

**Table 2-2
Allowable Land Uses**

Land Uses	Commercial Retail	Business Park	Light Industrial
Office Uses			
Administrative and professional offices or services (e.g., medical, doctors, physical therapy, chiropractic, financial planners, banks, insurance, real estate, architect) ¹	P ¹	P ¹	X
Laboratories (e.g., film, medical, dental, R & D). ¹ Please refer to Section 5.0, Glossary.	P ¹	P ¹	P ¹
Vehicle Related Uses			
An alternative fuel, truck fueling station (the sale of ancillary goods such as food, alcohol, drinks, and merchandise is not permitted)	X	X	C
Automobile or boat parts and supplies stores (new and used)	P	P	X
Automobile service and repair, major (e.g., bodywork, engine and drive train, painting)	C	C	C
Automobile service and repair, minor (e.g., oil change, tires, tune-ups, stereo installation)	C	C	P
Vehicle (e.g., car, RV, truck, boat) sales and leasing (new and used)	C	C	C
Vehicle (e.g., car, RV, truck, boat) auctions (new and used) ¹	X	X	P ¹
Vehicle (e.g., car, RV, truck, boat) rental	C	C	C
Car washes	C	C	C
Automobile service stations, not including concurrent sale of beer and wine	P	P	P
Automobile service stations, with concurrent sale of beer and wine	C	C	C
Industrial Uses			
Construction equipment sales, repair, and incidental retail sale of spare parts (operational shall occur within an enclosed building)	X	P	P
Contractors (e.g., construction, plumbing, janitorial, drywall, communications, HVAC, electrical and engineering), with storage enclosed within a building.	P	P	P
Contractors (e.g., construction, plumbing, janitorial, drywall, communications, HVAC, electrical and engineering), with storage outside of a building.	C	C	P
Manufacturing, light. Please refer to Section 5.0, Glossary.	X	P	P
Manufacturing, heavy. Please refer to Section 5.0, Glossary.	X	C	P
Mini storage, with or without a caretakers unit	C	P	P
Warehousing/distribution. Please refer to Section 5.0, Glossary.	X	P	P

Land Uses	Commercial Retail	Business Park	Light Industrial
Wholesaling (these activities shall occur within an enclosed building and typically do not result in large amounts of noise, dust, or smoke)	X	P	P
Eating/Drink Establishments²			
Bars/cocktail lounges/night clubs ¹	C ¹	C ¹	X
Catering Services/Kitchens ¹	P ¹	P ¹	X
Restaurants and other eating establishments, no drive-through ¹	P ¹	P ¹	X
Restaurants and other eating establishments, with drive-through ¹	C ¹	C ¹	X
Entertainment²			
Cigar, hookah, cigarette, tobacco, and electronic cigarette sales and lounges ¹	C ¹	C ¹	X
Indoor Fitness and Sports Facility less than 20,000 square feet: Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include indoor racquetball courts, indoor climbing facilities, soccer arenas, athletic clubs, and health clubs. ¹	P ¹	P ¹	P ¹
Indoor Fitness and Sports Facility larger than 20,000 square feet: Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include indoor racquetball courts, indoor climbing facilities, soccer arenas, athletic clubs, and health clubs. ¹	C ¹	C ¹	C ¹
Indoor Amusement/Entertainment facility: Establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including bowling alleys, billiard parlors, ice/roller skating rinks, dance halls and ballrooms and electronic game arcades. ¹	C ¹	C ¹	X
Medical			
Medical offices (e.g., doctors, dentists, chiropractic, physical therapy, outpatient surgery center, acupuncture/acupressure)	P	P	X
Personal Services²			
Miscellaneous services, such as barber/beauty/nail shops, day spas/reflexology, massage, hair salons, dry cleaners, laundromats (self-serve), banks and financial institutions, photography or portrait studio, tailor/shoe repair, miscellaneous repairs/service (e.g., clocks, jewelry, vacuums, electronic equipment) etc., which are typically used by the average person. ²	P	P	X
Tattoo parlor	C	C	X

Land Uses	Commercial Retail	Business Park	Light Industrial
Retail Uses²			
Alcohol sales, on- or off-site (as stand-alone store or as ancillary use to any other business)	C	C	X
Convenience stores/market	C	C	X
Copy centers/postal service centers/blueprinting	P	P	P
Equipment rental/sales/service yard	X	C	P
Farmers Markets	C	C	X
General retail sales (e.g., clothing, department stores, electronics, art, books, discount store, drug stores, flower/gift shops, home improvement, and supermarkets) inside stores that are less than 20,000 square feet. ²	P	P	X
General retail sales (e.g., clothing, department stores, electronics, art, books, discount store, drug stores, flower/gift shops, home improvement, and supermarkets) 20,000 square feet or larger, and/or with outdoor display/storage. ¹	C ¹	C ¹	X
Hotels	P	P	X
Nurseries/garden supplies	P	P	X
Office equipment/supplies	X	P	P
Animal Hospitals	C	C	C
Veterinary services, pet grooming (no boarding)	P	P	X
Public/Quasi-Public Uses			
Religious institutions in Planning Areas 5, 6, and 9 ¹	C ¹	C ¹	C ¹
Religious institutions in Planning Areas 1, 2, 3, 4, 7 and 8	X	X	X
Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming ¹	P ¹	P ¹	X
Wireless telecommunication facilities (subject to Development Plan Review per Eastvale Zoning Code)	P	P	P

P = Permitted, C = Conditionally Permitted, X = Prohibited

¹ This use requires additional review by the Riverside County Airport Land Use Commission pursuant to the Chino Airport Land Use Compatibility Plan if the use would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to ALUC intensity calculation criteria.

² Any use with a drive through requires a Conditional Use Permit.

2.1.2 Prohibited Land Uses

The following uses have been determined to be inappropriate in this Specific Plan and are prohibited.

- Abattoir (slaughterhouse)
- Auto wrecking
- Check-cashing and payday advance