

[Title 17 DEVELOPMENT CODE](#)

[ARTICLE III. ZONING DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS](#)

[Chapter 17.38 OVERLAY ZONING DISTRICTS AND OTHER SPECIAL PLANNING AREAS](#)

**17.38.040 Haven Overlay Zoning District.**

A. *Purpose.* The purpose of the Haven Overlay Zoning District is to establish unique allowed use provisions along Haven Avenue from Foothill Boulevard south to 4th Street. Haven Avenue is a major north-south travel route and contains high-end office development with the unique combination of direct access to the LA/Ontario International Airport and Interstate 10. Special allowed uses and development standards herein are designed to enhance the city’s image by providing an intensive, high-quality, and prestigious gateway into the community.

B. *Applicability.* The Haven Avenue Overlay Zoning District applies to property designated on the zoning map by reference letters “HA” after the reference letter(s) identifying the base zoning district.

C. *Allowed use.* Allowed uses for the Haven Overlay Zoning District are listed below in Table 17.38.040-1 (Allowed Land Uses and Permit Requirements for Haven Avenue Overlay Zoning District). Generally, a use is either allowed by right, allowed through issuance of a conditional use permit, or not permitted. In the table below, a land use shown with a “P” indicates that the land use is permitted by right in the designated zoning district, subject to compliance with all applicable provisions of this title (e.g., development standards) as well state and federal law. Additionally, a land use shown with a “C” indicates that the land use is permitted in the designated zoning district upon issuance of a conditional use permit from the designated approving authority, subject to compliance with all applicable provisions of this zoning code (e.g., development standards) as well as state and federal law. Uses not listed in the table are not permitted. In the event of a conflict between the allowed uses for this district and the allowed uses of the underlying base zoning district, the allowed uses for this district shall apply.

TABLE 17.38.040-1 ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR HAVEN AVENUE OVERLAY ZONING DISTRICT

Land Use/Zoning District	HA
<b>Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses</b>	
Assembly Use	C
Community Center/Civic Use	P
Indoor Fitness and Sports Facility—Large	C
Indoor Fitness and Sports Facility—Small	C
Park and Public Plaza	C
Public Safety Facility	C
School, Academic (Private)	C
School, Academic (Public)	C
School, College/ University (Private)	C
School, College/ University (Public)	C
Schools, Specialized Education and Training/Studio	C
<b>Utility, Transportation, Public Facility, and Communication Uses</b>	
Broadcasting and Recording Studios	P
Park and Ride Facility	P
Parking Facility	C
Transit Facility	C
Utility Facility and Infrastructure—Pipelines <sup>(1)</sup>	P
<b>Retail, Service, and Office Uses</b>	
Alcoholic Beverage Sales	C

Banks and Financial Services	P
Business Support Services	P
Call Centers	C
Child Day Care Facility/Center	C
Convenience Store	C
Furniture, Furnishing, and Appliance Store	C
Hotel	C
Massage Establishment	P
Medical Services, General	P
Office, Business and Professional	P
Office, Accessory	P
Restaurant, No Liquor Service	P
Restaurant, Beer and Wine	P
Restaurant, Full Liquor Service	C
Retail, Accessory	P
<b>Automobile and Vehicle Uses</b>	
Car Washing and Detailing (2), (3), (4)	C
Service Stations (2), (3)	C

Table Notes:

- (1) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a Conditional Use Permit.
- (2) Service stations and car washing and detailing establishments are prohibited within one-half (½) mile of the Foothill Boulevard/Haven Avenue and the 4th Street/Haven Avenue intersections. No service station or car washing and detailing establishment shall be closer than one-half (½) mile of another service station or car washing and detailing establishment as measured from the nearest property line.
- (3) Service stations shall be designed to reflect the architectural standards and guidelines within the Haven Avenue Overlay District. No corporate “prototype” architecture design will be permitted. Service stations are only permitted when designed as part of, and designed consistent with, profession office complexes.
- (4) Full service attended car washing and detailing establishments are permitted to operate a quick lube oil changes facility. Quick lube facilities that are part of an attended car wash shall be fully screened from the Haven Avenue right-of-way.

D. *Special development regulations.* Special development regulations for the Haven Avenue Overlay Zoning District are intended to result in a progressive, sophisticated, and urban style of development. Special site planning and landscaping requirements are included in section [17.122.050](#) (Haven Avenue) to enhance the pedestrian environment and create a campus-like atmosphere. (Code 1980, § [17.38.040](#); Ord. No. 855, § 4, 2012; Ord. No. 859, § 4, [4-17-2013](#); Ord. No. 881 § 4, 2015; Ord. No. 949 § 2, 2019)

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