

The following uses are expressly prohibited in the SC District.

Residential uses not otherwise permitted pursuant to Section 4.5.02 above.

SEC 4.5.18 SUPPORT COMMERCIAL FREEWAY (SCF)

SEC. 4.5.19 PERMITTED USES:

Text changes shown in underline.

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

SEC 4.6.19 SUB-REGIONAL SHOPPING CENTER DISTRICT (SRSC)

SEC. 4.6.21 PERMITTED USES

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

SEC. 4.6.23 PROHIBITED USES

The following uses are expressly prohibited in the SC District:

Residential uses not otherwise permitted pursuant to Section 4.6.21 above.

SEC. 4.8 BUSINESS PARK (BP)

4.8.2 PERMITTED USES

D. Residential Uses

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

CORONA MAGNOLIA SPECIFIC PLAN (SP01-02)

4.1 Planning Area 1 - Commercial (C)

4.1.2 Permitted Uses

D. Miscellaneous

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

4.2 Planning Area 2 - Office Park (OP)

4.2.2 Permitted Uses

C. Miscellaneous

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

Text changes shown in underline.

4.3 Planning Areas 3, 5 and 6 - Business Park (BP)

4.3.2 Permitted Uses

D. Miscellaneous

A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.

A housing development project proposed pursuant to Cal Gov't Code § 65912.100.

4.4 Planning Area 4 - Commercial/Office/Business Park Flex (COBP)

4.4.2 Land Use Alternatives

E. Alternative 5

All of Planning Area 4 can be devoted to the following residential uses:

- A housing development project proposed pursuant to Cal Gov't Code § 65852.24, subject to the requirements of Corona Municipal Code Chapter 17.31.
- A housing development project proposed pursuant to Cal Gov't Code § 65912.100.