

Minor Variance

Minor variances are defined as follows:

- ◇ Reduction of lot area or lot dimensions by not more than 5% of that required in the subject zone, for not more than 5% of the lots or dwelling units proposed to be built.
- ◇ Reduction of yards and distances between buildings by not more than 20% of the requirement of the subject zone.
- ◇ Reduction of the number of required parking spaces by not more than 5% or reduction of width of required parking spaces by not more than six inches, and modification of other parking design standards measurable in quantity by not more than 5%.
- ◇ Allowance of one additional dwelling unit on a lot in a multiple-residential zone, provided, the lot area for said unit is 50% or more of the lot area per dwelling unit required in the subject zone, and all other dwelling units on the lot have the full lot area per dwelling unit in the required zone.
- ◇ An increase of not more than 20% in the allowed height of fences, walls, and vegetation.
- ◇ An increase of not more than 10% in the allowed lot coverage requirement of the subject zone.
- ◇ An increase of not more than 20% in the allowed height of the primary residential structures that are two stories high on lots having a minimum area of 20,000 square feet provided that an additional one foot of setback is provided in the lesser of the two side yards for each one foot of additional height.
- ◇ Establishment of lot or building access rights via properties other than streets or highways per the requirements of Chapter 17.68.

The above variances may only be granted by the Zoning Administrator if the applicant proves that there is a hardship in meeting the standards based on the physical characteristics of the property as defined in the Corona Municipal Code.



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City of Corona

Community Development
Department

Zoning Administrator Application

- ◆ Alcoholic Beverage Permits
- ◆ Small Recycling Centers
- ◆ Commercial/Industrial Freeway Signs
- ◆ Deferral of Parking Improvements
- ◆ Warehouse Parking Standards
- ◆ Freeway Signage
- ◆ Minor Variance



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Introduction

The Zoning Administrator is appointed by the Community Development Director. Under CMC Chapter 17.99.090 the Zoning Administrator is responsible for the review and approval of the following applications. Upon approval of an application, the Zoning Administrator may impose reasonable conditions of approval necessary to protect the public health, safety, and general welfare. Applicants should allow approximately two weeks from date of submittal for a determination.

Alcoholic Beverage Permit

Alcoholic Beverage Permits are required for any business wishing to sell alcohol for on-premises consumption. The Zoning Administrator may grant an alcoholic beverage permit if the following four conditions exist:

- ◇ The site for the proposed sale of alcoholic beverages is designated for restaurant, café or eating place.
- ◇ The sale of alcoholic beverages is necessary or desirable for the development of the community.
- ◇ The site for the sale of alcoholic beverages is adequate in size and shape to accommodate said use.
- ◇ The site for the sale of alcoholic beverages relates properly to streets and highways.

Those wishing to obtain a permit should obtain an application and submittal requirements package from the Community Development Department.

Small Recycling Centers

Small recycling centers are defined as facilities for collection of recyclable paper, glass, plastic, and aluminum beverage containers which are less than 500 sq. ft. in area, ancillary to a permitted commercial establishment, and contain no power driven equipment except reverse vending machines. The design may include reverse vending machines, an attended mobile unit, storage igloos, kiosk structures and unattended containers for donation of recyclable materials. Small recycling centers are permitted in the C-2 and C-3 Commercial Zones and similar specific plan designations, provided they comply with all conditions of the Corona Municipal Code, and have obtained Zoning Administrator approval.

Deferral of Parking

Within the M-1, M-2, M-3 and M-4 zones the Zoning Administrator may defer parking improvements required under sections 17.76.090 and 17.76.100 of the Corona Municipal Code. The Zoning Administrator must find at least one of the following findings exists:

- ◇ Only a predetermined portion of the building on the parcel is to be occupied.
- ◇ The number of parking spaces actually needed on the parcel is less than the number required under section 17.76.030 of the Municipal Code.

Upon declaring that deferral of parking improvements is warranted, the Zoning Administrator shall make a record of the findings leading to such conclusion.

Warehouse Parking Standards

Parking standards for industrial facilities for warehousing are one space for every 500 square feet of warehouse space. Upon approval by the Zoning Administrator the ratio may be decreased to one space for 1,000 square feet of warehouse space. The Zoning Administrator's approval shall be based on the following findings:

- ◇ The building or unit shall have at least 1,000 square feet of contiguous warehouse space.
- ◇ The primary use of the building or unit is warehousing or distribution. Upon declaration that a deviation from this ratio is warranted, the Zoning Administrator shall make record of the findings leading to such a conclusion. The Zoning Administrator may impose additional requirements as appropriate, including, but not limited to, a requirement that security in the form of a bond be posted.

Freeway Signage

The Zoning Administrator shall hear and decide applications for an increase in the allowable area and height of freeway signage. An additional 30% of sign area for enterprise or parcel identification signs, or an increase of no more than 20% in the allowable height of pylon signs in commercial zones. The Zoning Administrator must find that the business is a retail use and the sign will be oriented towards the freeway. The sign must not create any hazards to the health, safety, or welfare of the general public, and the proposal must be consistent with the goals and objectives of the General Plan. Careful evaluation should be made to determine that the sign will remain unobstructed from the freeway, taking into account future development of surrounding properties.