

**CHAPTER 10**

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**BUSINESS PARK (BP) DISTRICT**





## Business Park (BP) District

### A. Intended Character

The intent of the Business Park (BP) District is to provide opportunity for commercial, office and light manufacturing, both in business park settings and on individually developed lots. This district encourages a complementary mix of uses that includes offices for administrative, business and professional activities in relatively large, campus-like settings, and supportive service and retail commercial businesses. This district is also ideal for uses that focus on design and home furnishing products and, given the City's expanding need for home furnishing products space, could emerge as a prime "home design district."

Important goals of the development standards for this district are to ensure a high-quality appearance from Interstate 10 (I-10) through large lot development, coordinated design elements, architectural and landscape enhancements, and compatibility with adjacent mixed use commercial and residential development, and open space and recreational uses.



*Office and light industrial uses are appropriate for the Business Park district.*



## B. Definitions

The following definitions apply to this chapter. Refer to CCMC Chapter 9.08 for all other definitions.

**Development Project:** A project in the North City Specific Plan area designed in accordance with a comprehensive development plan. It may be comprised of a single parcel or multiple parcels, in either single ownership or multiple ownerships with joint use agreements. Within an approved development project, individual or out-lots may be created for financing/sale purposes.

**Floor Area Ratio (FAR):** The gross floor area of the building or buildings on a site or lot divided by the area of the site or lot.

## C. Use Regulations

### 1. Permitted and Conditionally Permitted Uses

Table 10-1 identifies the permitted and conditionally permitted uses in the BP District. Other similar uses to those listed in Table 10-1, as interpreted by the City Planner or designee, are also permitted or conditionally permitted in the BP District. Certain uses may be subject to special conditions regarding the location, operation or design of the use. Where applicable, references to these provisions are provided in Table 10-1.

### 2. Prohibited Uses

The following uses are explicitly prohibited in the BP District:

- (a) Outdoor vehicle sales and display
- (b) Residential uses

Other uses not specifically authorized or determined by the City Planner or designee to be detrimental to the public welfare are also prohibited.



**Table 10-1: Permitted and Conditionally Permitted Uses in the Business Park (BP) District**

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Accessory uses (customarily incidental to any permitted uses when located on the same site with the main building and use)	P	
Alcohol sales for on-site consumption (incidental to primary use)	C	
Assemblies of people: Non-Entertainment (places of worship, fraternal, service organizations, conference/convention facilities, etc.)	C	
Automobile rental	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Automobile service stations	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Automobile wash facilities	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Banks and financial institutions/services	P	
Bars and cocktail lounges	C	
Business support services and facilities (graphic reproduction, computer-services, etc.)	P	
Catering establishments	P	
Drive-thru lanes	C	
Educational facilities: (a) College, university, professional (b) Vocational and trade schools	C C	
Equipment sales and rental (small) – Sale or rental of small hand operated and human-driven tools, compressors and similar industrial equipment, including servicing of such equipment	P	
Film production studios	P	
Health and fitness clubs	P	
Helistop	C	



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<b>Land Use</b>	<b>Permitted (P) or Conditionally Permitted (C)</b>	<b>Specific Regulation</b>
Home improvement sales and service (hardware, lumber, building material stores, design and home furnishings)	P	
Hospital	C	
Hotels	C	
Manufacturing and assembling (indoors)	P	
Medical services (clinic, medical/dental offices, laboratory, urgent/express care, etc.; not including hospitals)	P	
Mortuary	C	
Motels	C	
Multi-modal transportation facility	C	
Museums	P	
Offices (administrative, business, executive and professional)	P	
Outdoor dining, incidental to primary use	P	
Outdoor sales and display, incidental to primary use	P	
Outdoor storage	C	
Parking lot or parking structure (stand alone)	C	
Personal services (barber, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc.)	P	
Private recreational facility and incidental commercial use	C	
Public buildings: (a) when incidental to a public park and/or recreation facility (b) locations other than in (a) above	P C	
Public parks and recreation facilities	P	
Public utility structures and public service facilities	C	
Publishing and printing	P	
Recycling collection facility: (a) 500 square feet or less (b) More than 500 square feet	P C	
Research and development	P	
Resort hotel	C	
Restaurants (sit down and take-out)	P	
Retail sales: 10,000 square feet or less and supportive of office and light industrial uses	P	
Retail sales ancillary to a manufacturing use on-site	P	
Travel center	C	



Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Truck rental	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Truck service stations	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Truck wash facilities	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Veterinary services (clinics and small animal hospitals, including short-term boarding)	C	
Warehousing and wholesale distribution centers: 200,000 square feet or less	C	

## D. Development Standards

All property in the BP District shall be developed according to the following standards:

### I. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be five (5) acres, with a minimum length no less than 350 feet on any one side.
- (b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. Individual lot sizes within a development project are permitted as follows:
  - Lots one (1) acre or greater in size are permitted for custom building development.
  - Lots between one-half (½) acre and one (1) acre in size are permitted as part of a Planned Unit Development (PUD) with specific architectural design standards for construction of buildings on these smaller lots.
- (c) Lots 5 acres or less in size that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.



## **2. Maximum Gross Floor Area Ratio**

- (a) The maximum gross FAR is 0.5.

## **3. Maximum Building Height**

- (a) The maximum building height shall be 65 feet with the provision that views to the Flat Top Mountain ridgeline are preserved from the following locations:
- I-10 right-of-way, traveling both directions,
  - Date Palm Drive, between I-10 and Varner Road, traveling northward,
  - Landau Boulevard extension, as proposed, between I-10 and future Valley Center Boulevard, traveling northward,
  - Proposed alignment of Valley Center Boulevard, traveling both directions.
- (b) Graphics such as photo-simulations, showing the impact of the proposed development on the views to the Flat Top Mountain ridgeline from the major travel corridors listed in (a) above, shall be submitted as a part of a project application.

## **4. Setbacks**

- (a) For properties adjacent to I-10, an average setback of 75 feet (minimum of 40 feet) is required to provide space for a public parkway. The setback dimension shall be measured from the property line adjacent to the freeway right-of-way. Refer to Section H in Chapter 5 (Circulation and Streetscape Improvements) of this Plan for applicable design criteria for the public parkway.
- (b) For properties adjacent to the MSHCP Conservation Area, a minimum setback of 15 feet is required along the shared property line(s). This requirement fulfills the Land Use Adjacency Guidelines of the MSHCP.
- (c) Except as noted in (a) above, the minimum street yard setback shall be 30 feet. For corner lots, all street-facing sides shall meet this requirement.
- (d) Except as noted in (a) and (b) above, the minimum rear and interior yard setbacks shall be 20 feet. Where the rear or interior property line abuts a residential district, the minimum rear or interior yard setback shall be 30 feet.

## **5. Parking and Loading**

In addition to the off-street parking requirements and standards based on specific uses set forth in CCMC Chapter 9.58 (Off-Street Parking), the following shall apply:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.
- (b) No parking is permitted in the street side setbacks. Except for required landscape areas (Refer to Chapter 12 for landscaping requirements), parking and loading is permitted in the interior side yard and rear yard setbacks.



- (c) Shared parking between adjacent businesses and/or developments is highly encouraged where feasible, per the requirements established in CCMC Chapter 9.58 (Off-Street Parking).
- (d) Driveways, drive aisles and interior streets shall not be used for any purpose that would inhibit vehicle access to parking spaces, vehicular circulation or emergency response.
- (e) Loading facilities shall not be located at the front of buildings or in public areas of the development. Such facilities are more suitably located at the rear of the site where they can be screened appropriately. When it is not possible to locate loading facilities at the rear of the building, loading docks and doors may be located along the sides of the buildings, but should not dominate the facades and shall be screened from the public areas of the development. Loading facilities should be offset from driveway openings.

## **6. Performance Standards**

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

## **7. Additional Standards and Guidelines**

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for commercial and industrial uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.



