

Specific Plan Amendments

Specific plan amendments can be made to alter the land uses within the specific plan. Amendments can also be made to increase or decrease the residential density as set forth in the original specific plan, or change various elements of the specific plan. Amendments may be made as often as deemed necessary. All amendments shall be subject to the same findings as prescribed for the initial enactment of the specific plan, pursuant to Section 17.53.090 of the Corona Municipal Code and must be consistent with the city's General Plan. Amendments may be initiated by the Planning Commission, City Council, or private proponent.

Zone Text Amendments

Zone text amendments are required to alter the existing zoning ordinance to either impose, remove or modify any regulation, which has been previously adopted and codified. Zone text amendments also allow the opportunity to add permitted uses to the various sections of the zoning ordinance. All proposed amendments are reviewed by the Community Development Department to confirm the consistency between the General Plan and the proposed amendment. All amendments are presented before the Planning Commission in a public hearing. The Planning Commission may adopt the proposed amendment or make modification to the amendment prior to scheduling the item for review by the City Council.



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City of Corona

Community Development Department

Land Use

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Introduction to Zoning

Zoning is a legal control that the city has over land uses and the standards by which land is developed. The land within the city is divided into zones which serve to separate and regulate the use of land, density, buildings and structures, setbacks, coverage limitations, and height limits. Zone boundaries are illustrated on the official zoning map of the city. The zoning ordinance (CMC, Title 17) and the zoning map are adopted and codified by the City Council.

Zoning Map

The zoning map is created and maintained by the Community Development Department. The map is used by the public and other agencies to determine the allowable use of specific parcels within city limits. Although there are many different zones illustrated on the map, the following are most often referenced:

Basic Zoning Designations	
A	Agricultural Zone
R-1	Single Family Residential Zone
R-2	Multi-Family Residential (Duplex) Zone
R-3	Multi-Family Residential (Apartments/ Senior Housing) Zone
C-2	Restricted Commercial Zone
C-3	General Commercial Zone
C-P	Professional & Office Zone
M-1	Light Manufacturing Zone
M-2	General Manufacturing Zone
M-3	Heavy Manufacturing Zone
M-4	Industrial Park Zone

Change of Zone

A change of zone is a process that changes the allowable use of land. The changing of a zone could allow for a higher or lower density or change a parcel to commercial, residential, or industrial. All zone changes must be in conformance with the City's General Plan. Applicants wishing to change the zone on a parcel should obtain an application from the Community Development Department. Applicants will be scheduled for a Project Review Committee (PRC) meeting within three weeks of submittal. Once a change of zone proposal has cleared PRC with no outstanding issues it will be scheduled for Planning Commission, and then City Council. The change of zone must comply with all provisions of the Corona Municipal Code and California Environmental Quality Act (CEQA). Applicants should allow approximately 2 1/2 to 3 months for the processing of such application.

Precise Plans

Precise Plan review is intended to ensure that development projects are well designed and compatible in terms of scale and aesthetics with surrounding areas and in accordance with applicable city requirements, policies and guidelines.

Prior to the issuance of any precise grading or building permits, approval of a Precise Plan is required for the following:

- ◇ Development of single-family residential subdivisions containing five or more parcels.
- ◇ All new multi-family construction.
- ◇ All new buildings intended for commercial, office, or institutional uses.
- ◇ Other uses not listed above for which Precise Plans are required by an adopted Specific Plan or the Corona Municipal Code.
- ◇ Expansion or alterations to any of the above listed development.

Specific Plans

Specific plans are established to implement and regulate land use and development within a specific project boundary. In most instances specific plans supersede the original zoning of the land unless otherwise specified. Specific plans are created to achieve the following purposes:

- ◇ Comprehensively master plan a project area.
- ◇ Minimize the intrusion of new development in environmentally sensitive areas.
- ◇ Ensure the timely provision of essential public services and facilities consistent with the demand for such services.
- ◇ Promote a harmonious variety of housing choices and commercial and industrial land uses, to attain a desirable balance of residential and employment opportunities, a high level of urban amenities, and to preserve natural and scenic open qualities of open space.
- ◇ Facilitate quality development within the city by permitting greater flexibility and encouraging more creative and aesthetically pleasing designs for major urban development projects subject to large scale community planning.

Specific plans are adopted by the City Council. Once adopted, all subdivisions, land use, precise plans, granting permits, local public works projects must be consistent with the adopted specific plan. Specific plans contain their own procedures and requirements and are regulatory documents adopted by ordinance; therefore, all development standards contained therein are enforceable by law in accordance with section 17.108.130 of the Corona Municipal Code.

Prior to filing an application for a Specific Plan, the applicant shall submit the project for Development Plan Review (DPR), pursuant to Chapter 17.102. A preliminary or conceptual plan may also be submitted for development plan review.