

## 3.7.3 Planning Area 10 - Commercial Business

### A. Permitted and Conditionally Permitted Uses

The following uses shall be permitted by right where the symbol "P" occurs or by conditional use where the symbol "C" occurs.

1. Offices:

- Corporate headquarters P
- General offices for: advertising agency, economic consultant, insurance companies, escrow companies, interior decorator, real estate, public utilities, personnel agency, management consultant, collection agency P
- Heliport C
- Medical clinics P
- Medical offices/healthcare centers P
- Professional offices for: architect, accountant, attorney, chiropractor, contractor, dentist, doctor, engineer, optometrist, land planner, and other similar professions P

2. Retail commercial uses:

- Coffee houses/cafe P
- Delicatessen/cafeteria P
- Office supplies and equipment P
- Photography studio, laboratory P

3. Service commercial uses, including incidental retail sales:

- Live performance facility, night club C
- Private clubs, lodge halls, union halls P
- Recreational equipment sales P
- Restaurant, family, specialty and fast food without drive thru P
- Restaurant, fast food with drive thru C
- Banks and financial institutions P
- Dry cleaners (commercial) P
- Emergency care facility C
- Hotel/motel C
- On-site alcoholic beverage sales establishment including bars, taverns, cocktail lounges (when not an integral part of a restaurant) C
- Print or reproduction shop P
- Telephone answering services P
- Travel agencies P



- 4. Commercial recreation uses:
  - Bowling alleys P
  - Driving ranges P
  - Family Entertainment Centers P
  - "For-Fee" sports such as batting cages, tennis club, model airplane flying, etc. P
  - Health Clubs P
  - Ice Skating Rinks/in-line or roller hockey P
  - Miniature golf course P
  - Movie theaters P
  - Private/non-profit cultural facilities such as art galleries, music halls, museums P
  - Sports related research facility P
  - Track facilities P
  - Training centers P
  - Video arcade P
  - Virtual-Reality facilities P
  
- 5. Public/Institutional uses:
  - Nursery school or child care center C
  - Churches and other religious institutions C
  
- 6. Industrial uses:
  - Advertising and publishing businesses P
  - Blue printing, reproduction and copying services, photocopies, bookbinding, photoengraving and printing P
  - Commercial library P
  - Communications businesses P
  - Industrial/commercial incubator (flexible) buildings P
  - Instructional/vocational school P
  - Research and development facilities (including laboratories, product development, and manufacturing) P
  - Science laboratories P
  - Simulation development uses P
  - Software design uses P
  - Technology exchange/transfer service P
  - Utility building/facility C

### B. Accessory Uses and Structures

Accessory uses and structures are permitted when customarily associated with and subordinate to a permitted use on the same site and would include:

- Enclosed, screened outdoor storage
- Maintenance facilities and structures

### C. Unlisted Uses

Those uses not specifically listed are subject to a determination by the Community Development Director as either permitted, permitted subject to a conditional use permit or prohibited consistent with the purpose of the land designation of this planning area and the Specific Plan. Decisions of the Director are appealable to the Planning Commission.

### D. Prohibited Uses

- Adult entertainment businesses

### E. Site Development Standards

1. Minimum lot size - 10,000 square feet
2. Maximum building height - 50 feet
3. Maximum floor area ratio - .35 FAR
4. Minimum building setbacks<sup>24</sup>
  - a) Warner Avenue - 20 feet
  - b) Armstrong Avenue - 20 feet
  - c) Local public streets - 10 feet
  - d) Private streets and drives - 10 feet
  - e) Minimum distance between buildings - 10 feet
5. Landscape setbacks<sup>24</sup>
  - a) Warner Avenue - 20 feet
  - b) Armstrong Avenue - 20 feet
6. Landscaping
  - a) Compliance with the City of Tustin Landscape and Irrigation Guidelines
  - b) Compliance with the Landscape Design Guidelines in Section 2.17 of this Specific Plan.
7. Bicycle and pedestrian circulation facilities shall provide connections within the Planning Area, to adjacent Planning Areas, and to citywide bicycle trail where applicable.
8. A corner triangular-shaped setback of 60 feet, measured from the intersection of the curb lines at Warner Avenue and

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<sup>24</sup> Landscape setbacks are measured from the back of the curb and are a combination of parkway, sidewalk, and planting areas. Building setbacks are measured from future rights-of-way.

Armstrong Avenue shall be provided for a secondary community entry treatment (see Section 2.17 for landscape guidelines).

9. Other General Development Regulations (refer to Section 3.11 as applicable)
10. Signage (refer to Section 3.12 as applicable)
11. Off-street parking (refer to Section 3.13 as applicable)

### **F. Special Development Requirements**

1. Concept plan approval shall be required for Planning Area 10 prior to new development (refer to Section 4.2.1 of this Specific Plan).

### **G. Development Guidelines**

1. Provision for common vehicular access points and shared parking should be encouraged and coordinated with any development plans in Planning Area 10 and with adjacent Planning Areas 9 and 11.
2. Demolition of structures may be required by Tustin to be undertaken under the following conditions: 1) where information determines the need for demolition to eliminate public health and safety risks, 2) to improve the appearance of the Planning Area, 3) to accommodate the completion of major roadway improvements, and 4) to properly implement the permanent land use intent of this Planning Area.

A summary of the key design guidelines for Planning Area 10 is provided in Figure 3-7.