



This map is presented for reference purposes only. Please refer to BPSP for all zoning and requirements.

The following highlighted excerpts correspond to the zoning designations identified in this map.

Lancaster Specific Plan No. 80-02
Dated December 14, 1987

PURPOSE AND INTENT

The purpose of Specific Plan No. 80-02 is to provide an environment which will enable 157 acres within the City of Lancaster to develop in a coordinated and comprehensive manner. It is the further purpose of this Specific Plan to insure proper development and use of the property, to protect the owner of each part against such improper development and use of surrounding parts as will depreciate the value of his part, to prevent the erection on the property of structures built of improper design or materials, to encourage the erection of attractive improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general to provide adequately for a high standard industrial type center in accordance with the General Plan of the City of Lancaster.

The intent of the Specific Plan is to promote the development of diverse uses through encouragement of attractive, innovative site design, in accordance with the HDR-2 and C development standards contained within the City's Zoning Ordinance as is currently in effect, and to promote an industrial/business park environment through landscaping, architectural building design and excellence in site planning. It is assumed that the users of sites in the business park will be motivated to preserve the high quality of the business park through mutual cooperation and by enforcing not only the letter, but the spirit of this declaration.

GENERAL

The Specific Plan is intended to govern the land use of Tract 32548, Lots 1 through 72 inclusive (see attached map):

Commercial Development (Lots 1 through 12 inclusive of Tract 32548) - Shall be permitted in accordance with regulations and standard contained within the City's "C" zone. Subject to site review by the Reviewing Agency (hereinafter defined).

Residential Development (Lots 19 through 22 inclusive of Tract 32548) - Shall be permitted in accordance with regulations and standards contained within the City's "HDR-2" zone.

Industrial Development (Lots 13 through 18 and Lots 24 through 72 inclusive of Tract 32548) - Shall be permitted subject to site review by the Reviewing Agency, in accordance with the regulations and standards contained within Specific Plan No. 80-02 (as amended).

REVIEWING AGENCY

Reviewing Agency - The Reviewing Agency is hereby empowered to approve site plans and other development plans within the geographical boundaries of Specific Plan 80-02. This Agency shall meet as needed and consider site plan and development approval for all properties included in Specific Plan No. 80-02. The Reviewing Agency shall be comprised of the Director of Community Development for the City of Lancaster, Director of Public Works for the City of Lancaster, Chairman of the Lancaster Economic Development Corporation, Vice-Chairman of the Lancaster Economic Development Corporation, and Chairman of the City of Lancaster Planning Commission.

INDUSTRIAL DEVELOPMENT REGULATIONS

All details or issues not specifically covered by these regulations shall be subject to the regulations of the City of Lancaster Zoning Ordinance currently in effect. Where specific standards and requirements are established by these regulations, they shall take precedence.

A. PERMITTED USES

1. Uses typically associated with light manufacturing, light industrial wholesaling (without retail trade), business services, professional services, research and development, vocational or trade schools, restaurants, and other similar uses which the Reviewing Agency finds to be consistent with the purposes and intent of this Specific Plan.

Unless otherwise specifically prohibited herein, any business or industrial operation and use may be permitted if it is performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites including but not limited to, excessive vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or non-toxic matter, light and glare.

2. Accessory uses and structures may be permitted if approved in conjunction with the principal use provided that they are clearly incidental to and do not substantially alter the character of the permitted principal use or structure. Such accessory uses and structures include, but are not limited to, the following:
 - a. Cafeteria, operated in conjunction with a permitted use for the convenience of persons employed upon the premises.
 - b. Employee recreation facilities and play area.
 - c. Retail sales and service clearly incidental and secondary to a permitted use. This exception is not intended to include wholesale to the public uses, where in the Reviewing Agency's opinion, the use is not associated with a permitted use.
 - d. Other accessory uses and buildings customarily appurtenant to a permitted use. Include temporary uses; e.g. construction trailer, office during building construction, etc.

B. **PROHIBITED USES** - The following operations and uses shall not be permitted on any property subject to these restrictions:

1. Residential
2. Trailer Courts
3. Labor Camps
4. Junk Yards
5. Drilling for and /or the removal of oil, gas, or other hydrocarbon
6. Commercial excavation of building or construction materials
7. Distillation of bones
8. Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse
9. Fat rendering
10. Stockyard or slaughter of animals
11. Refining of petroleum or of its products
12. Smelting of iron, tin, zinc, or other ores
13. Cemeteries
14. Jail or honor farms
15. Automotive related uses, unless all work activity is conducted within a completely enclosed building

C. **SUBDIVISION** - No site shall be further subdivided or resubdivided or extended by filling without the written approval of the Reviewing Agency. Nothing in this section is meant to discourage the consideration of industrial condominiums. Space subdivision shall be considered on a case-by-case basis by the Reviewing Agency.

D. **MAINTENANCE AND REPAIR** - All buildings, landscaping, irrigation, and other improvements shall at all times be maintained in good condition and repair and shall be well and properly painted. Unimproved property shall be maintained in a sightly condition, free of weeds and debris, and in a manner which will not contribute to blowing dust during periods of high winds.

E. **UTILITIES** - All utility and industrial distribution services and systems shall be enclosed in approved buildings or shall be placed underground. Said service are to included electrical, gas water, sewer, telephone and any other special piping, conduit, containers, meters or other equipment and

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understanding that changes proposed by either approving entity must be incorporated in order to obtain a building permit. If the Agency so designates, minor changes may be allowed to be approved by staff and not submitted to the Agency once initial Agency approval has been given. Under these circumstances, neither the City nor the Lancaster Economic Development Corporation will be held responsible for any cost related to required modifications.

Construction may not begin until the construction documents have been reviewed and approved.

b. Environmental Approvals

Developments on individual parcels within the Lancaster Business Park Phase III will not need separate environmental review if they conform with the provisions of the Specific Plan.

c. Subdivision Approvals

No site shall be further subdivided, resubdivided or extended without the written approval of the Reviewing Agency.

d. Specific Plan Major Amendment Procedures

A major amendment to the Specific Plan will require review and approval by the Reviewing Agency and the City of Lancaster. Such major amendments are governed by the California Government Code, Section 65500, which requires an application and fee submitted to the City of Lancaster Planning Department, stating in detail the reasons for the proposed amendment.

C. USES

This section describes the requirements related to specific land use classifications within the Lancaster Business Park Phase III.

1. Statement of Requirements

a. General

Three land use categories are provided within the Lancaster Business Park Phase III: Business, Business/Rail Option, and Feature Park. The parcels within each category are

indicated by Figure 5, Land Use Master Plan. Operations and uses which are neither specifically prohibited nor specifically authorized by these restrictions may be permitted in specific cases if approved by the Reviewing Agency.

b. Permitted Uses

• Business

- Permitted uses are those typically associated with light manufacturing, light manufacturing wholesaling (without retail trade), business services, professional services, research and development, vocational or trade schools, food service establishments, offices, and other similar uses which the Reviewing Agency finds to be consistent with the purposes and intent of this Specific Plan.

- Industrial and manufacturing buildings may incorporate office space provided all parking requirements are met.

- Unless otherwise specifically prohibited by this Specific Plan or not approved by the Reviewing Agency, any business or manufacturing operation and use may be permitted if it is performed or carried entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites. These nuisances include but are not limited to: excessive vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous toxic or non-toxic matter, light and glare.

- Accessory uses and structures may be permitted if approved in conjunction with the principal use, provided that they are clearly incidental to and do not substantially alter the character of the permitted principal use or structure. Such accessory uses and structures include, but are not limited to the following:

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- Cafeteria, operated in conjunction with a permitted use for the convenience of persons employed upon the premises.
 - Employee recreation facilities and play areas.
 - Commercial sales and service clearly incidental and secondary to a permitted use. This exception is not intended to include wholesale to the public uses, where in the Reviewing Agency's opinion the use is not associated with a permitted use.
 - Other accessory uses and buildings customarily appurtenant to a permitted use, including temporary uses (e.g. construction trailer, office during building construction, etc.).
- *Business/Rail Option*
 - All uses permitted in the Business use category.
 - Railroad service from the Southern Pacific Railroad line.
 - **Feature Park**
 - Day care center.
 - Open space.
 - Park and recreational facilities.
 - Related uses (such as a health club) subject to approval of the Reviewing Agency.
- c. **Prohibited Uses**
- *Business and Business/Rail Option*
 - Adult businesses.
 - Automotive related uses, unless all work activity is conducted within a completely enclosed building.
 - Cemeteries.
 - Commercial excavation of building or construction materials.
 - Drilling for and/or the removal of oil, gas or other hydrocarbons.
 - Entertainment and recreation.
 - Hospital, convalescent homes.
 - Junk yards.
 - Public utilities.
 - Radio and television transmission towers.
 - Refining of petroleum or of its products.
 - Religious, fraternal or social organizations.
 - Residential (commercial or private).
 - Smelting of iron, tin, zinc, or other ores.
 - Trailer court.
 - Other uses as determined by Reviewing Agency.
 - *Feature Park*
 - All uses other than those permitted for the Feature Park.
- d. **Building Setbacks**
- Building setback areas are required to provide space for landscaping between property lines and the buildings. All setbacks will be fully landscaped in accordance with the Landscape Master Plan of this Specific Plan except for areas utilized for parking, vehicular movement and loading.
- Building setbacks shall conform to the setbacks established in the following Table C, Minimum Building Setbacks From Property Line. The intent in providing for the alternate front setbacks indicated by the table is to provide for visual variety along the street frontage. The actual setback will be determined during the Pre-Design meeting.
 - A zero lot line plan is encouraged for lots of one and one half (1.5) acres or less. In such a site plan, a setback along the common property line line of two adjacent parcels is not required. This plan may be approved if both owners of adjacent lots consent and the Reviewing Agency approves. Zero lot line plans for larger parcels will also be considered by the Reviewing Agency.