

# ARTICLE II - LAND USE DISTRICTS

## CHAPTER 19.04 RESIDENTIAL DISTRICTS

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### **19.04.010 PURPOSE**

1. The purpose of this Chapter is to achieve the following:
  - A. Reserve neighborhood areas for residential living with a broad range of dwelling unit densities (i.e., low-density estate, single-family detached and attached, multi-family, and housing for special needs) consistent with the General Plan and appropriate standards of public health, safety, welfare, and aesthetics.
  - B. Ensure adequate light, air, privacy, and open space for each dwelling.
  - C. Minimize traffic congestion and avoid the overloading of public services and utilities.
  - D. Protect residential neighborhoods from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
  - E. Facilitate the provision of public improvements commensurate with anticipated increase in population, dwelling unit densities, and service requirements.
  - F. Provide lands to accommodate housing units which meet the diverse economic and social needs of the residents; locating development to achieve the following:

1. Retain the scale and character of existing residential neighborhoods;
  2. Facilitate the upgrade of declining and mixed-density residential neighborhoods; and
  3. Allow expansion into vacant and low-intensity use lands within infrastructure and environmental constraints.
- G. Single-family dwelling units which legally existed in the residential land use districts prior to June 3, 1991 may remain as a permitted use. MC 823 3/5/92
2. The purpose of the individual residential land use districts is as follows:
- A. RE (RESIDENTIAL ESTATE) DISTRICT**
- This district is intended for low density residential units located on large lots and conveying an "estate" character with a minimum lot size of 1 gross acre per unit.
- B. RL (RESIDENTIAL LOW) DISTRICT**
- This district is intended to promote the development of low-density, large lot, single-family detached residential units with a minimum average lot size of 10,800 square feet. The RL district allows a maximum density of 3.1 units per gross acre.
- C. RS (RESIDENTIAL SUBURBAN) DISTRICT**
- This district is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per gross acre.
- D. RU (RESIDENTIAL URBAN) DISTRICT**
- These districts are intended to promote the development of detached and attached units, duplex, mobile home parks, and small lot subdivisions as part of a planned residential development where the intent is to consolidate lots to achieve maximum open space. The RU-1 and RU-2 districts require a minimum lot size of 7,200 square feet. However, on existing lots of record, recorded prior to June 2, 1989, a minimum lot area of 6,200 square feet and existing lot widths and depths are permitted. The RU district allows a maximum density of 8 units per gross acre, and permits the development of senior citizen and senior congregate care housing at a maximum density of 12 units per gross acre with a marketing feasibility study and a conversion plan. Multi-family units which legally existed in the RU-1 and RU-2 districts prior to June 3, 1991, may remain as a permitted use.  
MC 821 2/17/92

**E. RESIDENTIAL MULTI-FAMILY DISTRICTS**

These districts are intended to promote the development of multi-family townhomes, condominiums, and apartments.

All multi-family land use districts require a reduced density if the minimum lot size for the district is not met, and shall comply with maximum densities provided in Table 04.02.

Multi-family units which legally existed in the multi-family districts prior to June 3, 1991, may remain as a permitted use. MC 821 2/17/92

**1. RM (Residential Medium) District**

This district requires a minimum lot size of 14,400 square feet with a maximum density of 12 units per gross acre. Parcels less than 14,400 square feet in area shall be developed at RU density.

**2. RMH (Residential Medium High) District**

This district requires a minimum lot size of 20,000 square feet with a maximum density of 21 units per gross acre. Lots 14,400-20,000 square feet shall be development at RM density. Lots less than 14,400 square feet shall be developed at RU density.

**3. RH (Residential High) District**

This district requires a minimum lot size of 20,000 square feet with a maximum density of 31 units per gross acre. Lots 14,400-20,000 square feet shall be developed at RM density. Lots less than 14,400 square feet shall be developed at RU density.

All multi-family districts listed above permit the development of senior citizen and senior congregate care housing at a density up to 50% greater than that allowed in the district with a marketing feasibility study and a conversion plan.

**4. RSH (Residential Student Housing) District**

This overlay district is specifically designed to allow student housing complexes on lots located within 500 fee of California State University San Bernardino, and which are at least five acres in size, at a maximum density of 20 units per acre and with no more than 60 bedrooms per acre, and specifically, only on the 8.28 acres on the south side of Northpark Boulevard, east of University Parkway, as designated in General Plan Amendment No. 01-06.

In the event that the project no longer houses California State University, San Bernardino students or is demolished, further use of the site will revert back to the underlying land use district policies and standards.

**19.04.020 PERMITTED, DEVELOPMENT PERMITTED AND  
CONDITIONALLY PERMITTED USES**

The following list represents those uses in the residential districts which are Permitted (P), subject to a Development Permit (D), a Conditional Use Permit (C) or Prohibited (X):

**TABLE 04.01  
PERMITTED, DEVELOPMENT PERMITTED, AND  
CONDITIONALLY PERMITTED USES**

1. <u>Residential Uses</u>	<u>RE</u>	<u>RL</u>	<u>RS</u>	<u>RU</u>	<u>RM</u>	<u>RMH</u>	<u>RH</u>	<u>RSH</u>
A. Affordable Housing (Section 19.04.030(2)(C))	C	C	C	C	C	C	C	X
B. Community Care Facility (6 or less)	P	P	P	P	P	P	P	X
C. Condominium or Townhouse	D	D	D	D	D	D	D	X
D. Convalescent Homes	X	X	X	C	D	D	D	X
E. Day Care Center	C	C	C	C	C	C	C	X MC 841 7/7/92
F. Day Care Homes, Family 6 or less children	P	P	P	P	P	P	P	X
7 to 12 children	D	D	D	D	D	D	D	X MC 841 7/7/92
G. Dormitories/Fraternity/ Sorority	X	X	X	X	C	C	C	X
H. "Granny" Housing	D	D	D	D	D	D	D	X
I. Homeless Facilities	X	X	X	X	C	C	C	X
J. Manufactured Housing	D	D	D	D	D	D	D	X
K. Mobile Home Parks or Subdivisions	D	D	D	D	D	D	D	X
L. Multi-Family Dwellings	X	X	X	D	D	D	D	X
M. Multi-Family Dwellings, Existing	X	X	X	P	P	P	P	X MC 821 2/17/92
N. Planned Residential Dev.	X	X	X	D	X	X	X	X
O. Second Dwelling Unit	D	D	D	D	D	D	D	X
P. Senior Citizen/Congregate Care Housing	X	X	X	D	D	D	D	X
Q. Single Family Dwellings	D	D	D	D	D	D	D	X
R. Single Family Dwellings, Existing	P	P	P	P	P	P	P	X MC 823 3/2/92
S. Small Lot Subdivision	X	X	X	D	X	X	X	X
T. Student Housing Complex	X	X	X	X	X	X	X	C MC 1132 12/19/02

	<u>RE</u>	<u>RL</u>	<u>RS</u>	<u>RU</u>	<u>RM</u>	<u>RMH</u>	<u>RH</u>	<u>RSH</u>
2. <u>Equestrian Uses</u>								
A. Stables, Private	D	D	D	D	D	D	D	X
B. Stables, Commercial	C	C	C	C	C	C	C	X
3. <u>Agricultural Uses</u>	C	C	C	C	C	C	C	X
4. <u>Recreational Uses</u>								
A. Clubhouse	C	C	C	C	C	C	C	X
B. Golf Course	C	C	C	C	C	C	C	X
C. Golf Course Related Facilities	C	C	C	C	C	C	C	X
D. Swimming Pool/Spa	D	D	D	D	D	D	D	X
E. Tennis Court, Private	D	D	D	D	D	D	D	X
F. Trails, Equestrian	P	P	P	P	P	P	P	X
5. <u>Accessory Uses</u>								
A. Antennae, Vertical/Satellite Dish	D	D	D	D	D	D	D	X
B. Fences and Walls	D	D	D	D	D	D	D	X
C. Garage	D	D	D	D	D	D	D	X
D. Garage Sales	P	P	P	P	P	P	P	X
E. Guest Houses	C	C	C	C	X	X	X	X
F. Patio/Gazebo	D	D	D	D	D	D	D	X
G. Storage	D	D	D	D	D	D	D	X
6. <u>Other</u>								
A. Churches	C	C	C	C	C	C	C	X
B. Private/Public Utility Facilities	D	D	D	D	D	D	D	X
C. Private Schools	C	C	C	C	C	C	C	X
D. Vocational/Trade Schools	X	X	X	C	X	X	X	X MC 933 2/9/95
E. Social Service Uses/Centers	X	X	X	C	C	C	C	X MC 1106 11/1/01
F. Other such uses that the Director may find to be similar with those uses previously listed, pursuant to Section 19.02.070 (3)								
7. <u>Home Occupations</u> (Subject to (H) Home Occupation Permit)	H	H	H	H	H	H	H	X
8. <u>Temporary Uses</u> (Subject to (T) Temporary Use Permit)	T	T	T	T	T	T	T	X

**19.04.030 LAND USE DISTRICT DEVELOPMENT STANDARDS**

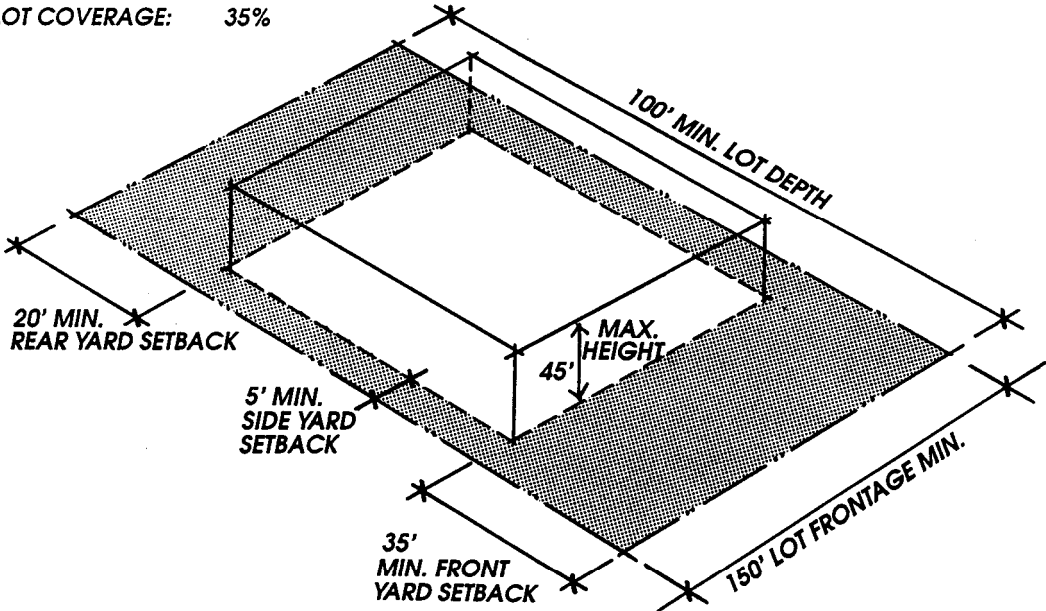
**1. GENERAL STANDARDS**

The standards contained in Table 04.02 (Residential Zoning District Development Standards) relating to density, lot area and configuration, building setbacks, building lot coverage and height, accessory building and structure height, distance between buildings, and private outdoor living space, apply to all residential districts, and shall be determined to be minimum requirements, unless states as maximum by this Development Code.



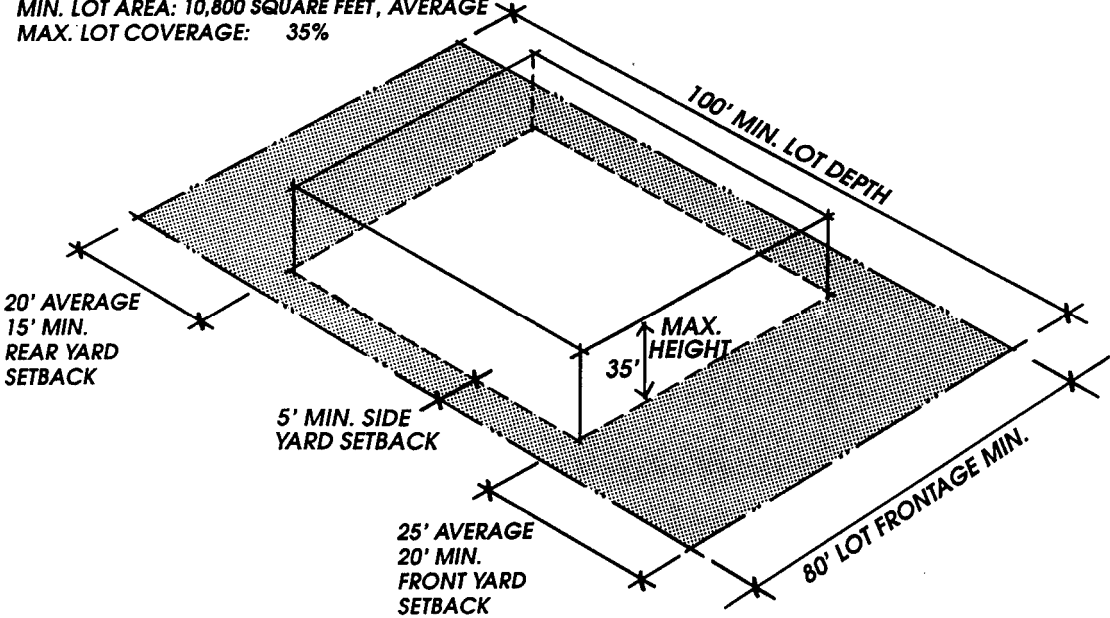
**SITE DEVELOPMENT STANDARDS  
RE (RESIDENTIAL ESTATE) ZONE**

MIN. LOT AREA: 1 ACRE  
MAX. LOT COVERAGE: 35%



**SITE DEVELOPMENT STANDARDS  
RL (RESIDENTIAL LOW) ZONE**

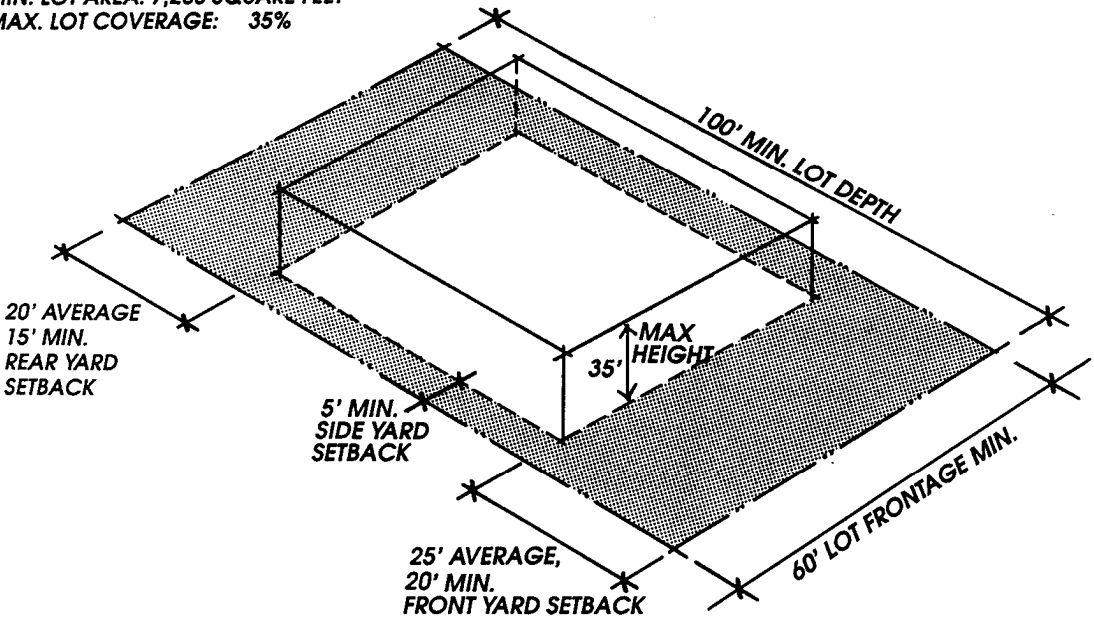
MIN. LOT AREA: 10,800 SQUARE FEET, AVERAGE  
MAX. LOT COVERAGE: 35%





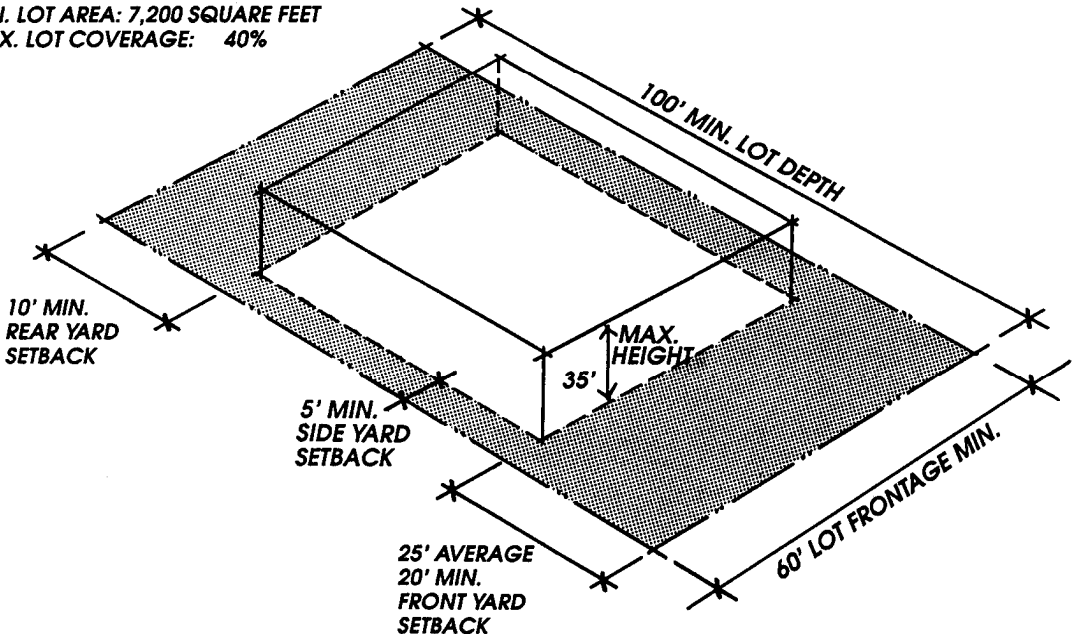
**SITE DEVELOPMENT STANDARDS  
RS (RESIDENTIAL SUBURBAN) ZONE**

MIN. LOT AREA: 7,200 SQUARE FEET  
MAX. LOT COVERAGE: 35%



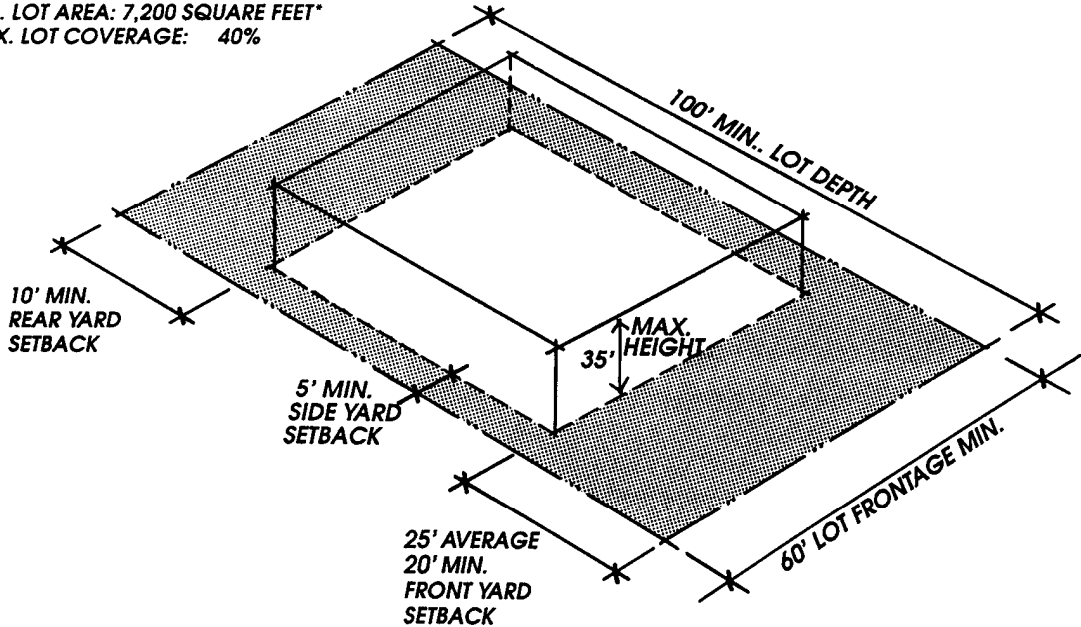
**SITE DEVELOPMENT STANDARDS  
RU-1 (RESIDENTIAL URBAN) ZONE**

MIN. LOT AREA: 7,200 SQUARE FEET  
MAX. LOT COVERAGE: 40%



**SITE DEVELOPMENT STANDARDS  
RU-2 (RESIDENTIAL URBAN) ZONE**

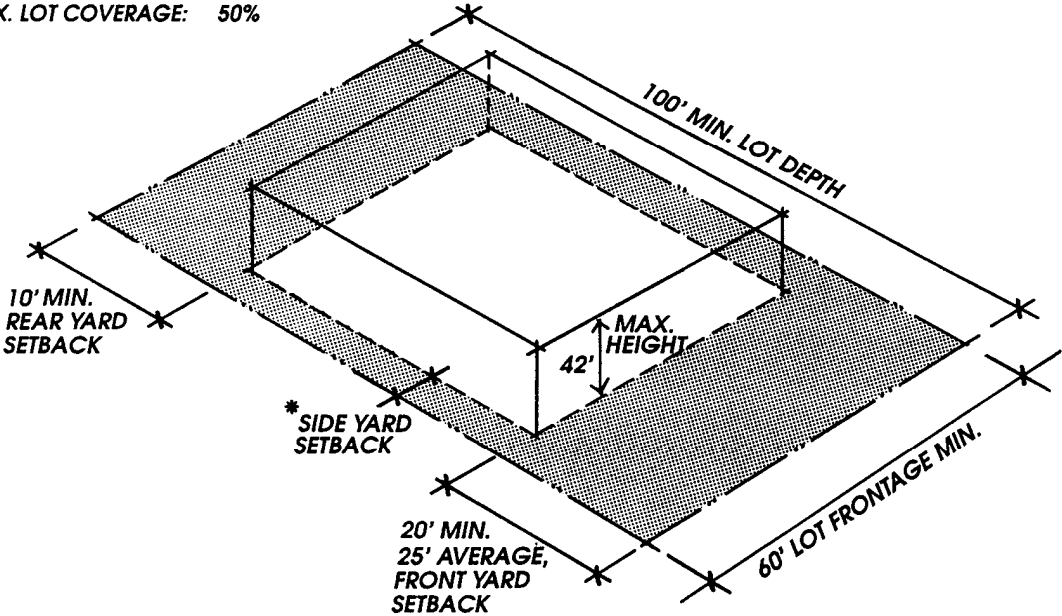
MIN. LOT AREA: 7,200 SQUARE FEET\*  
MAX. LOT COVERAGE: 40%



\*FOR LOTS OF RECORD PRIOR TO JUNE 2, 1989, THE MINIMUM LOT AREA IS 6,200 S.F. AND EXISTING LOT WIDTHS AND DEPTHS ARE PERMITTED.

**SITE DEVELOPMENT STANDARDS  
RM (RESIDENTIAL MEDIUM) ZONE**

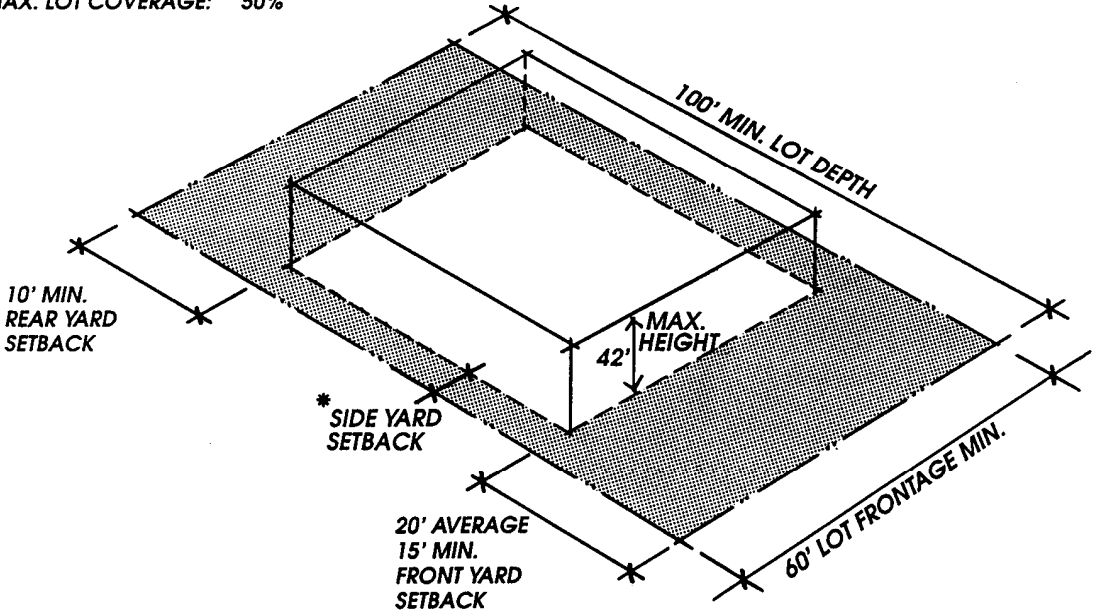
MIN. LOT AREA: 14,400 SQUARE FEET  
MAX. LOT COVERAGE: 50%



\* 1 STORY: 5' MIN. SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH  
2 STORY: 10' MIN SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH

**SITE DEVELOPMENT STANDARDS  
RMH (RESIDENTIAL MEDIUM HIGH) ZONE**

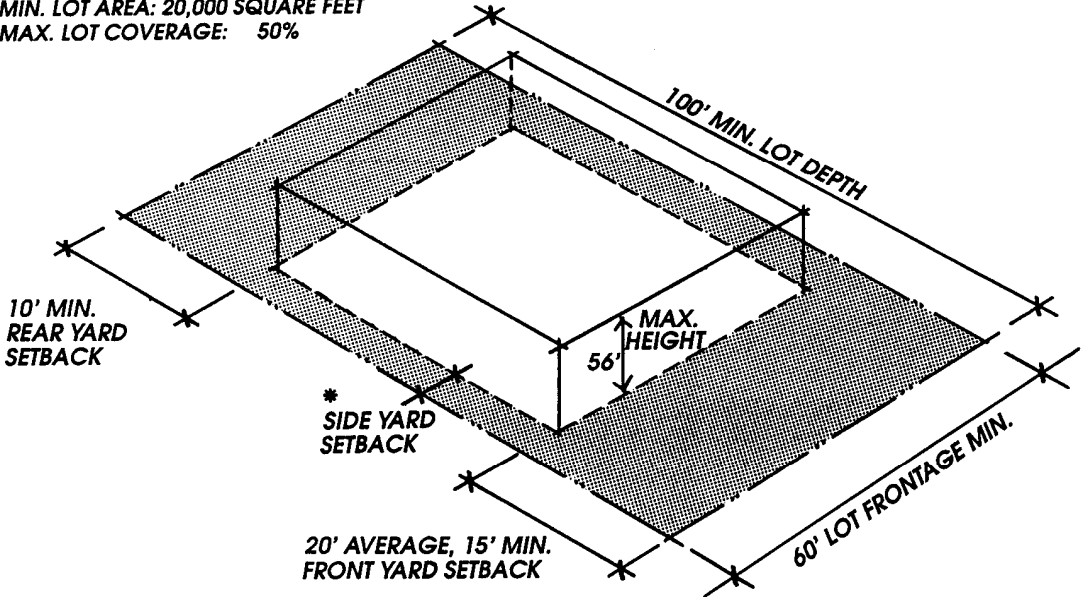
MIN. LOT AREA: 20,000 SQUARE FEET  
MAX. LOT COVERAGE: 50%



\* 1 STORY: 5' MIN. SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH  
2 STORY: 10' MIN SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH

**SITE DEVELOPMENT STANDARDS  
RH (RESIDENTIAL HIGH) ZONE**

MIN. LOT AREA: 20,000 SQUARE FEET  
MAX. LOT COVERAGE: 50%



\* 1 STORY: 5' MIN. SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH  
2 STORY: 10' MIN SIDE YARD SETBACK PLUS 1' FOR EVERY 15' OF WALL LENGTH

**2. LAND USE DISTRICT SPECIFIC STANDARDS**

In addition to the general development requirements contained in Chapter 19.20 (Property Development Standards), the following standards shall apply to specific residential districts:

**TABLE 04.03  
RESIDENTIAL DISTRICTS SPECIFIC STANDARDS**

Specific Standards	<u>RE</u>	<u>RL</u>	RS	RU	RM	RMH	RH	RSH	CO-1,2	CG-2	CR-2
A. Accessory Structure	+	+	+	+	+	+	+		+	+	+
B. Day Care Facility	+	+	+	+	+	+	+		+	+	+
C. Day Care Home, Large Family	+	+	+	+	+	+	+		MC 841 7/7/92		
D. Density Bonus/Affordable Housing or Amenities	+	+	+	+	+	+	+		+	+	+
E. Front/Rear Yard Averaging		+	+		+	+	+				
F. Golf Courses & Related Facilities	+	+	+	+	+	+	+				
G. Guest House	+	+	+	+							
H. Minimum Room Size	+	+	+	+	+	+	+		+	+	+
I. Minimum Dwelling Size	+	+	+	+	+	+	+		+	+	+
J. Mobile Home & Manufactured Housing	+	+	+	+	+	+	+				
K. Mobile Home Park or Subdivision	+	+	+	+	+	+	+				
L. Multiple Family Housing				+	+	+	+			+	+
M. Multi-Family Housing Existing				+	+	+	+		MC 821 2/17/92		
N. Planned Residential Development				+							
O. Recreational Vehicle Storage	+	+	+	+	+	+	+				
P. Second Dwelling Unit/ "Granny" Housing	+	+	+	+	+	+	+				
Q. Senior Citizen/Congregate Care Housing				+	+	+	+		+	+	+
R. Single Family Dwellings, Existing	+	+	+	+	+	+	+		+	+	+
S. Small Lot Subdivision				+					MC 923 3/5/92		
T. Social Services Uses/ Centers				+	+	+	+		+	+	+
U. Vocational/Trade Schools				+					MC 1106 11 /1/01		
V. Student Housing Complex								+	MC 1132 12/19/02		

Key: "+" applies in the land use district.

**A. ACCESSORY STRUCTURES**

Accessory structures in residential land use districts are subject to Development review and shall be compatible with the materials and architecture of the main dwelling of the property. Accessory structures may only be constructed on a lot containing a main dwelling unit. Accessory structures may be built to the interior side and rear property lines provided that such structures are not closer than 10 feet to any other structure. Building Code requirements may further restrict the distance to be maintained from property lines or other structures. The accessory structure may be a maximum of 50% of the main structure footprint and a maximum of 16 feet in height. MC 876 6/9/93

**B. DAY CARE CENTER DESIGN STANDARDS**

Day Care Centers are permitted for 13 or more children, subject to Conditional Use Permit review, pursuant to Section 19.04.020 (Table 04.01) and Section 19.06.020 (Table 06.01). The centers shall be constructed in the following manner:

1. The facility shall conform to all property development standards of the land use district in which it is located.
2. Large facilities shall not be located within 500 feet of another day care center.
3. An outdoor play area of no less than 75 square feet per child, but in no case less than 450 square feet in area shall be provided. The outdoor play area shall be located in the rear area. Stationary play equipment shall not be located in required side and front yards.
4. A 6 foot high solid decorative fence or wall shall be constructed on all property lines, except in the front yard. In the front yard, the open fence shall not exceed 48 inches in height, and a solid wall shall not exceed 36 inches in height. Materials, textures, colors, and design of the fence or wall shall be compatible with on-site development and adjacent properties. All fences or walls shall provide for safety with controlled points of entry.
5. On-site landscaping shall be consistent with that prevailing in the neighborhood and shall be installed and maintained, pursuant to Chapter 19.28 (Landscaping Standards). Landscaping shall be provided to reduce noise impacts on surrounding properties.
6. All on-site parking shall be provided pursuant to the provisions of Chapter 19.24 (Off-Street Parking). On-site vehicle turnaround or separate entrance and exit points, and adequate passenger loading spaces, shall be provided.
7. All on-site lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity appropriate to the use it is serving.
8. All on-site signage shall comply with the provisions of Chapter 19.22. (Sign Standards).

9. The center shall contain a fire extinguisher and smoke detector devices and meet all standards established by the City Fire Marshall.
10. A center within a residential land use district may operate up to 14 hours per day.
11. Outdoor activities may only be conducted between the hours of 8:30 A.M. to 8:00 P.M. MC 841 7/7/92

**C. DAY CARE HOMES, LARGE FAMILY**

Large family day care homes may be located no closer than 500 feet, in any direction, from an existing large family day care home, measured from property line to property line except that they may be located no closer than 250 feet measured from property line to property line from any existing large family day care home not fronting on the same street. MC 841 7/7/92, MC 859 1/20/93

**D. DENSITY BONUS**

This section contains 2 density bonus provisions. The first entitlement is based upon the provision of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities.

**1. Affordable Housing**

State Government Code Section 65915 provides for the granting of a density bonus or other incentives of equivalent financial value when a developer of housing agrees to construct at least 1 of the following:

- a. Twenty percent of the total units of a housing development for persons and families or lower income, as defined in Section 50079.5 of the Health and Safety Code.
- b. Ten percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.
- c. Fifty percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.2 of the Civil Code.

A request for a density bonus and regulatory concessions and/or incentives shall require Conditional Use Permit review and be subject to the following provisions:

- a. For the purpose of this Section, "density bonus" shall mean a density increase of 25% over the otherwise maximum allowable residential density under this Development Code and the General Plan. When

determining the number of housing units which are to be affordable, the density bonus shall not be included.

- b. The purposes for implementing this section are as follows:
  - 1) The City shall within 90 days of receipt of a written proposal, notify the developer in writing of the procedures governing these provisions.
  - 2) The Council may approve the density bonus and regulatory concessions and/or incentives only if all of the following findings are made:
    - a) The developer has proven that the density bonus and adjustment of standards is necessary to make the project economically feasible;
    - b) That additional adjustment of standards is not required in order for the rents for the targeted units to be set, pursuant to Government Code Section 65915(c); and
    - c) The proposed project is compatible with the purpose and intent of the General Plan and this Development Code.
- c. The density bonus shall only apply to housing developments consisting of 5 or more dwelling units.
- d. The density bonus provision shall not apply to senior citizen and senior congregate care housing projects that utilize the senior citizen housing density provisions of this Development Code.
- e. Prior to the issuance of a building permit for any dwelling unit in a development for which "density bonus units" have been awarded or incentives have been received, the developer shall submit documentation which identifies the restricted units and shall enter into a written agreement with the City to guarantee for 30 years their continued use and availability to low and moderate-income households. The agreement shall extend more than 30 years if required by the Construction or Mortgage Financing Assistance Program, Mortgage Insurance Program, or Rental Subsidy Program. The terms and conditions of the agreement shall run with the land which is to be developed, shall be binding upon the successor in interest of the developer, and shall be recorded in the Office of the San Bernardino County Recorder.

The agreement shall include the following provisions:

- 1) The developer shall give the City the continuing right-of-first-refusal to purchase or lease any or all of the designated units at the

fair market value;

- 2) The deeds to the designated units shall contain a covenant stating that the developer or his/her successor in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interests for same without the written approval of the City confirming that the sales price of the units is consistent with the limits established for low- and moderate-income households, which shall be related to the Consumer Price Index;
  - 3) The City shall have the authority to enter into other agreements with the developer or purchasers of the dwelling units, as may be necessary to assure that the required dwelling units are continuously occupied by eligible households.
- f. "Density bonus units" shall be generally dispersed throughout a development project and shall not differ in appearance from other units in the development.
- g. The City shall provide, in addition to a density bonus, at least 1 of the following regulatory concessions and/or incentives to ensure that the multi-family residential project will be developed at a reduced cost:
- 1) A reduction or modification of Development Code requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 123 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.
  - 2) Approval of mixed use development in conjunction with the multi-family residential project if commercial, office, industrial, or other land uses will reduce the cost of the development and if the project will be compatible internally as well as with the existing or planned development in the area where the proposed housing project will be located.
  - 3) Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions.

**2. Amenities Bonus Provision**

This provision allows an increase in the maximum permitted density of 15% in only the RU, RM, RMH, RH, CO-1 & 2, CG-2, and CR-2 land use zoning districts. Increases of up to 15% may be granted based upon the finding(s) that any proper combination of the following amenities are provided in excess of those required by the applicable land use district:



- a. Architectural features that promote upscale multi-family development;
- b. Additional on-site or off-site mature landscaping which will benefit the project;
- c. Additional useable open space;
- d. Attached garages;
- e. Additional recreational facilities (i.e., clubhouse, play area, pool/jacuzzi, tennis court, etc.); and
- f. Day care facilities.

This amenity bonus provision shall not be used as an addition to the affordable housing density bonus provision.

**E. FRONT/REAR YARD AVERAGING STANDARDS**

Front/rear setbacks required by the base district in Table 04.02 may be averaged on the interior lots within a single family detached or duplex subdivision.

The front/rear yard setback of a group of 5 adjacent dwelling units may vary up to 5 feet from that required. The average setback of all 5 units shall equal the minimum required for the base district.

**F. GOLF COURSES AND RELATED FACILITIES STANDARDS**

Golf course developments are subject to Conditional Use Permit review and shall be constructed in the following manner:

- 1. State-of-the-art water conservation techniques shall be incorporated into the design and irrigation of the golf course.
- 2. Treated effluent shall be used for irrigation where available.
- 3. Perimeter walls or fences shall provide a viewshed window design along all public rights-of-way, incorporating a mix of pilasters and wrought iron fencing or equivalent treatment.
- 4. All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility and harmony with the golf course setting.

**G. GUEST HOUSE DESIGN STANDARDS**

Guest houses are subject to Conditional Use Permit review and shall be constructed in the following manner:

- 1. All guest houses shall conform to all development standards of the underlying land use district.

2. There shall be no more than 1 guest house on any lot.
3. The floor area of the guest house shall not exceed 500 square feet.
4. The guest house shall not exceed the height of the main dwelling.
5. There shall be no kitchen or cooking facilities or wet bar facilities within a guest house.
6. The guest house shall conform to all of the setback regulations outlined in the applicable land use district.
7. A guest house shall be used only by the occupants of the main dwelling, their non-paying guests, or domestic employees. The guest house shall not be rented.

**H. MINIMUM DWELLING SIZE STANDARDS**

The following minimum dwelling areas are computed by calculating the living area as measured from the outside of walls and excludes garages, carports, exterior courtyards, patios, or balconies.

1. The minimum area requirements for single-family residential units are as follows:

a.	<u>Land Use District</u>	<u>Minimum Area in Square Feet</u>	<u>Minimum Average Livable Area in Square Feet</u>
	RE	1,700	---
	RL	1,200	1,500
	RS	1,200	---
	RU	1,000	--- MC 826 4/6/92

- b. Infill Single-Family Dwellings

Minimum Livable Area in Square Feet  
1,000 sq. ft.\*

\*Note: The minimum setbacks of applicable land use district shall be applied.

2. The minimum area requirements for apartments/multi-family are as follows:

<u>Livable Area in Square Feet</u>	<u>Bedrooms Maximum Number</u>	<u>Baths Minimum Number</u>
500	Bachelor	1
600	1	1
800	2	1½
1,000	3	2
1,200	3+	2



**I. MINIMUM ROOM SIZE STANDARDS**

Minimum room size standards are as follows:

<u>Room</u>	<u>Minimum Area in Square Feet</u>
Garage	400
All Other	Subject to adopted UBC Standards MC 826 4/6/92

**J. MOBILE HOME AND MANUFACTURED HOUSING DESIGN STANDARDS**

Manufactured or mobile homes are subject to Development Permit review and shall be installed in the following manner:

1. Mobile or manufactured homes may be used as single-family dwellings if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974.
2. Mobile or manufactured homes which are used as single-family residences shall be installed on an approved permanent foundation system in compliance with applicable codes.
3. Director shall determine that the subject lot together with the proposed mobile or manufactured home is compatible with surrounding development. This determination shall include an assessment of on-site design and development standards and materials, architectural aesthetics, setbacks, building height, accessory buildings, access, off-street parking and minimum square footage requirements, and any other criteria determined appropriate by the Director.
4. The following Specific Design Standards shall govern the installation and construction of manufactured and mobile homes.
  - a. All homes shall have a minimum eave dimension of 1 foot.
  - b. All siding shall be non-reflective and shall be installed from the ground up to the roof.
  - c. All roofs shall have a minimum pitch of 1:4.
  - d. All homes shall have a minimum width (across the narrowest portion) of 20 feet.

**K. MOBILE HOME PARK OR SUBDIVISION DESIGN STANDARDS**

Mobile home parks or subdivisions are subject to Development Permit review and shall be constructed in the following manner:

1. Individual mobile home space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:
  - a. Front - 10 feet
  - b. Side - 5 feet on each side, or zero lot line on one side with 10 feet on the opposite side.
  - c. Rear - 10 feet
  - d. Structural separation - 10 foot minimum between dwelling units.
2. Maximum mobile home space coverage (mobile home and its accessory structure) shall be 75%.
3. Each mobile home shall be equipped with skirting, or provided with a support pad which is recessed to give the appearance of the mobile home being located on-grade.
4. All on-site utilities shall be installed underground.
5. The mobile home park shall be provided with parking as required by Chapter 19.24 (Off-street Parking Standards).
6. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants and their invited guests. The area shall be provided in 1 common location with a minimum aggregate area of 400 square feet of recreational space for each mobile home space.
7. All exterior boundaries of the mobile home park shall appear similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device 6 feet in height, with a minimum 6 foot wide landscaped area provided along the inside of the perimeter screen.
8. Common open space shall be landscaped in accordance with a landscape plan approved by the review authority and in a manner consistent with Chapter 19.28 (Landscaping Standards).
9. All mobile home park or subdivision developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or, day care facilities. The type of amenities shall be approved by the Director and provided according to the following schedule:

<u>Units</u>	<u>Amenities</u>
0-9	0
10-50	1
51-100	2
101-200	3
201-300	4

Add 1 amenity for each 100 additional units or fraction thereof.

**L. MULTI-FAMILY HOUSING STANDARDS**

Multi-family housing is permitted in the RU-1, RU-2, RM, RMH, RH, CG-2, and CR-2 land use districts subject to Development Permit Review and shall be constructed in the following manner:

1. All multi-family developments with 12 or more dwelling units shall provide 30% useable open space for passive and active recreational uses. Useable open space areas shall not include: right-of-ways; vehicle parking areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; patio or private yards; or, slope areas greater than 8%.
2. Each dwelling unit shall have a private (walled) patio or balcony not less than 300 square feet in area or 25% of the dwelling unit size, whichever is less.
3. All multi-family developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or, day care facilities. The type of amenities shall be approved by the Director and provided according to the following schedule:

<u>Units</u>	<u>Amenities</u>
0-11	0
12-50	1
51-100	2
101-200	3
201-300	4

Add 1 amenity for each 100 additional units or fraction thereof.

4. Off-street parking spaces for multi-family residential developments shall be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided.
5. Each dwelling unit shall be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

6. Driveway approaches within multiple family developments of 12 or more units shall be delineated with interlocking pavers, rough-textured concrete, or stamped concrete and landscaped medians.
7. All parts of all structures shall be within 150 feet of paved access for single story and 50 feet for multi-story.
8. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the Uniform Building Code shall be provided.
9. Each dwelling unit shall be plumbed and wired for a washing machine and dryer.
10. Management and security plans shall be submitted for review and approval for multi-family developments with 12 or more dwelling units. These plans shall be comprehensive in scope.

**M. MULTI-FAMILY HOUSING, EXISTING**

Additions, alterations, and expansions to multi-family housing which legally existed prior to June 3, 1991, shall comply with the standards of the multi-family district in which the project is located. MC 821 2/17/92

**N. PLANNED RESIDENTIAL DEVELOPMENT/SMALL LOT SUBDIVISIONS**

Planned Residential Development (PRD) including Clustered Subdivision and Small Lot Divisions are permitted in Residential Urban (RU-1 and RU-2), Residential Medium (RM), Residential Medium High (RMH), and Residential High (RH) land use districts subject to Development Permit review. Attached and detached single-family dwelling units are permitted. The purpose of allowing these types of developments is to promote residential amenities beyond those expected in conventional residential developments, to achieve greater flexibility in design, to encourage well planned neighborhood through creative and imaginative planning as a unit, to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development, to reduce development problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning and design. MC 1213 12/5/05

**1. Density**

The underlying residential land use district or the Hillside Management Overlay District shall determine the maximum number of dwelling units allowed in a PRD or Small Lot Subdivision. Where a parcel or parcels have more than one land use district, the maximum number of dwelling units shall be determined by adding together the allowable density for each land use district area. Density transfer throughout the PRD project area is permitted for the promotion of clustering units in those areas suited to development, and thus preserving the open space and natural features of the site. (See Hillside Management Overlay District for restrictions to on-site density transfer.)

2. **Minimum Lot Size**

The minimum lot size for a detached single-family unit in a Small Lot Subdivision shall be 5,000 square feet. PRD's may create lot sizes to accommodate the creation of attached single-family dwelling units or Clustered Subdivisions.

3. **Site Coverage**

Structures shall not occupy more than 40% of the gross site area.

4. **Structure Height/Number of Attached Dwelling Units**

Detached single-family structures shall not exceed 2½ stories, or 35 feet. Attached single-family structures shall not exceed 3 stories or 42 feet. The maximum average number of single-family units attached in any manner to form a single structure shall be 6.

5. **Setbacks**

The minimum front, rear, and side structural setback from the project perimeter boundary shall be 15 feet. The minimum dwelling unit side structural setback from other dwelling unit structures is 15 feet plus 1 foot for each 15 feet of structure length. In small lot subdivisions the minimum side setback is 5 feet with a 15-foot minimum dwelling unit separation.

6. **Open Space**

All Planned Residential Developments with 12 or more dwelling units shall provide 30% useable open space for passive and active recreational uses. Planned Residential Development consisting of single-family detached units may provide 15% useable open space in lieu of the required 30%.

Useable open space areas shall no include: right-of-way; vehicle parking areas; areas adjacent to or between any structures less than 15 feet apart; setbacks; patios and private yards; or, slope areas greater than 8 percent. Slopes greater than 8 percent may be approved in the Hillside Management Overlay District by the Director as useable open space. MC 1178 9/16/04

7. **Amenities**

All Planned Residential Developments shall provide recreational amenities within the site which may include: a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter - barbecue area; court game facilities such as tennis, basketball, or racquetball; improved softball or baseball fields; or, day care facilities. The type of amenities shall be approved by the Director and provided according to the following schedule:





<u>Units</u>	<u>Amenities</u>
0-11	0
12-50	1
51-100	2
101-200	3
201-300	4

Add 1 amenity for each 100 additional units or fraction thereof.

**8. Private Streets**

Private streets shall be permitted when there is a homeowner's association established to maintain them. The streets shall be built to standards and specifications for public works construction.

**9. Maintenance and Completion of Open Space, Amenities, Landscaping, and Manufactured Slopes**

No lot or dwelling unit in the development shall be sold unless a corporation, homeowner's association, assessment district or other approved appropriate entity has been legally formed with the right to assess all those properties which are jointly owned or benefited to operate and maintain all of the mutually available features of the development including, but not limited to, open space, amenities, landscaping or slope maintenance landscaping (which may be on private lots adjacent to street rights-of-way). Conditions, Covenants, and Restrictions (CC&R's) may be developed and recorded for the development subject to the review and approval of the City Attorney. The recorded CC&R's shall permit the enforcement by the City, if required. No lot or dwelling unit shall be sold unless all approved and required open space, amenities, landscaping, or other improvements, or approved phase thereof, have been completed or completion is assured by a financing guarantee method approved by the City Engineer.

**10. Fire Department Standard**

All parts of the structures shall be within 150 feet of paved access for single-story and 50 feet for multi-story.

**11. Residential Specific Standards**

In addition to the PRD development requirements, the following specific standards contained within this chapter shall apply:

- a. Day care facilities
- b. Golf courses and related facilities
- c. Guest house
- d. Lighting
- e. Minimum room size
- f. Minimum dwelling size

- g. Mobile home and manufactured housing
- h. Mobile home park or subdivision
- i. Recreational vehicle storage

**O. RECREATIONAL VEHICLE STORAGE FACILITIES**

Developments within the multi-family land use districts and with 12 or more dwelling units, shall provide recreational vehicle storage facilities. The storage facilities shall be reviewed as part of the Development Permit and shall be constructed in the following manner:

1. Centralized storage areas shall be provided for recreational vehicles, boats, etc., at a minimum of 1 space for each 8 dwelling units. Any fractional space requirement shall be construed as requiring 1 full storage space pursuant to Chapter 19.24 (Off-Street Parking Standards).
2. Individual storage spaces shall measure not less than 12 feet by 30 feet, and shall have direct access to a driveway with a minimum paved width of 25 feet.
3. Storage areas shall be paved and drained.
4. Storage areas shall be completely screened from exterior view by a combination of landscaping, masonry walls, fences or other comparable screening devices 8 feet in height, subject to the approval of the Director.

**P. SECOND DWELLING UNIT HOUSING DESIGN STANDARDS MC 1144 7/3/03**

Second dwelling units require a Development Permit and shall be constructed in the following manner:

1. No more than 1 second dwelling unit shall be permitted on any parcel or lot.
2. A second dwelling unit may only be permitted on a residential lot on which there is already built 1 single-family detached dwelling unit (main unit).
3. A second dwelling unit may not be permitted on residential lots already having 2 or more dwelling units.
4. The parcel upon which the second dwelling unit is to be established shall conform to all standards (i.e. lot coverage, height, setbacks, etc.) of the land use district in which it is located.
5. Any increase in the floor area of an attached second unit shall not exceed 30% of the existing living area of the main dwelling.
6. The total area of floor space for a detached second unit shall not exceed 1,200 square feet.

7. The second dwelling unit shall be architecturally compatible with the main dwelling.
8. The second dwelling unit (attached or detached) shall provide one covered parking space per bedroom. Parking may be permitted in the side yard setback between the dwelling unit and the side property line, behind the front setback.
9. Second units may only be established on lots where water, sewer, gas, and electricity are available.
10. The second dwelling unit may be metered separately from the main dwelling for gas, electricity, and water/sewer services.
11. The applicant for the Development Permit shall be the owner-occupant of the subject property.
12. This section shall not validate any existing illegal second dwelling unit. An application for a permit may be made pursuant to the provisions of Chapter 19.44 (Development Permits) to convert an illegal second unit to a conforming legal second unit, and the standards and requirements for said conversion shall be the same as for newly proposed second dwelling units.

**Q. SENIOR CITIZEN/CONGREGATE CARE HOUSING DESIGN STANDARDS**

Senior group housing developments are subject to Development Permit review and shall be constructed in the following manner:

1. A bus turnout and shelter on the on-site arterial frontage shall be dedicated if the project is located on a bus route as determined by the Director.
2. Dial-a-ride transportation shuttles shall be provided; number to be determined during project review.
3. The parcel upon which the senior group housing facility is to be established shall conform to all standards of the underlying land use district.
4. The senior group housing shall conform with all local, state, and federal requirements.
5. The number of dwelling units shall be based on Table 4.02 (Residential Development Standards).
6. The minimum floor area for each residential unit shall be as follows:  
  
Studio:                      410 square feet  
  
One-bedroom:              510 square feet if kitchen-dining living areas are combined.

Two-bedroom:           570 square feet if kitchen-dining living areas are separate.  
                                  610 square feet if kitchen-dining living areas are combined.  
                                  670 square feet if kitchen-dining living areas are separate.

7. The main pedestrian entrance to the development, common areas, and the parking facility shall be provided with handicapped access pursuant to Section 19.24.050.
8. Indoor common areas and living units shall be handicap adaptable and be provided with all necessary safety equipment (e.g., safety bars, etc.) as well as emergency signal/intercom systems as determined by the Director.
9. Adequate internal and external lighting including walkways shall be provided for security purposes. The lighting shall be energy efficient, stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with the residential neighborhood.
10. Common recreational and entertainment activities of a size and scale consistent with the number of living units shall be provided. The minimum size shall equal 100 square feet for each living unit.
11. Common laundry facilities of sufficient number and accessibility, consistent with the number of living units and the Uniform Building Code shall be provided. The facilities shall have keyed access for tenants only.
12. Each residential unit shall be plumbed and wired for a washing machine and dryer.
13. The development may provide one or more of the following specific internal common facilities for the exclusive use of the residents:
  - a. Central cooking and dining room(s).
  - b. Beauty and barber shop.
  - c. Small scale drug store not exceeding 1,000 square feet.
14. Off-street parking shall be provided in the following manner:
  - a. One covered parking space for each dwelling unit for the exclusive use of the senior citizen residents plus one space for every 5 units for guest parking.
  - b. Three parking spaces for every 4 dwelling units for employee and guest use for congregate care residences.
  - c. All off-street parking shall be located within 150 feet of the front door of the main entrance.
  - d. Adequate and suitably striped paved areas for shuttle parking. Shaded waiting areas shall be provided adjacent to the shuttle stops.

- e. Design standards relating to handicapped parking, access, surfacing, striping, lighting, landscaping, shading, dimensional requirements, etc. shall be consistent with the standards outlined in Chapter 19.24 (Off-Street Parking Standards).
  - f. Senior citizen/congregate care parking requirements may be adjusted on an individual project basis, subject to parking study based on project location and proximity to services for senior citizens including, but not limited to medical offices, shopping areas, mass transit, etc.
- 15. The project shall be designed to provide maximum security for residents, guests, and employees.
  - 16. Trash receptacle(s) shall be provided on the premises. Trash receptacle(s) shall comply with adopted Public Works Department Standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in good working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures. The receptacle(s) shall be located within close proximity to the residential units which they are intended to serve.
  - 17. Residential occupancy shall be limited to single persons over 60 years of age or married couples of which one spouse is over 60 years of age.
  - 18. Developers of Senior Citizen/Congregate Care housing which have a density larger than that allowed in the underlying land use district, shall provide a marketing analysis which analyzes long term feasibility and a conversion plan of Senior residential units to standard units, with a corresponding reduction in the number of units to equal the density allowed in the underlying land use district if the project is not occupied by Seniors 60 years of age or older. The feasibility study and conversion plan shall not be required if the project is sponsored by any government housing agency, the City's Development Department or a non-profit housing development corporation. If the proposed project is to be located in the CO-1, CO-2 land use district the conversion plan shall address the transformation of residential units into the uses allowed in the Commercial Office land use districts.
  - 19. All parts of all structures shall be within 150 feet of paved access for single-story and 50 feet for multi-story.

**R. SINGLE FAMILY HOUSING, EXISTING**

Additions, alterations and expansions to single-family housing which legally existed prior to June 3, 1991, shall comply with the standards of the Residential Suburban (RS) land use district. MC 823 3/5/92, MC 888 1/6/94

**S. SMALL LOT SUBDIVISION STANDARDS**

Standards for small lot subdivisions are located in Subsection N. (Planned Residential Development Standards) of this chapter.

**T. SOCIAL SERVICE USES/CENTERS MC 1106 11/1/01**

The following provisions are applicable to social service uses/centers:

1. The density of residential uses shall be consistent with the underlying land use designation.
2. The intensity of non-residential uses shall be compatible with the underlying land use designation.
3. The underlying land use district standards are applicable (i.e. setbacks, building height, lot coverage, design guidelines, etc.).
4. Parking shall be provided for each component, although shared parking is permitted.
5. Landscaping shall be provided consistent with the provisions in Chapter 19.28.
6. The hours of operation may be limited in order to ensure there are no adverse impacts with adjacent uses.
7. The site shall have direct frontage along a major, secondary, or collector arterial.
8. Vehicular access shall be provided from a major, secondary, or collector arterial.
9. The minimum lot area in residential land use districts shall be one acre.
10. All on-site signage shall comply with the provisions of the underlying land use district.
11. A 6-foot high decorative masonry wall shall be constructed along all interior property lines.
12. All uses must occur within fully enclosed structures unless the review authority approves exceptions.
13. The review authority may require management and security plans.
14. State licensing may be required.
15. Single Room Occupancy facilities, boarding houses, parolee facilities, and detention/correctional facilities are not included in the definition of Social Service Use.

Social Service Uses/Centers may be established in multi-family land use districts, subject to a Conditional Use Permit.

Social Services Uses/Centers may be established in commercial land use districts, subject to a Development Permit. Social Service Uses/Centers with a residential component located in commercial land use districts shall require a Conditional Use Permit.

**U. VOCATIONAL/TRADE SCHOOLS**

Vocational/trade schools are subject to a Conditional Use Permit and shall comply with the following standards:

1. Vocational/trade schools shall be permitted only at the facilities of an existing church, hospital or other not for profit organization fronting a major or secondary arterial.
2. The vocational/trade school curriculum may include GED courses, business, office and secretarial skill courses, dental or medical assistant courses, or other courses determined by the Director of Planning and Building Services to be compatible with the adjacent neighborhood. No courses in automotive repair, welding, construction, woodworking, or industrial manufacturing shall be taught due to their incompatibility with surrounding residential uses.
3. All curriculum activities shall be conducted entirely within an enclosed structure.
4. Off-street parking shall comply with the standards contained in Chapter 19.24 of this Development Code.
5. In addition to the required on-site parking, on-street parking may be permitted along the major or secondary arterial only.
6. Vehicular access to the vocational/trade school shall be restricted to the frontage along the major or secondary arterial. MC 933 2/9/95

**V. STUDENT HOUSING COMPLEX MC 1132 12/19/02**

1. Student Housing complexes are only permitted in the Residential Student Housing District on lots within 500 feet of California State University, San Bernardino, and on only the 8.28 acres on the south side of Northpark Boulevard, east of University Parkway, as designated in General Plan Amendment No. 01-06.
2. The minimum unit size shall be as follows:
  - 1-bedroom 600 square feet
  - 2-bedroom 800 square feet
  - 3-bedroom 1,000 square feet
  - 4-bedroom 1,200 square feet



3. Student housing complex units may be up to 20% smaller than the minimum dwelling unit size prescribed above if a common area is provided on each floor. The common area shall be no less than 300 square feet, and shall include: a television set, sofa and chairs; or a game table (pool table, card table, etc.), chairs and a sofa; desks, chairs and computer access facilities; or other such amenity as is consistent with an area used for common social activity, subject to approval by the Planning Commission.
4. All student-housing complexes shall provide 35% of each unit size as useable open space for passive and active recreational use. A minimum of 5% of the outdoor open space must be private (balcony or patio), and a minimum of 25% of the outdoor open space must be common useable. The balance (5%) may be either common or private useable open space. Useable open space areas shall not include: right-of-ways; vehicle parking areas; areas adjacent to or between any structures less than 15 feet apart; or slope areas greater than 8%. Useable open space areas shall be delineated on project site plans, and total square footage in open space shall be listed on the site plan.
5. Every bedroom shall be wired for computer Internet access in addition telephone access.
6. Every bedroom shall be equipped with an individual lock for use only by the tenant. Master keys shall be maintained for each building.
7. All student housing complexes shall provide indoor and outdoor recreational amenities within the site which may include: a swimming pool; spa; clubhouse; picnic shelter and barbeque area; court game facilities such as tennis, basketball, volleyball or racquetball; improved softball or baseball fields; or such other similar facilities as approved by the Planning Commission. The amenities shall be equivalent to a minimum of 50 square feet per resident. The type of amenities shall be provided according to the following schedule:

<u>Bedrooms</u>	<u>No. of Amenities</u>
0-25	0
26-100	1
101-200	2
201-300	3
301-400	4

Add one amenity for each 100 additional bedrooms or fraction thereof.

8. One off street parking space shall be provided for each bedroom, plus 3 uncovered off-street guest parking spaces per 100 rooms. A minimum of 65% of the parking spaces shall be covered. The balance of the parking spaces shall be shaded by trees in such a manner that all parking spaces shall be fully shaded within 5 years of construction of the project.

9. Common laundry facilities at a ratio of one full size washer and one full size dryer per 10 units, and consistent with the Uniform Building Code shall be provided on each floor.
10. Access to student housing complexes shall be limited through the use of fencing or walls with locked gates. Gates shall be equipped with either key or card access and an intercom system for guests.
11. Each building within a student housing complex shall be locked, and equipped with either key or card access and an intercom system for guests.
12. A professional, non-student resident manager shall live within each project. In addition, a resident student manager, working a minimum of 16 hours a week, shall be provided for each floor of each building.
13. Management and security plans shall be submitted for review and approval by the Development Services Department and Police Department.
14. Each lease shall be for a minimum of one academic year. Short-term tenancy during the summer months may be permitted, with the approval of a Temporary Use Permit. No month-to-month tenancy or sub-leasing of individual rooms shall be permitted.
15. The applicant shall enter into and continuously maintain an affiliation agreement with California State University San Bernardino (“CSUSB”) and shall provide the City with a copy of such affiliation agreement prior to the approval of any building or grading permit for the project. The affiliation agreement shall include, but not be limited to, the following:
  - a. Require that the project conform to CSUSB on-campus housing policies. Require that all tenant leases incorporate CSUSB on-campus housing policies.
  - b. Require that the design, engineering and construction of the project be approved by CSUSB.
  - c. Grant CSUSB an option to purchase and a right of first of to purchase the property and the project at fair market value with a guaranteed minimum and maximum price.
  - d. If a court finds that the project cannot limit the residents to students of CSUSB, then CSUSB shall have an immediate right to purchase the property at fair market value and, if it elects not to so purchase, then CSUSB shall have the immediate right to lease the property at fair market value so that the property will be part of the CSUSB campus and therefore occupancy can be limited to students. If CSUSB does not exercise either right on the property, then the property and project must continue to conform to all requirements in this Development Code and in the

affiliation agreement except the requirement that the project limit residents to students of CSUSB.

- e. If the affiliation agreement is terminated either mutually by the parties, or unilaterally by the property/project owner, then CSUSB shall have an immediate right to purchase the property at fair market value and, if it elects not to so purchase, then CSUSB shall have an immediate right to lease the property at fair market value so that the property will be part of the CSUSB campus and therefore occupancy can be limited to students. If CSUSB does not exercise either right on the property, then the property must convert to a use consistent with the underlying General Plan Land Use District.
- f. Require that any successor in interest to the property and project, prior to the conveyance of title, enter into an affiliation agreement with CSUSB, the contents of which shall conform to the requirements of this section.

#### **19.04.040 APPLICABLE REGULATIONS**

All uses shall be subject to the applicable regulations of this Development Code, including, but not limited to, Article IV, Administration provisions.