

in conformance to City of Manteca standards. The designated parkland in Union Ranch shall also serve as on-site storm water detention facilities. The function of such shall be integrated into the general park form.

**Special Purpose Zones, (LDR)-Public Facilities, School Site and Fire Station**

A 9-acre elementary school site is proposed to be located within Union Ranch East. It shall be integrated into the center of the development immediately adjacent to a 9.5 acre neighborhood park. A 1.0 acre fire station, to be operated by the Manteca Fire Department shall be located on Union Road, north of the primary community entries.

**C.4 Permitted Uses and Development Standards**

Table C.4.1 provides a detailed allocation of permitted uses in each land use category. Uses are identified with a “C” for a conditional use permit ~~conditionally permitted uses~~, “M” for a minor use permit, and “P” for permitted uses. Uses not identified as either “C” or “P”, are not permitted in the Plan Area.

Table C.4.1 Permitted Land Use Summary

GENERAL LAND USE DESIGNATION	LDR	LDR	CMU	OS	P
SPECIFIC PLAN CLASSIFICATION	R-1-6 -UR	R-1-WB			
Residential Use Type					
Apartment			P		
Boarding/Rooming House			C		
Community Care Facility			C		
Condominium Townhouse			C		
Condominium Apartment			C		
Duplex	P	P			
Secondary Residential Unit	P	P			
Senior Citizen Housing Dev.	P	P			
Single-family Detached	P	P			
Agricultural Use Type					
Crops for Use of Resident	P	P			
Recreational/Entertainment and Tourist Facilities Use Type					
Health Club			C		
Park or Playground	P	P	P	P	P
Swimming Pool-private	P	P			
Tennis Court	P	P	P		P
Theater-live			C		

## ATTACHMENT 4

Office Use Type					
Business or Professional			P		
Financial Institution, incl. Bank, S&L, or Credit Union			P		
Real Estate			P		
Temporary On-site Real Estate Tract Sales	C	C	C		
Medical/Dental/Optical			P		
Executive Suites			P		
GENERAL LAND USE DESIGNATION	LDR	LDR	CMU	OS	P
Clerical Support Services			P		
Copy and Graphic Reproduction Services			P		
Retail Sales Use Type					
Antiques			P		
Art Gallery			P		
Bicycle			P		
Bookstore			P		
Christmas Tree- temporary			P		
Clothing and Apparel					
Computer/Communications/ Electronics			P		
Drug Paraphernalia/ Health Supplies			P		
Drugs and Pharmaceuticals			P		
Fabric/Drapery/Upholstery			P		
Floor Covering			P		
Florist			P		
Furniture/ Appliance			P		
Gardening/Landscape Supply			C-M		
Gift and Card			P		
Gun			P		
Hardware-specialty			C		
Hobbies/Craft Supplies			P		
Home/Office Furnishings			P		
Jewelery/Watches			P		
Lapidary			P		
Lawnmower			C		
Leather Goods/Luggage			P		
Locksmith/Lock-Key Shop			P		
Movie Rental			P		

## ATTACHMENT 4

Music Records/Tapes/CD/ DVD			P		
Musical Instruments/Lessons			P		
Office Machines/Equipment			C		
Paint and Wall Paper			P		
Photo. Supply/Camera			P		
Post Office/Packaging/ Delivery Service			P		
Pottery/Ceramics/Statuary			P		
GENERAL LAND USE DESIGNATION	LDR	LDR	CMU	OS	P
Shoes			P		
Sporting Goods/Athletic Equipment			P		
Stationary/Office Supply			P		
Swimming Pool Supply/ Outdoor Furniture/Outdoor Cooking Equipment			P		
Toys/Hobbies/Gifts			P		
Variety			P		
Food and Beverage Retail Use Type					
Bakery -Small			P		
Brewery-Micro			C		
Catering			C		
Convenience Market			C		
Drive in Food Market/Dairy			C		
Farmers Market			C		
Fruit Stand			P		
Liquor Store			P		
Specialties, incl. Meat/Veg./ Health Foods or Candy			P		
Supermarket / Grocery Store			C		
Eating and Drinking Establishments Use Type					
Bar/Tavern or Cocktail Lounge			C		
Ice Cream Parlor			P		
Refreshment Stand/Kiosk			P		
Restaurant—sit down			P		
Restaurant -take out			P		
Drive-In and Drive-Through			M		