

ORDINANCE NO. 2024-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS AMENDING VARIOUS SECTIONS OF CHAPTER 106 OF THE CITRUS HEIGHTS MUNICIPAL CODE (ZONING CODE SECTION)

THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Citrus Heights Zoning Code as shown in Exhibit A amending various sections of the Zoning Code including parking, storage, the sale of alcoholic beverages, and other minor changes.

Section 2: Findings

- The proposed amendment to residential parking regulations and surfaces is consistent with the General Plan.
- The proposed amendment to the sale of alcoholic beverages is consistent with the General Plan.
- The proposed amendments to the storage of vehicles will provide consistency and clarity in the regulations and complies with the General Plan.
- Other revisions including updates to accessory dwellings and definitions provide clarity and are consistent with the General Plan.
- The proposed amendments will not be detrimental to the public, interest, health, safety, convenience, or welfare of the city.

Section 3: Action

The City Council hereby amends the Zoning Code of the City of Citrus Heights as described within Exhibit A herein, and as discussed within the Staff Report, which is incorporated by reference.

Section 4: Severability

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5: Effective Date and Publication

This ordinance shall take effect thirty (30) days after its adoption, provided it is published in full or in summary within fifteen (15) days of its adoption, in a newspaper of general circulation published and circulated in the City of Citrus Heights.


PASSED AND ADOPTED by the City Council of the City of Citrus Heights this 25th day of September 2024 by the following vote:

AYES: Councilmembers: Middleton, Schaefer, Lopez-Taff, Karpinski-Costa
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: None



Dr. Jayna Karpinski-Costa, Mayor

ATTEST:



Amy Van, City Clerk

Exhibit

A. Redline Strikeout of Zoning Code

City of Citrus Heights

Zoning Code

Effective November 6, 2006

City of Citrus Heights
Community and Economic Development Department

106.34.040 - Landscape Location Requirements	3-66
106.34.050 - Landscape Standards	3-69
106.34.060 - Water Efficient Landscaping.....	3-73
106.34.070 - Maintenance of Landscape Areas	3-76
Chapter 106.35 - Outdoor Lighting	3-79
106.35.010 - Purpose	3-79
106.35.020 - Applicability	3-79
106.35.030 - Definitions.....	3-80
106.35.040 - General Lighting Design and Development Standards	3-80
106.35.050 - Outdoor Lighting Plans	3-82
106.35.060 - Signs	3-82
106.35.070 - Outdoor Performance, Sport and Recreation Facilities	3-83
106.35.080 - Energy Conservation Guidelines	3-83
Chapter 106.36 - Parking and Loading.....	3-85
106.36.010 - Purpose	3-85
106.36.020 - Applicability	3-85
106.36.030 - General Parking Regulations	3-85
106.36.040 - Number of Parking Spaces Required	3-86
106.36.050 - Disabled/Handicapped Parking Requirements	3-92
106.36.060 - Bicycle and Motorcycle Parking.....	3-92
106.36.070 - Reduction of Parking Requirements.....	3-93
106.36.080 - Parking Design and Development Standards.....	3-95
106.36.090 - Loading Space Requirements	3-99
Chapter 106.38 - Signs	3-100
106.38.010 - Purpose	3-100
106.38.020 - Applicability	3-100
106.38.030 - Building Permit and Master Sign Plan Requirements.....	3-101
106.38.035 - Exemptions from Sign Permit Requirements.....	3-102
106.38.040 - Prohibited Signs	3-105
106.38.050 - General Requirements for All Signs	3-106
106.38.060 - Zoning District Sign Standards	3-110
106.38.070 - Standards for Specific Sign Types	3-114
106.38.080 - Nonconforming Signs	3-121
106.38.090 - Judicial Review	3-121
Chapter 106.39 - Tree Preservation and Protection.....	3-122
106.39.010 - Purpose	3-122
106.39.020 - Applicability	3-122
106.39.030 - Tree Permit Application Requirements.....	3-124
106.39.040 - Arborist's Report.....	3-125
106.39.050 - Standard Policies and Procedures for Approved Work	3-126
106.39.060 - Tree Mitigation.....	3-130
106.39.070 - Tree Permit Approval or Denial	3-131
106.39.080 - Post Approval Procedures.....	3-132
106.39.090 - Fees and Penalties.....	3-133

ARTICLE 2

Zoning Districts & Allowable Land Uses

Chapter 106.20 - Zoning Map.....	2-3
106.20.010 - Purpose.....	2-3
106.20.020 - Zoning Map and Zoning Districts	2-3
Chapter 106.22 - Development and Land Use Approval Requirements	2-5
106.22.010 - Purpose.....	2-5
106.22.020 - General Requirements for Development and New Land Uses	2-5
106.22.030 - Allowable Land Uses and Permit Requirements.....	2-5
106.22.040 - Exemptions from Planning Permit Requirements	2-7
106.22.050 - Temporary Uses	2-8
Chapter 106.24 - Residential and Open Space Zoning Districts	2-9
106.24.010 - Purpose.....	2-9
106.24.020 - Purposes of the Residential and Open Space Zoning Districts	2-9
106.24.030 - Residential and Open Space District Allowable Land Uses and Permit Requirements	2-10
106.24.040 - Residential and Open Space District Subdivision Standards	2-13
106.24.050 - Residential and Open Space District Residential Density Standards	2-14
106.24.060 - Residential and Open Space District Site Planning and Building Standards	2-15
Chapter 106.26 - Commercial and Industrial Zoning Districts	2-17
106.26.010 - Purpose.....	2-17
106.26.020 - Purposes of Commercial and Industrial Zoning Districts	2-17
106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements	2-18
106.26.040 - Commercial and Industrial District General Development Standards.....	2-23
Chapter 106.28 - Special Purpose and Overlay Zoning Districts	2-25
106.28.010 - Purpose.....	2-25
106.28.020 - Applicability of Overlay Zoning Districts.....	2-25
106.28.030 - Special Planning Area (SPA) Zoning District	2-25
106.28.040 - Corridor (COR) Overlay Zoning District	2-27
106.28.050 – Sunrise MarketPlace (SMP) Overlay Zoning District.....	2-32

Contents

CHAPTER 106.20 - ZONING MAP

Sections:

- 106.20.010 - Purpose
- 106.20.020 - Zoning Map and Zoning Districts

106.20.010 - Purpose

This Chapter establishes the zoning districts applied to property within the City and adopts the City's Zoning Map.

106.20.020 - Zoning Map and Zoning Districts

The Council hereby adopts the City of Citrus Heights Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department. The Zoning Map is hereby incorporated into this Zoning Code by reference as though it were fully included here.

- A. Zoning districts established.** The City of Citrus Heights shall be divided into zoning districts that implement the Citrus Heights General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the Zoning Map.
- B. Interpretation of zoning district boundaries.** If there is uncertainty about the location of any zoning district boundary shown on the official Zoning Map, the location of the boundary shall be determined by the Director as follows.
 - 1. Where a zoning district boundary approximately follows a lot, alley, or street line, the lot line and street and alley centerlines shall be construed as the district boundary;
 - 2. If a zoning district boundary divides a parcel and the boundary line location is not specified by distances printed on the Zoning Map, the location of the boundary will be determined by using the scale appearing on the Zoning Map; and
 - 3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zoning district of the adjoining property on either side of the vacated or abandoned street or alley.

TABLE 2-1 - ZONING DISTRICTS

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designation Implemented by Zoning District
Residential Districts		
RD-1, 2, 3, 4	RD-1, 2, 3, 4	Very Low Density Residential
RD-5, 7	RD-5, 7	Low Density Residential
RD-10, 15, 20	RD-10, 15, 20	Medium Density Residential
RD-25, 30	RD-25, 30	High Density Residential
MH	Mobile Home	Medium Density Residential
Commercial and Industrial Districts		
BP	Business and Professional Office	Business Professional
LC	Limited Commercial	General Commercial
SC	Shopping Center	General Commercial
GC	General Commercial	General Commercial
AC	Auto Commercial	General Commercial
CR	Commercial Recreation	Open Space
MP	Industrial Office Park	Industrial
Special Purpose Districts		
O	Recreation	Open Space/Public
SPA	Special Planning Area	All
Overlay/Combining Districts		
COR	Corridor Overlay	Transition Overlay

CHAPTER 106.22 - DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

Sections:

- 106.22.010 - Purpose
- 106.22.020 - General Requirements for Development and New Land Uses
- 106.22.030 - Allowable Land Uses and Permit Requirements
- 106.22.040 - Exemptions from Planning Permit Requirements
- 106.22.050 - Temporary Uses

106.22.010 - Purpose

This Chapter describes the City's requirements for the approval of proposed development and new land uses. The permit requirements established by this Zoning Code for specific land uses are in Chapters 106.24 through 106.30.

106.22.020 - General Requirements for Development and New Land Uses

Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements.

- A. **Allowable use.** The land use must be allowed by this Zoning Code in the zoning district applied to the site. The basis for determining whether a use is allowable is described in Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit and approval requirements.** Any planning permit or other approval required by Section 106.22.030 (Allowable Land Uses and Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 106.22.040 (Exemptions from Planning Permit Requirements).
- C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Chapter, the provisions of Article 3 (Site Planning and Project Design Standards), and any applicable conditions imposed by a previously granted planning permit.
- D. **Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act and the City's subdivision ordinances.

106.22.030 - Allowable Land Uses and Permit Requirements

- A. **Allowable land uses.** The uses of land allowed by this Zoning Code in each zoning district are listed in Chapters 106.24, Table 2-2, and 106.26, Table 2-5, together with the type of planning permit required for each use. Each land use listed in Tables 2-2 and 2-5 is defined in Article 8 (Glossary).

- 1. **Establishment of an allowable use.**

- a. Any one or more land uses identified by Tables 2-2 and 2-5 as being allowable within a specific zoning district may be established on any parcel within that zoning district, subject to the planning permit requirements of Subsection B., and compliance with all applicable requirements of this Zoning Code.
- b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables, the overall project shall be subject to the highest permit level required by Subsection B. for any individual use. For example, a new building proposed in the BP zoning district with a health club

on the ground floor and professional offices on the second floor would require Use Permit (UP) approval because Table 2-5 requires Use Permit approval for "fitness/health facility," even though an "Office" is listed in the BP zone as a permitted use, requiring only a Zoning Clearance.

2. Use not listed.

- a. A land use that is not listed in Tables 2-2 or 2-5, and is determined by the Director to not be included in Article 8 (Glossary) under the definition of a listed land use is not allowed within the City, except as otherwise provided by Subsection A.3, or Section 106.22.040 (Exemptions from Planning Permit Requirements).
- b. A land use that is not listed in the tables within a particular zoning district is not allowed within that zoning district, except as otherwise provided in Subsection A.3, or Section 106.22.040 (Exemptions from Planning Permit Requirements).

3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in this Article is allowable as follows:

- a. **Required findings.** The Director may determine that a proposed use is similar to and compatible with a listed use and may be allowed only after first making all of the following findings:

- (1) The characteristics of, and activities associated with, the use are similar to one or more of the listed uses and will not involve a greater intensity than the uses listed in the applicable zoning district;
- (2) The use will be consistent with the purposes of the applicable zoning district;
- (3) The use will be consistent with the General Plan and any applicable specific plan;
- (4) The use will be compatible with the other uses allowed in the district; and
- (5) The use is not listed as allowable in another zoning district.

A determination that a use qualifies as a "similar use" and the findings supporting the determination shall be in writing.

- b. **Applicable standards and permit requirements.** When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Zoning Code apply.
- c. **Referral for determination.** The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
- d. **Appeal.** A determination of similar and compatible use may be appealed in compliance with Chapter 106.72 (Appeals).

B. Permit requirements. Tables 2-2 and 2-5 within Chapters 106.24 and 106.26 provide for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Zoning Code, subject to first obtaining a Zoning Clearance (Section 106.62.020). These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Use Permit (Section 106.62.050), and shown as "MUP" uses in the tables;

3. Allowed subject to the approval of a Use Permit (Section 106.62.050), and shown as "UP" uses in the tables;
4. Allowed subject to the type of City approval required by a specific provision of Chapter 106.42 (Standards for Specific Land Uses), and shown as "S" uses in the tables; and
5. Not allowed in particular zoning districts.

Note: a land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require Design Review approval (Section 106.62.040), a Building Permit, or other permit required by the Municipal Code.

106.22.040 - Exemptions from Planning Permit Requirements

The planning permit requirements of this Zoning Code do not apply to the land uses, structures, and activities identified by this Section. These are allowed in all zoning districts subject to compliance with this Section.

A. General requirements for exemption. The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Zoning Code only when:

1. The use, activity or structure is established and operated in compliance with the setback requirements, height limits, parking requirements, and all other applicable standards of this Article (Zoning Districts and Allowable Land Uses), Article 3 (Site Planning and Project Design Standards), and, where applicable, Chapter 106.70 (Nonconforming Uses, Structures, and Parcels); and
2. Any permit or approval required by regulations other than this Zoning Code is obtained (for example, a Building Permit).

B. Exempt activities and land uses. The following are exempt from the planning permit requirements of Tables 2-2 and 2-5 when in compliance with Subsection A. above.

1. **Decks, paths and driveways.** Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit.
2. **Fences and walls.** See Section 106.30.050 (Fences and Walls).
3. **Interior remodeling.** Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
4. **Repairs and maintenance.**
 - a. **Single dwellings.** Ordinary repairs to, and maintenance of single dwellings, provided that the work does not change the approved land use or structure.
 - b. **Multi-unit dwellings, and non-residential structures.** Ordinary repairs to, and maintenance of multi-unit residential and non-residential structures, if:
 - (1) The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
 - (2) Any exterior repairs employ the same design, materials, and color as the original construction.
5. **Small, portable residential accessory structures.** A single portable structure per lot or unit, including pre-manufactured storage sheds and other small structures in residential zoning districts that are exempt from

Building Permit requirements in compliance with the Municipal Code and the Uniform Building Code. Additional structures may be approved in compliance with Section 106.42.200 (Residential Accessory Uses and Structures), where allowed by the applicable zoning district. All accessory structures shall comply with the maximum lot coverage requirements of the applicable zoning district.

6. **Solar collectors.** The addition of solar collectors to the roof of a building, provided that the collectors comply with applicable height limit requirements.
7. **Spas, hot tubs, and fish ponds.** Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed three feet in depth.
8. **Utilities.** The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. See Section 106.30.120 for utility undergrounding requirements. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 106.44 (Telecommunications Facilities).

106.22.050 - Temporary Uses

Requirements for establishing a temporary use (for example, a construction yard, seasonal sales lot, special event, temporary office trailer, etc.) are in Section 106.62.030 (Temporary Use Permit).

CHAPTER 106.24 - RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS

Sections:

- 106.24.010 - Purpose
- 106.24.020 - Purposes of the Residential and Open Space Zoning Districts
- 106.24.030 - Residential and Open Space District Allowable Land Uses and Permit Requirements
- 106.24.040 - Residential and Open Space District Subdivision Standards
- 106.24.050 - Residential and Open Space District Residential Density Standards
- 106.24.060 - Residential and Open Space District Site Planning and Building Standards

106.24.010 - Purpose

This Chapter lists the land uses that may be allowed within the residential and open space zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

106.24.020 - Purposes of the Residential and Open Space Zoning Districts

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. **RD-1 through RD-4 (Very Low Density Residential) zoning districts.** The RD-1 through RD-4 districts are applied to areas appropriate for large-lots and detached single dwellings, together with hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. The RD-1 through RD-4 zoning districts are consistent with and implement the Very Low Density Residential land use designation of the General Plan.
- B. **RD-5 and RD-7 (Low Density Residential) zoning districts.** The RD-5 and RD-7 districts are applied to areas appropriate for detached single dwellings, duplexes in specified circumstances, and related, compatible uses. The RD-5 and RD-7 zoning districts are consistent with and implement the Low Density Residential land use designation of the General Plan.
- C. **RD-10 through RD-20 (Medium Density Residential) zoning districts.** The RD-10 through RD-20 districts are applied to areas appropriate for a variety of housing types, including small-lot single dwellings, and various types of multi-unit housing (for example, duplexes, triplexes, and apartments). The RD-10 through RD-20 zoning districts are consistent with and implement the Medium Density Residential land use designation of the General Plan.
- D. **RD-25 and RD-30 (High Density Residential) zoning district.** The RD-25 and RD-30 districts are applied to areas appropriate for various types of small lot housing products, multi-unit housing, including duplexes, group houses, and apartments. The RD-25 and RD-30 zoning districts are consistent with and implement the High Density Residential land use designation of the General Plan.
- E. **MH (Mobile Home) zoning district.** The MH district is applied to areas appropriate for mobile home parks and manufactured housing. The MH zoning district is consistent with and implements the Medium Density Residential land use designation of the General Plan.
- F. **O (Recreation/Open Space) zoning district.** The O zoning district is applied to open space and scenic areas, waterways, and other areas of recreational value to protect the physical, social, recreational, aesthetic, and economic resources of the City. Land uses allowed in the O zoning district will encourage and protect the City's tourist and recreation resources. The O zoning district is consistent with and implements the Open Space and Public land use designations of the General Plan.

106.24.030 - Residential and Open Space District Allowable Land Uses and Permit Requirements

- A. General permit requirements.** Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. Permit requirements for certain specific land uses.** Where the last column in Table 2-2 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also refer to other requirements and standards applicable to the use.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential and Open Space Zones		P Permitted use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use, Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	RD-1 - 2	RD-3 - 4	RD-5 - 7	RD-10	RD-15 - 30	MH	O	

AGRICULTURAL & OPEN SPACE USES

Animal keeping	S	S	S	S	S	S	S	106.42.030
Beekeeping	P	P	P	—	—	—	P	106.42.030
Community garden	P	P	P	P	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	—	—	—	—	P	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Equestrian facility	UP	UP	—	—	—	—	UP	106.42.030
Golf course	UP	UP	—	—	—	—	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	—	
Park or playground, public	P	P	P	P	P	P	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
School, elementary through secondary	UP	UP	UP	UP	UP	—	—	

RESIDENTIAL USES

Accessory dwelling unit	P	P	P	P	P	—	P	106.42.015
Condominium conversion	—	—	UP	UP	UP	—	—	106.42.050, 060
Condominium, townhouse, row house, or cluster development	—	—	—	P	P	—	—	106.42.050
Duplex - Corner parcel	—	—	P	P	P	—	—	
Duplex - Interior parcel	—	—	UP	P	P	—	—	106.42.150
Home occupation	P	P	P	P	P	P	P	106.42.100
Mobile home park	UP	UP	UP	UP	UP	UP	—	106.42.140
Mobile/manufactured home	P	P	P	P	P	P	P	106.42.140
Multi-unit dwelling - 3 or more units	—	—	—	P	P	—	—	106.42.150
Residential accessory uses and structures	P	P	P	P	P	P	P	106.42.200
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facility, 7 to 20 clients	UP	UP	UP	UP	P	—	—	
Residential care facility, 21 or more clients	—	—	—	UP	UP	—	—	
Rooming or boarding house	—	—	—	UP	UP	—	—	
Single dwelling	P	P	P	P	P	P	MUP	106.42.220
Small Lot Housing Product	—	—	—	S	S	—	—	106.42.230
Supportive/Transitional Housing, 6 or fewer clients	P	P	P	P	P	P	P	
Supportive/Transitional Housing, 7 or more clients	UP	UP	UP	UP	UP	—	—	

RETAIL TRADE

Accessory retail and services	—	—	—	MUP	MUP	MUP	—	
-------------------------------	---	---	---	-----	-----	-----	---	--

Key to Zone Symbols

RD	Residential	O	Recreation/Open Space
-----------	-------------	----------	-----------------------

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential and Open Space Zones		P Permitted use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use, Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	RD-1 - 2	RD-3 - 4	RD-5 - 7	RD-10	RD-15 - 30	MH	O	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Extended care	UP	UP	UP	UP	UP	—	—	
----------------------------------	----	----	----	----	----	---	---	--

SERVICES

Adult day care - 6 or fewer clients	P	P	P	P	P	P	—	
Adult day care - 7 or more clients	UP	UP	UP	UP	UP	UP	—	
Cemetery	UP	UP	UP	UP	UP	—	UP	
Child day care - Small and large family day care homes	P	P	P	P	P	P	P	
Child day care center	UP	UP	UP	UP	UP	UP	—	
Lodging - Bed and breakfast inn (B&B)	UP	UP	UP	UP	UP	—	—	
Public safety facility	P	P	P	P	P	P	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Telecommunications facility	S	S	S	S	S	S	S	106.44
Transmission facility	P	P	P	P	P	P	P	106.42.180
Utility facility	P	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	P	

Key to Zone Symbols

RD	Residential	O	Recreation/Open Space
MH	Mobile Home		

Notes:

(1) See Article 8 for land use definitions.

106.24.040 - Residential and Open Space District Subdivision Standards

Each subdivision shall comply with the minimum parcel size requirements in Table 2-3. Minimum lot depth shall be determined by the review authority in the subdivision review process. Subdividers are advised that Chapter 106.42 (Standards for Specific Land Uses) may require a specific land use to be on a parcel larger than required by this Section.

TABLE 2-3 - MINIMUM PARCEL SIZE STANDARDS

Zone	Lot Type (2)	Minimum Parcel Size (1)	
		Net Area (3)	Width
RD-1	All	1 acre	75 ft
RD-2	All	20,000 sf	75 ft
RD-3	All	10,000 sf	65 ft
RD-4	All	8,500 sf	65 ft
RD-5	Single family – Interior lot	5,000 sf	50 ft
	Single family – Corner lot	6,000 sf	60 ft
	Duplex – Interior lot	6,000 sf	60 ft
	Duplex – Corner lot	7,000 sf	70 ft
RD-7	Single family – Interior lot	4,000 sf	40 ft
	Single family – Corner lot	5,000 sf	50 ft
	Duplex – Interior lot	6,000 sf	60 ft
	Duplex – Corner lot	7,000 sf	70 ft
RD-10, 15	Single family – Interior lot	3,000 sf	40 ft
	Single family – Corner lot	4,000 sf	50 ft
	Duplex – Interior lot	4,000 sf	60 ft
	Duplex – Corner lot	5,000 sf	70 ft
	Multi-unit – Interior lot	5,000 sf	50 ft
	Multi-unit – Corner lot	6,000 sf	60 ft
RD-20, 25, 30	Single family – Interior lot	2,500 sf	40 ft
	Single family – Corner lot	3,000 sf	40 ft
	Duplex – Interior lot	3,500 sf	40 ft
	Duplex – Corner lot	4,000 sf	40 ft
	Multi-unit – Interior lot	5,000 sf	50 ft
	Multi-unit – Corner lot	6,000 sf	60 ft
MH	See Section 106.42.140 (Mobile Homes and Mobile Home Parks)		
O	All	3 acres	200 ft

Notes:

- (1) A condominium, townhouse, small lot housing product development or common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size, and the total number of any dwellings is in compliance with the maximum density for the applicable zone.
- (2) Minimum parcel size requirements for lot types not listed shall be determined by the review authority in the subdivision process.
- (3) Net area is the gross area of the parcel, subtracting any existing or proposed access easements within the parcel, but including drainage and public utility easements.

106.24.050 - Residential and Open Space District Residential Density Standards

Each residential development shall not exceed the following maximum residential density (number of dwelling units per acre) requirement for the applicable zoning district, except in compliance with Chapter 106.32 (Affordable Housing Requirements and Incentives).

A. RD districts.

1. **Maximum density - All RD districts.** For a subdivision of five lots or more, the maximum allowable residential density shall be as identified for the applicable residential zoning district on the Zoning Map by the numerical suffix to the "RD" zoning symbol, which expresses the maximum allowable number of dwelling units per gross acre. For example, RD-1 allows a maximum of one dwelling per acre, RD-15 allows a maximum of 15 dwellings per acre, etc. This requirement does not apply to a proposed subdivision of four or fewer lots.
2. **Maximum density - RD-1 through RD-4.** No more than one detached single family dwelling is allowed on a single parcel in the RD-1, 2, 3, and 4 zones, provided that an accessory dwelling unit may also be allowed in compliance with Section 106.42.015 (Accessory Dwelling Units).
3. **Minimum density - RD-20 and above.** Within the RD-20 and higher density zoning districts, each proposed residential development shall provide a minimum of 50 percent of the maximum density of the applicable zoning district. For example, a project in the RD-20 zone shall provide a minimum density of 10 units per acre. This standard shall not apply to parcels under 2 acres in net area prior to subdivision.

B. MH district.

1. The maximum allowable residential density within the MH zoning district is established for mobile home parks by Section 106.42.140 (Mobile Homes and Mobile Home Parks).
2. The maximum residential density for residential uses other than a mobile home park is one dwelling unit per parcel.

C. O district. The maximum allowable residential density within the O zoning district is one dwelling unit per parcel.

106.24.060 - Residential and Open Space District Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-4, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and Project Design Standards) of this Zoning Code.

TABLE 2-4 - RESIDENTIAL AND OPEN SPACE DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RD-1, 2, 3, 4	RD-5, 7	RD-10, 15	RD-20, 25, 30	MH	O
Setbacks	Minimum setbacks required. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.					
Front	20 ft	15 ft 20 ft for garage facade		25 ft	20 ft	20 ft
Side - Interior (each)	5 ft	5 ft		1 story - 10 ft 2 story - 20 ft 3 story - 30 ft	10 ft	10 ft
Side - Corner	15 ft	12.5 ft		25 ft	20 ft	20 ft
Rear	RD-1, 2 - 25 ft RD-3, 4 - 20 ft	20 ft		20 ft	10 ft	10 ft
Garage	20 ft from a garage door to the back of the nearest sidewalk, or the front property line where there is no sidewalk.					
Fences	See Section 106.30.050 (Fences and Walls)					
Accessory structures	See 106.42.200 (Residential Accessory Uses and Structures)					
Lot coverage (1)	Maximum percentage of total net lot area occupied by primary structures, all accessory structures, and accessory dwelling units, but not including swimming pools.					
Maximum coverage	30%	50%	50%	60%	40%	5%
Floor area ratio (FAR)	Maximum floor area ratio for non-residential structures.					
	0.40	0.40	0.50	0.50	0.50	0.10
Height limit	Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions. See Section 106.42.150 for special height limits for multi-unit projects.					
Maximum height	30 ft		40 ft	50 ft	30 ft	

Landscaping

See Chapter 106.34 (Landscaping Standards)

Parking

See Chapter 106.36 (Parking and Loading)

Signs

See Chapter 106.38 (Signs)

Notes:

(1) Setbacks and Lot Coverages for Small Lot Housing Product (RD-10 through RD-30) shall be determined by the Review Authority or as specified in 106.42.230

CHAPTER 106.26 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

- 106.26.010 - Purpose
- 106.26.020 - Purposes of Commercial and Industrial Zoning Districts
- 106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements
- 106.26.040 - Commercial and Industrial District General Development Standards

106.26.010 - Purpose

This Chapter lists the land uses that may be allowed within the commercial and industrial zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

106.26.020 - Purposes of Commercial and Industrial Zoning Districts

The purposes of the individual commercial and industrial zoning districts and the manner in which they are applied are as follows.

- A. **BP (Business and Professional Office) district.** The BP zoning district is applied to areas appropriate for various types of office uses, together with similar and related compatible uses. Multi-unit housing and mixed-use projects may be allowed. The BP zoning district is consistent with and implements the Business Professional land use designation of the General Plan.
- B. **LC (Limited Commercial) district.** The LC zoning district is applied to areas appropriate for a mixture of land uses, with primarily small-scale retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on upper floors. The LC zoning district is consistent with and implements the General Commercial land use designation of the General Plan.
- C. **SC (Shopping Center) district.** The SC zoning district is applied to areas appropriate for a wide range of retail and service land uses, promoting the unified grouping of these uses with convenient off-street parking and loading. Residential uses may also be accommodated as part of mixed use projects. Projects within this zone are intended to be designed to be an integral part of the surrounding neighborhood, and the larger community. The SC zoning district is consistent with the General Commercial land use designation of the General Plan.
- D. **GC (General Commercial) district.** The GC zoning district is applied to areas appropriate for the general commercial and heavier types of commercial uses that would not be appropriate in the more restrictive commercial zones. Multi-unit housing and mixed-use projects may be allowed. The GC zoning district is consistent with the General Commercial land use designation of the General Plan.
- E. **AC (Auto Commercial) district.** The AC zoning district is applied to areas appropriate for providing automotive sales and services, and compatible related uses. The zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to the community. The AC zoning district is consistent with the General Commercial land use designation of the General Plan.
- F. **CR (Commercial Recreation).** The CR zoning district is applied to areas for commercial uses normally considered to be recreation oriented and for commercial uses associated with major recreation areas. The CR zoning district is consistent with and implements the open space land use designation of the General Plan.

- G. MP (Industrial/Office Park) district.** The MP zoning district is applied to areas appropriate for light industrial and business park land uses, including low-intensity manufacturing and assembly processes, research and development, and corporate headquarters offices. The land uses allowed and development standards required within the MP district are intended to protect adjacent areas from impacts while allowing indoor, clean, and quiet industry. Land uses in the MP zoning district are expected to be organized as a business park, with tenants that may include some commercial activities. The MP zoning district is consistent with and implements the Industrial land use designation of the General Plan.

106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. General permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in each commercial and industrial zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. Permit requirements for certain specific land uses.** Where the last column in Table 2-5 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also establish other requirements and standards applicable to the use.
- C. Permit requirements based on scale of use.** Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. Minor Use Permit approval is required when the use occupies more than 15 percent of the total floor area.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Artisan/Craft Product manufacturing	MUP	MUP	P	P	MUP	—	P	
Contract construction service - Indoor	—	—	—	P	—	—	P	
Contract construction service - Outdoor storage	—	—	—	MUP	—	—	MUP	
Contract construction service - Outdoor work area	—	—	—	UP	—	—	UP	
Manufacturing/processing - Light	—	—	—	UP	—	—	P	
Manufacturing/processing - Medium intensity	—	—	—	—	—	—	—	
Manufacturing/processing - Heavy	—	—	—	—	—	—	—	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802
Recycling - Small collection facility	—	MUP	MUP	MUP	—	—	MUP	106.42.190
Storage - Outdoor	—	—	—	UP	—	—	UP	106.42.170
Storage - Personal storage facility (mini-storage)	—	UP	—	UP	—	—	MUP	
Storage - RVs, boats	—	—	—	UP	—	UP	—	
Storage - Warehouse, indoor storage	—	—	—	P	—	—	P	
Wholesaling and distribution	—	—	—	P	—	—	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	—	S	—	S	—	—	S	106.40
Bingo parlor	—	—	—	UP	—	—	—	10.81 - 10.100
Card room	—	—	UP	UP	—	—	—	10.26 - 10.54
Commercial recreation facility - Indoor, Minor	—	P	P	P	—	P	P	
Commercial recreation facility - Indoor, Major	—	UP	UP	UP	—	MUP	UP	
Commercial recreation facility - Outdoor	UP	—	—	UP	—	MUP	UP	
Conference/convention facility	UP	—	UP	UP	—	UP	—	
Fitness/health facility	UP	P	P	P	—	P	UP	
Golf Course	—	—	—	UP	—	MUP	UP	
Library, museum	P	P	P	P	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	—	—	UP	
Park, playground	P	P	P	P	—	P	UP	
School - College, university	UP	UP	UP	UP	—	—	—	
School - Elementary, middle, secondary	UP	UP	UP	UP	—	—	—	
School - Specialized education/training - Minor	P	P	P	P	—	—	P	
School - Specialized education/training -Major	UP	UP	UP	UP	—	—	UP	
Sports and entertainment assembly facility	—	—	UP	MUP	—	MUP	MUP	
Studio - Art, dance, martial arts, music, etc.	S	P	P	P	—	—	S	106.26.030.C
Theater	—	—	MUP	MUP	—	MUP	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial	Notes: (1) See Article 8 for land use definitions.	

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts		PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
		BP	LC	SC	GC	AC	CR	MP	

P Permitted Use, Zoning Clearance required
MUP Conditional use, Minor Use Permit required
UP Conditional use Permit required
S Permit requirement set by Specific Use Regulations
— Use not allowed

RESIDENTIAL USES

Emergency shelter	—	—	—	S	—	—	—	106.42.090
Home occupation	P	P	P	P	—	—	—	106.42.100
Live/work unit	MUP	MUP	UP	UP	—	—	—	106.42.110
Mixed use project residential component	S	S	S	S	S	—	—	106.42.130
Multi-unit dwelling	P	P	P	P	—	—	—	106.42.150
Single room occupancy (SRO) facility	—	—	—	UP	—	—	—	
Small Lot Housing Product	S	S	S	S	—	—	—	106.42.230
Work/live unit	UP	—	UP	UP	—	—	UP	106.42.110

RETAIL TRADE

Accessory retail uses	P	P	P	P	P	P	P	
Alcoholic beverage sales	—	S	S	S	—	S	—	106.42.020
Bar	—	UP	UP	UP	—	UP	—	106.42.020
Brew Pub/Tavern	—	P	P	P	—	—	—	106.42.020
Building/landscape materials sales	—	—	P	P	—	—	—	
Construction and heavy equipment sales and rental	—	—	—	UP	P	—	P	
Convenience store	S	S	S	S	S	—	S	106.42.070
Drive-through retail	—	UP	UP	UP	—	—	—	106.42.080
Fuel dealer (propane for home and farm use, etc.)	—	—	—	P	—	—	—	
General retail	—	P	P	P	P	—	—	
Groceries, specialty foods	—	P	P	P	—	—	—	
Mixed use project	—	S	S	S	S	—	—	106.42.130
Night club	—	—	UP	UP	—	—	—	
Office-supporting retail	S	P	P	P	—	—	S	106.26.030.C
Outdoor displays and sales	—	P	P	P	P	—	—	106.42.160
Public auction, flea market	—	—	—	UP	—	—	—	
Restaurant, café, coffee shop	S	P	P	P	P	MUP	S	106.26.030.C
Smoking paraphernalia establishment	S	S	S	S	S	S	S	106.42.230
Wood yard (firewood sales)	—	—	—	MUP	—	—	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts		P	Permitted Use, Zoning Clearance required					
		MUP	Conditional use, Minor Use Permit required					
		UP	Conditional use Permit required					
		S	Permit requirement set by Specific Use Regulations					
		—	Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM - Outdoor	MUP	MUP	MUP	MUP	MUP	MUP	MUP	106.42.040
ATM - Within a building	P	P	P	P	P	P	P	
Bank, financial services	P	P	P	P	—	—	P	
Business support service	P	P	P	P	—	—	P	
Medical marijuana dispensary	—	—	—	—	—	—	—	106.42.120
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	—	—	P	
Medical services - Extended care	UP	P	—	P	—	—	—	
Medical services - Hospital	UP	—	—	UP	—	—	—	
Medical services - Laboratory	P	P	P	P	—	—	P	
Medical services - Substance abuse treatment clinic	—	—	—	UP	—	—	—	106.42.240
Office	P	P	P	P	—	—	P	

SERVICES - GENERAL

Adult day care	UP	P	P	P	—	—	—	
Catering service	—	P	P	P	—	—	—	
Child day care center	MUP	MUP	MUP	MUP	—	—	MUP	
Drive-through service	—	UP	UP	UP	—	—	—	
Equipment rental - Indoor	—	—	P	P	—	—	P	
Equipment rental - Outdoor	—	—	—	MUP	—	—	MUP	
Kennel, animal boarding	—	UP	UP	UP	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	UP	UP	—	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	—	UP	—	
Massage therapy	P	P	P	P	—	—	—	22-596
Maintenance service - Client site services	—	P	—	P	—	—	P	10.4.36
Mortuary, funeral home	UP	UP	—	P	—	—	—	
Personal services	P	P	P	P	—	—	S	106.26.030.C
Personal services - Restricted	—	MUP	MUP	MUP	—	—	—	
Public facilities	P	P	P	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	—	P	
Veterinary clinic, animal hospital	UP	UP	P	P	—	—	P	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts		P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	—	MUP	MUP	MUP	MUP	—	MUP	
Broadcasting studio	P	P	P	P	—	—	P	
Freight terminal	—	—	—	MUP	—	—	P	
Parking facility, public or commercial, surface	MUP	—	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial, structured	UP	—	UP	UP	UP	UP	UP	
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transit station or terminal	—	UP	UP	UP	UP	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	P	
Vehicle storage	—	—	—	UP	UP	—	—	

VEHICLE SALES AND SERVICES

Auto parts sales with no installation services	—	P	P	P	P	—	—	
Auto/vehicle sales and rental	—	—	—	MUP	P	—	—	
Auto/vehicle sales, wholesale - 2 cars or less at any time	P	P	P	P	—	—	P	
Auto/vehicle sales, wholesale - 3 or more cars, other vehicles	—	—	—	MUP	P	—	—	
Mobile home, boat, or RV sales	—	—	—	MUP	P	—	—	
Service station	—	UP	UP	UP	UP	—	UP	
Vehicle services - Major repair/body work	—	—	UP	UP	MUP	—	—	
Vehicle services - Minor maintenance/repair	—	UP	UP	P	P	—	—	
Vehicle storage	—	—	—	UP	UP	—	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

106.26.040 - Commercial and Industrial District General Development Standards

- A. General standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-6 and 2-7 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and Project Design Standards) of this Zoning Code.

TABLE 2-6 - BP, SC, LC, AND GC DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District			
	BP Business and Professional Office	LC Limited Commercial	SC Shopping Center	GC General Commercial
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>			
Area, width, depth	No minimum			
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>			
Maximum density	20 units per net acre	20 units per net acre	40 units per net acre	40 units per net acre
Setbacks (3)	<i>Minimum setbacks required for primary structures. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.</i>			
Front	25 ft (1)	20 ft (1)	20 ft (1)	20 ft (1)
Side - Interior (each)	20 ft (2)	25 ft (2)	25 ft (2)	25 ft (2)
Side - Corner	25 ft (1)	20 ft (1)	20 ft (1)	20 ft (1)
Rear	25 ft (2)	25 ft (2)	25 ft (2)	25 ft (2)
Garage	20 ft from a garage door to the back of the nearest sidewalk			
Floor area ratio (FAR)	<i>Maximum floor area ratio allowed for non-residential uses.</i>			
	0.50	0.60	0.60	0.60
Height limit	<i>Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	24 ft and 2 stories within 50 feet of a residential zone, 50 ft and 4 stories elsewhere.			
Landscaping	See Chapter 106.34 (Landscaping Standards).			
Parking	See Chapter 106.36 (Parking and Loading).			
Signs	See Chapter 106.38 (Signs).			

Notes:

- (1) Setback area shall be used only for landscaping and pedestrian space. The front and/or side-corner setback may be reduced or eliminated by the review authority to accommodate the placement of a building at the back of the street sidewalk, and/or pedestrian space including outdoor sitting or eating areas. May not be reduced to allow parking closer to street.
- (2) Setback only required when adjacent to a residential or open space zone.
- (3) Setback for Small Lot Housing Product shall be determined by the Review Authority or as specified in 106.42.030

TABLE 2-7 - AC, CR, AND MP DISTRICT DEVELOPMENT STANDARDS

	Requirement by Zoning District		
Development Feature	AC Auto Commercial	CR Commercial Recreation	MP Industrial/Office Park
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>		
Area, width, depth	No minimum		
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>		
Maximum density	20 units per acre	No dwellings allowed; 1 lodging unit per 500 sf of site area	None allowed
Setbacks	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.</i>		
Front	20 ft (1)	50 ft (1)	25 ft
Side - Interior (each)	25 ft (2)	25 ft (2)	50 ft adjacent to a residential zone, 20 ft elsewhere.
Side - Corner	20 ft (1)	50 ft (1)	25 ft
Rear	25 ft (2)	25 ft (2)	50 ft adjacent to a residential zone, 20 ft elsewhere.
Floor area ratio (FAR)	<i>Maximum FAR for non-residential structures</i>		
	0.60	0.10	0.50
Height limit	<i>Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	24 ft if within 100 feet of a residential zone, 40 ft elsewhere.		50 ft
Landscaping	See Chapter 106.34 (Landscaping Standards).		
Parking	See Chapter 106.36 (Parking and Loading).		
Signs	See Chapter 106.38 (Signs).		

Notes:

- (1) Setback area shall be used only for landscaping and pedestrian space. The front and/or side-corner setback may be reduced or eliminated by the review authority to accommodate the placement of a building at the back of the street sidewalk, and/or pedestrian space including outdoor sitting or eating areas. May not be reduced to allow parking closer to street.
- (2) Setback only required when adjacent to a residential or open space zone.

- B. Location of allowable activities.** Within all commercial and industrial zones, no equipment, material, furniture, or appliances shall be stored and/or displayed outside of an enclosed building, or outside of a solid screen fenced area and be visible from a public street, unless they are normally used outdoors.

CHAPTER 106.28 - SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS

Sections:

- 106.28.010 - Purpose
- 106.28.020 - Applicability of Overlay Zoning Districts
- 106.28.030 - Special Planning Area (SPA) Zoning District
- 106.28.040 - Corridor Overlay Zoning District

106.28.010 - Purpose

The provisions of this Chapter regulate development and new land uses in the special purpose and overlay zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), and provide guidance for development within the overlay zoning districts in the form of standards that apply to proposed development in addition to the standards and regulations of the primary zoning district, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

106.28.020 - Applicability of Overlay Zoning Districts

The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Zoning Code. Any perceived conflict between the provisions of this Chapter and any other provision of this Zoning Code shall be resolved in compliance with Chapter 106.12 (Interpretation of Zoning Code Provisions).

- A. Mapping of overlay districts.** The applicability of any overlay zoning district to a specific site is shown by the overlay Zoning Map symbol established by Section 106.20.020 (Zoning Map and Zoning Districts), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map. The overlay districts are applied to property through the rezoning process (Chapter 106.74).
- B. Allowed land uses, permit requirements, development standards.** Except as may be otherwise provided by this Chapter for a specific overlay district:
 1. Any land use normally allowed in the primary zoning district by this Article may be allowed within an overlay district, subject to any additional requirements of the overlay district;
 2. Development and new land uses within an overlay district shall obtain the zoning approvals required by this Article for the primary zoning district; and
 3. Development and new land uses within an overlay district shall comply with all applicable development standards of the primary zoning district, all other applicable provisions of this Zoning Code (e.g., Article 3 - Site Planning and Project Design Standards), and the City's Design Guidelines.

106.28.030 - Special Planning Area (SPA) Zoning District

- A. Purpose.** The SPA zoning district is intended to provide for flexibility in the application of Zoning Code standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Code standards would produce without adjustment. The City expects each project within a Special Planning Area to be of obvious, significantly higher quality than would be achieved through conventional design practices and standards.

Special Purpose and Overlay Zoning Districts

- B. Allowable land uses and planning permit requirements.** Allowable land uses within each SPA district are specified by each SPA adopting ordinance.
- C. Zoning district development standards.** Development standards that apply in a particular SPA district are as specified by the applicable SPA adopting ordinance.
- D. Required findings.** The Commission may recommend the approval of a requested rezoning to apply the SPA zoning district, and the Council may approve rezoning to SPA only after first making all of the following findings, in addition to those required for a rezoning by Section 106.74.060 (Findings).
1. The project is consistent with the General Plan and any applicable specific plan;
 2. The project complies with all applicable provisions of this Zoning Code other than those modified by the SPA ordinance;
 3. The approved modifications to the development standards of this Zoning Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of any identified environmental impacts;
 4. The project complies with all applicable provisions of the City's Design Guidelines;
 5. The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities;
 6. The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;
 7. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;
 8. The site is adequate for the project in terms of size, shape, topography, and circumstances; and
 9. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Special Purpose and Overlay Zoning Districts

106.28.040 - Corridor (COR) Overlay Zoning District

A. Purpose. Portions of some major transportation corridors, where residential development fronts directly onto the street, have been identified in the General Plan as "transitional." These are areas that present special challenges for continued single-family residential uses, and where certain "light" ("low-impact" and/or "low intensity") commercial uses and a mixture of residential and light commercial uses are appropriate.

1. The Corridor (COR) overlay zone is to be applied in conjunction with a residential zoning district to expand on the uses and standards of that zoning district. The purpose of the COR overlay is to allow existing residential uses to continue, but also to allow a mix of new residential, business service, and professional office uses that are compatible with existing single-family residential uses in identified transition areas along major transportation corridors. This overlay zone is not intended to accommodate citywide demand for office space, most of which is better met in other "traditional" office and commercial zones, nor is the purpose to allow or foster strip-commercial / retail uses.
2. The COR overlay zone is intended to accomplish the following:
 - a. Allow compatible use conversions that extend the economic life of the existing residential structures;
 - b. Allow owners to justify expenditures for repairs and modernization of their residential structures;
 - c. Create both a buffer, and a true transition, between pure residential uses and major transportation corridors;
 - d. Allow for the conversion of existing structures, creating economic advantages for new users;
 - e. Allow properties to take advantage of easy access onto major streets;
 - f. Allow properties to take advantage of visibility from major streets; and
 - g. Develop well designed and aesthetically pleasing mixed uses.

B. Allowable land uses and permit requirements.

1. **Permitted uses.** The following uses are permitted within the COR overlay zone:
 - a. All uses listed by Article 2 (Zoning Districts and Allowable Land Uses) as permitted in the applicable residential zone, including home occupations; and
 - b. Non-residential uses legally in existence on or before November 13, 2005.
2. **Conditional uses.** The following uses are allowed within the COR overlay zone subject to Use Permit approval (Section 106.62.050).
 - a. All conditional uses permitted in the underlying residential zone;
 - b. New non-residential uses that meet the development and operating standards in Subsection C., and are consistent with the purposes in Subsection A.
 - (1) Examples of the type of uses that would be consistent in this overlay zone include various business and professional offices including those for insurance, real estate, law, photography, and advertising.

Special Purpose and Overlay Zoning Districts

- (2) Uses generating a high volume of traffic, and Commercial/Industrial or other uses that create heightened levels of noise, odor, or nuisance conditions for surrounding residents, are prohibited in this zone (e.g. certain retail sales; certain medical offices);
 - c. Expansion or enlargement of non-residential uses legally in existence on or before November 13, 2005; and
 - d. Expansion of existing retail sales and medical offices, only if the review authority determines that the resulting traffic generation is minimal.
- 3. Accessory uses.** The following accessory uses are permitted within the COR overlay zone:
- a. All accessory uses permitted in the underlying residential zone;
 - b. Accessory uses legally in existence on or before November 13, 2005 [the effective date of the revised Corridor overlay]; and
 - c. Existing residential uses shall be allowed to construct a wood fence, masonry wall or other acceptable buffering feature 10 feet back from the front property line. Landscaping shall be required in the 10-foot setback area. The design of the wall and landscaping shall comply with the traffic safety visibility area requirements of Section 106.30.060.E (Height Limits and Exceptions - Height limits at street corners). The design of the wall and landscaping shall be reviewed by the Department to ensure compatibility of design, materials, and species.
- 4. Prohibited uses.** The following uses are prohibited within the COR overlay zone.
- a. Automotive uses;
 - b. Check cashing;
 - c. Eating, drinking, and lodging uses, except for bed and breakfast inns;
 - d. Entertainment uses;
 - e. Food, drug, and liquor sales;
 - f. Kennels;
 - g. Liquor sales;
 - h. Manufacturing and processing uses;
 - i. Recreation equipment sales;
 - j. Repair services, except for small appliance and minor household equipment repair;
 - k. Retail sales exceeding 1,000 square feet;
 - l. Tattoo parlors;
 - m. Transportation facilities and services, except for transit shelters or bus benches;
 - n. Other uses determined by the Commission to be of a similar nature, but not specifically named in this Section.

Special Purpose and Overlay Zoning Districts

C. Development and operating standards. Each use requiring Use Permit approval within the COR overlay zone shall comply with each of the following standards.

1. **Height.** Height regulations, shall be the same as otherwise provided for within the underlying residential zone.
2. **Area and setback requirements.** The area, lot width and yard requirements shall be the same as those of the underlying residential zone. Setbacks for rear and side yards, for any new construction, or addition to the dwelling, for purposes of housing a conditional use, shall be twice those required for residential uses. Front yard setbacks shall be the same as those of the underlying residential zone.
3. **Subdivision requirements.** The intent of the COR overlay zone is to apply only to parcels fronting on a major corridor. If there is a request to subdivide a parcel within the COR overlay zone, there shall be a zone change hearing held simultaneously, to rezone the parcel no longer fronting on the major corridor, to remove the COR designation.
4. **Other required conditions.** Other required conditions shall be the same as those of the underlying residential zone.
5. **Driveway consolidation.** Wherever possible, new uses shall provide for consolidation of driveway access through parcel consolidation or reciprocal easements.
6. **Hours of operation.** Traffic generating hours shall reflect the underlying residential zoning, and shall be restricted to the hours of 8:00 am to 8:00 pm, or shorter, as deemed appropriate by the Commission, through the Use Permit process, to maintain compatibility with adjoining residential uses.
7. **Signs.** One freestanding monument sign is allowed per parcel. Maximum area is 24 square feet. Three feet of landscaping is required in every direction from the exterior portions of any part of the monument sign. Maximum height of the sign is six feet. Spacing of freestanding signs shall be a minimum of 50 feet from adjacent freestanding signs on adjacent parcels. Parcels that have no public street frontage shall be allowed to advertise on a freestanding sign located on a contiguous parcel which fronts on a public street. Sign area may be increased by a maximum of 12 square feet in area and shall be in addition to the sign area allowed for the parcel having public street frontage. Wall mounted tenant identification signage to guide customers to a particular office is allowed, up to a maximum of 24 inches by 36 inches. The front yard setback for signage is 10 feet.
8. **Equipment.** No equipment shall be used that creates electrical or electronic interference, noise, vibration, fumes, odor, glare, smoke, dust, visual blight, conditions that constitute a nuisance, or hazardous conditions not normally associated with residential uses. Each application for a conditional use shall be reviewed by the City to ensure compatibility with adjoining uses.
9. **Employees, clients, patrons.** The number of employees, clients, and/or patrons may be limited by the availability of on-site parking and/or by traffic considerations. New high-traffic generating uses shall not be allowed.
10. **Architecture/design modification.** New structures or modification of existing structures for new uses must be architecturally compatible with adjoining residential uses, and shall require the submittal of a Design Review application in conjunction with the Use Permit application, for review and approval by the Commission.
11. **Parking.** Parking shall be provided as required by Chapter 106.36 (Parking and Loading). The location of parking within the subject site shall be determined through Use Permit or Design Review, and shall be limited

Special Purpose and Overlay Zoning Districts

to those areas of the site which minimize parking related impacts on adjoining residences. Under no circumstances shall parking be located closer than 10 feet from any property boundary.

12. **Exterior lighting.** Exterior lighting shall be minimal and shall not exceed typical lighting for a residence. Allowed lighting shall not spill-over onto nor cause glare for adjoining properties. Any lighting associated with a use requiring a Use Permit and Design Review, shall be reduced in output or turned off during non-business hours. Under no circumstances shall any lighting exceed a one foot-candle level in any location along the perimeter of the subject property, nor shall any luminaire be closer than 10 feet to any property line. Exterior lighting shall also comply with Chapter 106.35 (Outdoor Lighting).
 13. **Walls and fencing.** Masonry walls may be required along the side and rear property lines to protect adjoining residential uses, refer to section 106.30.090 (Screening). Sound walls along the street are generally not allowed except where determined by the City to be necessary to protect sensitive uses. Landscaping shall be installed adjacent to any required masonry wall. Each wall or fence shall also comply with the requirements of Section 106.30.050 (Fences and Walls).
 14. **Unique environmental features.** Unique environmental features of the site including creeks, trees, and original landscaping (where desirable) shall be protected and incorporated into the site plan.
 15. **Other applicable regulations.** Each use shall comply with provisions of health code regulations, the Americans with Disabilities Act, relevant uniform building codes, applicable provisions of the Alcohol, Tobacco, and Firearms Division of the federal Department of Treasury, and all other applicable federal, state, or local regulations.
- D. **Approval process.** Except as otherwise provided in this Section, the requirements of Section 106.62.050 (Use Permit and Minor Use Permit) shall apply.
1. Each conditional use within the COR overlay zone shall require the submittal and approval of individual Use Permit and Design Review applications. Each application shall be prepared, submitted to the Department, and scheduled for public review and hearing before the Commission in compliance with Chapters 106.60 (Permit Application Filing and Processing), and 106.62 (Permit Review and Decisions).
 2. The notice of the public hearing before the Commission for the Use Permit and Design Review required by Chapter 106.76 (Public Hearings) shall be mailed to property owners within a 500 foot radius of the project site, or greater distance at the discretion of the Department.
 3. Public comment shall be included as part of the record for consideration by the Commission at the public hearing.
 4. Upon acceptance of a properly filed application, the Commission shall determine whether to approve, approve with conditions, or deny the application. Applicants shall receive written notice of the decision, circulate it for public review, and schedule the application for public hearing before the Commission.
 5. Decisions of the Commission may be appealed to the Council in compliance with Chapter 106.72 (Appeals).
- E. **Required findings for approval.** The approval of a conditional use allowed by Subsection B. shall require that the review authority first make all of the following findings:
1. The use is compatible with adjacent land uses;
 2. The proposed site layout and building designs are compatible with adjoining residential land uses;
 3. The site is of an appropriate size and configuration for the new use, and is efficiently and aesthetically designed for the proposed operations;

Special Purpose and Overlay Zoning Districts

4. The use complies with the development standards in Subsection C., and all applicable design guidelines; and
5. The parking design emphasizes safety, minimizes traffic congestion, avoids aesthetic impacts, and does not negatively impact pedestrian circulation.

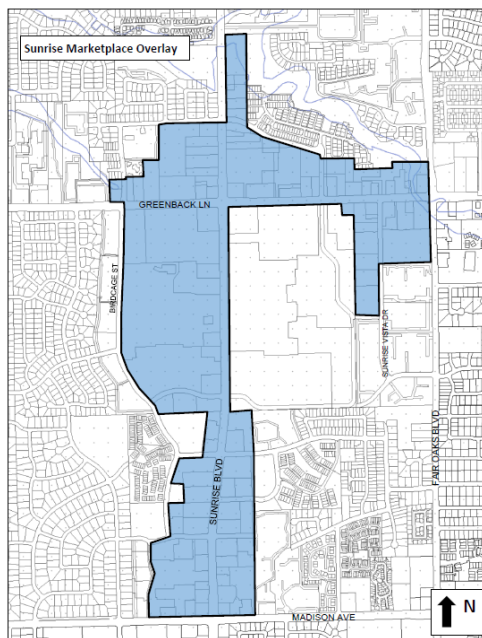
Special Purpose and Overlay Zoning Districts

106.28.050 – Sunrise MarketPlace (SMP) Overlay Zoning District

- A. Purpose.** The Sunrise MarketPlace is home to the majority of the City's shopping, dining, and entertainment facilities. The Sunrise Boulevard and Greenback Lane thoroughfares bisect this important district. These roadways serve significant cut-through traffic detracting from the General Plan goals to create an inviting and distinctive identity for the Sunrise MarketPlace to promote its image as the City's premier destination to shop, work, live and play.

Certain land uses support cut-through traffic, but are contrary to broader quality of life, redevelopment, circulation, air quality, and economic development objectives.

1. The SMP Overlay zone is to be applied in conjunction with existing zoning districts to restrict certain uses within the Overlay Zone. The purpose of the overlay is to allow existing uses to continue, but also to ensure redevelopment of key locations within the district are supportive of City goals related to redevelopment of the Sunrise MarketPlace, walkability/bikeability goals, and transit use.
2. The SMP Overlay zone is intended to accomplish the following:
 - a. Allow compatible use conversions that extend the economic life of the existing structures;
 - b. Allow owners to pursue redevelopment opportunities that are supportive of broader City goals;
 - c. Create an environment that discourages cut-through traffic and encourages walking, biking, and transit;
 - d. Allow for the conversion of existing structures, creating economic advantages for new users;
 - e. Control vehicular access onto major streets;
 - f. Allow properties to take advantage of visibility from major streets; and
 - g. Develop well designed and aesthetically pleasing mixed uses.



Special Purpose and Overlay Zoning Districts

B. Allowable land uses and permit requirements.

1. **Permitted and Conditionally Permitted uses.** All uses listed by Article 2 (Zoning Districts and Allowable Land Uses) as permitted in the underlying applicable commercial zone, with the exception that the following uses are prohibited:
 - a. Service Stations
 - b. Vehicle Services- Major
 - c. Vehicle Service - Minor
 - d. Storage- Personal Storage Facility (mini-storage)
 - e. Ambulance, taxi, and specialized transportation and dispatch facility
2. **Existing Uses.** Existing uses legally in existence on or before December 1, 2022, which are prohibited by 106.28.050.B.1, may continue to operate, including transfers of ownership, provided the continuation shall comply with the requirements of Section 106.70.020 and Section 106.28.050.C.

C. Development and operating standards for prohibited use expansion. Each Prohibited Use within the SMP Overlay that seeks to expand or enlarge shall obtain a Use Permit and Design Review Permit Modification and comply with the underlying zoning requirements. Any addition, expansion or enlargement of a prohibited use shall comply with each of the following standards.

1. **Driveway consolidation.** Wherever possible, new uses shall provide for consolidation of driveway access through parcel consolidation or reciprocal easements. New driveways onto Greenback Lane or Sunrise Boulevard are strongly discouraged.
2. **Active Transportation.** Site design and layout shall prioritize circulation of active transportation modes (transit, bicycle, and pedestrian) above vehicular circulation.
3. **Health Risk Assessment.** Uses that result in the generation of operational air quality emissions shall complete an Air Quality Health Risk Assessment.
4. **Design Standards.** Any expanded use shall adhere to the applicable Design Guidelines within the Zoning Code. Any expansion shall include a comprehensive façade and site improvement for the entire impacted parcel and structure, not just the expanded area.

D. Required findings for approval. The approval of an expansion of a prohibited use allowed by Subsection B shall require that the review authority first make all of the following findings:

1. The use is consistent with the General Plan and Zoning Code;
2. The use is compatible with adjacent land uses;
3. The proposed site layout and building designs are compatible with adjacent land uses;
4. The site is of an appropriate size and configuration for the new use, and is efficiently and aesthetically designed for the proposed operations;
5. The use complies with the development standards in Subsection C., and all applicable design guidelines; and
6. The site design emphasizes safety, minimizes traffic congestion, avoids aesthetic impacts, and does not negatively impact circulation for active transportation modes.

ARTICLE 3

Site Planning and Project Design Standards

Chapter 106.30 - Standards for all Development and Land Uses	3-3
106.30.010 - Purpose and Applicability.....	3-3
106.30.020 - Access	3-3
106.30.030 - Building and Site Security	3-4
106.30.040 - Creekside Development and Flood Hazard Mitigation.....	3-6
106.30.050 - Fences and Walls	3-10
106.30.060 - Height Limits and Exceptions.....	3-13
106.30.070 - Outdoor Lighting	3-14
106.30.080 - Performance Standards	3-14
106.30.090 - Screening.....	3-15
106.30.100 - Setback Requirements and Exceptions	3-16
106.30.110 - Solid Waste/Recyclable Materials Storage	3-20
106.30.120 - Undergrounding of Utilities	3-20
Chapter 106.31 - Design Standards	3-21
106.31.010 - Purpose.....	3-21
106.31.020 - Applicability	3-21
106.31.030 - Residential Project Design	3-21
106.31.040 - Commercial Project Design	3-33
106.31.050 - Large-Scale Retail and Retail Center Design	3-40
106.31.060 - Specific Commercial Uses	3-47
106.31.070 - Industrial Project Design	3-47
Chapter 106.32 - Affordable Housing Incentives	3-52
106.32.010 - Purpose.....	3-53
106.32.020 - Eligibility for Bonus, Incentives, or Concessions.....	3-53
106.32.030 - Allowed Density Bonuses	3-54
106.32.040 - Allowed Incentives or Concessions	3-57
106.32.050 - Parking Requirements in Density Bonus Projects	3-58
106.32.060 - Bonus and Incentives for Housing with Child Care Facilities	3-59
106.32.070 - Continued Availability.....	3-59
106.32.080 - Location and Type of Designated Units	3-60
106.32.090 - Processing of Bonus Requests.....	3-60
106.32.100 - Density Bonus Agreement	3-61
106.32.110 - Control of Resale	3-63
106.32.120 - Judicial Relief, Waiver of Standards	3-64
Chapter 106.34 - Landscaping Standards	3-65
106.34.010 - Purpose.....	3-65
106.34.020 - Applicability	3-65
106.34.030 - Landscape and Irrigation Plans	3-65
106.34.040 - Landscape Location Requirements	3-66
106.34.050 - Landscape Standards	3-69
106.34.060 - Water Efficient Landscaping	3-73
106.34.070 - Maintenance of Landscape Areas	3-76

Contents

Chapter 106.35 - Outdoor Lighting	3-79
106.35.010 - Purpose.....	3-79
106.35.020 - Applicability	3-79
106.35.030 - Definitions	3-80
106.35.040 - General Lighting Design and Development Standards	3-80
106.35.050 - Outdoor Lighting Plans	3-82
106.35.060 - Signs	3-82
106.35.070 - Outdoor Performance, Sport and Recreation Facilities	3-83
106.35.080 - Energy Conservation Guidelines	3-83
Chapter 106.36 - Parking and Loading	3-85
106.36.010 - Purpose.....	3-85
106.36.020 - Applicability	3-85
106.36.030 - General Parking Regulations	3-85
106.36.040 - Number of Parking Spaces Required	3-86
106.36.050 - Disabled/Handicapped Parking Requirements	3-92
106.36.060 - Bicycle and Motorcycle Parking	3-92
106.36.070 - Reduction of Parking Requirements	3-93
106.36.080 - Parking Design and Development Standards	3-95
106.36.090 - Loading Space Requirements	3-99
Chapter 106.38 - Signs	3-100
106.38.010 - Purpose.....	3-100
106.38.020 - Applicability	3-100
106.38.030 - Building Permit and Master Sign Plan Requirements	3-101
106.38.035 - Exemptions from Sign Permit Requirements	3-102
106.38.040 - Prohibited Signs	3-105
106.38.050 - General Requirements for All Signs.....	3-106
106.38.060 - Zoning District Sign Standards	3-110
106.38.070 - Standards for Specific Sign Types	3-114
106.38.080 - Nonconforming Signs.....	3-121
106.38.090 - Judicial Review	3-121
Chapter 106.39 - Tree Preservation and Protection	3-122
106.39.010 - Purpose.....	3-122
106.39.020 - Applicability	3-122
106.39.030 - Tree Permit Application Requirements	3-124
106.39.040 - Arborist's Report	3-125
106.39.050 - Standard Policies and Procedures for Approved Work.....	3-126
106.39.060 - Tree Mitigation	3-130
106.39.070 - Tree Permit Approval or Denial.....	3-131
106.39.080 - Post Approval Procedures	3-132
106.39.090 - Fees and Penalties	3-134

- d. The review authority may waive or approve a substitute for the requirements of this Subsection if the review authority first determines that:
 - (1) The relationship of the proposed uses make the required screening unnecessary;
 - (2) The intent of this Section can be successfully met by means of alternative screening methods;
 - (3) Physical constraints on the site make the required screening infeasible; or
 - (4) Physical features of the site or adjoining parcels (e.g. topography, vegetation, etc.) make the required screening unnecessary.

2. Mechanical equipment, loading docks, and refuse areas.

- a. Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining areas zoned for residential uses. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
- b. The method of screening shall be architecturally compatible with the colors, materials, and architectural style of other on-site development.

3. Outdoor storage and work areas. See Section 106.42.170 (Outdoor Storage).

4. Outdoor building materials and garden supply areas. See Section 106.42.160 (Outdoor Displays and Sales).

- C. **Fence and wall standards.** Where screening is provided in compliance with this Section in the form of a fence or wall, the fence or wall shall comply with all applicable requirements of Section 106.30.050 (Fences and Walls).

106.30.100 - Setback Requirements and Exceptions

- A. **Purpose.** This Section provides standards for the use and minimum size of setbacks. Setbacks provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation between incompatible activities; and space for privacy, landscaping, and recreation.

B. Setback requirements.

- 1. **Minimum setbacks for all structures.** Each structure shall comply with the setback requirements of the applicable zoning district, and with any setbacks established for specific uses by Article 4 (Standards for Specific Land Uses), except as otherwise provided by this Section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line; or into an access easement or street right-of-way.
- 2. **Infill development within previously approved projects.** Where the City has established specific setbacks for individual parcels through the approval of a specific plan, subdivision map, or other entitlement, those setbacks shall apply to continuing development within the approved project instead of the setbacks required by this Zoning Code.
- 3. **Exemptions from setback requirements.** The minimum setback requirements of this Zoning Code apply to all development and new land uses, except the following:
 - a. A fence or wall to the extent allowed by Section 106.30.050 (Fences and Walls);

- b. Decks, earthworks, steps, terraces, and other site design elements that are placed directly upon grade and do not exceed a height of 18 inches above the surrounding grade at any point;
- c. A sign in compliance with Chapter 106.38 (Signs); and
- d. A retaining wall less than three feet in height above finished grade. A higher wall may be allowed within a required setback with Design Review by the Director.

C. Measurement of setbacks. A required setback from a street shall be measured from the edge of the abutting street/public right-of-way, and its proposed widening and extensions as indicated by the City Engineer. The width of any street or highway that does not appear in the Master Streets and Highways Plan shall be determined from the standards for street widths and improvements in the Subdivision Ordinance and/or City standards (Municipal Code Title 22).

1. **Front yard setbacks.** The front yard setback shall be measured at right angles from the nearest point on the front property line of the parcel, to the nearest point of the wall of the structure, except as follows. The front property line is the most narrow dimension of a lot adjacent to a street.

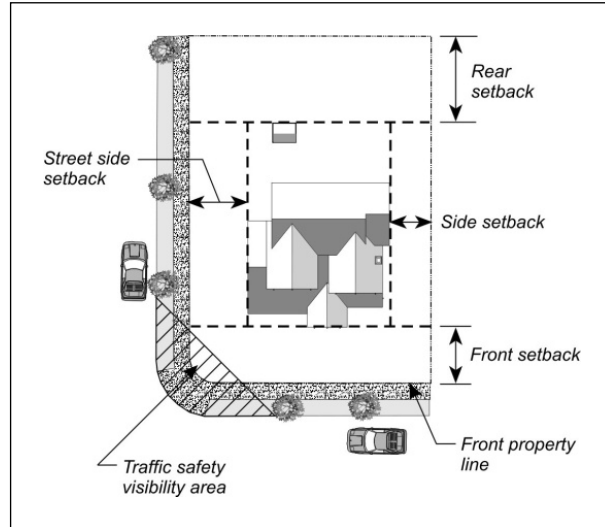


Figure 3-5 – Location of Required Setbacks

- a. **Offer of dedication.** The front setback shall be measured at right angles from the nearest point on the edge of an Irrevocable Offer of Dedication (IOD).
- b. **Private street.** The front setback shall be measured at right angles from the nearest point on the edge of the recorded access easement of a private street, or the edge of the pavement, whichever is greater.
- c. **Flag lot.** The front setback on a flag-shaped lot shall be measured from the nearest point of the wall of the structure to the property line intersected by the access strip, establishing a setback line parallel to the property line nearest to the public street or right-of-way; except that any fencing proposed along the access strip shall comply with the setback requirements applicable to the adjacent parcels. See Figure 3-6.

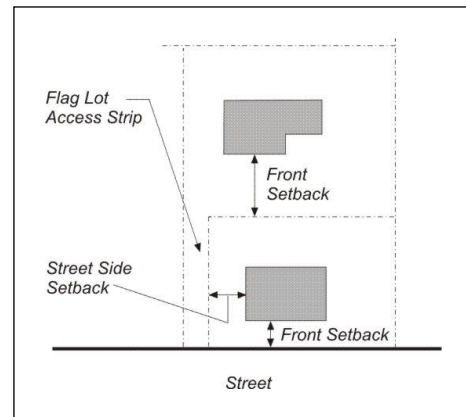


Figure 3-6 – Flag Lot Setbacks

- d. **Corner lot.** The measurement of the front setback shall be from the nearest point of the wall of the structure to the nearest point of the most narrow street frontage property line. If the property lines on both street frontages are of the same length, or if there is a predominant development pattern in the vicinity of the property, the Director shall determine the property line to be used for front yard setback measurement.

- e. **Double-frontage lot.** Proposed development on a double-frontage lot shall comply with the front yard setback requirements of the applicable zoning district on both street frontages.
2. **Side yard setbacks.** The side yard setback shall be measured at right angles from the nearest point on the side property line of the parcel to the nearest point of the wall of the structure; establishing a setback line parallel to the side property line, which extends between the front and rear yard setbacks.
3. **Street side yard setbacks.** The side yard on the street side of a corner parcel shall be measured from the nearest point on the side property line bounding the street, or the edge of an easement for a private road, or the inside edge of the sidewalk, whichever results in the greatest setback from the roadway.
4. **Rear yard setbacks.**
 - a. The rear yard shall be measured at right angles from the nearest point on the rear property line to the nearest line of the structure, establishing a setback line parallel to the rear property line.
 - b. Where a parcel has no rear property line because its side property lines converge to a point, an assumed line 10 feet long within the parcel, parallel to and at a maximum distance from the front property line, shall be deemed to be the rear property line for the purpose of determining the depth of the required rear yard. See Figure 3-7.

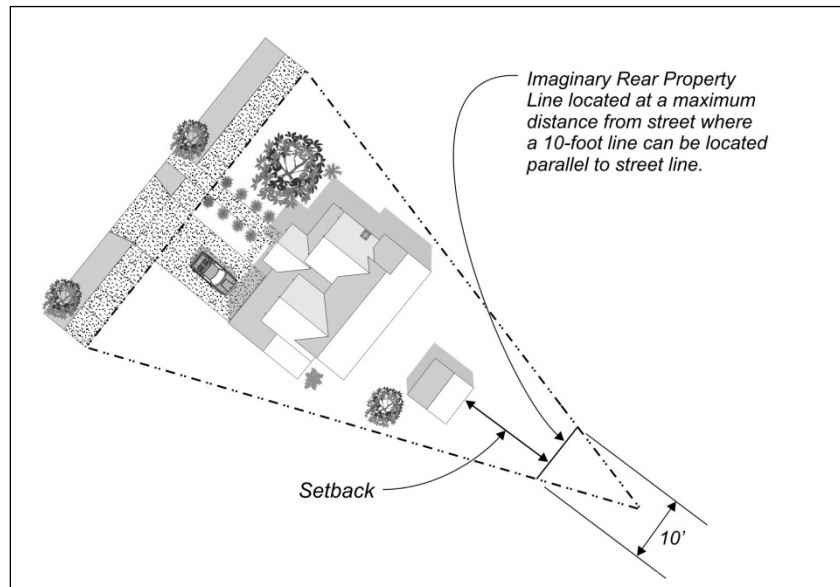


Figure 3-7 – Rear Setback on Irregular Lot

D. Limitations on uses of setbacks.

1. **Structures.** A required setback shall not be occupied by structures other than:
 - a. The fences and walls permitted by Section 106.30.050 (Fences and Walls);
 - b. The projections into setbacks allowed by Subsection E.; and
 - c. Residential accessory structures as allowed by Section 106.42.200 (Residential Accessory Uses and Structures).

2. **Storage.** No front or street side setback shall be used for the accumulation, placement or storage of automobiles, other motor vehicles, recreational vehicles, trailers, building materials, scrap, junk or machinery except for:
 - a. Automobiles, other motor vehicles, recreational vehicles, and/or trailers parked within a designated off-street parking area, and which shall be operable, registered, and licensed as allowed under Section 106.36.080(B)(2).
 - b. Building materials required for construction on the parcel, immediately before and during a construction project which has a valid Building Permit in force. Storm discharge Best Management Practices (BMPs) shall be used to prevent runoff from these materials into the storm drainage system.
 - c. Materials stored behind a fence that is at least six feet high and in compliance with Section 106.30.050 (Fences and Walls).
3. **Parking.** See Section 106.36.080 (Parking Design and Development Standards) for all parking requirements within setbacks.

E. Allowed projections into setbacks.

1. **Primary structure into rear setback.** Within a residential zoning district, a primary structure may project into a required rear yard setback provided that an area equal to the projection is provided as a yard or court within the buildable area of the lot. In no event shall the rear yard setback be less than 10 feet for a one-story building, or 15 feet for a two-story building.
2. **Accessory structures.** See Section 106.42.200 (Residential Accessory Uses and Structures).
3. **Architectural features.** A cornice, sill, eave, canopy, chimney, window bay, media niche, or similar architectural feature may project into a required setback by a maximum of 24 inches; provided that the length of a projecting chimney, canopy or window bay along the wall from which it projects shall be limited to a maximum of 10 feet.
 - a. **Accessory structure.** An accessory structure shall maintain a minimum three-foot setback from property lines for any portion of the structure.
 - b. **Front porch.** A front porch may encroach five feet into the front setback.
 - c. **Window bay.** A window bay with glass comprising at least 50 percent of the total area of its vertical surfaces, may project 24 inches into a required setback when the finished floor of the window bay is at least 15 inches above the finished floor of the room. The roof overhang above the window bay shall not project beyond 24 inches into the setback area.
4. **Existing legal non-conforming setback.** Additions to structures with existing legal non-conforming side yard setbacks in RD-1,2,3, and 4 zones may maintain the non-conforming setback distance for the expansion with the Director's approval.

F. Setback requirements for specific structures.

1. **Accessory structures.** See Section 106.42.200 (Residential Accessory Uses and Structures).
2. **Fences.** See Section 106.30.050 (Fences and Walls).
3. **Decks or other site design element.** Detached decks, freestanding solar devices, steps, terraces, and other site design elements which are placed directly upon the grade, and which exceed a height of 18 inches

above the surrounding grade at any point, shall conform to the setback requirements of this Zoning Code for detached accessory structures. (Note: a site design element less than 18 inches above grade is exempt.)

4. **Swimming pool, hot tub, etc.** A swimming pool shall be set back: 20 feet from a front property line; 12½ feet from a street side property line; and three feet from a rear or interior property line as measured to the water's edge.
5. **Air conditioning and mechanical equipment.** Ground-mounted air conditioning equipment shall comply with the front and street side setback requirements of the applicable zoning district. Air conditioning equipment requires no setback from a side or rear property line. Other types of mechanical equipment shall be set back a minimum of five feet from side and rear property lines. A mechanical unit on the ground shall be screened from public view with a solid wood or masonry fence.

106.30.110 - Solid Waste/Recyclable Materials Storage

- A. **Purpose.** This Section provides standards which recognize the City's support for and compliance with the California Solid Waste Reuse and Recycling Access Act (Public Resources Code Sections 42900 through 42911).
- B. **Applicability.** These requirements apply to new multi-unit residential, and nonresidential development, or changes to existing multi-unit residential or nonresidential development that increase gross floor area by 25 percent or more.
- C. **Extent of storage area required.** Solid waste and recyclables storage areas shall be provided in the number, dimensions, and types required by the waste hauler. Additional storage areas may be required by the Director as deemed necessary.
- D. **Enclosure requirements.** Each storage area shall be fully enclosed by a six-foot high masonry wall or other solid enclosure that is architecturally compatible with adjacent structures. See Figure 3-8.
 1. **Location and access.** Adequate access for vehicle maneuvering and refuse pick-up shall be provided.
 - a. **Residential zoning district.** An enclosure shall be located in compliance with the front and street side setback requirements of the applicable zone, and 25 feet from an interior side or rear property line abutting property that is also in a residential zoning district.
 - b. **Non-residential zoning district.** An enclosure shall be located 15 feet from a front or street side property line in a non-residential zoning district, and as required by the interior side and rear setback requirements of the applicable zoning district.
 2. **Gates and landscaping.** Gates shall be solid metal and continuously maintained in working order. Landscaping shall be provided to soften and screen the enclosure in compliance with Chapter 106.34 (Landscaping Standards).



Figure 3-8 – Storage Area Enclosure

106.30.120 - Undergrounding of Utilities

All electric and telephone facilities, fire alarm conduits, street lighting wiring, cable television and other wiring conduits, and similar facilities shall be placed underground by the developer. The Director may grant a modification, including a complete waiver of the undergrounding requirement, after considering the voltage, project size, and location of the proposed development.

CHAPTER 106.36 - PARKING AND LOADING

Sections:

- 106.36.010 - Purpose
- 106.36.020 - Applicability
- 106.36.030 - General Parking Regulations
- 106.36.040 - Number of Parking Spaces Required
- 106.36.050 - Disabled/Handicapped Parking Requirements
- 106.36.060 - Bicycle Parking
- 106.36.070 - Motorcycle Parking
- 106.36.080 - Reduction of Parking Requirements
- 106.36.090 - Parking Design and Development Standards
- 106.36.100 - Loading Space Requirements
- 106.36.110 - Trip Reduction

106.36.010 - Purpose

The requirements of this Chapter are intended to ensure that sufficient but not excessive off-street parking facilities are provided for all uses, and that parking facilities are properly designed, attractive, and located to be unobtrusive while meeting the needs of the specific use. The City discourages providing parking in excess of that required by this Chapter.

106.36.020 - Applicability

Each land use and structure shall provide off-street parking and loading areas in compliance with this Chapter. This Chapter shall also apply to changes to, or expansion of a land use or structure. A land use shall not be commenced and a structure shall not be occupied until the improvements required by this Chapter are completed and approved by the Director.

106.36.030 - General Parking Regulations

- A. **Timing of installation.** A new or altered structure shall not be occupied, and a new land use not requiring a structure shall not be established, until all off-street parking and loading facilities required by this Chapter are in place and approved by the City.
- B. **Permanent facilities required.** Each required parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve. The approval of a Temporary Use Permit (Section 106.62.030) may allow the temporary use of a parking or loading space for other purposes.
- C. **Unrestricted facilities required.** An owner, lessee, tenant, or other person who controls the operation of a site with required parking or loading spaces shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the Director.
- D. **Truck or Trailer Parking.** The parking of a motor vehicle used for commercial or industrial purposes and rated more than one (1) ton capacity and trailers used for commercial or industrial purposes shall not be parked or stored in any residential zone except when loading, unloading, or rendering service.
- E. **State-mandated exemptions.** Per Government Code 65863.2, parking is not required for any residential, commercial, or other development project within ½ mile of public transit (see Section 106.80.020 for definition of "public transit"). These rules do not apply to requirements for ADA parking spaces, EV charging spaces, or existing grandfathered contracts with the city to provide public parking.

F. Residential Parking and Storage. No front or street side setback shall be used for the accumulation, placement or storage of automobiles, other motor vehicles, recreational vehicles, trailers, building materials, scrap, junk or machinery except as allowed in Section 106.30.100 (D)2).

106.36.040 - Number of Parking Spaces Required

Each land use shall be provided the number of off-street parking spaces required by this Section. See Section 106.36.060 for off-street parking requirements for bicycles and motorcycles.

A. Parking requirements by land use.

1. **Minimum number required.** Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater number of spaces are required through Minor Use Permit or Use Permit approval. Regardless of the requirements of Table 3-7, each non-residential land use shall provide a minimum of five off-street spaces, except where the review authority determines that the number of spaces required by Table 3-7 is sufficient.
2. **Use not listed.** A land use not specifically listed by Table 3-7 shall provide parking as required by the Director. The Director shall use the requirements in Table 3-7 as a guide in determining the number of off-street parking spaces required.
3. **Measurement of floor area.** In any case where Table 3-7 establishes a parking requirement based on floor area in square feet (for example: 1 space per 1,000 sf of floor area), the floor area shall be construed to mean gross interior floor area.
4. **Use with accessory components.** The review authority may require a single use with accessory components to provide parking for each component, where the review authority determines that separate vehicle trips will likely be generated by each component. For example, a hotel with a meeting room may be required to provide the parking spaces required by Table 3-7 for a hotel (i.e., the guest rooms), and for a meeting room.
5. **Bench or bleacher seating.** Where fixed seating is provided as benches, bleachers, pews, or similar seating, a seat shall be defined as 24 inches of bench space for the purpose of calculating the number of required parking spaces as provided in Table 3-7.

B. Expansion of structure, change in use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter except where the number of additional spaces required is 10 percent or less of the number of existing spaces. See also Subsection E. (Nonconforming parking).

C. Multi-tenant sites. A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use; except where the site is developed as an integrated center with shared parking and no spaces reserved for a particular use, parking shall be provided as required by Table 3-7 for a retail complex. When a multi-tenant center includes one or more uses that will need more parking than retail uses (for example, a fitness center, restaurant, or theater) additional parking shall be required for the high parking demand use unless a parking reduction is approved in compliance with 106.36.070 (Reduction of Parking Requirements).

D. Excessive parking. The City discourages providing more off-street parking than required by this Chapter, to avoid the inefficient use of land, unnecessary pavement, and excessive storm water runoff from paved surfaces. An off-street parking lot that exceeds the amount required by Table 3-7 by 20 percent or more shall require Minor Use Permit approval, a determination by the review authority that information provided by the applicant documents a year round need for the additional parking, and the provision of additional landscaping and pedestrian amenities to the satisfaction of the review authority.

106.36.080 - Parking Design and Development Standards

Required parking areas shall be designed and constructed in compliance with this Section.

A. Location of parking. Off-street parking areas shall be located as follows:

1. **Residential Required single-family residential parking.** Residential parking shall be located on the same site as each residential unit served; except for a mixed use project developed in compliance with Section 106.42.130 (Mixed Use Projects).
 - a. **Single-family residential.** Required parking may be located within the required front and interior side setback provided the required parking occurs on an approved driveway at least 20 feet in length and is perpendicular to the street. Alternate locations may be approved by the Director provided the design of the driveway is aesthetically pleasing, compatible with the surroundings and will not create a pedestrian or vehicular hazard.
 - b. **Multi-unit residential.** Required parking shall not occupy any required front setback, or a side or rear setback.
2. **Multi-unit residential.** Required parking shall not occupy any required front setback, or a side or rear setback.
3. **Nonresidential parking.** Nonresidential parking shall be located on the same site as the use served, or within 300 feet of the parcel when off-site parking is approved in compliance with Section 106.36.070.G (Off-site parking), with reasonable access to and from the use for which the spaces are required.

B. Residential parking restrictions Additional residential parking standards No residential front or street side setback shall be used for the accumulation, placement or storage of automobiles or other motor vehicles, building materials, scrap, junk or machinery except for those items listed in Section 106.30.100(D)(2).

Required parking for single-family residences may be located within the required front and interior side setback in compliance with Section 106.36.080.A.1.a. Temporary (overnight) parking is allowed within required setback areas only on an approved, paved driveway, in compliance with Section 106.36.080 (Parking Design and Development Standards). The following parking restrictions apply to all residential zones:

1. **Residential parking surface. Pavement Parking**—within a front setback shall be limited to the required driveway plus 12 feet abutting and parallel to the driveway. The additional 12 feet of width shall be located adjacent to the interior side property line of a corner lot. Alternate locations for the additional pavement may be approved by the Director and City Engineer. The total approved parking surface width in the front of the lot shall not exceed 50 percent of the lot frontage. The Director and City Engineer may grant an exception for exceeding the allowed limits for lots located on a collector or arterial street, where the owner proposes a circular driveway. This Subsection does not apply to front setback areas that were paved to a greater extent than allowed by this Section, prior to October 5, 2006.
2. **Temporary (overnight) parking is allowed within required setback areas only on an approved, paved driveway, in compliance with Section 106.36.080 (Parking Design and Development Standards). The following parking restrictions apply to all residential zones:**
3. **Acceptable parking surfaces include concrete, asphalt, decomposed granite, inlaid brick or stone, or parking strips composed of the above mentioned materials. Other pervious material may be accepted per approval of director.**
4. **Parking may not occur within any required clear vision triangle (Section 106.30.060 Figure 3-4) area on a corner lot.**

2.5. Recreational vehicle and trailer parking. The storage (parking for any period longer than 72 hours) The following standards apply to the parking and storage of a recreational vehicle, trailer, boat, and/or other mobile equipment, or portions of parts of components thereof, in a residential zone shall be allowed only when all portions of the vehicle are located entirely within the property boundaries on a paved surface and do not extend into the public right of way. Storage of a recreational vehicle, trailer, boat, and/or other mobile equipment is not allowed within the front or street side yard setback unless located on required parking spaces or approved paved surfaces per Section 106.36.080(B)(2). When located within any side or rear yard, a recreational vehicle and/or boat must maintain a three-foot wide continuous fire accessway from the front of the property. The use of any recreational vehicle for residential occupancy is prohibited except on property zoned for mobile home parks or camping.

a. All portions of the vehicle must be located entirely within the property boundaries, and do not extend into the public right of way.

b. Storage of a recreational vehicle, trailer, boat, and/or other mobile equipment is not allowed within the front or street side yard setback unless located on a required parking spaces or on an approved paved parking surfaces per Section 106.36.080(B)(3). When located within any side or rear yard, a recreational vehicle and/or boat must maintain a three-foot-wide continuous fire accessway from the front of the property. The use of any recreational vehicle for residential occupancy is prohibited except on property zoned for mobile home parks or camping.

C. **Access to parking.** Access to parking shall be provided as follows for all parking areas other than for individual single dwellings, and duplexes. Site design shall minimize the amount of paved surfaces and driveway lengths and widths while providing for safe and suitable access for vehicular circulation.

1. **Direction of travel.** Parking areas shall provide suitable maneuvering area so that vehicles exit to a street in a forward direction. Parking lots shall be designed to prevent access at any point other than at designated access drives. Single dwellings and duplexes are exempt from this requirement.

2. **Stacking area for non-residential parking.** A commercial or industrial use shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way, to provide a stacking area for vehicles entering and exiting the parking area. The City Engineer may require a greater distance for uses with high traffic volumes or located along heavily traveled arterials. See Figure 3-43.

3. **Clear height above parking.** A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles within nonresidential uses.

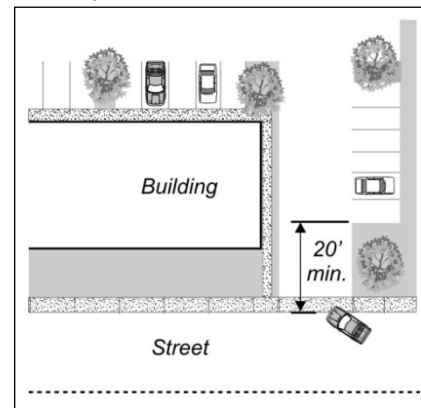


Figure 3-43 – Queuing Area

D. **Access to adjacent sites.** The City may require the design of a parking area to provide vehicle and pedestrian connections to parking areas on adjacent properties or to connect with adjoining public walkways, to provide for convenience, safety, and efficient circulation. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved by the Director, to guarantee the continued availability of the shared access between the properties.

E. **Parking stall and aisle design.**

1. **Minimum dimensions.**

- a. **Parking spaces.** Each parking space shall be a minimum of nine feet wide and 19 feet long. Compact car spaces with minimum dimensions of eight feet by 16 feet may be allowed within a parking lot interior, up to a maximum of 25 percent of the total number of spaces. Compact spaces shall be dispersed throughout the parking lot. Parallel parking spaces shall have minimum dimensions of nine feet wide and 24 feet long.
- b. **Parking lot aisles.** Each parking lot aisle shall comply with the minimum dimension requirements in Table 3-8.

TABLE 3-8 - MINIMUM PARKING LOT AISLE DIMENSIONS

Parking Angle	Aisle Width
45 degree	20 ft for a 2-way aisle 14 ft for a 1-way aisle
60 degree	20 ft for a 2-way aisle 18 ft for a 1-way aisle
90 degree	24 ft for a 2-way aisle 23 ft for a 1-way aisle
Parallel parking	24 ft for a 2-way aisle 12 ft for a 1-way aisle

2. **General configuration.** Tandem parking, or the parking of vehicles inline shall be prohibited in multi-unit residential and commercial zoning districts.
 3. **Employee parking.** Where Table 3-7 requires employee parking, the spaces shall be identified by the employer as "employee parking" and shall be located as far away as possible from the main entrance.
 4. **90-degree single-loaded parking aisles.** A parking lot aisle that provides access to parking spaces on one side only may be reduced to a width of 22 feet provided a landscaped planter at least five feet in width, or a two-foot planter with a walkway, is installed adjacent to the aisle.
 5. **Dead-end aisles.** Dead-end aisles are discouraged. When used, 90 degree angle stalls with adequate turning space are required, as approved by the Engineering Division.
- F. **Landscaping.** Landscaping shall be provided in compliance with Section 106.34
- G. **Lighting.** See Chapter 106.35 (Outdoor Lighting).
- H. **Striping and identification.** Parking spaces shall be clearly outlined with double stripes painted on the parking surface (see Figure 3-44). Car pool spaces shall be clearly identified for car pool use only. The re-striping of a parking space or lot shall require the approval of a re-striping plan by the Director.

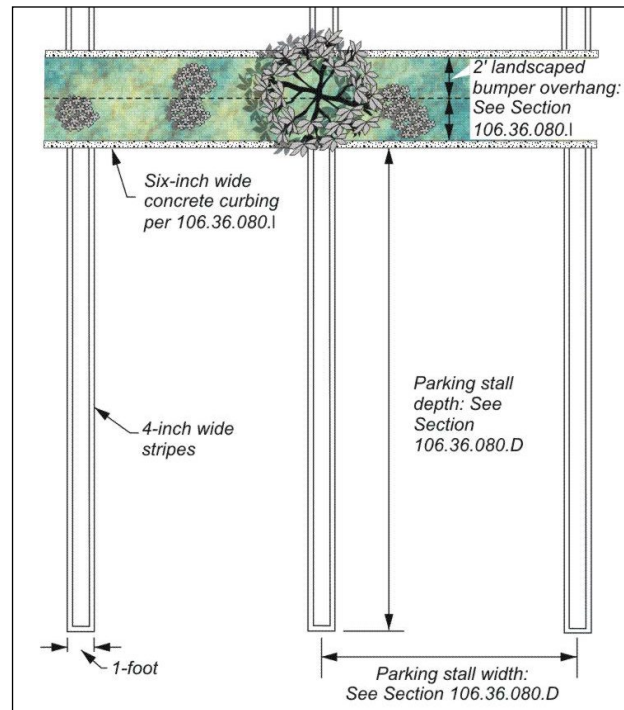


Figure 3-44 – Parking Lot Striping

- I. **Surfacing.** Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or other all-weather surfacing approved by the Director.
- J. **Wheel stops/curbing.** Continuous concrete curbing at least four inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas (except stormwater swales), and structures, and walkways that are less than six feet in width.

In addition to curbing, wheel stops shall be employed for any parking stall adjacent to a walkway that is less than six feet in width and has parking adjacent to it on one side. If parking adjoins both sides of the walkway, wheel stops shall be provided if the width of the walkway is less than 9 feet.

1. Individual wheel stops may be provided in lieu of continuous curbing when parking is adjacent to a landscaped area to which drainage is directed.
2. When provided, wheel stops shall be placed to allow for 30" of vehicle overhang area within the dimension of the parking space. Wheel stops shall be placed 30" from the curb.
3. Parking spaces may be designed to allow vehicle overhang of a landscape area only where the width of the landscape area is increased two additional feet over the width required by Section 106.34.040.D (Parking areas). The same overhang allowance shall apply where parking spaces directly abut a pedestrian walkway. The overhang allowance shall not be considered as part of the design width of the walkway.

In parking areas adjacent to vegetated stormwater swales or infiltration basins, curb stops alone may be used or cuts may be provided in the concrete curbing to allow water to enter the stormwater treatment planting area.

- K. Drainage facilities.** Drainage facilities shall be provided in all public parking areas adequate to handle the drainage requirements of the site, to alleviate the creation of flooding and drainage problems for the site or any surrounding property.
1. New parking lots and significantly redeveloped sites with existing parking shall be required to install Best Management Practices (BMPs) for their storm water discharge.
 2. Post BMPs may include vegetated swales, rain gardens, storm water basins with a low flow channel to cleanse the runoff, an underground stormwater vault, or other Low-Impact Design solutions approved by the City. Low-Impact Design solutions are preferred to underground vaults.
 3. Stormwater vaults and basins will require an access agreement for the City to conduct periodic inspections of the post BMP system.

106.36.090 - Loading Space Requirements

All retail and wholesale stores, warehouses, supply houses, buildings devoted to manufacturing, hotels, hospitals or other buildings where large amounts of goods are received or shipped shall provide adequate space to handle the volume and frequency of truck traffic to the building or shopping center, as required by the review authority.

- A. Number of spaces required.** The minimum number of spaces shall be determined in compliance with the estimated volume of truck traffic and loading requirements as approved by the Director.
- B. Space design.** Each required loading space shall be not less than 10 feet wide, 35 feet long and 14 feet high, exclusive of driveways. Loading docks shall not face the public right-of-way unless adequate screening is provided as required by the review authority.

J. Sign maintenance.

1. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.
2. Any repair to a sign shall be of materials and design of equal or better quality as the original sign.
3. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Municipal Code.
4. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.

K. Sign removal. When a business, activity, or entity that is the subject of an on-site sign leaves the site, the sign shall be removed within 10 days thereafter.

106.38.060 - Zoning District Sign Standards

Each sign shall comply with the sign type, area, height, and other restrictions provided by this Section, in addition to the provisions of Section 106.38.070 (Standards for Specific Sign Types).

A. Setback requirement for freestanding signs. A freestanding sign shall be set back a minimum of 5 feet from a dedicated public right-of-way, except where this Zoning Code requires a different setback for a specific sign type.

B. Residential zone sign standards. Each sign in the residential zoning districts shall comply with the requirements in Table 3-11, except for signs that are allowed by standards for a specific land use in Chapter 106.42.

TABLE 3-11 - SIGN STANDARDS FOR RESIDENTIAL ZONES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Single Dwelling, Duplex, Triplex, Home Occupation			
Wall	6 -Comply with Maximum Sign Area Allowed per Parcel Standard	1	1 sf
Multi-Unit Residential Project or Structure			
Wall or freestanding	Wall signs: below edge of roof; Freestanding: 4 ft	1 of either allowed sign type per entrance or street frontage	50 sf total for all signs
Non-Residential Use			
Wall	Below edge of roof	1 allowed per street frontage	Total combined sf of all wall signage shall not exceed .50 (one-half) sf for each linear ft of primary building frontage
Freestanding	6 ft; height may be increased by one additional foot up to 10 ft max with increased setback as per 106.38.080.E.5	1 allowed per entrance or street frontage	Total combined of all freestanding signs shall not exceed 100 sf

ARTICLE 4

Standards for Specific Land Uses

Chapter 106.40 - Adult Oriented Business Regulations	4-3
106.40.010 - Purpose, Intent and Application	4-3
106.40.020 - Definitions	4-3
106.40.030 - Findings	4-3
106.40.040 - Allowed Zones	4-3
106.40.050 - Distance Requirements	4-4
106.40.060 - Development and Performance Standards and Regulations	4-5
106.40.070 - Amortization of a Nonconforming Adult-Oriented Business Use	4-10
106.40.080 - Extension of Time for Nonconforming Adult-Oriented Business Use	4-11
106.40.090 - Enforcement	4-12
Chapter 106.42 - Standards for Specific Land Uses	4-13
106.42.010 - Purpose and Applicability	4-14
106.42.015 - Accessory Dwelling Units	4-14
106.42.020 - Alcoholic Beverage Sales	4-18
106.42.030 - Animal Keeping	4-21
106.42.040 - Automated Teller Machines (ATMs)	4-23
106.42.050 - Condominiums	4-24
106.42.060 - Condominium Conversion	4-24
106.42.070 - Convenience Stores	4-28
106.42.080 - Drive-Through Facilities	4-29
106.42.090 - Emergency Shelters	4-30
106.42.100 - Home Occupations	4-31
106.42.110 - Live/Work and Work/Live Units	4-34
106.42.120 - Marijuana Dispensaries, Deliveries, and Businesses	4-36
106.42.130 - Mixed Use Projects	4-37
106.42.140 - Mobile Homes and Mobile Home Parks	4-39
106.42.150 - Multi-Unit Dwelling and Group Quarters Projects	4-40
106.42.160 - Outdoor Displays and Sales	4-41
106.42.170 - Outdoor Storage	4-43
106.42.180 - Power Transmission Facilities	4-44
106.42.190 - Recycling Facilities	4-45
106.42.200 - Residential Accessory Uses and Structures	4-47
106.42.220 - Single Dwellings	4-49
106.42.225 - Small Lot Housing Product Projects	4-50
106.42.230 - Smoking Paraphernalia Establishments	4-51
106.42.240 - Substance Abuse Treatment Clinics	4-51
106.42.250 - Temporary Uses	4-52
106.42.260 - Two-Unit Housing Development	4-52
Chapter 106.44 - Telecommunications Facilities	4-60
106.44.010 - Purpose	4-60
106.44.020 - Definitions	4-60
106.44.030 - Applicability	4-60
106.44.040 - Satellite TV and Dish Antenna Standards	4-60
106.44.050 - Wireless Telecommunications Facilities	4-61
106.44.060 - Amateur Radio Antennas	4-69

Contents

106.42.010 - Purpose and Applicability

- A. Purpose.** This Chapter provides site planning, development, and/or operating standards for certain land uses that are allowed by Article 2 (Zoning Districts and Allowable Land Uses) within individual or multiple zoning districts, and for activities that require special standards to mitigate their potential adverse impacts.
- B. Applicability.** The land uses and activities covered by this Chapter shall comply with the provisions of the Sections applicable to the specific use, in addition to all other applicable provisions of this Zoning Code.
- 1. Where allowed.** The uses that are subject to the standards in this Chapter shall be located only where allowed by Article 2 (Zoning Districts and Allowable Land Uses).
 - 2. Planning permit requirements.** The uses that are subject to the standards in this Chapter shall be authorized by the planning permit required by Article 2 (Zoning Districts and Allowable Land Uses), except where a planning permit requirement is established by this Chapter for a specific use.
 - 3. Development standards.** The standards for specific uses in this Chapter supplement and are required in addition to those in Articles 2 (Zoning Districts and Allowable Land Uses) and 3 (Site Planning and Project Design Standards).
 - a. The applicability of the standards in this Chapter to the specific land uses listed is determined by Article 2 (Zoning Districts and Allowable Land Uses).
 - b. In the event of any conflict between the requirements of this Chapter and those of Articles 2 (Zoning Districts and Allowable Land Uses) or 3 (Site Planning and Project Design Standards), the requirements of this Chapter shall control.

106.42.015 – Accessory Dwelling Units

This Section establishes standards for accessory dwelling units and junior accessory dwelling units. An accessory dwelling unit may be created by conversion of floor area in a pre-existing primary dwelling unit, by an addition thereto, or created within a new or existing residential accessory structure. Except as otherwise specified by this Chapter, all accessory dwelling units shall comply with all provisions applicable to a primary dwelling unit. Nothing in this Chapter shall provide an exception to the requirements of the Building Code.

- A. Allowed Location.** An accessory dwelling unit is allowed on any property developed with residential living unit(s).
- B. Limitation on number of units.** No more than one accessory dwelling unit shall be located on a parcel developed with a single dwelling except the parcel may also have one junior accessory dwelling unit provided the junior accessory dwelling unit complies with Section 106.42.105.D.8. Accessory dwelling units are not included when calculating the density of a parcel.
- C. Relationship to primary use.**
- 1. Design, style.** An accessory dwelling unit shall be incidental to the primary single-family residential use of the site in terms of location and appearance and shall not alter the character of the primary structure. The architectural style, exterior materials, and colors of the accessory dwelling unit shall be compatible with the primary dwelling unit.
 - 2. Timing of construction.** An accessory dwelling unit may be constructed simultaneously with or after the primary dwelling. In addition, an existing dwelling that complies with the development standards for accessory

dwelling in Subsection D below, may be considered an accessory dwelling unit, and a new primary unit may be constructed which would then be considered the primary dwelling unit.

3. **Term of Rentals.** Accessory dwelling units or junior accessory dwelling units shall not be rented for periods of less than thirty one (31) days. This provision shall not apply to accessory dwelling units lawfully constructed prior to January 1, 2020.
- D. **Development standards.** The following standards apply to all newly constructed accessory dwelling units unless an exception is provided in Section 106.42.015.D.9.
 1. **Setback requirements.** An accessory dwelling unit shall comply with the setback requirements of the applicable zoning district except that the side and rear yard setbacks may be four feet.
 2. **Height limit.** An attached accessory dwelling unit shall comply with the height limits of the applicable zoning district except that a detached accessory dwelling unit shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit. Where the accessory dwelling unit is above a detached residential accessory structure, it shall not exceed 25 feet in height.
 3. **Allowed floor area.**
 - a. The floorspace of an attached accessory dwelling unit shall not exceed 60 percent of the floorspace of the primary dwelling or 1,200 square feet, whichever is less. Regardless of the size of the primary dwelling, an attached accessory dwelling unit shall be allowed the minimum size as follows:
 - (1) 850 square feet for an accessory dwelling with zero to one bedrooms; or
 - (2) 1,000 square feet for an accessory dwelling with two or more bedrooms.
 - b. The floorspace of a detached accessory dwelling unit shall not exceed 1,200 square feet, regardless of the size of the primary dwelling.
 - c. For purposes of computing the floorspace of an accessory dwelling unit, all enclosed areas accessed from within the accessory dwelling unit shall be included. For purposes of computing the floorspace of the primary dwelling, all living area shall be included when calculating the floorspace of the primary dwelling.
 4. **Off-street parking requirements.** Additional off-street parking is not required for an accessory dwelling unit.
 5. **Separate entrance required.** An attached accessory dwelling unit shall have an entrance separate from the entrance to the primary dwelling.
 6. **Window/Balcony placement.**
 - a. An accessory dwelling unit that is ~~45-10~~ feet or less from a residential unit on an adjacent parcel shall not have ~~second floor~~ windows that directly face windows in the other unit.
 - b. A detached accessory dwelling unit located closer than 10 feet to a side lot line or 20 feet from a rear lot line shall have no second floor windows facing the side or rear except obscured glass or clerestory windows, unless the review authority determines that other types of windows will not significantly interfere with the privacy of residents on adjacent parcels.
 - c. Any Balconies above the ground floor shall not be located within 10 feet to a side or rear lot line.

- 7. Junior Accessory Dwelling Unit:** As an alternative to the standard accessory dwelling units, a parcel with a single dwelling may have one junior accessory dwelling in addition to a standard accessory dwelling unit.
- a. A unit is considered a junior accessory dwelling unit provided each of the following standards are met:
 - (1) The unit is created within the walls of the proposed or existing single-family residence, including attached garages.
 - (2) The unit does not exceed 500 square feet in size.
 - (3) The unit has at least an efficiency kitchen. The efficiency kitchen shall be removed if the junior accessory unit ceases.
 - (4) The unit has bathroom facilities that are either separate from or shared with the residence in which the unit is contained.
 - (5) The unit has exterior access separate from the entrance to the dwelling in which it is contained.
 - b. Either the junior accessory dwelling unit or the residence in which the junior dwelling unit is contained must be occupied by the owner. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.
 - c. Prior to the issuance of the building permit, the owner shall show proof of a recorded deed restriction. The deed restriction, which shall run with the land including the transfer of ownership, will prohibit the following:
 - (1) The junior accessory dwelling unit shall not be sold separately from the single dwelling.
 - (2) The junior accessory dwelling unit shall be restricted in size and attributes as describe in Government Code 65852.22.
- 8. Exceptions.** An accessory dwelling unit shall be allowed as follows, regardless of whether the development standards contained in this section can be met.
- a. For lots with single-family dwelling, one of the following:
 - (1) One interior accessory dwelling unit or one junior accessory dwelling unit per lot constructed within an existing or proposed single-family or accessory structure, including the construction of up to a one hundred fifty (150) square foot expansion beyond the same physical dimensions as the existing accessory dwelling structure to accommodate ingress and egress. The accessory dwelling unit or junior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety. If the unit is a junior accessory dwelling unit, it must also comply with the requirements of section 106.042.015.5.; or
 - (2) One new, detached accessory dwelling unit with a minimum four-foot side and rear setbacks, up to eight hundred (800) square feet and that meets the height requirements of Section 106.42.010(D)(2) on a lot with an existing or proposed single family dwelling. A junior accessory dwelling unit may also be built within the existing or proposed dwelling of such residence in connection with the accessory dwelling unit.
 - (3) Front yard setbacks shall not be applied to an attached or detached ADU if it would prohibit the construction of an ADU that is at least 800 square feet with 4-foot side and rear yard setbacks.

- b. For lots with an existing multi-family dwelling:
- (1) Accessory dwelling units may be constructed in areas that are not used as livable space within an existing multi-family dwelling structure (i.e., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of interior accessory dwelling units permitted on the lot shall not exceed twenty-five percent (25%) of the current number of units of the multi-family complex on the lot and at least one such unit shall be allowed. Units constructed pursuant to this subsection shall not exceed eight hundred (800) square feet in floor area; and
 - (2) Up to two (2) detached accessory dwelling units may be constructed, provided they meet the height requirements of Section 106.42.010(D)(2). Units constructed pursuant to this subsection shall not exceed eight hundred (800) square feet in floor area. For the purpose of this subsection, a structure with two or more attached dwellings on a single lot is considered a multi-family dwelling structure. Multiple detached single-unit dwelling on the same lot are not considered multi-family.

E. **Zoning Clearance.** The Director shall issue the Zoning Clearance in compliance with Section 106.62.020.

106.42.020 - Alcoholic Beverage Sales

A. Purpose. Establishments that **sell or** serve alcoholic beverages receive special attention from the City because of their potential to create problems, such as littering, loitering, public intoxication and disturbances. The City shall review all establishments selling alcoholic beverages.

B. Distance requirements. ~~No on-sale or off-sale liquor establishment shall be maintained within 500 feet of any other on-sale or off-sale liquor establishment, or within 500 feet from the following "consideration points":~~

~~1. Schools (public or private);~~

~~2. Churches or other places of worship;~~

~~3. Hospitals, clinics, or other health care facilities; and~~

~~4. Public parks and playgrounds and other similar uses.~~

~~The distance of 500 feet shall be measured between the nearest entrances used by patrons of the establishments along the shortest route intended and available for public passage to other establishments, or to the nearest property line of any of the consideration points.~~

C. Exceptions for distance requirements. ~~Veterans clubs, bonafide restaurants, food markets, supermarkets, drugstores, brew pubs, taverns, cardrooms, or any other retail establishment where off-sale of alcoholic beverages constitute less than 20 percent of total sales, fraternal organizations, and existing alcohol serving establishments may be closer than 500 feet from one another or any of the consideration points.~~

BD. Permit requirements. Each on-sale and off-sale liquor establishment shall require Use Permit approval, except for:

1. A bona-fide restaurant;
2. ~~An on-sale or off-sale establishment that closes Brew pubs, taverns or commercial recreation facilities indoor, that close~~ no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. Friday and Saturday; and
3. Food markets, supermarkets, drugstores, or any other retail establishment in which off-sale of alcoholic beverages constitutes less than 20 percent of total sales. The owner/operator shall submit evidence of total sales to the City Finance Department, upon request by City officials to verify compliance with this requirement.

CE. Performance and development standards.

1. Exterior lighting of the parking areas shall be sufficient to ensure a minimum intensity of at least one foot-candle of light throughout the parking surface at all times.
2. The noise levels generated by the operation of such establishment shall not exceed 60 dBA on adjoining properties zoned for residential purposes and 65 dBA for commercially zoned property.
3. All establishments shall be required to have a public telephone listing. Exterior public telephones that permit incoming calls may not be located on the premises.
4. It shall be the responsibility of the applicant licensee to provide all employees with the knowledge and skills that will enable them to comply with their responsibilities under law. The knowledge and skills deemed

necessary for responsible alcoholic beverage service shall include the following topics and skills development:

- a. State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.
 - b. The effects of alcohol on the body, and behavior, including how the effects of alcohol affect the ability to operate a motor vehicle.
 - c. Methods for dealing with intoxicated customers and recognizing underage customers.
5. Off-sale liquor establishments shall provide litter and trash receptacles at convenient locations inside and outside the premises. In addition, those operators of such establishments shall remove trash and debris on a daily basis.
 6. Convenience Stores (with or without associated gasoline sales) shall not sell:
 - a. Wine in bottles or containers less than 750 ml except for wine based coolers;
 - b. Wine coolers, whether made of wine or malt products, in quantities of less than a factory four-pack;
 - c. Beer and/or malt beverages not in original factory package;
 - d. Beer in single containers less than 32 ounces;
 - e. Distilled spirits in containers less than 375 ml; and
 - f. Distilled spirits at convenience stores that sell gasoline.

D- Security Measures. Project shall incorporate a variety of security measures that provide safety for employees and patrons of the store.

1. Window placement and design shall allow for window surveillance by employees of all outside areas from the employees primary work positions. Windows shall be clear of any signs, merchandise, or other materials at all times, between three feet and six feet in height from ground level. No more than 25 percent of the combined total window area may be covered with signage, advertising, etc. as described in the signage regulations section of the Zoning Code.
2. Building security systems and employee training shall be used to resist crime attempts. The following minimum measures shall be implemented. Alternate security measures may be approved by the Chief of Police.
 - a. Employers shall provide employee training on safety and security, education on alcohol awareness, checking various forms of identification, and detecting and preventing illegal activity;
 - b. Store shall have an interior layout that provides visibility for the cashier e.g. low display counters, two-way mirrors, or other methods that would provide visibility including corners or hidden areas;
 - c. The cashier station shall be designed to be visible from the parking area. Windows or doors shall not be blocked with posters or signs. Counters shall be maintained free from excess displays to enhance the visibility of the cashier station;

- d. A timed drop safe shall be provided adjacent to the cashier station. Premises shall be posted accordingly;
 - e. The installation of height tape next to exit;
 - f. A prominently displayed video camera for identifying criminals. The video camera should include a device that records 24 hours of video directly on to a DVD/DVR recorder; and
 - g. The owner shall maintain a library of the recorded digital video for a minimum of 7 days.
- E. Required signs.** Signs shall be posted prohibiting loitering and the consumption of alcoholic beverages in the business or in the parking areas, and any other signs as required by the City.
- F. Optional conditions.** Further conditions that may be imposed upon the issuance of a Use Permit ~~or the issuance of a Business License for businesses selling alcoholic beverages for on-sale or off-sale liquor establishments may include:~~ The additional conditions may include: ~~for on-sale or off-sale liquor establishments may include:~~
1. Special security measures including off-duty police or licensed security guards, robbery and burglar alarm systems;
 2. Limitations on hours of operation; and
 3. Other conditions deemed appropriate in furtherance of the purposes of this ordinance.
- G. Violations.** If the Director or the Chief of Police or their designees determine there has been a violation of this Section or any of the conditions set forth in a Use Permit issued in compliance with this Section, a report of those violations may be presented to the Commission for review. The Commission may require the annual review of the Use Permit or revocation of the Use Permit based on non-compliance. Violations of conditions set forth in a Business License shall follow the procedures as provided in the City's Municipal Code Chapter 22 (Businesses).
- H. Non-conforming establishments/improvements.** Notwithstanding Chapter 106.70 (Nonconforming Uses, Structures, and Parcels), any on-sale or off-sale liquor establishment lawfully existing prior to the effective date of the ordinance adopting this Section and licensed by ABC, shall obtain a Use Permit when a change in the mode of operation would require a Use Permit as described in Section 106.42.020.B.in compliance with Section 106.62.050 (Use Permit and Minor Use Permit) when:
- ~~1. The establishment changes its retail liquor license, including a change within a license classification; or~~
 - ~~2. The establishment substantially changes its mode or character of operation.~~
- I. Modification to on-sale or off-sale liquor establishments.** Any on-sale or off-sale liquor establishment which becomes lawfully established on or after the effective date of this Section and is licensed by the ABC, shall obtain ~~or modify a modification to its Use Permit before~~ when a change in the mode of operation would require a Use Permit as described in Section 106.42.020.B.:
- ~~1. The establishment changes its retail liquor license, including a change within a license classification; or~~
 - ~~2. The establishment substantially changes its mode or character of operation.~~
- J. Bonafide restaurants.** A bonafide restaurant that sells alcoholic beverages may only admit persons under the age of 21 during the hours when meal service is available to its patrons.
- K. One-day on-sale licenses.** The requirements of this Section shall not apply to applications for one-day licenses in compliance with Business & Professions Code Section 24045.1.

permit to the Review Authority for revocation or modification pursuant to Section 106.64.090 (Permit Revocation or Modification).

106.42.070 - Convenience Stores

Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), convenience stores shall comply with the requirements of this Section.

- A. Permit requirement.** A convenience store is a permitted use in the zones where a convenience store is identified as allowable by Article 2 (Zoning Districts and Allowable Land Uses), **except that a Use Permit is required if:**

1. **The site is less than 500 feet from a residential zone; or The store will be open for business between the hours of 10:00 p.m., and 7:00 a.m Sunday through Thursday and 11:00 p.m. and 7:00 a.m. Friday and Saturday.**
2. **The site is less than 1,000 feet from the property line of a K-12 public or private school; or**
3. **The store will be open for business between the hours of 10:00 p.m., and 7:00 a.m.**
4. **Any alcoholic beverages are to be sold.**

- B. Alcoholic Beverage Sales.** Convenience stores in which alcoholic beverages are sold shall comply with regulations set forth in Section 106.42.020 (Alcoholic Beverage Sales).

- C.B. Outdoor lighting.** Project lighting levels shall be as follows: one foot-candle of minimum maintained illumination per square foot of parking surface during business hours and 0.25 foot-candles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures shall be vandal-resistant, and shall also comply with the requirements of Section 106.30.070 (Outdoor Lighting).

- D.C. Litter removal.** Management shall be responsible for the removal of litter from adjacent property and streets that results from this project (with adjacent property owner consent).

- E. D. Security Plan.** Project shall incorporate a variety of security measures that provide safety for employees and patrons of the convenience store.

1. **Windows.** Window placement and design shall allow for window surveillance by employees of all outside areas from the employees primary work positions. Windows shall be clear of any signs, merchandise, or other materials at all times, between three feet and six feet in height from ground level. No more than 25 percent of the combined total window area may be covered with signage, advertising, etc. as described in the signage regulations section of the Zoning Code.
2. **Security systems.** Building security systems and employee training shall be used to resist crime attempts. The following minimum measures shall be implemented. Alternate security measures may be approved by the Chief of Police.
 - a. Employers shall provide employee training on safety and security, education on alcohol awareness, checking various forms of identification, and detecting and preventing illegal activity;
 - b. Store shall have an interior layout that provides visibility for the cashier e.g. low display counters, two-way mirrors, or other methods that would provide visibility including corners or hidden areas;

- c. The cashier station shall be designed to be visible from the parking area. Windows or doors shall not be blocked with posters or signs. Counters shall be maintained free from excess displays to enhance the visibility of the cashier station;
- d. A timed drop safe shall be provided adjacent to the cashier station. Premises shall be posted accordingly;
- e. The installation of height tape next to exit;
- f. A prominently displayed video camera for identifying criminals. The video camera should include a device that records 24 hours of video directly on to a DVD/DVR recorder; and
- g. The owner shall maintain a library of the recorded digital video for a minimum of 7 days.

F.F. Required signs. Signs shall be posted prohibiting loitering and the consumption of alcoholic beverages in the business or in the parking areas, and any other signs as required by the City.

106.42.080 - Drive-Through Facilities

Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), drive-through facilities shall comply with the requirements of this Section.

A. General standards.

- 1. **Design objectives.** A drive-through facility shall be designed and operated to mitigate problems of congestion, excessive pavement, litter, and noise.
- 2. **Limitation on location.** A drive-through facility shall be planned and designed to minimize its visibility from a public right-of-way.
- 3. **Screening.** The drive-through aisle and stacking area shall be screened from the view of the street by a combination of decorative low walls, berming, and landscaping, as determined by the review authority.

B. On-site circulation standards. A drive-through facility shall be provided internal circulation and traffic control as follows.

- 1. **Drive-through aisle design.**
 - a. The entrance and exit of a drive aisle shall both be a minimum of 25 feet from any driveway providing access to the site from a public street.
 - b. Each drive aisle shall be designed with a minimum 10-foot interior radius at curves and a minimum 10-foot width.
- 2. **Stacking area.** A clearly identified area shall be provided for vehicles waiting for drive-through service that is separated from other on-site traffic circulation on the site.
 - a. **Location.** A stacking area shall not be located adjacent and parallel to a street or public right-of-way, unless the review authority determines that there is no feasible alternative.
 - b. **Capacity.** A drive-through aisle that provides access to a service window shall be designed to provide the following length of stacking space, measured from the service window to the entry point into the drive-through lane.

7. Parking requirements.

- a. No additional parking space shall be required for customers of a small collection facility located in the established parking lot of the primary use.
- b. Use of parking spaces by the patrons and the attendant shall not reduce available parking spaces below the minimum number required for the primary use unless a parking study, determined to be acceptable by the Director, shows that existing capacity is not fully utilized during the time the recycling facility would be on the site.

106.42.200 - Residential Accessory Uses and Structures

This Section provides standards for residential accessory uses and structures, where allowed by Article 2 (Zoning Districts and Allowable Land Uses). These requirements do not apply to accessory dwelling units, which are instead regulated by Section 106.42.015 (Accessory Dwelling Units).

- A. Relationship to primary use.** An accessory use and/or structure shall be incidental to the primary residential use of the site, and shall not alter the character of the primary use.
- B. Timing of installation.** An accessory structure shall only be constructed concurrent with or after the construction of the primary structure on the same site, unless construction in advance of a primary structure is authorized through Minor Use Permit approval.
- C. Attached structures.** An accessory structure attached to the primary structure shall comply with all zoning district requirements applicable to the primary structure, including height limits and site coverage; and shall also comply with any applicable requirements of Subsection E below, for the specific type of structure.
- D. Detached structures.** An accessory structure that is detached from the primary structure shall comply with the following standards, except where Subsection E below, establishes a different requirement for a specific type of accessory structure. ~~A residential accessory structure may be located between the primary dwelling and a street only with Design Review approval.~~

1. Setback requirements.

- a. **Front setback.** An accessory structure shall not be located within a required front setback except as may otherwise be provided by Subsection E below.
- b. **Side and rear setbacks.** An accessory structure shall maintain interior side and rear setbacks of at least five feet; except that the Director may authorize a minimum side and/or rear setback of three feet.
- c. **Separation between structures.** An accessory structure shall maintain at least a five-foot separation from other accessory structures and the primary dwelling unit.
- d. **Double-frontage lot.** An accessory structure shall not occupy the front half of a parcel, or either front quarter of a double-frontage lot, unless it is setback at least 75 feet from any street lot line.
- e. **Reverse corner lot.** On a reverse corner lot that abuts a key lot, no accessory structure shall be located less than 12.5 feet from the street property line. See Figure 4-3.
- f. **Garages accessible from an alley.** Where an accessory garage is accessible to vehicles from an alley, it shall be located not less than 25 feet from the opposite side of the alley.

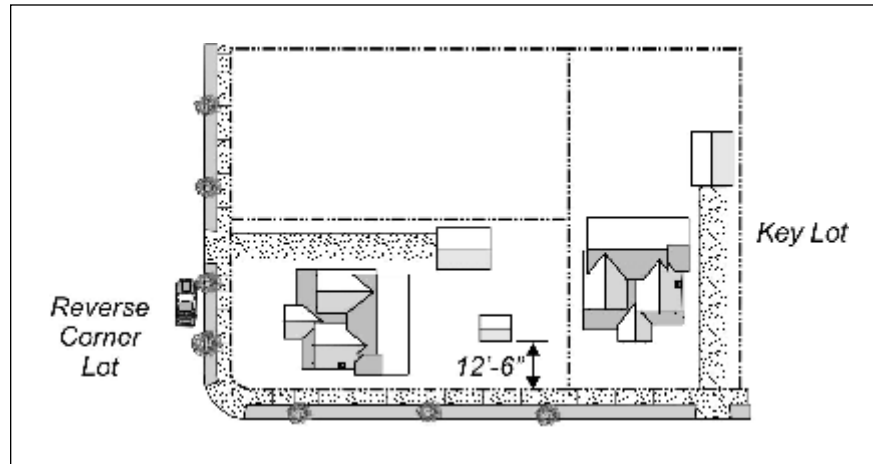


Figure 4-3 – Accessory Structure on Reverse Corner Lot

2. Location. A residential accessory structure may be located between the primary dwelling and a street only with Design Review approval.

2.3. Height limit. An accessory structure shall not exceed a maximum height of 16 feet. An accessory structure with a height greater than 16 feet shall increase the required five foot setback one foot for each foot above 16 feet (i.e., an 18-foot high structure shall be set back seven feet.) An accessory structure that is unable to meet the setback requirement previously described may have a height greater than 16 feet authorized by Minor Use Permit approval.

3.4. Lot coverage. Residential accessory structures shall be included when calculating lot coverage requirements of Section 106.24.060 (Residential District Site Planning and Building Standards).

- a. The combined square footage of all accessory structures shall not exceed 2,400 square feet unless authorized through Minor Use Permit approval.

E. Standards for specific accessory uses and structures. The following requirements apply to the specific types of accessory structures listed, in addition to the requirements of Subsection D above, as applicable.

- 1. Patio covers.** A patio cover that is attached to or detached from the primary dwelling, and open on at least three sides, may be located within the required rear setback subject to the following:
 - a. The five-foot separation from the primary dwelling unit required by Subparagraph D.1.c (Separation between structures), above does not apply;
 - b. The structure shall comply with the coverage and size limitations of Subparagraph D.3 (Coverage and size limitations), above; and
 - c. No part of a detached patio cover shall be closer than five feet to a rear property line, five feet to interior side, and 12.5 feet to street side property line.
- 2. Carports.** The five-foot separation from the primary dwelling unit required by Subparagraph D.1.c (Separation between structures), above does not apply to a carport. Design review is required for a carport located between the front property line and the residence.
- 3. Swimming pools.** A non-commercial swimming pool is an allowed accessory use in any zoning district, provided that no swimming pool shall be located within a required front or side setback, closer than three

ARTICLE 8

Glossary

Chapter 106.80 - Definitions	8-3
106.80.010 - Purpose.....	8-3
106.80.020 - Definitions of Specialized Terms and Phrases.....	8-3

Definitions

106.80.010

Breezeway. A structure used to provide shelter between and connect two or more structures. A breezeway for the purpose of this code, shall be at least five (5) feet wide, use similar materials and be architecturally compatible with existing structures, connect two or more entrances/exits and provide cover for a paved surface. For the purpose of connecting two structures to avoid the maximum accessory structure size of Section 106.42.200(3)(a), a breezeway cannot be longer than ten (10) feet.

Brew Pub. A facility where patrons are served beer produced on the premises for on-site consumption, and which may also include food sales. Brew pubs produce less than 5,000 barrels of beverage (all beverages combined) annually. May include "Tap Room", which is defined separately.

Broadcasting Studio. Commercial and public communications use including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus, including antennas and towers or mobile units, which are instead defined under "Telecommunications Facilities".

Buildable Area. The portions of a lot other than required setback areas.

Building and Landscape Materials Sales. A retail establishment selling hardware, lumber and other large building materials, plant materials, and other landscaping materials. Includes paint, wallpaper, glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution."

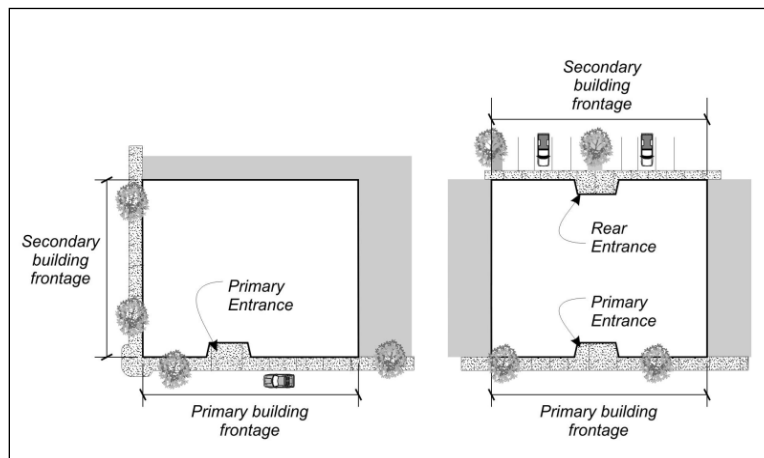


Figure 8-1 – Building Frontages

Building Frontage. A building wall adjacent to a parcel boundary that abuts a public right-of-way. A primary building frontage provides the main pedestrian entrance to the building. A secondary building frontage abuts a side street, rear entrance, or has an entrance from other than a public right-of-way. See Figure 8-1.

Building Height. See Section 106.30.060 (Height Limits and Exceptions).

Building Official. The Building Official of the City of Citrus Heights.

Business Support Service. An establishment within a building that provides services to other businesses. Examples of these services include:

- Blueprinting
- Computer-related services (rental, repair)
- Copying and quick printing services
- Courier, messenger, and delivery services, small scale, without fleet vehicle storage (see also "Freight Terminals")
- Film processing and photofinishing (retail)
- Outdoor advertising services
- Mailing and mail box services
- Protective services (other than office related)
- Security systems services

Lodging.

1. **Bed and Breakfast Inn (B&B).** A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Environmental Health Department regulations.
2. **Hotel or Motel.** A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Lot Area. The area included within the lot lines of a lot, expressed in square feet or acres. Gross lot area is the total area within the lot lines, exclusive of adjacent dedicated street rights of way. Net lot area is the gross area of the lot, not including the area of easements on the lot for streets or driveways that are not for the exclusive use of the lot.

Lot Coverage. The percentage of total lot area occupied by primary structures, all accessory structures, and accessory dwelling units, but not including swimming pools.

Lot, or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created as required by applicable Subdivision Map Act and City ordinance requirements, including this Zoning Code. Types of lots include the following. See Figure 8-3 (Lot Types).

1. **Corner Lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the lot is considered an interior lot.
2. **Cul-de-sac lot.** A lot located partly or entirely on the "turnaround" portion of a cul-de-sac street.
3. **Flag Lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
4. **Interior Lot.** A lot abutting only one street.
5. **Key Lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
6. **Reverse corner Lot.** A corner lot, the rear of which abuts a key lot.
7. **Through Lot.** A lot with frontage on two generally parallel streets

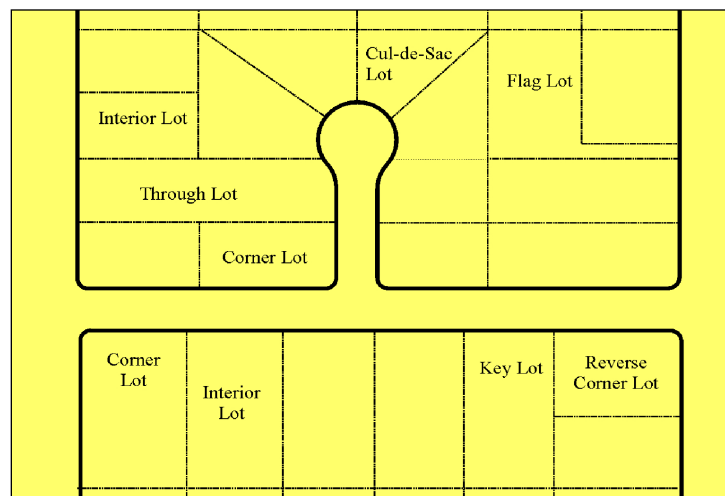


Figure 8-3 – Lot Types

Lot Coverage. See "Site Coverage."

Lot Depth. The average linear distance between the front and the rear lot lines or the intersection of the two side lot lines if there is no rear line. See Figure 8-4 (Lot Features). The Director shall determine lot depth for parcels of irregular configuration.

Lot Frontage. The boundary of a lot adjacent to a public street right-of-way.

Lot Line or Property Line. Any recorded boundary of a lot. Types of lot lines are as follows (see Figure 8-4 (Lot Features)):

1. **Front Lot Line.** On an interior lot, the property line separating the parcel from a street or public right of way. The front lot line on a corner lot is the line with the shortest frontage. (If the street-fronting lot lines of a corner lot are equal in length, the front lot line shall be determined by the Director.) On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior Lot Line.** Any lot line not abutting a street.
3. **Rear Lot Line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side Lot Line.** Any lot line that is not a front or rear lot line.

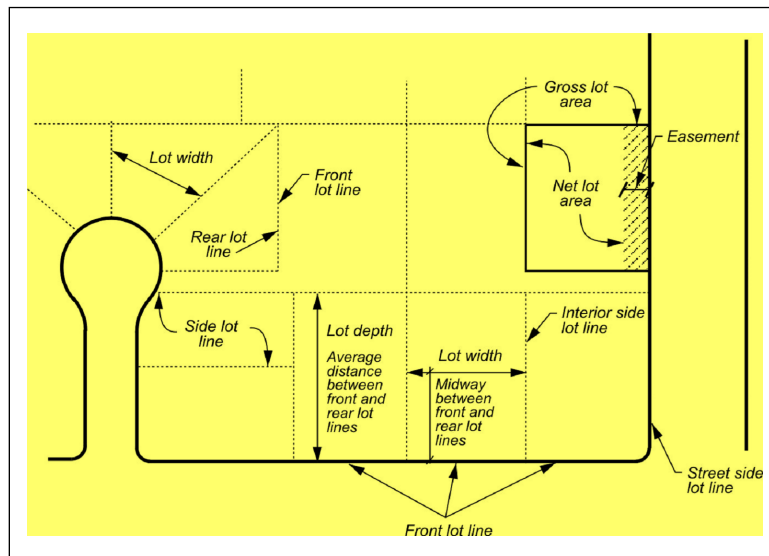


Figure 8-4 – Lot Features

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure 8-4 (Lot Features). The Director shall determine lot width for parcels of irregular shape.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out. Does not include restaurants with alcohol service, which are separately defined (see "Alcoholic Beverage Sales").

Retail Complex. A primarily retail commercial site with three or more separate businesses sharing common pedestrian and parking areas.

Review Authority. The individual or official City body (the Community Development Director, Planning Commission, or City Council) identified by this Zoning Code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article 6 (Planning Permit Procedures).

Rooming or Boarding House. A dwelling or part of a dwelling where lodging is furnished for compensation to five or more persons living independently from each other. Meals may also be included. Does not include fraternities, sororities, convents, or monasteries, which are separately defined under "Organizational House."

S. Definitions, "S."

School. A public or private academic educational institution, including:

- Boarding school
- Community college, college, or university
- Elementary, middle, and junior high schools
- High school
- Military academy

School. Specialized Education/Training. Facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction. Examples include the following:

- Art school
- Ballet and other dance school
- Business, secretarial, and vocational school
- Computers and electronics school
- Drama school
- Driver education school
- Establishments providing courses by mail
- Language school
- Martial arts
- Music school
- Professional school (law, medicine, etc.)
- Seminaries/religious ministry training facility
- **Tutoring Centers**

1. **Minor Specialized Education/Training.** Facility with no more than 100 students on-site at any one time and where the operational characteristics of the school are unlikely to cause significant impacts on surrounding land uses or the community.

2. **Major Specialized Education/Training.** Facility with more than 100 students on-site at any one time or the operational characteristics of the school are likely to cause significant impacts on surrounding land uses or the community.

Second Hand Store. A retail store that buys and sell used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. Does not include bookstores ("Retail Stores"); secondhand farm and construction equipment ("Construction, Farm, and Heavy Equipment Sales"); junk dealers, or scrap/dismantling yards (Recycling Facilities - Scrap and Dismantling Yards); the sale of antiques and collectibles ("Retail Stores"); the sale of cars and other used vehicles ("Auto and Vehicle Sales, Leasing, and Rental, Used"); or pawnshops ("Personal Services - Restricted").

Warehouse Retail. A retail store that emphasizes the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

Wholesaling and Distribution. An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include:

- Agents, merchandise or commodity brokers, and commission merchants
- Assemblers, buyers and associations engaged in the cooperative marketing of farm products
- Merchant wholesalers
- Stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment

Also includes storage, processing, packaging, and shipping facilities for mail order and electronic-commerce retail establishments.

Work/Live Unit. See "Live/Work Unit, Work/Live Unit."

X. Definitions, "X." No specialized terms beginning with the letter "X" are defined at this time.

Y. Definitions, "Y."

Yard. An area between a lot line and a structure, unobstructed and unoccupied from the ground upward, except for projections permitted by this Zoning Code. See also "Setback," and Section 106.30.100 (Setback Requirements and Exceptions). See Figure 8-6.

1. **Front Yard or Setback.** An area extending across the full width of the lot between the front property line and the primary structure, and includes the front setback required by the applicable zoning district.
2. **Rear Yard or Setback.** An area extending the full width of the lot between a rear property line and the primary structure, and includes the rear setback required by the applicable zoning district..
3. **Side Yard or Setback.** An area between a side property line and the primary structure extending between the front and rear yards, and includes the side and street side setbacks required by the applicable zoning district.

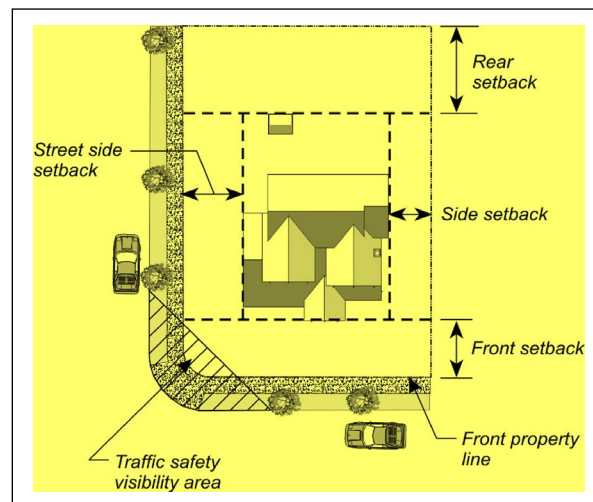


Figure 8-6 – Yards or Setbacks