

CHAPTER 17.44  
**SPECIAL PURPOSE ZONES (I-HC, OS, PC AND PF) AND SPECIFIC PLANS**

**§ 17.44.010. Purpose and intent.**

The purposes of the individual special purpose zones, including specific plans, and the manner in which they are applied are as follows.

- A. I-HC Institutional-Health Care Zone. The primary intent of the institutional-health care zone is to accommodate hospitals, medical clinics, medical research facilities, rehabilitation centers, and residential facilities that provide a high degree of medical care and supervision. This zone also allows employee housing as an accessory use. The zone also accommodates educational institutions and religious assembly uses including the Loma Linda University campus inclusive of lecture halls, administration, classroom, laboratory, and service buildings. Also allowed is student housing (dorms, detached or attached dwelling units) and employee housing (detached or attached dwelling units). This zone implements the general plan institutional and health care land use designations.
- B. OS Open Space Zone. The intent of the open space zone is to define properties reserved for the preservation of wilderness areas for passive recreational use and other undeveloped recreation lands as well as for improved parks and outdoor recreational areas such as ballfields and soccer fields. Development of structures is prohibited in preserve areas, except for those structures that may be ancillary to a passive recreational use (e.g., restrooms and small service buildings). This zone implements the general plan recreation and parks land use designations.
- C. PC Planned Community Zone. The intent of the planned community zone is to accommodate flexibility in development, encourage creative and imaginative design, and provide for development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities both public and private and commercial areas. This zone is further intended to accommodate the optimum integration of urban and natural amenities within developments. The planned community zone allows for creation of unique use regulations and development standards for a development project, provided the regulations and standards clearly implement general plan policy and subsequent project proposals under the planned community zone reflect the character envisioned by the city at the time of planned community zone approval. This zone implements various general plan land use designations and can be used to implement the special planning area designation.
- D. PF Public Facilities Zone. The intent of the public facilities zone is to accommodate civic, government, quasipublic uses (e.g., utility easements), and public parks and recreational facilities. Civic uses include a range of uses and facilities that support government service operations (e.g., City Hall, fire stations, parks, and senior and community centers). This zone implements the general plan city facilities, institutional and parks land use designations.
- E. Specific Plans. Authority for the specific plan is established by California Government Code, Title 8, Division 1, Chapter 3, Article 8, Sections 65450 through 65457, which grants authority to cities to adopt specific plans for the purposes of implementing the goals and policies of their general plans. A specific plan must be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision,

development, public works projects and zoning regulations for the defined area must be consistent with the adopted specific plan. A draft specific plan presented for review by the city shall include detailed information in the form of text and diagrams, organized in an outline and format approved by the community development director and in compliance with state law (California Government Code Section 65451). After the adoption of a specific plan, subsequent projects to implement the specific plan may be approved or adopted within an area covered by a specific plan only if first found consistent with the specific plan. The city council may impose a specific plan fee surcharge on development permits within the specific plan area, in compliance with state law (California Government Code Section 65456).

Adopted specific plans, along with a summary description of each, are identified in Table SP.

Table SP Specific Plans	
Specific Plan	General Description of Special Plan
The Groves at Loma Linda Specific Plan (Ordinance No. O 2018-04; Case File No. SPA/ZMA 17-193 adopted June 26, 2018)	A 299.81 acre area, within the corporate limit of the city of Loma Linda, coincident with an area identified in the Loma Linda General Plan as special planning area D. The Groves at Loma Linda Specific Plan (aka The Groves) establishes land uses, development standards, design guidelines and implementation program for this area consistent with implementing policies in General Plan Section 2.2.7.4, including Table 2-B, and voter-approved Measure V. The allowed land uses, development standards and complete specific plan components for The Groves are on file with the community development department and the city clerk.

The allowed uses and development standards for specific plans are developed as part of the project approval process. The allowed uses and development standards for the above established specific plans are on file with the community development department and the city clerk.

(Ord. 739 § 4, 2017; Ord. 748 § 4, 2018; Ord. 764 § 2, 2021)

#### **§ 17.44.020. Land use regulations and allowable uses.**

- A. Table 2-7. Table 2-7 indicates the uses allowed within each special purpose zone and any permits required to establish the use, in compliance with Chapter 17.30 (Administration) and Sections 17.30.410 (Hearings) through 17.30.470 (Modification), inclusive. Unless specifically stated otherwise, the allowed uses for specific plans are determined as part of the project/plan approval process and are as set forth in the adopted specific plan.
- B. Prohibited Land Uses. Any table cell with a "—" means that the listed land use is prohibited in that specific zone.
- C. Land Uses Not Listed in Table 2-7. Land uses that are not listed in Table 2-7 or are not shown in another zone are not allowed, except as otherwise provided by Section 17.02.040 (Interpretation by city council).
- D. Additional Regulations. Where the last column in Table 2-7 includes a chapter or section

number, the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this title may also apply.

- E. Precise Plan of Design Review. See Sections 17.30.260 (Precise plan of design—Required when) through 17.30.300 (Precise plan of design—Required findings), inclusive, requirements for new or modified construction activities.
- F. Definitions. See Chapter 17.02 (Introduction and Definitions) for land use definitions and explanations.

Table 2-7 Allowed Uses and Permit Requirements for Special Purpose Zones		P CUP MUP —	Permitted by Right (Planning Permit May Be Required) Conditional Use Permit Minor Use Permit Not Allowed			
		I-HC OS PF PC	Institutional-Health Care Open Space Public Facility Planned Community			
Land Use		I-HC	OS	PF	PC	Specific Use Regulations
<b>Agriculture and Animal-Related</b>						
Agriculture		—	P	—	—	
Apiary		—	P	—	—	See note 1
Animal Keeping – Private		—	P	—	—	See note 2
Animal Keeping – Commercial		—	CUP	—	—	
Landscape Plant Nurseries – Retail or Wholesale		—	CUP	—	—	
<b>Business, Financial, and Professional</b>						
Government Offices and Facilities		P	—	P	—	
Retail Sales related to an Institution		P	P	—	P	
<b>Educational/Cultural</b>						
Libraries		P	—	P	P	
Museums		P	—	P	P	
Schools – Private		P	CUP	—	P	
Universities and Colleges		P	CUP	—	P	
<b>Medical-Related and Social Services</b>						
Convalescent Homes		P	—	—	—	
Emergency Shelters		—	—	P	—	See Section 17.40.030
Health Centers		P	—	CUP	—	
Hospitals/Medical Facilities		P	—	CUP	—	
Laboratories – Medical Related		P	—	—	—	
Medical, Dental Clinics/Offices		P	—	—	—	
Pharmacy		P	—	—	—	
<b>Recreation</b>						
Auditoriums and Theaters		CUP	—	CUP	P	
Cultural Centers		P	—	MUP	P	
Golf Course and Related Facilities		CUP	CUP	—	CUP	
Hiking Trails and Related Improvements		—	P	P	P	
Parks and Playgrounds		—	P	MUP	P	

<b>Table 2-7</b> <b>Allowed Uses and Permit Requirements for Special Purpose Zones</b>	<b>P</b> <b>CUP</b> <b>MUP</b> <b>—</b>	<b>Permitted by Right (Planning Permit May Be Required)</b> <b>Conditional Use Permit</b> <b>Minor Use Permit</b> <b>Not Allowed</b>			
	<b>I-HC</b> <b>OS</b> <b>PF</b> <b>PC</b>	<b>Institutional-Health Care</b> <b>Open Space</b> <b>Public Facility</b> <b>Planned Community</b>			
<b>Land Use</b>	<b>I-HC</b>	<b>OS</b>	<b>PF</b>	<b>PC</b>	<b>Specific Use Regulations</b>
<b>Resources and Open Space Uses</b>					
Local and Buffer Greenbelts	—	P	P	P	
Unimproved Open Space	—	P	P	—	
Water Resource Management Facilities (groundwater recharge basins, percolation, water wells, reservoirs, tanks, dams, treatment plants, gauging stations, and pumping stations)	—	P	MUP	P	
Wildlife Preserves and Sanctuaries	—	P	P	—	
<b>Transportation, Communication, and Infrastructure Uses</b>					
Airports, Heliports, and Other Landing Fields	CUP	CUP	CUP	—	
Fire and Police Stations	P	—	P	P	
Public Parking Lots and Structures (not associated with a primary use)	CUP	CUP	CUP	CUP	
Public and Private Parking Lots and Structures (incidental and accessory to primary use)	MUP	MUP	MUP	MUP	
Public Utility Structures and Service Facilities	CUP	CUP	P	CUP	
<b>Other Uses</b>					
Archeological and Paleontological Sites	—	P	P	—	
<b>Assembly Uses</b>					
Places of Public Assembly	P	CUP	CUP	CUP	
Places of Religious Assembly	P	CUP	CUP	CUP	
Cemeteries, Columbariums, Mausoleums, and Mortuaries	CUP	CUP	—	CUP	
Commercial Uses (incidental and accessory to allowed uses)	—	CUP	MUP	MUP	
Correctional Institutions	CUP	—	MUP	—	
Development of Natural Resources	CUP	CUP	CUP	CUP	
Forest Maintenance Facilities and Ranger Stations	—	CUP	P	—	
Historical Preserve	—	P	P	—	
Landfills	—	CUP	—	—	
Multiple Residences	CUP	—	—	P	Must meet development standards for the analogous residential zone
Planned Residential Development	CUP	CUP	—	CUP	
Residences for Institutional Personnel	P	—	P	—	
Reclamation for open space purposes of mines, quarries, and pits resulting from the commercial extraction of rock, sand, gravel, earth, clay, and similar materials	—	CUP	CUP	—	
Recycling – Small Collection Facility	—	—	—	MUP	
Recycling – Large Collection Facility	—	—	—	CUP	
Structures Incidental and Accessory to Allowed Uses	MUP	MUP	P	MUP	Section 17.56.030(J)

**Notes:**

1. No occupied hives shall be closer than 100 feet to any street or highway, and not closer than 400 feet to any existing dwelling unless the permission of the owner is secured in writing and notarized. No hive shall be closer than 50 feet to any common property line.
2. The noncommercial keeping of equines or bovines for purposes other than grazing is permitted, provided that any shelter or feeding structure is located a minimum distance of 75 feet from any street or highway right-of-way line and from any common property line.

(Ord. 739 § 4, 2017; Ord. 748 § 4, 2018; Ord. 778, 11/14/2023)

### **§ 17.44.030. Specific use regulations.**

A. Emergency Shelters. The requirements of this section shall apply to all emergency shelters as defined in Section 17.02.195.

1. Capacity. Emergency shelters may provide a maximum of one hundred fifty beds per establishment.
2. Intake/Waiting Areas. On-site intake areas shall be enclosed or screened from the public right-of-way and adjacent properties. Queuing within the public right-of-way or any parking area is not permitted.
3. Lighting. Lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity that is consistent with existing lighting in the neighborhood.
4. Noise. For the purposes of noise abatement, organized outdoor activities and intake of residents in nonenclosed areas may only be conducted between the hours of seven a.m. and ten p.m.
5. On-Site Management. Emergency shelter providers must submit a written management plan at the time of application submittal, including provisions for staff training, and counseling, treatment, and training programs for residents. The management plan shall be subject to approval by the planning commission.
6. On-Site Supervision. At minimum, one staff member shall be provided for every fifteen beds.
7. Parking. Emergency shelters that do not accept walk-in clients must provide one parking space for every ten beds. Shelters that accept walk-in clients must provide one parking space for every five beds.
8. Client Restriction. Emergency shelter providers must screen for and refuse service to registered sex offenders as part of their client intake process.
9. Security. Emergency shelter providers must submit a written security plan prior to beginning operation that includes the hours of operation, intake/discharge procedures, screening of clients prior to admission to the shelter, and provisions for on-site security guards, if any. A site plan shall also be provided which clearly indicates parking areas, lighting, and the location of on-site walk-in and client intake areas. The security plan shall be subject to approval by the chief of police.
- 9.1. Separation from Other Shelters. No emergency shelter shall be located within a radius

of three hundred feet from the nearest shelter, as measured from property line to property line.

10. **Storage.** For emergency shelters that accept walk-in clients, an enclosed area must be provided for residents to store their belongings, such as bicycles, shopping carts, and other possessions.
11. **Maximum Stay.** No one person shall stay more than one hundred eighty consecutive days and no more than two hundred forty days in one calendar year.
12. **Facilities.**
  - a. One toilet/shower per eight clients of each gender or for family areas.
  - b. Laundry, kitchen, dining room and storage permitted.
13. A conditional use permit shall be required should the city determine that the number of beds exceeds the need/demand for an emergency shelter. The determination of homeless need will be made at the time of the application.

(Ord. 739 § 4, 2017; Ord. 748 § 4, 2018)

#### **§ 17.44.040. Development standards.**

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements specified in Table 2-8, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) and land use standards specified elsewhere in this title, including the applicable requirements of Chapter 17.115 (Objective Design Standards). Standards for accessory structures are specified in Chapter 17.10 (Accessory Buildings). Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units are specified in Chapter 17.110 (Accessory Dwelling Units and Junior Accessory Dwelling Units). Unless specifically stated otherwise, the development standards for specific plans are determined as part of the project/plan approval process and are as set forth in the adopted specific plan.

Table 2-8 Special Purpose Zones Development Standards	Special Purpose Zones				
	I-HC OS PF PC	Institutional-Health Care Open Space Public Facility Planned Community			
Development Feature	I-HC	OS	PF	PC	Additional Requirements
<b>Parcel Size</b> – Minimum (sq. ft.)		These standards apply to each <b>NEWLY CREATED</b> parcel.			
Parcel Area – Minimum (sq. ft.)	0	43,560	0	7,200	
Parcel Width – Minimum (feet)	100	0	100	65	
Parcel Depth – Minimum (feet)	70	0	70	45	
<b>Parcel Coverage</b> – Maximum Footprint Coverage (%) <sup>(1)</sup>	50	N/A	50	See Table 2-8.A	
<b>Floor Area Ratio (FAR)</b> – Maximum	1.0	0.1	0.8	0.5	
<b>Minimum Unit, Patio, and Balcony Areas</b>		See Table 2-7.B			
<b>Setbacks</b> – Minimum (feet) <sup>(2,7)</sup>					

Table 2-8 Special Purpose Zones Development Standards	I-HC OS PF PC	Special Purpose Zones			
		Institutional-Health Care Open Space Public Facility Planned Community			
Development Feature	I-HC	OS	PF	PC	Additional Requirements
From Street (public or private)	25	50	25	15 min. 20 average 20 garage doors	
Front	25	0	25	25	
Side (interior) Abutting a Parcel Zoned for:					
Residential use	20	0	20	15 on one side and 5 on the other + additional 5 for each story above the first	
All other zones	10	0	5		
Side (street side)	25	50	25	15 min. 20 average 20 garage doors	
Rear Abutting a Parcel Zoned for:					
Residential use	20	0	20	15 min.	
All other zones	10	0	0	0	
Height (feet)	—	0 (3)	35	35	
Open Space – Minimum (sq. ft.)	—	—	—	See Table 2-8.C	

**Notes:**

1. All open areas shall be permanently landscaped with an automatic irrigation system, including not less than 4% of the off-street parking area.
2. OS Setbacks for Walls and Fences. Walls and fences may be installed in compliance with the following limitations:
  - a. Natural wood, metal, or fiber, non-opaque fences may be installed, provided they are consistent with the purpose and intent of the open space zone and a minimum of 20 feet from the ultimate right-of-way line of any street or highway.
  - b. Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of 50 feet from the ultimate right-of-way line of any street or highway.
3. OS Zone Height. There shall be no maximum structure height standards, except as approved by the conditional use permit.
4. Maximum Structure Coverage.
  - a. In order to maximize the amount of open space within a planned residential development, the maximum structure coverage shall be as follows:

<b>Table 2-8.A Maximum Structure Coverage</b>	
<b>Unit Per Acre</b>	<b>Maximum Structure Coverage Maximum footprint (%)</b>
0—16	45
16.01 and over	50

- b. For the purpose of this subsection, maximum structure coverage shall be determined by subtracting the land area set aside for private streets and alleys and the rights-of-way for public streets and alleys and any other public rights-of-way.
5. Minimum Unit, Patio, and Balcony Areas.

- a. The minimum areas measured in square feet and minimum dimensions measured in lineal feet for dwelling unit floor areas, private patios, and balconies shall be as specified in Table 2-8.B.

<b>Table 2-8.B Minimum Unit, Patio, and Balcony Areas</b>					
<b>Dwelling Unit Type</b>	<b>Dwelling Unit Floor Area</b>	<b>Private Area</b>	<b>Patios 1 Min. Dimension</b>	<b>Balconies 2</b>	
				<b>Area</b>	<b>Min. Dimension</b>
Bachelor and single	450	200	12	60	6
One-bedroom	650	200	12	60	6
Two-bedroom	900	250	12	60	6
Three-bedroom	1100	300	13	60	6
Four-bedroom	1300	400	14	60	6

- b. Private patios shall be provided for each ground-floor dwelling unit.
- c. Balconies shall be provided for each dwelling unit above the ground floor. At least 50% of the lower 42 inches of open area around a balcony shall be screened from view. Private patios and balconies shall adjoin the living area of the dwelling unit they are intended to serve. Balconies which serve as entrances or exits shall not satisfy this requirement, except where the entrances or exits are for the sole use of a particular dwelling unit.

<b>Table 2-8.C Useable Open Space</b>	
<b>Zone—Type of Development</b>	<b>Square Feet Per Dwelling Unit</b>
R-1 – Low Density Residential	1,200
R-2 – Medium Density Residential	1,000
R-3 – High Density Residential	800
R-4 – Very High Density Residential	800

6. Useable Open Space.
- a. The minimum amounts specified in this subsection are calculated to ensure recreation, leisure, and open space which are adequate in size, utility, and accessibility for properly planned residential developments. The recreation, leisure, and open space areas shall be provided for each dwelling unit.
- b. Planned residential developments and planned communities shall meet one of the following open space standards as described below:
- (1) Properties under 15% Slope. Not less than 20% of the gross land area shall be held in common as landscaped, recreational open space. Such open space shall contain a minimum dimension of 50 square feet, and be accessible to each lot through a system of public or private walkways. Open space areas may include swimming pools, putting greens, court games, and other recreational leisure facilities, as well as landscaped areas or areas with native vegetation. Such areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and off-street parking areas.



- (2) Properties with an Average Slope of 15% or More. Not less than 25% of the gross land area shall be held in common open space. Such open space shall contain a minimum dimension of 25 square feet, and be accessible to each lot through a system of public or private walkways. Open space areas may include natural undeveloped areas of land, swimming pools, putting greens, court games, and other recreational leisure facilities, as well as landscaped areas or areas with native vegetation. Such areas shall be identified as permanent open space on the final tract map. Open space calculations shall not include buildings, private patios, balconies, driveways, and offstreet parking areas.
  - c. Recreation and leisure areas may include game courts or rooms, swimming pools, private dock areas, gardened roofs or grounds, sauna baths, putting greens, play lots, or other similar areas serving all residents of the development. The areas shall not include private patios, balconies, decks, or other areas used solely by the residents of an individual dwelling unit nor areas used exclusively for pedestrian or vehicular access ways.
  - d. Recreation and leisure areas shall not be located within 10 feet of the wall of any ground floor dwelling unit having a door or window or within 5 feet of any other wall. The recreation and leisure areas shall have a minimum width of 20 feet.
  - e. The minimum square footage requirements for usable open space, as specified in subsection (6)(b), shall not satisfy any requirement of dedication of land or in lieu fees relating to public park and recreational facilities.
  - f. Private water areas may partially satisfy the open space requirement, but not less than 35% of the required open space for each dwelling unit shall be land area.
  - g. Enclosed recreation or leisure areas may occupy not more than 15% of the square footage required. The remaining area shall be open space.
  - h. In addition to meeting all other design criteria, attempts shall be made to maximize the number of dwelling units that abut the usable open space.
  - i. A recreation area containing at least 10,000 square feet with a minimum dimension of 50 feet and a minimum average dimension of 100 feet shall be provided and maintained. The area shall be located at least 20 feet away from a structure wall with ground floor windows or doors, and at least five feet from a structure wall with no windows or doors.
  - j. Special attention shall be given to the placement of tot lots which shall be arranged at convenient locations.
  - k. Recreation areas shall include appropriate facilities (e.g., swimming pools, tennis courts, basketball courts, putting greens, playground equipment, volleyball courts, lawn bowling, outdoor cooking facilities, etc.).
  - l. Clubhouse facilities should be provided in one of the recreation areas, and of sufficient size to accommodate meetings held by the membership of the homeowners' association and shall contain other facilities usually associated with a clubhouse (e.g., kitchens, recreation areas, workshops, lounges, etc.).
7. Setbacks may be reduced as part of a subdivision approval, in lieu of a variance, when the city determines flexibility in applying setback standards are necessary to support the proposed development.

(Ord. 739 § 4, 2017; Ord. 748 § 4, 2018; Ord. 764 § 2, 2021; Ord. 766 § 2, 2021; Ord. 768 § 2, 2021)