

CHAPTER 4 : THE CODE LAND USE STANDARDS

4.3.3.2 Allowable Land Uses and Permit Requirements

A. Allowable land uses

A lot or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-1 within the zone applied to the site by the Regulating Plan. The land uses listed Table 4-1 are defined in Section 4.10 Glossary.

Table 4-1 are defined in Section 4.10 Glossary

Any one or more land uses identified by Table A-1 as being allowed within a specific zone may be established on any land within that zone, subject to the planning permit requirements listed in the table, and in compliance with all applicable requirements of this Development Code.

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A land use not listed in Table 4.1 is not allowed within a specific plan area, except as otherwise provided in following subsection A.3. A land use that is listed in the table, but within a particular zone, is not allowed within that zone.

3. Similar and compatible use may be allowed within a particular zone, is not allowed

The Planning Commission may determine that a proposed use not listed in Table 4-1 is allowable through the process described in the Zoning Regulations.

4. Temporary uses

Temporary uses are allowed within the specific plan area compliance with the Temporary Use Permit requirements Zoning Regulations Chapter 18.54 Temporary Uses.

B. Permit requirements

Table 4-1 provides for land uses that are:

1. Permitted subject to compliance with any applicable requirements of this Development Code, and any applicable requirements of the Zoning Regulations. These are shown as "u" users in the tables;
2. Allowed subject to the approval of a Minor Conditional Use Permit, and shown as "MCUP" users in the tables;
3. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" users in the tables; and
4. Not allowed in particular zones, and shown as an "-" in the tables.

C. Standards for specific land uses

Where the last column in Table 4-1 ("Specific Use Regulations" includes a section number, the regulations in the referenced section of this Development Code or the Zoning Regulations apply to the use. Provisions in other sections of this Downtown Code may also apply.

Table A1 List of the 15 projects that require the Construction 1.5 Permit required for the water share																	Approved Date																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Project Name	Date of type 1.5	UAD	UD	UC	U4	U5	U6	U7	U8	U9	U10	U11	U12	U13	U14	U15	U16	U17	U18	U19	U20	U21	U22	U23	U24	U25	U26	U27	U28	U29	U30	U31	U32	U33	U34	U35	U36	U37	U38	U39	U40	U41	U42	U43	U44	U45	U46	U47	U48	U49	U50	U51	U52	U53	U54	U55	U56	U57	U58	U59	U60	U61	U62	U63	U64	U65	U66	U67	U68	U69	U70	U71	U72	U73	U74	U75	U76	U77	U78	U79	U80	U81	U82	U83	U84	U85	U86	U87	U88	U89	U90	U91	U92	U93	U94	U95	U96	U97	U98	U99	U100	U101	U102	U103	U104	U105	U106	U107	U108	U109	U110	U111	U112	U113	U114	U115	U116	U117	U118	U119	U120	U121	U122	U123	U124	U125	U126	U127	U128	U129	U130	U131	U132	U133	U134	U135	U136	U137	U138	U139	U140	U141	U142	U143	U144	U145	U146	U147	U148	U149	U150	U151	U152	U153	U154	U155	U156	U157	U158	U159	U160	U161	U162	U163	U164	U165	U166	U167	U168	U169	U170	U171	U172	U173	U174	U175	U176	U177	U178	U179	U180	U181	U182	U183	U184	U185	U186	U187	U188	U189	U190	U191	U192	U193	U194	U195	U196	U197	U198	U199	U200	U201	U202	U203	U204	U205	U206	U207	U208	U209	U210	U211	U212	U213	U214	U215	U216	U217	U218	U219	U220	U221	U222	U223	U224	U225	U226	U227	U228	U229	U230	U231	U232	U233	U234	U235	U236	U237	U238	U239	U240	U241	U242	U243	U244	U245	U246	U247	U248	U249	U250	U251	U252	U253	U254	U255	U256	U257	U258	U259	U260	U261	U262	U263	U264	U265	U266	U267	U268	U269	U270	U271	U272	U273	U274	U275	U276	U277	U278	U279	U280	U281	U282	U283	U284	U285	U286	U287	U288	U289	U290	U291	U292	U293	U294	U295	U296	U297	U298	U299	U300	U301	U302	U303	U304	U305	U306	U307	U308	U309	U310	U311	U312	U313	U314	U315	U316	U317	U318	U319	U320	U321	U322	U323	U324	U325	U326	U327	U328	U329	U330	U331	U332	U333	U334	U335	U336	U337	U338	U339	U340	U341	U342	U343	U344	U345	U346	U347	U348	U349	U350	U351	U352	U353	U354	U355	U356	U357	U358	U359	U360	U361	U362	U363	U364	U365	U366	U367	U368	U369	U370	U371	U372	U373	U374	U375	U376	U377	U378	U379	U380	U381	U382	U383	U384	U385	U386	U387	U388	U389	U390	U391	U392	U393	U394	U395	U396	U397	U398	U399	U400	U401	U402	U403	U404	U405	U406	U407	U408	U409	U410	U411	U412	U413	U414	U415	U416	U417	U418	U419	U420	U421	U422	U423	U424	U425	U426	U427	U428	U429	U430	U431	U432	U433	U434	U435	U436	U437	U438	U439	U440	U441	U442	U443	U444	U445	U446	U447	U448	U449	U450	U451	U452	U453	U454	U455	U456	U457	U458	U459	U460	U461	U462	U463	U464	U465	U466	U467	U468	U469	U470	U471	U472	U473	U474	U475	U476	U477	U478	U479	U480	U481	U482	U483	U484	U485	U486	U487	U488	U489	U490	U491	U492	U493	U494	U495	U496	U497	U498	U499	U500	U501	U502	U503	U504	U505	U506	U507	U508	U509	U510	U511	U512	U513	U514	U515	U516	U517	U518	U519	U520	U521	U522	U523	U524	U525	U526	U527	U528	U529	U530	U531	U532	U533	U534	U535	U536	U537	U538	U539	U540	U541	U542	U543	U544	U545	U546	U547	U548	U549	U550	U551	U552	U553	U554	U555	U556	U557	U558	U559	U560	U561	U562	U563	U564	U565	U566	U567	U568	U569	U570	U571	U572	U573	U574	U575	U576	U577	U578	U579	U580	U581	U582	U583	U584	U585	U586	U587	U588	U589	U590	U591	U592	U593	U594	U595	U596	U597	U598	U599	U600	U601	U602	U603	U604	U605	U606	U607	U608	U609	U610	U611	U612	U613	U614	U615	U616	U617	U618	U619	U620	U621	U622	U623	U624	U625	U626	U627	U628	U629	U630	U631	U632	U633	U634	U635	U636	U637	U638	U639	U640	U641	U642	U643	U644	U645	U646	U647	U648	U649	U650	U651	U652	U653	U654	U655	U656	U657	U658	U659	U660	U661	U662	U663	U664	U665	U666	U667	U668	U669	U670	U671	U672	U673	U674	U675	U676	U677	U678	U679	U680	U681	U682	U683	U684	U685	U686	U687	U688	U689	U690	U691	U692	U693	U694	U695	U696	U697	U698	U699	U700	U701	U702	U703	U704	U705	U706	U707	U708	U709	U710	U711	U712	U713	U714	U715	U716	U717	U718	U719	U720	U721	U722	U723	U724	U725	U726	U727	U728	U729	U730	U731	U732	U733	U734	U735	U736	U737	U738	U739	U740	U741	U742	U743	U744	U745	U746	U747	U748	U749	U750	U751	U752	U753	U754	U755	U756	U757	U758	U759	U760	U761	U762	U763	U764	U765	U766	U767	U768	U769	U770	U771	U772	U773	U774	U775	U776	U777	U778	U779	U780	U781	U782	U783	U784	U785	U786	U787	U788	U789	U790	U791	U792	U793	U794	U795	U796	U797	U798	U799	U800	U801	U802	U803	U804	U805	U806	U807	U808	U809	U810	U811	U812	U813	U814	U815	U816	U817	U818	U819	U820	U821	U822	U823	U824	U825	U826	U827	U828	U829	U830	U831	U832	U833	U834	U835	U836	U837	U838	U839	U840	U841	U842	U843	U844	U845	U846	U847	U848	U849	U850	U851	U852	U853	U854	U855	U856	U857	U858	U859	U860	U861	U862	U863	U864	U865	U866	U867	U868	U869	U870	U871	U872	U873	U874	U875	U876	U877	U878	U879	U880	U881	U882	U883	U884	U885	U886	U887	U888	U889	U890	U891	U892	U893	U894	U895	U896	U897	U898	U899	U900	U901	U902	U903	U904	U905	U906	U907	U908	U909	U910	U911	U912	U913	U914	U915	U916	U917	U918	U919	U920	U921	U922	U923	U924	U925	U926	U927	U928	U929	U930	U931	U932	U933	U934	U935	U936	U937	U938	U939	U940	U941	U942	U943	U944	U945	U946	U947	U948	U949	U950	U951	U952	U953	U954	U955	U956	U957	U958	U959	U960	U961	U962	U963	U964	U965	U966	U967	U968	U969	U970	U971	U972	U973	U974	U975	U976	U977	U978	U979	U980	U981	U982	U983	U984	U985	U986	U987	U988	U989	U990	U991	U992	U993	U994	U995	U996	U997	U998	U999	U1000	U1001	U1002	U1003	U1004	U1005	U1006	U1007	U1008	U1009	U1010	U1011	U1012	U1013	U1014	U1015	U1016	U1017	U1018	U1019	U1020	U1021	U1022	U1023	U1024	U1025	U1026	U1027	U1028	U1029	U1030	U1031	U1032	U1033	U1034	U1035	U1036	U1037	U1038	U1039	U1040	U1041	U1042	U1043	U1044	U1045	U1046	U1047	U1048	U1049	U1050	U1051	U1052	U1053	U1054	U1055	U1056	U1057	U1058	U1059	U1060	U1061	U1062	U1063	U1064	U1065	U1066	U1067	U1068	U1069	U1070	U1071	U1072	U1073	U1074	U1075	U1076	U1077	U1078	U1079	U1080	U1081	U1082	U1083	U1084	U1085	U1086	U1087	U1088	U1089	U1090	U1091	U1092	U1093	U1094	U1095	U1096	U1097	U1098	U1099	U1100	U1101	U1102	U1103	U1104	U1105	U1106	U1107	U1108	U1109	U1110	U1111	U1112	U1113	U1114	U1115	U1116	U1117	U1118	U1119	U1120	U1121	U1122	U1123	U1124	U1125	U1126	U1127	U1128	U1129	U1130	U1131	U1132	U1133	U1134	U1135	U1136	U1137	U1138	U1139	U1140	U1141	U1142	U1143	U1144	U1145	U1146	U1147	U1148	U1149	U1150	U1151	U1152	U1153	U1154	U1155	U1156	U1157	U1158	U1159	U1160	U1161	U1162	U1163	U1164	U1165	U1166	U1167	U1168	U1169	U1170	U1171	U1172	U1173	U1174	U1175	U1176	U1177	U1178	U1179	U1180	U1181	U1182	U1183	U1184	U1185	U1186	U1187	U1188	U1189	U1190	U1191	U1192	U1193	U1194	U1195	U1196	U1197	U1198	U1199	U1200	U1201	U1202	U1203	U1204	U1205	U1206	U1207	U1208	U1209	U1210	U1211	U1212	U1213	U1214	U1215	U1216	U1217	U1218	U1219	U1220	U1221	U1222	U1223	U1224	U1225	U1226	U1227	U1228	U1229	U1230	U1231	U1232	U1233	U1234	U1235	U1236	U1237	U1238	U1239	U1240	U1241	U1242	U1243	U1244	U1245	U1246	U1247	U1248	U1249	U1250	U1251	U1252	U1253	U1254	U1255	U1256	U1257	U1258	U1259	U1260	U1261	U1262	U1263	U1264	U1265	U1266	U1267	U1268	U1269	U1270	U1271	U1272	U1273	U1274	U1275	U1276	U1277	U1278	U1279	U1280	U1281	U1282	U1283	U1284	U1285	U1286	U1287	U1288	U1289	U1290	U1291	U1292	U1293	U1294	U1295	U1296	U1297	U1298	U1299	U1300	U1301	U1302	U1303	U1304	U1305	U1306	U1307	U1308	U1309	U1310	U1311	U1312	U1313	U1314	U1315	U1316	U1317	U1318	U1319	U1320	U1321	U1322	U1323	U1324	U1325	U1326	U1327	U1328	U1329	U1330	U1331	U1332	U1333	U1334	U1335	U1336	U1337	U1338	U1339	U1340	U1341	U1342

[illegible]

D. Urban Standards and Requirements

This Chapter identifies the standards and requirements for new buildings or buildings to be modified, for each zone within the Updown Whittier Specific Plan area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Plan area.

Each proposed building shall be designed in compliance

the standards of this chapter for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.

and procedures.

Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.

F. Land uses and historic resources

Any building structure that is located within the Updown Historic or Specific Plan that is deemed eligible by the City or by the State of California or is officially listed on the Local, State or National Register of Historic Places or is an official contributing resource within a designated historic district may, for historic preservation and adaptive reuse purposes, be permitted any land-use

tion and adoptive re-use purposes

1. Be compatible and not adversely impact the surrounding land uses;

land uses; seasonality;

3. Not adversely impact the historical features of the interior and exterior of the building nor adversely affect the historic setting of the building on the property based on the recommendations of the Historic Preservation Commission.

setting of the building on the premises of the historic Peterson

4. Comply with all applicable Secretary of the Interior's Standards for historic preservation; and

Historic Places or eliminating its

in the opinion of the Historic Resources Commission. Any land use approval given under this section shall not be construed in any way as setting a precedent for other land uses to be located within a particular district of the Specific Plan that is otherwise not permitted.





F. Hours of operation for businesses

1. Businesses within the Uptown Core area are permitted to operate until 12:00 a.m.
2. Businesses within the Uptown Center area may apply for a CUP to operate after 12:00 a.m.

CUP to operate after 12:00 a.m.

5. If businesses wish to open before 6:00 a.m. or stay open after 12:00 a.m., they may apply for a CUP.

Table 4-2: Uptown Whittier Specific Plan Urban Standards: Summary of Requirements By Zone (refer to 4.3.3 through 4.3.6)

Table 4.2: Upzone Whitefly Specific, Main Urban Standards: Summary of Requirements by Zone (refer to 4.3.3 through 4.3.6)												
Development Features	UCO Urban Consolidation Overlay			UCr Urban Consolidation Overlay			UC Urban Consolidation Overlay			UE Urban Edge Overlay		
												
Building placement	Minimum setbacks required and, where noted, maximum setbacks allowed: except where a foreign type standard, an exception or a substitute different requirement.											
Front setback	0.8 m min, 0.1 m max	0.8 m min, 0.1 m max	18.0 m min, 2.5 m max	20.8 m min, 10.8 m max								
Side street setback	0.8 m min, 0.1 m max	0.8 m min, 0.1 m max	10.0 m min, 1.5 m max	10.8 m min, 1.5 m max								
Side and rear setbacks	0.8 m min, 0.1 m max	0.8 m min, 0.1 m max	6 m min	15 m min								
Any setback	0.8 m min	10.0 m min	10 m min	15 m min								
Building height	Maximum allowable height: maximum, except where noted by a standard for a specific building type.											
Height	2 stories min, 6 stories max	2 stories min, 6 stories max	3 stories max	2 stories max + attic								
Fencing types	Only the following fencing types are allowed within each zone:											
Allowed types	Freestanding Semi-detached Attached	Semi-detached Semi-detached Attached	Freestanding Semi-detached Semi-detached Attached	Freestanding Semi-detached Semi-detached Attached								
Building types	Only the following building types are allowed within each zone:											
Allowed types	Commercial Town Rural	Commercial Town Rural	Commercial Town Rural	Commercial Town Rural								
Allowed types	Commercial Town Rural	Commercial Town Rural	Commercial Town Rural	Commercial Town Rural								