

§ 9-3.653 Establishment of Commercial Park Planned Development Overlay Zone No. 9: (PD9).

Commercial Park Planned Development Overlay Zone No. 9 is established as shown on the official zoning maps (Section 9-1.102). The following development standards are established:

- (a) A Master Plan of Development shall be approved prior to approving a plot plan, precise plan, conditional use permit, tentative parcel map or tract map. The Master Plan shall be applied for and processed in the manner prescribed for a conditional use permit (Section 9-2.110).
- (b) The proposed Master Plan of Development shall generally incorporate the mitigation measures as contained in the final supplemental environmental impact report (EIR), prepared by Site and Environmental Design, February 1992. Depending on the proposed project, the EIR may need to be modified or expanded to address unforeseen environmental impacts.
- (c) In approving a Master Plan of Development, the level of processing for subsequent projects or phases may be reduced to a plot plan; provided, that the Master Plan contains sufficient detail to support such a determination.
- (d) No subsequent plot plan, precise plan, conditional use permit, tentative parcel map or tract map shall be approved unless found to be consistent with the approved Master Plan of Development. Any amendment to the Master Plan, including conditions thereof, shall be accomplished as set forth in subsection (a) of this section.
- (e) In approving a Master Plan of Development for the site, the conditionally allowed land uses are limited to the following:
 - (1) Automobile, mobilehome, and vehicle dealers and suppliers (see Section 9-6.163 of this title);
 - (2) Accessory storage (see Section 9-6.103 of this title);
 - (3) Building materials and hardware (see Section 9-6.165 of this title);
 - (4) Business support services;
 - (5) Contract construction services;
 - (6) Eating and drinking places with drive-through facilities;
 - (7) Electronic and scientific instruments;
 - (8) Farm equipment and supplies;
 - (9) Furniture and fixtures;
 - (10) Horticultural specialties (see Section 9-6.116 of this title);
 - (11) Hotels, motels;
 - (12) Sales lots (see Section 9-6.139 of this title);
 - (13) Small scale manufacturing;
 - (14) Temporary events (see Section 9-6.177 of this title);
 - (15) Temporary/seasonal sales (see Section 9-6.174 of this title);
 - (16) Utility transmission facilities;
 - (17) Vehicle and equipment storage (see Section 9-6.183 of this title);
 - (18) Indoor recreation;
 - (19) Pipelines;

- (20) Public assembly and entertainment.
 - (21) Auto Repair and Services limited to car wash uses
- (f) Any development shall be served by City sewer.