

# ARTICLE 3

## Site Planning and General Development Standards

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## **CHAPTER 17.30 - GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS**

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### **Sections:**

- 17.30.010 - Purpose of Chapter
- 17.30.020 - Applicability
- 17.30.030 - General Performance Standards
- 17.30.040 - Height Limits and Exceptions
- 17.30.050 - Lighting
- 17.30.060 - Screening
- 17.30.070 - Setback Measurement and Exceptions
- 17.30.080 - Walls, Fences and Hedges

### **17.30.010 - Purpose of Chapter**

This Chapter expands upon the standards of Article 2 (Zoning Districts and Allowable Land Uses) by addressing the details of site planning and project design. These standards are intended to ensure that all development produces an environment of desirable character that is compatible with existing and future development and protects the use and enjoyment of neighboring properties, consistent with the General Plan.

### **17.30.020 - Applicability**

The provisions of this Chapter apply to all proposed development and new land uses

- A. These standards shall be considered in combination with the standards for each zoning district in Article 2 (Zoning Districts, Allowable Land Uses). If there is a conflict, the standards applicable to the zoning district shall take precedence over these general standards, except where these standards provide otherwise.
- B. All new or modified structures and uses shall comply with all applicable provisions of this Chapter, except as specified in Chapter 17.82 (Nonconforming Uses, Structures, and Parcels).

**17.30.030 - General Performance Standards**

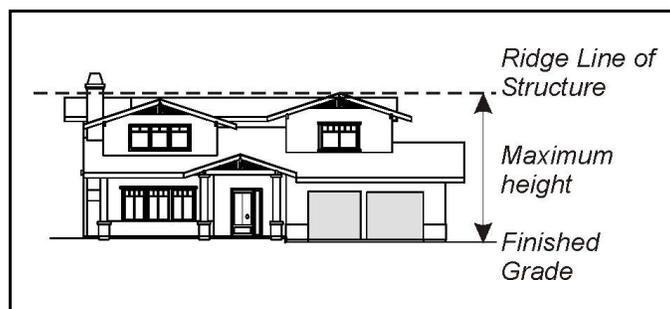
All land uses activities, and processes shall be operated and maintained so as to not be injurious to public health, safety or welfare, and to comply with the following standards.

- A. Air emissions.** No visible dust, gasses, or smoke shall be emitted, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.
- B. Combustibles and explosives.** The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code.
- C. Ground vibration.** No ground vibration shall be generated that is perceptible without instruments by a reasonable person at the property lines of the site, except for motor vehicle operations.
- D. Light and glare.** See Section 17.30.050 (Lighting).
- E. Liquid waste.** No liquid shall be discharged into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable regulations of the California Regional Water Quality Control Board.
- F. Noise.** No use, activity, or process shall exceed the maximum allowable noise standards identified by the General Plan.
- G. Odor.** No obnoxious odor or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.
- H. Radioactivity, electrical disturbance or electromagnetic interference.** None of the following shall be emitted:
  - 1. Radioactivity, in a manner that does not comply with all applicable State and Federal regulations.; or
  - 2. Electrical disturbance or electromagnetic interference that interferes with normal radio or television reception, or with the function of other electronic equipment beyond the property line of the site; or that does not comply with all applicable Federal Communications Commission (FCC) and other applicable State and Federal regulations.

### 17.30.040 - Height Limits and Exceptions

All structures shall comply with the height limits of this Section, except for fences and walls, which are instead subject to the provisions of Section 17.30.080 (Walls, Fences, and Hedges).

- A. Maximum height of structures.** The height of structures shall not exceed the limit for the applicable zoning district in Article 2 (Zoning Districts and Allowable Land Uses).
- B. Height measurement.** The maximum allowable height shall be measured as the vertical distance from finished grade at the base of the structure to the top of structure. See Figure 3-1. Finished grade shall be established in a manner consistent with parcels in the immediate vicinity as determined by the Director, and shall not be artificially raised to gain additional building height.



**Figure 3-1 - Height Measurement**

- C. Exceptions to height limits.** The following structures and structural features may exceed the height limits of this Zoning Ordinance provided that the additional building area is not used as habitable space.
1. Towers, spires, cupolas, domes, flag poles, gables, monuments, penthouses, theater scenery lofts, water tanks, similar structures, and necessary mechanical appurtenances may exceed the height limit established for the applicable zoning district to a maximum of 20 percent of the height limit.
  2. Public and semi-public structures including hospitals may be up to 75 feet, provided that the front, side and rear setbacks are increased by one foot for each foot of building height above the height limit.
  3. Telecommunications facilities, including antennas, poles, towers, and necessary mechanical appurtenances, may be authorized to exceed the height limit established for the applicable zoning district, in compliance with Section 17.38.130 (Telecommunications Facilities).

**17.30.050 - Lighting**

Exterior lighting on private property within the City shall comply with the requirements of this Section.

- A. Exterior lighting fixtures shall not exceed a height of 20 feet or the height of the nearest building, whichever is less.
- B. Lighting shall be energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site, and shall be directed downward and away from adjoining properties and public rights-of-way.
- C. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Director.
- D. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving.

**17.30.060 - Screening**

This Section establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.

- A. Screening between different land uses.** An opaque screen consisting of a solid, decorative masonry wall a minimum of seven feet in height, shall be installed along parcel boundaries whenever a non-residential use adjoins a residential zoning district. The maximum height of the wall shall comply with the provisions of Section 17.30.080 (Walls, Fences, and Hedges). The wall shall be architecturally treated on both sides, subject to the approval of the Director.
- B. Mechanical equipment, loading docks, and refuse areas.**
1. Roof or ground mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts, and exhaust, etc.), loading docks, refuse storage areas, and utility services (e.g. electrical transformers, gas meters, etc.) shall be screened from public view from adjoining public streets and rights-of-way and adjoining area(s) zoned for residential uses.
  2. The colors, materials, and architectural style of screening features shall be architecturally compatible with other on-site development.
  3. Landscaping shall be installed adjacent to screen walls, at the discretion of the Director.
- C. Outdoor storage and work yards.** Where allowed by Article 2, areas for the outdoor storage of materials, recycling facility-processing centers, waste resource and waste recycling operations, and similar uses shall comply with the following requirements, in addition to those of Subsection A. of this section, where applicable.
1. Within commercial zoning districts, outdoor storage and work areas shall be screened on all sides with a solid sight-obscuring masonry wall, a minimum of six feet and a maximum of eight feet in height. Points of entry through the wall shall have sight-obscuring gates. The wall and gates shall be continuously maintained in good repair. Within industrial zoning districts, this screening requirement shall apply only on property lines adjacent to streets.
  2. Site operations in conjunction with outdoor uses, including the loading and unloading of equipment and materials, shall be screened to minimize the visibility of operations from abutting streets and residential zoning districts.
- D. Outdoor building materials and garden supply storage and sales areas.** Outdoor building materials and garden supply storage areas shall be screened with fencing, landscaping, meshing, walls, or similar material to minimize visibility of the storage area.

**17.30.070 - Setback Measurement and Exceptions**

This Section provides standards for the use and minimum size of required setbacks. These standards are intended to provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation of incompatible land uses; and space for privacy, landscaping, and recreation.

**A. Setback requirements.**

1. All structures shall comply with the setback requirements of the applicable zoning districts established by Article 2 (Zoning Districts and Allowable Land Uses), and with any special setbacks established for specific uses by this Zoning Ordinance.
2. No portion of a structure, including eaves or roof overhangs, or other architectural features shall extend into a yard more than 24 inches, and they must be at least 36 inches away from any property line.
3. Each required setback shall be open and unobstructed from the ground upward.

**B. Exemptions from setback requirements.** The minimum setback requirements of this Zoning Ordinance apply to all uses and structures except the following:

1. Fences, walls, and hedges 42 inches or less in height above the natural grade of the parcel; except as otherwise provided in Section 17.30.080;
2. Decks, earthworks, pavement, steps, terraces, and other site design elements placed directly upon the finish grade, and that do not exceed a height of 18 inches above the surrounding finish grade at any point; and
3. Pools, ponds, and spas, except as required by the Building Code.

**C. Measurement of setbacks.** Setbacks shall be measured from the exterior wall of structures, as follows. See Figure 3-3.

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 portion of the structure, except as provided in following Subsections C.1.a through C.1.c.. Garages and carports shall be setback at least 20 feet from the street right-of-way.
  - a. **Corner parcels.** The measurement shall be taken from the nearest line of the structure to the nearest point of the property line adjoining the street which is opposite the rear yard.



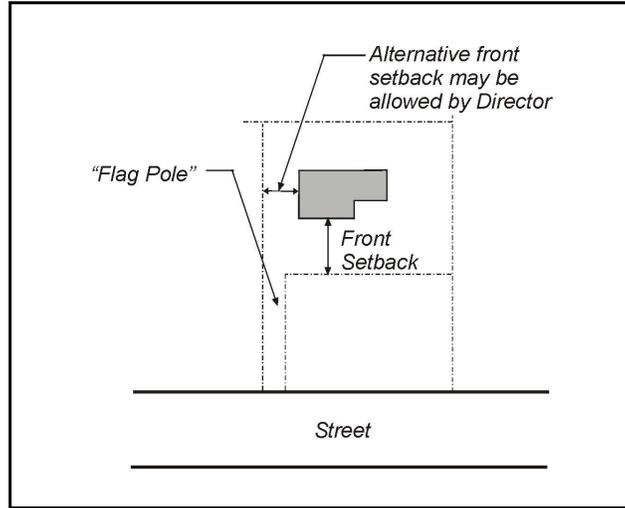
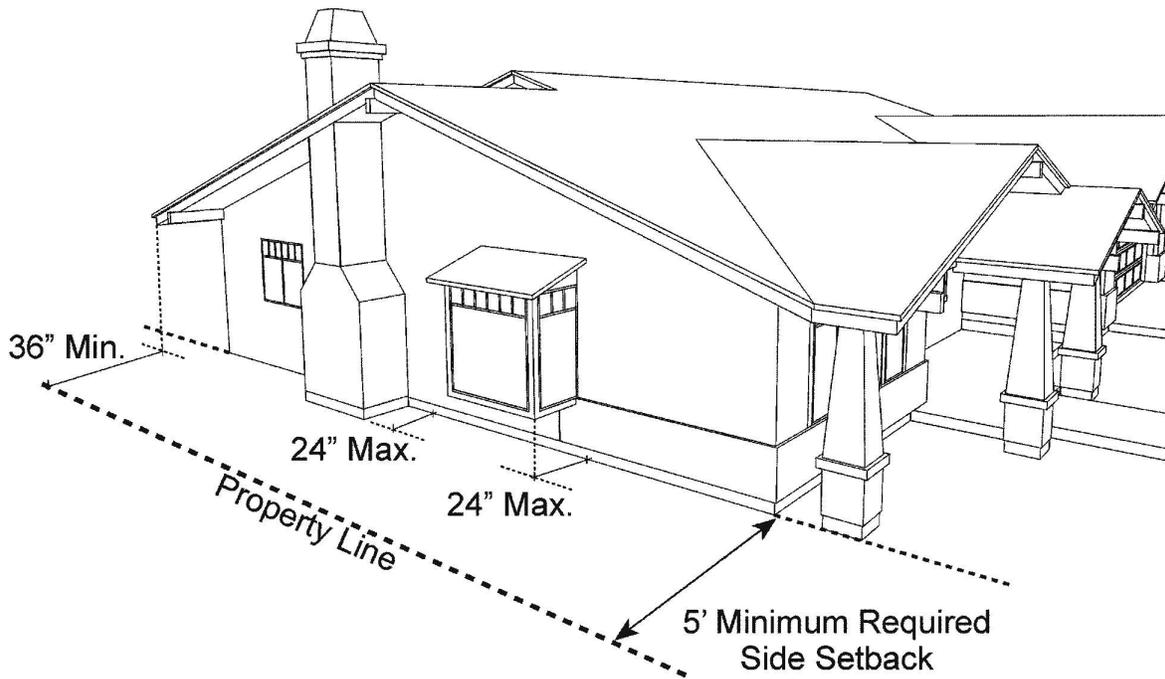


Figure 3-4 - Flag Lot Setbacks

**D. Allowed projections into setbacks.** Attached architectural features may extend from the wall of the structure into a front, side, or rear setback, in compliance with Table 3-2. See Figure 3-5.

**TABLE 3-2 - ALLOWED PROJECTIONS INTO RESIDENTIAL SETBACKS**

Projecting Feature	Allowed Projection into Specified Setback		
	Front Setback	Side Setback	Rear Setback
Projections such as a chimney/ fireplace, cornice, buttress, eave/ roof overhang, sill	2 ft., but no closer than 3 ft. to any property line.		
Deck or porch, which may be roofed but is otherwise unenclosed	5 ft.	0 ft.	0 ft.
Stairway, fire escape, balcony	3 ft. from any property line		
Architectural features	Projection shall not exceed 30% of building wall.		



**Figure 3-5 - Examples of Allowed Projections into Residential Setbacks**

- E. Limitations on the use of setbacks.** Required setback areas shall only be used in compliance with the following requirements.
1. **Storage.** No required setback visible from the public right-of-way shall be used for the storage of inoperable vehicles, scrap, junk, building materials, or similar material.
  2. **Parking.** Residential parking is allowable within required setback areas only on paved surface, in compliance with Section 17.34.070 (Parking Design Standards).

**17.30.080 - Walls, Fences and Hedges**

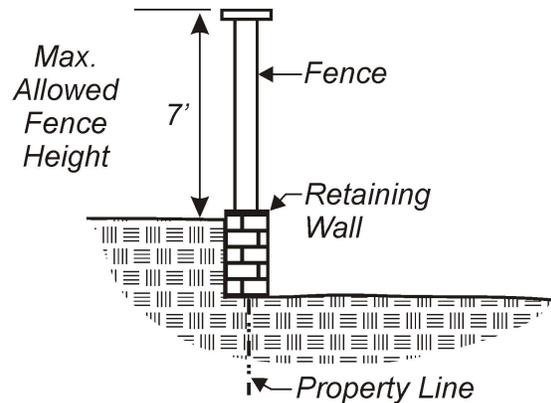
- A. **Applicability.** The provisions of this Chapter apply to all walls, fences, and hedges, unless otherwise stated.
- B. **Exemptions.** These regulations do not apply to fences or walls required by regulations of a State or Federal agency, or by the City for reasons of public safety, or to retaining walls.
- C. **Height limitations.** Fences, walls, and hedges shall comply with the height limitations shown in Table 3-3.

**TABLE 3-3 - MAXIMUM HEIGHT OF FENCES, WALLS, AND HEDGES**

Location	Maximum Height
Within front yard setback	3 ½ ft.
Outside of a required setback	7 ft.
Nonresidential district adjacent to a residential district	8 ft

**D. Measurement of fence or wall height.**

Fence and wall height shall be measured from finished grade at the base of the fence to the uppermost part of the fence. Where there is a difference in the ground level between two adjoining parcels of less than two feet, the height of a fence or wall constructed along the common property line shall be determined by using the finished grade of the highest contiguous parcel. See Figure 3-6.



**Figure 3-6 - Fence Height Measurement**

- E. **Swimming pools, spas, and similar features.** Swimming pools/ spas and other similar water features shall be fenced in compliance with the Uniform Building Code & State law.
- F. **Outdoor equipment, storage, and work areas.** Screening of outdoor uses and equipment shall be provided in compliance with Section 17.30.060 (Screening).
- G. **Temporary fencing.** Temporary fencing may be necessary during site preparation and construction. Temporary fencing for these purposes shall be subject to approval by the Director.

## CHAPTER 17.32 - LANDSCAPING

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### Sections:

- 17.32.010 - Purpose of Chapter
- 17.32.020 - Applicability
- 17.32.030 - Landscape Plan Approval Requirements
- 17.32.040 - Landscape Location Requirements
- 17.32.050 - Plant Materials, Irrigation and Water Conservation
- 17.32.060 - Maintenance for Landscape Areas

### 17.32.010 - Purpose of Chapter

The purpose of this Chapter is to protect public health, safety, and welfare by:

- A. Preserving and enhancing the visual character of the community, and providing cooling shade;
- B. Enhancing well-designed structures and increasing compatibility between abutting land uses and public rights-of-way by providing landscape screening and buffers; and
- C. Provide for the conservation and safeguard of water resources through the efficient use of water, appropriate use of plant materials, and regular maintenance of landscaped areas.

### 17.32.020 - Applicability

- A. **Landscaping required.** The provisions of this Chapter apply to all new proposed development, except for single-family dwellings on individual lots. An addition to a structure that is 25 percent or more of the floor area of the existing structure, and any change of use, shall require that the entire parcel be brought into compliance with the requirements of this Chapter. In the case of an existing use, if the amount of required landscaping cannot be accommodated because of physical constraints on the site, (e.g., structures, parking, circulation, etc.) the applicant shall provide whatever additional landscaping the site can accommodate towards meeting the landscape requirements of this Chapter.
- B. **Other requirements.** Standards for the provision of landscaping within the public right-of-way are located in Article 5 (Subdivision Procedures).

**17.32.030 - Landscape Plan Approval Required**

- A. Preliminary Landscape Plan.** A Preliminary Landscape Plan shall be submitted as part of an application for a land use entitlement for new development, or the significant expansion or redevelopment of an existing use as determined by the Director.
- B. Final Landscape Plan.** Following approval of the land use entitlement, a Final Landscape Plan shall be submitted as part of the application for a Building Permit. Final plans shall be approved by the Director prior to the start of on-site construction or soil disturbance and prior to the issuance of a Building Permit.
- C. Content.** Preliminary Landscape Plans and Final Landscape Plans shall contain information as specified in the instructions for preparing landscape plans provided by the Department.
- D. Review and approval.** After initial application, the Director shall review each Preliminary Landscape Plan and Final Landscape Plan to verify its compliance with the provisions of this Chapter. The Director may approve the submittal in compliance with this Chapter, or may disapprove or require changes to a submittal if it is not in compliance.
- E. Statement of surety.** When required by the Director, a statement of surety in the form of cash, performance bond, letter of credit, or certificate of deposit, in an amount equal to 150 percent of the total value of all plant materials, irrigation, installation, and maintenance shall be posted with the City for a two-year period. The Director may require statements of surety for phased development projects, a legitimate delay in landscape installation due to seasonal requirements (including adverse weather conditions) and similar circumstances where it may not be advisable or desirable to install all of a project's landscaping before occupancy of the site.
- F. Minor changes to approved plans.** Landscape plan approval may include the Director authorizing minor changes from the requirements of this Chapter.

**17.32.040 - Landscape Location Requirements**

Landscaping shall be provided in the locations specified below except for single-family uses.

- A. Setbacks.** All setback and open space areas required by this Zoning Ordinance, and easements for utilities, and drainage courses shall be landscaped, except where it is determined by the Director that landscaping is not necessary to fulfill the purposes of this Chapter.
- B. Unused areas.** All areas of a project site not intended for a specific use, including pad sites in shopping centers held for future development, shall be landscaped unless it is determined by the Director that landscaping is not necessary to fulfill the purposes of this Chapter.

**C. Parking areas.** Parking areas shall be landscaped in compliance with the following requirements.

- 1. Landscape materials.** Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs, and ground cover.
- 2. Curbing.** Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Director.
- 3. Location of landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross landscaped areas to reach building entrances from parked cars. This should be achieved through proper orientation of the landscaped fingers and islands.
- 4. Bumper overhang areas.** To increase the parking lot landscaped area, a maximum of 2½ feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a 2½ -foot bumper overhang while maintaining the required parking dimensions.
- 5. Perimeter parking lot landscaping.**

- a. Adjacent to streets.** Parking areas for nonresidential uses adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the zoning district or 10 feet, whichever is greater. Required Parking areas for residential uses shall not be located within the required setback areas.

The landscaping shall be designed and maintained to screen cars from view from the street and shall be a height of between 30 and 42 inches. Screening materials may include a combination of plant materials, earth berms, solid masonry walls, raised planters, or other screening devices to meet the intent of this requirement. Shade trees shall be provided at a minimum rate of one for every 30 linear feet of landscaped area.

- b. Adjacent to side or rear property lines.** Parking areas for nonresidential uses shall provide a perimeter landscaped strip at least five feet wide (inside dimension) where the facility adjoins a side or rear property line. The perimeter landscaped strip may include a required yard or buffer area. Trees shall be provided at the rate of one for each 30 linear feet of landscaped area.
- c. Adjacent to structures.** When parking areas are located adjacent to nonresidential structures, a minimum five-foot wide landscape strip shall be provided adjacent to the structure.

- d. **Adjacent to residential use.** Parking areas for nonresidential uses adjoining residential uses shall provide a landscaped buffer yard with a minimum 10-foot width between the parking area and the common property line bordering the residential use. A solid masonry wall or fence and landscape buffer shall be provided along the property line to address land use compatibility issues such as nuisance noise and light or glare. Trees shall be provided at the rate of one for each 30 linear feet of landscaped area.

**6. Interior parking lot landscaping.**

- a. **Minimum area of landscaping.** A minimum of five percent of the total off-street parking area shall be landscaped with trees, shrubs, and ground cover. The perimeter landscaping required by Subsection H.5 of this section shall not be considered part of the required parking lot landscaping.
- b. **Planter dimensions.** Planters with trees shall have a minimum interior dimension of five feet. All ends of parking lanes shall be separated from drive aisles by landscaped islands or other means approved by the Director.
- c. **Larger projects.** Parking lots with more than 150 spaces shall provide a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, and enhanced paving.

**17.32.050 - Plant Materials, Irrigation and Water Conservation**

- A. **Drought tolerant plant materials.** Plant materials should emphasize drought-tolerant species wherever possible, and shall be grouped by common irrigation needs.

**1. Plant materials.**

- a. For all projects that include landscaped area between 1,000 and 2,500 square feet, at least 50 percent of all landscaped area shall be drought tolerant plants. Areas of landscape shall be calculated exclusive of any areas of hardscape such as concrete, but may include areas of permeable surface such as decomposed granite and gravel or bricks or pavers set in sand. Plants with medium water needs are excluded from being considered as drought-tolerant for the purpose of this ordinance. The reference authority for determining category of water use to which a plant belongs shall be the California Department of Water Resources study, Water Use Classification of Landscape (WUCOLS).
- b. For all areas of landscaping over 2,500 square feet, landscape plans must contain calculations for water use. This area shall be broken down by high, medium and low hydrozones showing that the water required for the landscape area, the Estimated Applied Water Use (EAWU), does not exceed the Maximum Applied Water Allowance (MAWA), of 25 gallons per square

feet of landscape area. The applicant shall indicate the square footage for each category of hydrozone.

- c. Hydrozones, landscape areas having plants with similar water needs, shall be grouped together and irrigated by a dedicated irrigation controller station. The three hydrozones of high, medium, and low water usage shall be differentiated by color or patterning on the final landscape drawings submitted to the city. All plants listed in the plant list or legend shall be classified and grouped by category of hydrozone.

**2. Turf limitations.**

- a. Turf shall not be allowed in areas difficult to irrigate.
- b. Any sloped turf areas adjacent to paved or impermeable surfaces (parking lots, walkways) shall be leveled off to a flat area at least three feet wide between the slope toe and the hard surface.
- c. Turf areas that comprise an essential component of a project (e.g., golf courses or playing fields), shall not be included in landscaping calculations, provided that the project complies with all requirements of State law.

**3. Water elements.** Fountains and other water elements shall use recirculating water systems.

- B. Irrigation systems.** Landscaped areas of proposed projects shall be supported by a permanent, automatic irrigation system coordinated to meet the needs of various planting areas. Proper irrigation shall be provided for healthy plant growth and maturation, and shall be designed to avoid the watering of structures, public ways, and pedestrian access.

**1. General standards for irrigation and conservation.**

- a. Landscape plans shall provide for the irrigation needs of all landscaped areas in compliance with Subsection B of Section 17.32.060. An irrigation schedule indicating the four seasons of watering cycles is recommended for all irrigated landscape areas, and is required for those projects with a total landscape area of 2,500 square feet or more.
- b. Automatic controllers shall be set in accordance with watering code.
- c. Irrigation systems shall be designed to avoid runoff, low-head drainage, overspray, or other similar conditions where water flows or drifts onto adjacent property, non-irrigated areas, walks, roadways, or structures.

## 2. Equipment.

- a. **System requirements.** Low-volume irrigation systems with automatic controllers shall be required. Low-volume irrigation systems include low-volume sprinkler heads, dry emitters, and bubbler emitters.
- b. **Extent of low-volume equipment required.** Drip, trickle, or other low-volume irrigation shall be provided on at least 90 percent of the landscaped area except for those areas devoted to turf and flat ground cover plants. If a licensed landscape architect or licensed landscape contractor verifies that a drip or trickle system is not feasible due to location, the required percentage of drip or trickle irrigation may be reduced by the Director.
- c. **Anti-drain valves.** Integral, under-the-head, or in-line anti-drain valves shall be installed as needed to prevent low-head drainage.
- d. **Separate control valves.** Different hydrozones shall be irrigated by separate valves.
- e. **Controllers.** Automatic control systems shall be able to accommodate all aspects of the design. Automatic controllers should have multiple programs, multiple cycles, and sensor input capabilities.
- f. **Rain or moisture-sensor devices.** Soil moisture sensors and rain or moisture-sensing override devices are mandatory on all landscape areas over 1,000 square feet, but may be required where appropriate on smaller projects. These devices should be specified in the irrigation plan.
- g. **Sprinkler heads.** Sprinkler heads shall be selected and spaced for proper area coverage, application rate, operating pressure, and adjustment capability. Sprinklers shall have matched precipitation and application rates within each control valve circuit.
- h. **Water meters.** Separate landscape water meters or sub-meters may be required for projects where service includes both landscape and non-landscape. Landscape sub-meters, if used, shall be purchased, installed, and maintained by the owner.
- i. **Drip irrigation.** Drip irrigation systems may be approved if commercial or agricultural grade materials are used. Components shall be installed below the soil except for emitters.
- j. **Backflow prevention.** Backflow prevention devices shall be installed.

**17.32.060 - Maintenance of Landscape Areas**

- A. Maintenance required.** All landscaped areas shall be maintained in a healthful and sound condition at all times. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this Chapter. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching turf areas; adding/ replenishing mulch, fertilizer, and soil amendments and dead or deceased plants; pruning; and weeding all landscaped areas.
- B. Water waste prohibited.** Water waste in existing developments resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, nonirrigated areas, walks, road ways, or structures is prohibited.

Landscaping

17.32.060

Parking and Loading

## **CHAPTER 17.34 - PARKING AND LOADING**

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### **Sections:**

- 17.34.010 - Purpose of Chapter
- 17.34.020 - Applicability
- 17.34.030 - General Parking Regulations
- 17.34.040 - Number of Parking Spaces Required
- 17.34.050 - Adjustments to Parking Requirements
- 17.34.060 - Disabled/ Handicapped Parking Requirements
- 17.34.070 - Parking Design Standards
- 17.34.080 - Driveways and Site Access
- 17.34.090 - Bicycle Parking
- 17.34.100 - Loading Space Requirements

### **17.34.010 - Purpose of Chapter**

This Chapter establishes regulations to ensure that sufficient off-street parking facilities are provided for all uses and that parking facilities are properly designed, attractive, and meet the needs of specific uses.

### **17.34.020 - Applicability**

Every use and structure, including a change or expansion of a use or structure shall provide parking and loading areas in compliance with the provisions of this Chapter. A use shall not be commenced and structures shall not be occupied until improvements required by this Chapter are satisfactorily completed.

### **17.34.030 - General Parking Regulations**

- A. Parking and loading spaces to be permanent.** Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use.
- B. Parking and loading to be unrestricted.** Owners, lessees, tenants, or persons having control of the operation of a premises for which parking or loading spaces are required shall not prevent or restrict authorized persons from using these spaces.
- C. Parking area use.** Required off-street parking areas shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Zoning Ordinance.

**17.34.040 - Number of Parking Spaces Required**

Each use shall provide at least the minimum number of parking spaces required by this Chapter.

- A. Parking requirements by land use.** Each land use shall be provided the number of parking spaces required by Table 3-7, except where a greater number of spaces is required or an exception has been granted through land use permit approval. In any case where Table 3-7 establishes a parking requirement based on the floor area of a use (e.g. 1 space per 1,000 sf), the floor area shall be construed to mean gross floor area.
- B. Expansion of structure, change in use.** When an existing nonresidential structure is enlarged or when a change in use requires more parking than is presently provided, additional parking spaces shall be required only for the addition, enlargement, change or expansion of use, and not for the entire structure.
- C. Multi-tenant sites.** A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use, except where:
1. The site was developed comprehensively as a shopping center, the parking ratio shall be the required number of spaces for the shopping center. In this case, the parking requirement will be based on the center as a whole regardless of individual uses as provided in Table 3-7; or
  2. The site qualifies for shared parking in compliance with Section 17.34.050 (Adjustments to Parking Requirements).
- D. Uses not listed.** Land uses not specifically listed in Table 3-7, shall provide parking as required by the Director. The Director shall use the requirements of Table 3-7 as a guide in determining the minimum number of parking spaces to be provided.
- E. Excessive parking.** The parking standards established in this Chapter are both minimum and maximum standards. Parking spaces in excess of these standards may only be approved in conjunction with SPARC review, a Use Permit, or Planned Development Permit for the project, and when additional landscaping and pedestrian improvements are also provided.
- F. Bench or bleacher seating.** Where fixed seating is provided (e.g., benches or bleachers), a seat shall be construed to be 22 inches of bench space for the purpose of calculating the number of required parking spaces.

**TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE**

<b>Land Use Type: Manufacturing, Processing, and Warehousing</b>	<b>Number of Parking Spaces Required</b>
General manufacturing, industrial, and processing uses	1 space for each 750 sf
Recycling facilities	1 space for each 750 sf
Research and development, laboratories	1 space for each 300 sf of gross floor area 1/ 750 sf
Warehouses, distribution centers, and storage facilities (not including mini-storage for personal use)	1 space for each 750 sf The gross floor area may include incidental office space comprising less than 5% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Unidentified uses for new shell buildings	1 space for each 500 sf

<b>Land Use Type: Recreation, Education, and Public Assembly</b>	<b>Number of Parking Spaces Required</b>
Child day-care centers	1 space per employee, plus 1 space per 5 children.
Commercial recreation activities as follows, or otherwise required by Use Permit:	
Golf courses (regulation)	5 spaces for each hole
Golf courses (pitch & putt)	4 spaces for each hole
Miniature golf	3 spaces for each hole
Tennis/ racquetball/ handball or other courts	3 spaces for each court, plus 1 space for each 300 sf of floor area for ancillary uses.
Indoor recreation/ fitness centers	
Arcades	1 space for each 250 sf of gross floor area
Bowling alleys	4 spaces for each lane, plus required spaces for ancillary uses.
Health/ fitness clubs	1 space for each 250 sf
Pool and billiard rooms	Two spaces for each table, plus required space for ancillary uses.
Skating rinks	1 space for each 100 sf of skating area.

*Recreation, Education, and Public Assembly Uses continue on the next page.*

**TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)**

<b>Land Use Type: Recreation, Education, and Public Assembly</b>	<b>Number of Parking Spaces Required</b>
Libraries, museums, art galleries	1 space for each 300 sf of gross floor area
Outdoor recreation facilities	2 spaces per each athletic court; 1 space per each 150 sf of gross water surface area; 1 space per each 500 square feet of active sports field area.
Public assembly uses (e.g., places of worship, cinemas, performance theaters, meeting halls, and membership organizations).	1 space for each 4 fixed seats or 1 space for every 50 sf of gross assembly area, classrooms, meeting rooms, etc.
Schools (private)	
Elementary/ Middle/ Junior High	1.5 spaces for each classroom, plus 1 space for every 200 sf of assembly area in an auditorium., plus adequate bus loading facilities.]
High School	0.2 spaces for each student, plus 1 space for each employee.
Trade and business schools	1 space for each student and employee.
Studios for dance and art	1 space for each 200 sf

**TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)**

<b>Land Use Type: Residential Uses (1)</b>	<b>Number of Parking Spaces Required</b>
Duplexes	Two covered spaces per unit.
Mixed-use developments	Determined by Use Permit.
Mobile home parks	Two covered spaces for each mobile home. Tandem parking allowed in an attached carport, plus 1 guest parking space for each two units. Recreational vehicle parking shall be provided at the rate of 1 space for every 5 units.
Multi-family dwelling, condominiums and other attached dwellings	1 covered space per one bedroom unit, 2 covered spaces per two bedroom unit, plus 1 uncovered guest space for each 3 units.
Senior congregate care facilities	0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees.
Senior housing projects	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units.
Single-family housing	2 spaces within a garage.

**Notes:**

- (1) Guest parking spaces shall be clearly marked for guest parking only and shall be evenly dispersed throughout the development site. Signs shall be provided at appropriate locations to direct visitors to guest parking locations.

**TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)**

<b>Land Use Type: Retail Trade</b>	<b>Number of Parking Spaces Required</b>
Appliances, building materials, furniture, and hardware stores	1 space for each 500 sf of indoor display area,
Automobile, mobile home, vehicle, machinery and parts sales	1 space for each 350 sf of gross floor area, plus 1 space for each 3,000 sf of outdoor display, service area, plus 1 space for each 300 sf of gross floor area for a parts department.
Convenience stores	1 space for each 250 sf.
Grocery stores	1 space for each 250 sf.
Restaurants/ bars/ night clubs	1 space for each four seats.
Retail sales and services	1 space for each 500 sf of gross floor area.
Shopping centers (shall use unsegregated parking area)	1 space for each 250 sf of gross floor area for centers of less than 30,000 sf and 1 space for each 300 sf of gross floor area for centers of 30,000 sf or more, plus 1 space for each 1,000 sf of outdoor display area.

**TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE (Continued)**

<b>Land Use Type: Services</b>	<b>Number of Parking Spaces Required</b>
Banks and financial services	1 space for each 300 sf
Hotels and motels	1 space for each guest room, plus one space for each staff person.
Kennels and animal boarding	1 space for each 500 sf of gross floor area, plus 1 space for each 1000 sf of boarding area.
Medical services	
Clinic, medical/ dental office	1 space for each 200 sf
Board and care home, group home, and in-patient drug treatment facility	1 space for each 3 beds.
Convalescent hospital	1 space for each 3 patient beds per facility license.
Hospital	2 spaces per bed.
	1 space for each patient bed per facility license, plus 1 space for each 400 sf of office area, plus required spaces for ancillary uses as determined by the Review Authority.
Dental lab	1 space for each 250 sf
Mortuary/ Funeral home	1 space for each 4 seats.
Offices, administrative, corporate	1 space for each 250 sf
Personal services	
Barber/ beauty shops (and other personal services: tattoo studios, massage therapy)	1 space for each 200 sf
Service stations (including multi-use stations)	1 space for each 500 sf of gross floor area; plus 3 spaces for each service bay.
Storage, personal storage facilities	1 space for each 20,000 sf of gross floor area, plus 2 spaces for manager office/ residence.
Vehicle repair and maintenance	
Repair garage	1 space for each 500 sf of gross floor area.
Self-service vehicle washing	2 spaces for each washing stall, for queuing and drying.
Full-service vehicle washing	2 spaces for 3 employees on largest shift, plus 1 space for each 250 square feet of store/ lounge area, with a minimum of 3 spaces.
Veterinary clinic, animal hospital	1 space for each 350 sf of gross floor area, plus 1 space for each 1000 sf of boarding area.

**17.34.050 - Adjustments to Parking Requirements**

Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed through Use Permit approval.

**17.34.060 - Disabled/Handicapped Parking Requirements**

Parking areas shall include parking spaces accessible to the disabled in the following manner:

- A. Number of spaces and design standards.** Parking spaces for the disabled shall be provided in compliance with Section 1129B of the Uniform Building Code and the Federal Accessibility Guidelines. Disabled accessible parking spaces shall count toward fulfilling the parking requirements of this Chapter.
- B. Residential multi-family uses.** For each dwelling unit required to be designed to accommodate the physically handicapped or required to be made adaptable for the physically handicapped, the required parking shall be provided in compliance with Part 2, Title 24, California Administrative Code.

**17.34.070 - Parking Design Standards**

Parking areas shall be designed and constructed in compliance with the following standards, and within the downtown, in compliance with the Downtown Development Standards and Guidelines.

- A. Location of parking areas.**
  - 1. Required off-street parking shall be located on the same parcel as the uses served; except with Use Permit approval, parking may be located on a parcel in the vicinity of the parcel served subject to a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity.
  - 2. Required parking areas shall not be located in a required front or street side setback.
  - 3. Within the downtown, no new parking areas, or curb cuts to serve a parking area shall be installed on School Street. Where possible, new parking areas and/ or structures should be located to the rear of buildings and accessed from side streets or alleys.

**B. Access to parking areas and parking spaces.**

1. **Access to parking lots.** Parking lots shall be designed to prevent access at any point other than at designated access drives.
2. **Parking space location.** In order to provide adequate queuing area, no parking space shall be located within the required landscape setbacks measured from the property line, except for single-family homes and duplexes. See Figure 3-7.
3. **Internal maneuvering area.** Parking areas shall provide suitable maneuvering room so that vehicles enter the street in a forward direction, except for single-family homes and duplexes.
4. **Vertical clearance.** A minimum unobstructed clearance height of 14 feet shall be maintained above areas accessible to vehicles in non-residential parking facilities.

**C. Access to adjacent sites.** Applicants for nonresidential developments are encouraged to provide shared vehicle and pedestrian access to adjacent nonresidential properties for convenience, safety and efficient circulation. A joint access agreement guaranteeing the continued availability of the shared access between the properties and running with the land shall be recorded by the owners of the abutting properties, as approved by the Director.

**D. Parking space and lot dimensions.**

1. Parking spaces within carports and garages shall have minimum clear dimensions of 20 feet in length by 10 feet in width.
2. **All other parking spaces.** Minimum parking space dimensions shall be as follows. See Figure 3-8.
  - a. Standard parking spaces shall be 9 feet by 20 feet.
  - b. Parallel parking spaces shall be 8 feet by 24 feet.
  - c. The width of a parking space shall be increased by one foot if either side of the space is adjacent to landscaping, a wall, fence, support column or other structure.

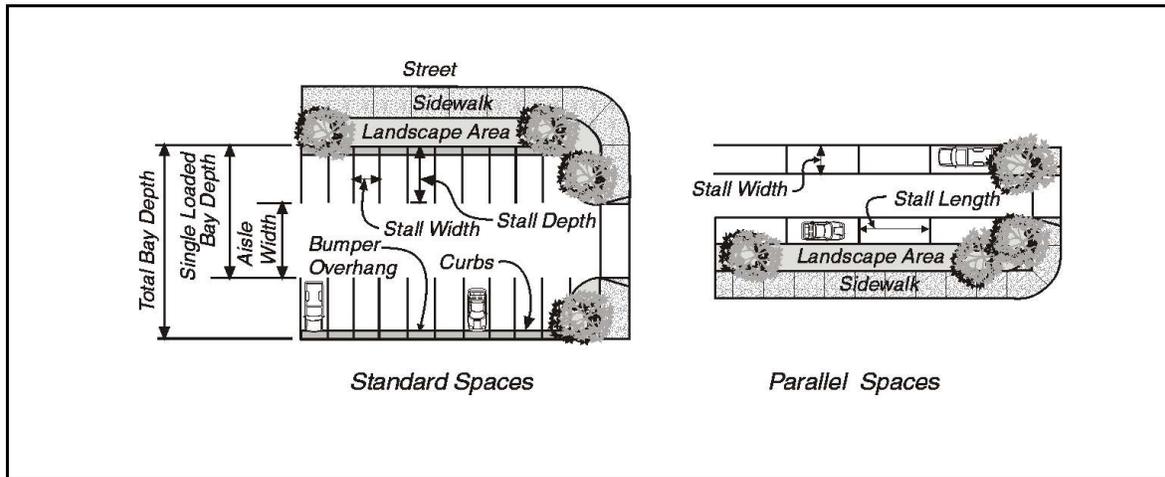


Figure 3-5 - Types of Parking Spaces

**E. Curbing and wheel stops.**

1. **Curbing.** Continuous concrete curbing at least six inches high and six inches wide shall be provided along the edges of parking spaces adjacent to fences, walls, other structures, and landscaping.
  - a. Alternative barrier designs may be approved by the Director.
  - b. Parking spaces adjacent to landscaped areas or other obstructions shall incorporate an additional curbing width of 12 inches (for a total of 18 inches) to provide a place to stand while exiting and entering vehicles.
  - c. Curbing shall be placed within the parking space a minimum of 2½ feet from the front of the space.
2. **Wheel stops.** Wheel stops other than continuous concrete curbing shall be prohibited except in work areas, and parking areas not open to the public.
3. **Bumperoverhang.** To increase the parking lot landscaped area, a maximum of 2½ feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a 2½-foot bumper overhang while maintaining the required parking dimensions.

**F. Directional arrows and signs:**

1. Parking spaces, aisles, approach lanes and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.
2. The Director may require the installation of traffic signs in addition to directional arrows to ensure the safe and efficient flow of vehicles in a parking facility.

**G. Driveways**

1. **Width.** Maximum driveway width shall be 35 feet for standard driveways and 56 feet for special driveways unless specifically approved otherwise by the City Engineer for high truck volumes or other factors.

The total width of commercial and industrial driveways shall not exceed 60% of the frontage.

The minimum width of a single driveway shall be 12 feet and 24 feet for a driveway serving a parking lot with two-way aisle. Additional driveway width may be required on collectors and arterial streets particularly where there is no parking and a travel lane is adjacent to the curb.

Standard driveway width is measured at the curb line and includes only the depressed section. Special driveway width is measured between curbs behind property side. Width of a raised medians separating in and out traffic is not included in the width.

2. **Distances from curb returns.** Commercial, industrial or other high volume driveways on arterials and major collectors shall be located as far as practical from the nearest curb return and may be prohibited within 100 feet where the intersection is signalized, is planned for signalization, or intersection capacity is critical. At other locations, the top of the driveway transition shall be at least 10 feet from the nearest curb return provided the return meets current standards for radius and location. At streets to be widened or improved, the above distances shall be measured from the ultimate location of the curb return.

At alleys, the driveway transition shall be permitted no closer than 10 feet from the projected intersecting alley curb face, and no closer than 3 feet from the nearest ally curb return.

**H. Grades of driveways and parking areas.**

1. **Driveways.** Driveways shall not exceed a maximum grade of +10 percent or -6 percent measured along the driveway centerline. Where there is a change in the slope of the driveway, it shall be demonstrated that vehicles will be able to pass over the change in slope without interference with an average vehicle's undercarriage.
2. **Parking areas.** Parking areas shall have a maximum grade of seven percent, measured in any direction.

- I. **Landscaping.** Parking area landscaping shall be provided in compliance with Chapter 17.32 (Landscaping).

- J. **Lighting.** Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structures. All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way. Lighting

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location shall take into account the location and expected mature characteristics of on-site landscape materials.

- K. Residential guest parking.** Guest parking for multi-family residential uses shall be designated and restricted for the exclusive use of the guests with appropriate signs and pavement markings.
- L. Striping and identification.** Parking spaces shall be clearly outlined with four-inch wide lines painted on the surface of the parking facility. Circulation aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines to ensure safe traffic movement.
- M. Surfacing.** Parking spaces, driveways, and maneuvering areas shall be paved with asphalt, concrete, masonry or concrete paving units, and permanently maintained. The use of rock, decomposed granite, turfstone, etc., is not allowed for required parking and driveway areas.

**17.34.080 - Driveways and Site Access**

- A. Distance from street corners.** Driveways to parking areas, except single family residential and duplex driveways, shall be located a minimum of 150 feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street. For parcels with frontages less than 150 feet, the minimum distance shall be 100 feet. Exceptions to this standard may be approved by the City Engineer.

**B. Driveway spacing.** Driveways shall be separated along the street frontage as follows:

1. **Single-family and duplex residential development.** Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the Director. The six-foot separation does not include the transition or wing sections on each side of the driveway approach.
2. **Multi-family and nonresidential development.** Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerline of the driveways shall be separated by a minimum of 200 feet.

**C. Drive aisles.**

1. **Single-family uses.**
  - a. Each single-family dwelling shall provide a continuous paved driveway from the street to the required parking area. Driveways shall be kept free and clear of stored materials, including inoperable vehicles.
2. **Multi-family and nonresidential uses.** Drive aisles within multi-family residential and nonresidential parking areas shall be designed and constructed in compliance with the following standards.

**TABLE 3-8 - DRIVE AISLE WIDTHS**

Angle of Parking	Minimum Aisle Width (1)
45 degrees or less	12 feet
46 to 52 degrees	13 feet
53 to 55 degrees	14 feet
56 to 60 degrees	15 feet
61 to 70 degrees	18 feet
71 to 80 degrees	22 feet
81 or more degrees	24 feet

**Notes:**

- (1) The Director may require greater widths where slopes or other obstructions are encountered.

**D. Drive-through facilities.** Retail or service uses providing drive-in/ drive through facilities shall be designed and operated to effectively mitigate problems of traffic congestion, excessive pavement, litter, noise, and unsightliness.

**1. Clearance from obstruction.** The nearest edge of a driveway apron or curb return shall be at least five feet from the nearest property line, centerline of a fire hydrant, utility pole, traffic signal, light standard, or other similar facility.

**2. Visibility.** Drive aisles shall be designed and located so that adequate visibility is ensured for pedestrians, bicyclists, and motorists when entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.

**a. Aisle design.**

(1) The entrance/ exit of any drive-through aisle shall be at least 50 feet from an intersection of public rights-of-way (measured at the closest intersecting curbs) and at least 25 feet from the edge of any driveway on an adjoining parcel.

(2) Drive-through aisles shall be designed with a minimum 12-foot interior radius at curves and a minimum 12-foot width.

**b. Stacking area.** A clearly identified area shall be provided for vehicles waiting for drive-through service that is physically separated from other on-site traffic circulation.

(1) The stacking area shall accommodate a minimum of eight cars for each drive-through window in addition to the vehicle(s) receiving service.

(2) The stacking area shall be located at and before the menu board, teller window, etc.

(3) Separation of the stacking area from other traffic shall be by concrete curbing or paint striping on at least one side of the lane.

(4) Stacking areas parallel to streets or public rights-of-way shall be discouraged.

**c. Walkways.** Pedestrian walkways should not intersect the drive-through aisles, but where they do, they shall have clear visibility and shall be emphasized by enhanced paving.

**3. Screening.** An opaque screen consisting of plant material and a solid masonry wall, a minimum of six feet in height, shall be constructed on each property line that is adjoining a residentially zoned/ occupied parcel. The design of the wall and the proposed construction materials shall be subject to the approval of the Director.

**4. Signs.**

- a. **Directional signs.** Each entrance to, and exit from, any drive aisle shall be clearly marked to show the direction of traffic flow by signs and pavement markings.
- b. **Menu boards.** Menu boards shall not exceed a maximum height of six feet, and shall face away from public rights-of-way. Outdoor speakers shall be located at least 50 feet from any residentially zoned/ occupied parcel.

**17.34.090 - Bicycle Parking**

**A. Applicability.** Bicycle parking shall be provided for all multi-family and retail commercial uses in compliance with this Section.

- 1. Multi-family uses shall provide facilities for bicycle parking equal to 10 percent of the required vehicle spaces. The bicycle parking facilities shall be distributed throughout the project.
- 2. Retail commercial uses shall provide facilities for bicycle parking equal to five percent of the required vehicle spaces.

**B. Bicycle parking design and devices.**

- 1. **Parking equipment.** Each bicycle parking space shall include a stationary parking device to adequately support the bicycle.
- 2. **Parking layout.** Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure.

**17.34.100 - Loading Space Standards**

Loading spaces shall be designed and constructed as follows.

- 1. **Location.** Loading spaces shall be located based on the operating characteristics of the proposed use:
  - a. As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;
  - b. To ensure that the loading facility is screened from adjacent streets as much as possible;
  - c. To ensure that loading and unloading takes place on-site and in no case within adjacent public rights-of-way or other traffic areas on-site;
  - d. To ensure that vehicular maneuvers occur on-site; and

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- e. To avoid adverse impacts upon neighboring residential properties.
2. **Dimensions.** Loading spaces shall be not less than 12 feet in width, 45 feet in length, with 14 feet of vertical clearance.
  3. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of adjacent structures.
  4. **Loading doors and gates.** Loading bays and roll-up doors shall be painted to blend with the exterior structure walls. Loading bays and doors, and related trucks shall be adequately screened from view from adjacent streets as determined by the review authority.
  5. **Loading ramps.** Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances.
  6. **Screening.** Loading areas abutting residentially zoned parcels shall be screened in compliance with 17.30.060 (Screening).
  7. **Striping.** Loading areas shall be striped indicating the loading spaces and identifying the spaces for “loading only.” The striping shall be permanently maintained by the property owner/ tenant in a clear and visible manner at all times.

## **CHAPTER 17.36 - SIGNS**

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### **Sections:**

- 17.36.010 - Purpose of Chapter
- 17.36.020 - Applicability
- 17.36.030 - Sign Permit Requirements
- 17.36.040 - Prohibited Signs
- 17.36.050 - General Requirements for All Signs
- 17.36.060 - Zoning District Sign Standards
- 17.36.070 - Standards for Specific Types of Signs
- 17.36.080 - Exceptions to Sign Area Standards
- 17.36.090 - Sign Maintenance
- 17.36.100 - Nonconforming Signs
- 17.36.110 - Violations and Abatement
- 17.36.120 - Judicial Review

### **17.36.010 - Purpose of Chapter**

The regulations established by this Chapter are intended to regulate the placement, type, size, and number of signs allowed within the City, and to require the proper maintenance of signs. The purposes of these limitations and requirements are to:

- A. Enhance commerce within the community by providing for signs that will allow the public to easily identify uses and premises, and regulating signs on the basis of their physical design, location, and proportions;
- B. Preserve and enhance the aesthetic, traffic safety, and environmental values of the community, and commercial, office, and industrial districts, while at the same time providing a channel of communication to the public;
- C. Limit commercial signage to on-site locations to keep the proliferation of this signage to a more aesthetic proportion, and protect existing businesses from visual encroachment from new signage on neighboring properties;
- D. Avoid traffic safety hazards to motorists and pedestrians caused by visual distractions and obstructions;
- E. Promote the aesthetic quality of the community by providing for signs that enhance the attractiveness of the City as a place to live, work, and shop; and
- F. Safeguard and protect the public health, safety, and general welfare.

**17.36.020 - Applicability**

- A. Signs regulated.** The requirements and development standards in this Chapter shall apply to all signs in all zoning districts except signs that are less than thirty-three percent (33%) of a window surface.
- B. Applicability to sign content.** The provisions of this Chapter do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or noncommercial.

**17.36.030 - Sign Permit Requirements**

No sign shall be installed, constructed, or altered unless it is first approved in compliance with this Section.

- A. Fees and plans required.** An application for a Sign Permit shall be filed and processed in compliance with Chapter 17.50 (Application Filing and Processing). The application shall also include architectural elevations and plans of all proposed signs drawn to scale, with all dimensions noted, and include any additional information and materials as required by the Department.
- B. Design review and approval.** The Director shall review all Sign Permit applications and approve only those found to be in substantial conformance with the design review criteria provided in Section 17.36.050 (General Requirements for All Signs). The Director may require conditions of approval as are reasonably necessary to achieve the purposes of this Chapter.

The Director may refer Sign Permit applications to SPARC for action, either on the individual Sign Permit, or as part of a development project that is otherwise subject to SPARC review.

- C. Master sign program.**
  - 1. When required.** A master sign program shall be approved by the Director (or by SPARC upon referral by the Director) prior to the issuance of any Sign Permit for:
    - a. A new nonresidential project with four or more tenants; and
    - b. Major rehabilitation work on an existing nonresidential project with four or more tenants, that involves exterior remodeling. For the purposes of this Chapter, major rehabilitation means adding more than 50 percent to the gross floor area of the building/ buildings, or exterior redesign of more than 50 percent of the length of any facade within the project.

All signs installed or replaced within the nonresidential project shall comply with the approved master sign program.

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2. **Content of program.** A master sign program shall provide standards for the uniform style, size, placement, and color palette of signs within the proposed nonresidential project.
  3. **Revisions.** Revisions to a master sign program may be approved by the Director if he or she first determines that the revision is minor and that the intent of the original approval, and any applicable conditions are not affected. A new Sign Permit shall be obtained for revisions that would substantially deviate from the original approval.
- D. Time limit for action.** A Sign Permit or a master sign program shall be approved or disapproved by the Review Authority within 15 working days of the application being accepted as complete in compliance with Section 17.50.060 (Initial Application Review). A sign that is submitted in full compliance with an approved master sign program shall be approved within 5 working days of the application being accepted as complete.
- E. Signs and sign changes allowed without a Sign Permit.** The following do not require a Sign Permit, provided that they comply with Section 17.36.050 (General Requirements for All Signs), and any required Building Permit is obtained.
1. **Nonstructural modifications, and maintenance.**
    - a. Modifications or replacement to sign copy;
    - b. Nonstructural modifications of the face, design, or color of an existing sign, provided that the modifications comply with any applicable Master sign program approved in compliance with Subsection C.
    - c. The normal maintenance of signs.
  2. **Temporary signs.** Temporary signs in compliance with Section 17.36.070.

### 17.36.040 - Prohibited Signs

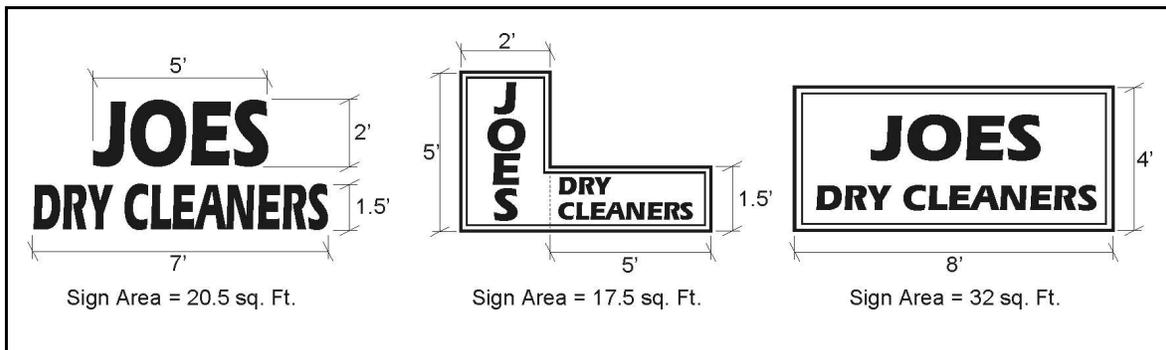
The following types of signs and devices shall be specifically prohibited:

- A. Abandoned signs;
- B. Animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs; except time & temp signs.
- C. Balloons and other inflatable devices;
- D. Moving signs;
- E. Permanent off-site signs;
- F. Pennants, except as allowed for temporary periods by Section 17.36.070;

- G. Roof signs;
- H. Because of the City’s compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads or confuses pedestrian or vehicular traffic;
- I. Signs attached to or suspended from a vehicle parked within a public right-of-way, or in a location on private property that is visible from a public right-of-way, except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of the vehicle; and
- L. Temporary and portable signs, except as allowed by Section 17.36.070.
- M. Poorly maintained signs.

**17.36.050 - General Requirements for All Signs**

- A. **Sign area.** The measurement of sign area to determine compliance with the sign area limitations of this Chapter shall occur as follows.
  - 1. The surface area of a sign shall be calculated by enclosing the extreme limits of all framing, writing, logo, representation, emblem, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines. See Figure 3-9.



**Figure 3-9 - Sign Area Measurement**

- 2. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
- 3. All readable surfaces of a double-faced (back-to-back) freestanding sign shall be counted in sign area calculations.

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4. Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane.
  5. For signs that incorporate time and temperature devices, the area of these devices shall not be included in the total area of the sign.
- B. Sign height.** Sign height shall be measured as the vertical distance from the finished grade adjacent to the base of the sign structure to the highest point of the structure, where finished grade does not include fill, planters, or other material artificially placed to allow increased sign height.
- C. Sign location requirements.**
1. All signs identifying an occupant, business, or use shall be located on the same site as the occupant, business, or use, except as otherwise allowed by this Chapter.
  2. No sign shall be located within the public right-of-way, except as otherwise allowed by this Chapter.
  3. The location of all signs shall be evaluated to ensure:
    - a. That the setback is appropriate for the height and area of a freestanding or projecting sign;
    - b. That flush or projecting signs relate to the architectural design of the building. Signs that cover windows, or that spill over natural boundaries and architectural features shall be discouraged;
    - c. That signs do not unreasonably block the sight lines of existing signs on adjacent properties; and
    - d. Pedestrian and vehicular safety.
- D. Design criteria for signs.** The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a Sign Permit or Building Permit can be approved.
1. **Color.** Colors on signs and structural members should be harmonious with one another and reflective of the dominant colors of the building or buildings being identified. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the building colors and prevailing colors in the surrounding neighborhood (where a theme can be identified).

**2. Materials and structure.**

- a. Sign materials (including those for framing and support) should be representative of the type and scale of materials used on the building or buildings which the sign identifies. Insofar as possible, sign materials should match the materials used on the building and on other signs.
- b. Materials selected for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- c. The size of the structural members (e.g. columns, crossbeams, and braces) should be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports.
- d. The use of individual letters incorporated into the building design is encouraged, rather than signs with background and framing other than the building wall.
- e. The use of reflective materials or surfaces may be approved only where the Review Authority determines that they will not distract motorists or create other hazards, and should be minimized in all cases.

**E. Copy design guidelines.** The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

- \_\_\_\_ 1. Sign copy should relate only to the name and/ or nature of the business or commercial center.
- 2. Permanent signs that advertise continuous sales, special prices, etc. should be avoided.
- 3. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
- 4. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

**F. Illumination of signs.** The artificial illumination of signs, either from an internal or external source, shall be designed to minimize light and glare on surrounding rights-of-way and properties.

- 1. External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.

2. The light from an illuminated sign shall not be of an intensity or brightness that will interfere with the reasonable enjoyment of residential properties. In areas with low ambient nighttime illumination levels (e.g., residential neighborhoods or business districts with little or no illuminated signing) applicants shall be encouraged to use light, illuminated copy against dark or opaque backgrounds.
3. Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices that have a changing light intensity, brightness or color.
4. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
5. Neither the direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
6. Reflective-type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.
7. Light sources shall utilize energy efficient fixtures to the greatest extent possible.
8. Illuminated panels, visible tubing, and strings of lights outlining all or a portion of a building, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed "signs" subject to this Chapter and shall be counted as part of the allowed sign area.

**G. Maintenance of signs.** Signs and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Repairs to signs shall be of equal or better in quality of materials and design as the original sign. Signs which are not properly maintained and are dilapidated shall be deemed to be a public nuisance, and may be abated in compliance with Municipal Code Section XX

When existing signs are removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed. Unpainted areas shall be painted to match the adjacent portion of the building or sign support structure.

### **17.36.060 - Zoning District Sign Standards**

Only the signs and sign area authorized by this Section shall be allowed unless otherwise expressly provided in this Section or Section 17.36.070 (Standards for Specific Types of Signs).

**A. Residential and RCP zoning districts.** Signs within the residential and RCP zoning districts shall comply with the following standards.

1. **Size and type of signs allowed.** Each parcel in the residential and RCP zoning districts may be permitted signs as follows:

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- a. One nameplate not exceeding one square foot in area identifying the occupant of a residence. No Building Permit is required;
  - b. One identification sign for apartment and institutional use, not exceeding 48 square feet in area;
  - c. One unlighted sign not exceeding six square feet in area that advertises the sale or rental of the premises. No Building Permit is required;
  - d. A bulletin board for a religious facility or public institution, not exceeding 20 square feet in area;
  - e. Signs for office uses in the RCP district not exceeding one square foot of sign area for each two linear feet of street frontage, up to a maximum sign area of 200 square feet. The maximum allowable area of signs for an office use located on a corner parcel shall be calculated by using 75 percent of the length of the total street frontage.
  - f. One sign not exceeding 100 square feet in area on the site of a construction project or new subdivision, that indicates the nature of the development or identifies the persons involved in the construction; which may be placed on the site prior to or during the development activities;
  - g. One unlighted, noncommercial sign not exceeding six square feet in area;
  - h. A warning or no trespassing sign not exceeding six square feet in area. No Building Permit is required.
2. **Setback requirements.** Each sign shall be set back at least 10 feet from all property lines.
  3. **Height limit.** No building mounted sign shall exceed a height of 20 feet. Freestanding sign no higher than 8 ft., sign plus base.
  4. **Findings for approval - RCP district.** The approval of a Sign Permit in the RCP zoning district shall require that the Review Authority first make all the following findings:
    - a. The sign does not exceed the standards of Subsection A.1, and is of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site; and
    - b. The size, location, and design of the sign is visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street.

- c. No sign shall be lighted so that light shines on neighboring properties.

**B. Commercial and industrial zoning district sign standards.** Each proposed sign shall comply with the following standards for the applicable zoning district.

**1. NC district.** Each sign within the NC zoning district shall comply with the following standards.

- a. **Size and type of signs allowed.** A parcel in the NC zoning district may be permitted signs as follows, provided that no sign shall exceed an area of 300 square feet.

- (1) An individual business adjacent to a public street or streets, is allowed two square feet of sign area for each linear foot of street frontage.
- (2) An individual business that shares street frontage with other businesses (e.g., within a single building) is allowed two square feet of sign area for each linear foot of building frontage.
- (3) An individual business located on a corner (i.e., with building frontage or street frontage on two sides) is allowed 75 percent of the ratio of two square feet of sign area for each linear foot of street frontage.

- b. **Size and type of signs - Parcels with four or more businesses.** Parcels under one ownership that contain four or more businesses may be permitted one freestanding sign in addition to the signs permitted by Subsection B.1.a, provided that the sign shall not:

- (1) Exceed 300 square feet in area. 150 square feet of the total sign area may be used for individual identification signs uniform in size, shape, and lettering;
- (2) Exceed a height of 35 feet, and shall be a minimum of 10 feet above the finished grade of the existing or future sidewalk;
- (3) Contain a reader board.

- c. **Setback requirements.** Each sign shall be set back at least two feet from the back of the nearest street curb. No support structure of the sign shall encroach into the public right-of-way.

- d. **Right-of-way overhang.** A sign may not project more than one foot over the public right-of-way, except that a sign may be mounted on a marquee in the public right-of-way, provided that:

- (1) The sign shall be mounted flush to the marquee and have a maximum height of two feet;



- a. Size and type of signs allowed.** A parcel in the CG or an industrial zoning district may be permitted signs as follows, provided that no sign shall exceed an area of 480 square feet.
- (1) An individual business adjacent to a public street or streets is allowed two square feet of sign area for each linear foot of street frontage.
  - (2) An individual business that shares street frontage with other businesses (e.g., within a single building) is allowed two square feet of sign area for each linear foot of building frontage.
  - (3) An individual business located on a corner (i.e., with building frontage or street frontage on two sides) is allowed 75 percent of the ratio of two square feet of sign area for each linear foot of street frontage.
- b. Size and type of signs - Parcels with four or more businesses.** Parcels under one ownership that contain four or more businesses may be permitted one freestanding sign in addition to the signs permitted by Subsection B.3.a, provided that the sign shall not:
- (1) Exceed 300 square feet in area. 150 square feet of the total sign area may be used for individual identification signs uniform in size, shape, and lettering; and
  - (2) Contain a reader board.
- c. Size and type of signs - Off-premises signs.** Off-premises signs may be permitted in addition to the signs allowed in Subsections B.3.a and B.3.b, as follows. *[STAFF: does the City really intend to continue allowing off-premises signs??]*
- (1) One off-premises sign is permitted for each city block, except that in any city block of more than 500 linear feet, one additional off-premises sign shall be permitted for each 300 linear feet of block frontage.
  - (2) No off-premises sign shall exceed an area of 480 square feet.
  - (3) In determining the maximum size of two off-premises signs that are placed back-to-back on the same structure, only one readable surface shall be counted.
- d. Setback requirements.** Each sign shall be set back at least two feet from the back of the nearest street curb.

- e. **Right-of-way overhang.** A sign may not project over a public right-of-way more than four feet from the building wall, except that a sign may be mounted on a marquee in the public right-of-way, provided that:
- (1) The sign shall be mounted flush to the marquee and have a maximum height of two feet;
  - (2) A sign placed under a marquee shall not exceed an area of 10 square feet and shall be a minimum of eight feet above the finished grade of the existing or future sidewalk; and
  - (3) Theater marquee signs, when an integral part of a marquee, may overhang the public right-of-way by 10 feet; provided that the signs shall require Use Permit approval.
- f. **Height limit.** No sign shall exceed the following height limits, as applicable.
- (1) **Building-mounted signs.** A building-mounted sign shall not exceed the height limit of the building or 35 feet, whichever is less.
  - (2) **Freestanding signs.** A freestanding sign shall not exceed a height of 35 feet, and shall be a minimum of 10 feet above the finished grade of the existing or future sidewalk;
  - (3) **Freeway information area.**
    - (a) A freeway information (FI) area is established to include an area bounded: on the west by a line drawn 50 feet west of the west right-of-way line or Cherokee Lane or 500 feet west of the west right-of-way line of the U.S. Highway 50-99 freeway, whichever is greater; and on the east by a line drawn 500 feet east of the east right-of-way line of the U.S. Highway 50-99 freeway; and on the north and south by the then-current City limits.
    - (b) A sign within the FI area shall not exceed a height of 75 feet.
4. **DB district.** Each sign within the DB zoning district shall comply with the following standards. See also the requirements for specific types of signs within the Downtown in Section 17.36.070.
- a. **Type of signs allowed.** The signs allowed within the DB zoning district shall be limited to:
- (1) Awning and canopy signs in compliance with Section 17.36.070.A;
  - (2) Flush-mounted or painted wall signs, provided that cabinet ("can") signs shall be prohibited;

- (3) Projecting signs in compliance with Section 17.36.070.D.
- b. Maximum sign area.** The maximum area for each type of sign permitted by Subsection B.4.a, or any combination thereof shall be one square foot of sign area per each linear foot of tenant street frontage. Maximum sign length shall not exceed 75 percent of the tenant space frontage. The maximum size of a freestanding sign permitted by Section 17.36.070.B shall be determined by City review.
- c. Exempt signs.** The following signs shall be exempt from the restrictions of this Subsection for signs within the DB zoning district.
- (1) **Temporary signs.** Temporary signs shall be limited to sales and/ or special events, and temporary construction signs, limited to a maximum of 30 days per calendar year.
- (2) **Permanent signs.**
- (a) Existing built-in signs that are integral to the building design.
- (b) A sign identifying hours of operation that has an area of less than three square feet.

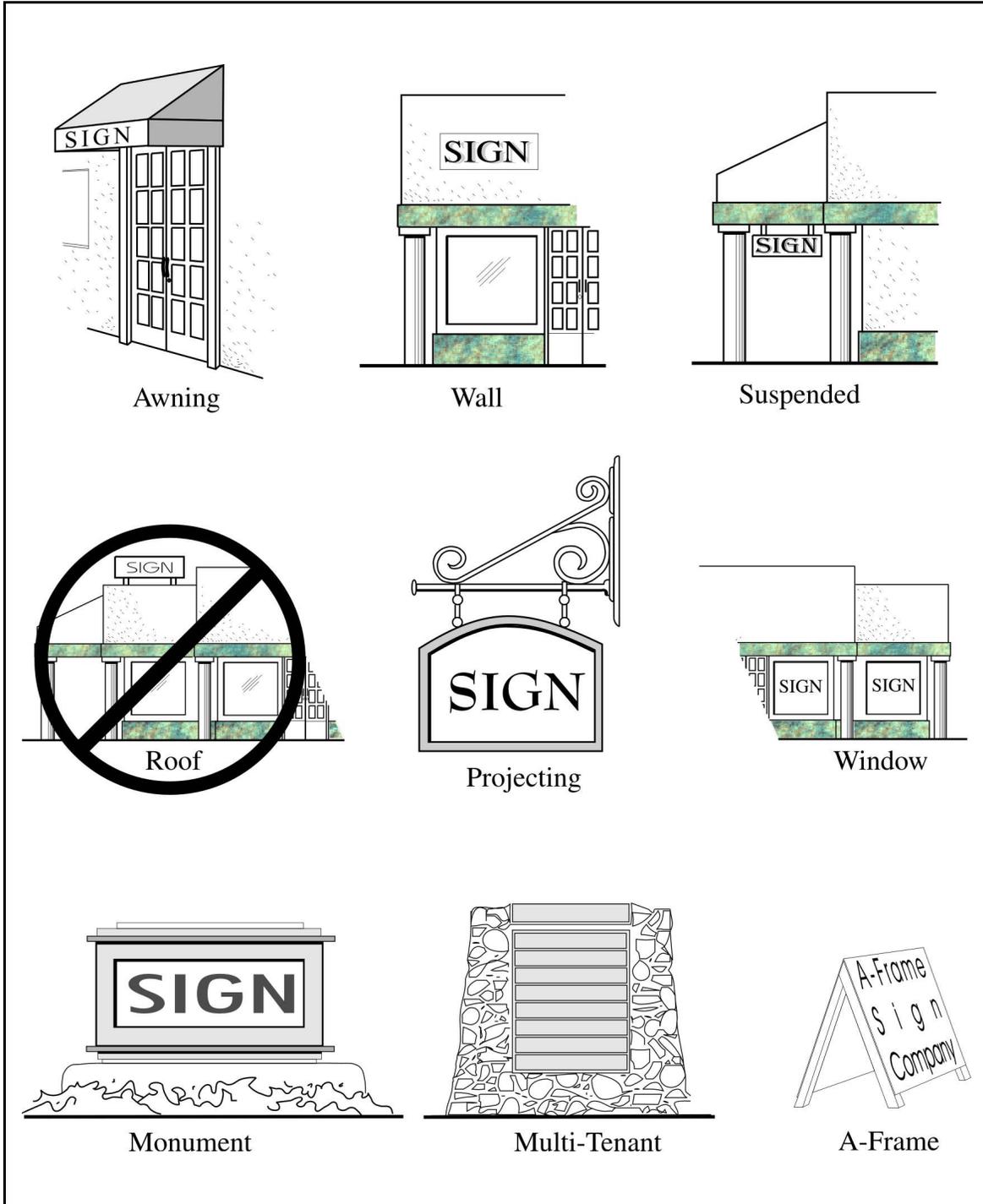


Figure 3-11 - Examples of Sign Types

### 17.36.070 - Standards for Specific Types of Signs

Proposed signs shall comply with the following standards where applicable, in addition to the sign area and height limitations, and other requirements of Section 17.36.060 (Zoning District Sign Standards), and all other applicable provisions of this Chapter.

**A. Awning signs.** The following standards apply to awning signs in all zoning districts where allowed by Section 17.36.060 (Zoning District Sign Standards).

#### 1. General requirements.

- a. Signs on awnings are limited to ground level and second story occupancies only.
- b. Awnings shall not be internally illuminated. Indirect lighting may be allowed. Translucent awning materials are prohibited.

**2. Downtown Business (DB) district.** The following standards apply to awning signs in the Downtown Business (DB) district, in addition to the requirements in Subsection A.1.

- a. Awnings are primarily for shade and secondarily a sign location. Letters and graphics shall be limited to vertical surfaces and shall not exceed 50 percent of the surface area. Internally illuminated vinyl awnings are not permitted.
- b. A business may use either an awning sign or a storefront (wall or projecting) sign, but not both.
- c. A logo or symbol depicting the unique nature of a business are may be placed on the sloped face of an awning, provided that their area shall not exceed 10 percent of the total sloped awning face. Logo or symbol area is defined by the smallest continuous rectangle that can be drawn around the logo or symbol. Sign copy other than logos or symbols is prohibited on the sloped face of awnings.

**B. Freestanding signs.** The following standards apply to freestanding signs in all zoning districts where allowed by Section 17.36.060 (Zoning District Sign Standards).

#### 1. General requirements.

- a. Sign height shall not exceed 25 feet.
- b. A sign may be placed only on a site frontage adjoining a public street.
- c. No freestanding sign shall be closer than 75 feet to another freestanding sign, to ensure adequate visibility for all signs. The Director may waive this

requirement where parcel width and/ or the locations of existing signs on adjacent properties would make the 75-foot separation impractical.

- d. The signs shall not project over public property, vehicular easements, or rights-of-way. Signs shall not obstruct traffic safety sight areas, as determined by the Director.
  - e. To assist emergency response personnel in locating the site, freestanding signs should contain an illuminated street address plate. Numbers should be a minimum of six inches in height. Address plates shall not be calculated as part of the allowed sign area.
2. **Downtown Business (DB) district.** Pole-mounted and/ or other forms of freestanding signs are prohibited in the Downtown Business (DB) district, except for the following, subject to City review.
- a. **Directory signs or kiosks.** These may be approved for sidewalk locations; those for private arcades or buildings shall be on private property, located in publicly accessible courts, accessways, or passages.
  - b. **Portable signs.** Menu boards for restaurants, etc., provided that they are stored indoors after hours of operation and shall be placed so as to not obstruct the public sidewalk.

**C. Freeway-adjacent outdoor advertising signs.** *[STAFF: is this section still operative?]*

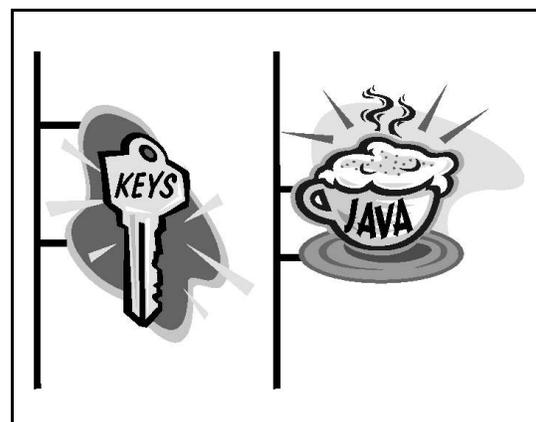
- 1. **Definitions.** For the purposes of this Subsection, the terms “advertising structure,” “advertising display,” “freeway,” “highway,” “landscaped freeway,” “person,” “sign,” and “to place” shall be defined in compliance with Business and Professions Code Section 5200 et seq. (the California Outdoor Advertising Act).
- 2. **Prohibited for freeway viewing.** No advertising display shall be placed or maintained on property adjacent to a freeway regardless of the applicable zoning district if the advertising display is designed to be viewed primarily by persons traveling on the freeway.
- 3. **Exemptions.** The prohibition in Subsection C.2 shall not apply to advertising displays or structures placed upon property for the following purposes:
  - a. To advertise the sale or lease of the property upon which the sign is placed;
  - b. To designate the name of the owner or occupant of the premises or to identify the premises;
  - c. To advertise a business conducted or services rendered or goods produced upon the property upon which sign is placed, except that no goods for sale may be advertised.

- 4. **Building Permit plans.** The application for a Building Permit for an outdoor display or structure shall include plans showing the construction of the sign, the advertising display to be placed thereon, and the proposed location of the sign in relation to the freeway and to the property on which the sign is to be placed.
- 5. **Size.** The advertising display or structure shall be not exceed 480 square feet.
- 6. **Compliance deadline.** Each sign in violation of this Subsection shall be made to comply with these requirements or shall be removed within two years of the effective date of the ordinance from which this Subsection derives, or within two years from the date of their annexation to the city, whichever is the later date, or within two years of the completion of a landscaped freeway.

**D. Projecting signs.** Projecting signs shall comply with the following standards.

**1. General requirements.**

- a. The maximum projection of a sign from a building wall over a public right-of-way shall not exceed 48 inches over a sidewalk.
- b. The maximum height of a projecting sign shall not exceed 14 feet, eave height, parapet height, or sill height of a second floor window, whichever is less. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.
- c. A projecting sign shall be installed to maintain a minimum clearance of 14 feet, six inches (14'-6") from the bottom of the sign to the finished grade below, except in the downtown business district.
- d. Icon signs using shapes or symbols uniquely suited to the business, creative shapes and three-dimensional signs are encouraged. See Figure 3-10.
- e. Sign supports shall be well-designed and compatible with the design of the sign.



**Figure 3-10- Use of Icons/symbols**

**2. Downtown Business (DB) district.**

The following standards apply to projecting signs in the Downtown Business (DB), district in addition to the requirements in Subsection D.1.

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- a. A projecting sign shall be installed to maintain a minimum clearance of eight feet, from the bottom of the sign to the finished grade below, and shall extend no more than four feet outward from the building wall.
- b. A projecting sign shall not be mounted above the first floor.

**E. Temporary signs.** Temporary signs are allowed in all zoning districts subject to the following requirements. Temporary signs include banner signs.

**1. On-site signs.**

- a. **Maximum area and height.** Sign area shall not exceed six square feet and sign height shall not exceed 48 inches.
- b. **Number.** No more than one temporary on-site sign shall be placed on any parcel.
- c. **Duration.** No temporary sign shall be in place for more than 30 days, and after removal, the site shall be free from temporary signs for a minimum of 30 days.

**F. Wall signs.** The following standards apply to wall signs in all zoning districts where allowed by Section 17.36.060 (Zoning District Sign Standards).

**1. General requirements.**

- a. Wall signs may be located on any building face.
- b. The signs shall not project from the surface upon which they are attached more than required for construction purposes and in no case more than 12 inches.
- c. The signs shall not project above the eave line or the edge of the roof of a building.

**2. Downtown Business (DB) district.** Wall signs within the Downtown Business (DB) district shall comply with the following requirements, in addition to those in Subsection F.1 above.

- a. Any building with exterior walls adjacent to a street, alley, or off-street parking area on which it has frontage may have a wall sign in each of those locations, subject to the sign area limitations of Section 17.36.060 (Zoning District Sign Standards). Wall signs facing alleys shall be allowed, and shall be limited to a maximum sign area of 10 square feet, which shall be allowed in addition to the maximum sign area allowed by Section 17.36.050.

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- b. All wall signing shall fit within an area that is an architecturally consistent wall surface uninterrupted by doors, windows, or architectural details, and shall not exceed 15 percent of the surface area of the building facade, provided that:
- (1) The height of individual letters, an attached board sign or boxed sign shall not exceed  $\frac{2}{3}$  the height of the signable area;
  - (2) Wall signing facing streets and off-site parking lots shall not exceed 40 percent of the signable area;
  - (3) For individual letters, the area of the sign shall be calculated by drawing a box around each word of the display;
  - (4) For boxed display graphics or board signs, the area of the sign shall be calculated as the total area of the display including lettering, background, and sign frame; and

**G. Window signs.** The following standards apply to window signs in all zoning districts where allowed.

**1. General requirements.**

1. Window signs shall be allowed only on windows located on the ground level and second story of a building frontage.
2. Permanent and temporary signs shall not occupy more than 20 percent of the total window area.
3. Signage shall consist of individual letters, logos, or symbols applied to the glass surface; however, neon signs with transparent backgrounds may be hung inside the window glass line.

**2. Downtown Business (DB) district.** Window signs within the Downtown Business (DB) district shall not occupy more than 25 percent of the total window area.

### **17.36.080 - Exceptions to Sign Area Standards**

The Director or other applicable Review Authority may grant an administrative deviation to the allowed area of a sign in compliance with Section 17.52.060 (Variations and Administrative Deviations) if it is first determined that:

- A. The position or setback of the building on the site requires additional area for effective signing. The exception may increase the allowed sign area by up to 25 percent; or
- B. The exceptional size of the structures, uses, or site requires additional sign area for effective identification from major approaches to the site. The exception may increase the allowed sign area by up to 25 percent; or
- C. The name of the business or use to be identified is exceptionally long, so that sign readability would be impaired by crowding words into the allowable sign area. The exception may increase the allowed sign area by up to 25 percent; or
- D. Signing proposed is indistinguishable from the architecture itself (supergraphic design) or achieves the level of sculptural art.

### **17.36.090 - Sign Maintenance**

*[STAFF: the following provisions are from the Downtown Development Standards and Guidelines; it seemed to us that they would be appropriate city-wide, but we'll move them to the section of standards for the DB district if you like.]*

All signs within the City shall be maintained in good condition and repair, as follows.

- A. **Awnings.** Awnings that are damaged and/ or faded shall be promptly repaired or replaced.
- B. **Illumination.** Bulbs and fixtures shall be promptly replaced if they burn out or are broken.
- C. **Paint.** The paint on each sign shall be maintained in good condition, with touch-up or repainting as needed. Peeling paint should be promptly replaced.
- D. **Repair.** A damaged sign and/ or pole shall be promptly repaired, or removed from the site.

### **17.36.100 - Nonconforming Signs**

A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this Zoning Ordinance.

- A. **General requirements.** A nonconforming sign may not be:
  1. Changed to another nonconforming sign;

2. Structurally altered to extend its useful life;
3. Expanded;
4. Re-established after a business is discontinued for 60 days; or
5. Re-established after damage or destruction to 50 percent or more of the value of the sign, or its components, as determined by the Building Official.

**B. Abatement.** After the expiration of the time period provided in Subsection C., signs not conforming to the provisions of this Chapter shall be brought into compliance or removed.

**C. Amortization.** Any nonconforming sign, regardless of material, that is designed and constructed to have a useful life 10 years or longer, shall be brought into compliance with the provisions applicable to the zoning district within 10 years of the effective date of this Section, except as follows.

1. **Abandonment.** Notwithstanding the above, any discontinuance or abandonment of a nonconforming sign shall result in a loss of legal nonconforming status of the sign.
2. **Annexed areas.** Signs in areas annexed to the City after the date of adoption of this Chapter that do not conform to the provisions of this Chapter, shall be regarded as nonconforming signs which may remain for the remaining amortization period provided by this Subsection.
3. **Extensions of time.** The owner of a nonconforming sign may apply under the provisions of this Section to the Director for an extension of time within which to terminate the nonconforming sign.
  - a. **Time and manner of application.** An application for an extension of time within which to terminate a use made nonconforming by the provisions of this Section may be filed by the owner of the sign. The application shall be filed with the Director at least 90 days but no more than 180 days prior to the time established by this Subsection termination of the sign.
  - b. **Content of application, fees.** The application shall state the grounds for requesting an extension of time. The filing fee for the application shall be the same as that for a Variance as is set forth in the schedule of fees established by resolution from time to time by the City Council.
  - c. **Hearing procedure.** The Director shall hear the application, and shall set the matter for hearing within 45 days of receipt of the application. All parties involved shall have the right to offer testimonial, documentary and tangible evidence bearing on the issues; may be represented by counsel; and shall have the right to confront and cross-examine witnesses. Any relevant evidence may be admitted that is the sort of evidence upon which reasonable persons are accustomed to rely in the conduct of serious affairs. Any hearing under this section may be continued for a reasonable time for

the convenience of a party or a witness. The decision of the hearing officer shall be final and subject to judicial review pursuant to Code of Civil Procedure section 1094.8.

- d. Approval of extension, findings.** An extension under the provisions of this section shall be for a reasonable period of time commensurate with the investment involved, and shall be approved only if the Director makes all of the following findings, or other findings required by law .
- (1) The applicant has made a substantial investment (including but not limited to lease obligations) in the property or structure on or in which the nonconforming sign is located; the property or structure cannot be readily converted to another use; and the investment was made prior to the effective date of this Chapter.
  - (2) The applicant will be unable to recoup their investment as of the date established for termination of the use.
  - (3) The applicant has made good faith efforts to recoup the investment and to eliminate the sign or bring the sign into conformity with this Chapter.

### **17.36.110 - Violations and Abatement**

- A. Public nuisance declared by Director.** Any sign erected or maintained contrary to the provisions of this Chapter may be declared to be a public nuisance by the Director and proceedings for its removal may take place in compliance with Chapter 17.90 (Enforcement of Zoning Ordinance Provisions).
- B. Public nuisance declared by Council.** The Director may ask the Council to declare a sign a public nuisance under the following conditions:
1. The sign is significantly damaged either in support structure or sign face, as determined by the Building Official.
  2. The sign is illegible either through fading, rusting, or erosion of the sign face or through faulty or missing illumination; or
  3. The sign is unsafe for vehicles or pedestrians.
- C. Removal of abandoned sign.** A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business that it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Director shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the Director may have the sign removed at the owner's expense. Proceedings for the removal of signs and/ or support structures shall comply with Chapter 17.90 (Enforcement of Zoning Ordinance Provisions).

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**17.36.120 - Judicial Review**

Any permit issued or denied in compliance with this Chapter shall be subject to expedited judicial review in accordance with the time limits set forth in Code of Civil Procedure Section 1094.8 et seq.

Standards for Specific Land Uses

Standards for Specific Land Uses

## **CHAPTER 17.38 - STANDARDS FOR SPECIFIC LAND USES**

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### **Sections:**

- 17.38.010 - Purpose of Chapter
- 17.38.020 - Applicability
- 17.38.030 - Child Day Care Facilities
- 17.38.040 - Congregate Care/ Assisted Living Facilities
- 17.38.060 - Mobile Home Parks
- 17.38.070 - Outdoor Display and Retail Activities
- 17.38.080 - Outdoor Storage
- 17.38.090 - Recreational Vehicle Parks
- 17.38.100 - Recycling Facilities
- 17.38.110 - Residential Accessory Uses and Structures
- 17.38.120 - Second Dwelling Units
- 17.38.130 - Telecommunications Facilities

### **17.38.010 - Purpose of Chapter**

This Chapter provides site planning and development standards for land uses that are allowed by Article 2 (Zoning Districts and Allowable Land Uses) in individual or multiple zoning districts, and for activities that require special standards to mitigate potential impacts.

### **17.38.020 - Applicability**

Land uses and activities covered by this Chapter shall comply with the provisions applicable to the specific use, in addition to all other applicable provisions of this Zoning Ordinance.

- A. Where allowed.** The uses that are subject to the standards in this Chapter shall be located in compliance with the requirements of Article 2 (Zoning Districts and Allowable Land Uses).
- B. Land use permit requirements.** The uses that are subject to the standards in this Chapter shall be authorized by the land use permit required by Article 2, except where a land use permit requirement is established by this Chapter for a specific use.

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**17.38.030 - Child Day Care Facilities**

This Section provides location and operational standards for child day care facilities, in compliance with State law and in a manner that recognizes the needs of child care operators and minimizes effects on adjoining properties. These standards apply in addition to the other provisions of this Zoning Ordinance and the requirements of the California Department of Social Services. Licensing by the Department of Social Services is required for all facilities.

The establishment of a child day care facility shall comply with Article 2 (Zoning Districts and Allowable Land Uses), and the following criteria and standards.

- A. Applicability.** Child day care facilities shall be allowed as follows.
  - 1. Small family day care homes (8 or fewer children).** Allowed within a single-family residence located in a residential zoning district.
  - 2. Large family day care homes (9 to 14 children).** Allowed within a single-family residence located in a residential zoning district subject to administrative review.
  - 3. Child day care centers (15 or more children).** Allowed in the zoning districts determined by Article 2 (Zoning Districts and Allowable Land Uses), subject to Use Permit approval, in compliance with Section 17.52.050 and the standards in following Subsection B.
  
- B. Standards for child day care centers.** The following standards shall apply to child day care centers.
  - 1. The minimum parcel size for a child day care center shall be 10,000 square feet;
  - 2. Off-street parking shall be as determined through Use Permit approval, but shall be a minimum of one space per employee, plus one space for each five children.
  - 3. A safe area for picking up and dropping off children shall be provided. This activity shall only be allowed in a driveway, in an approved parking area, or in an area with direct access to the facility.
  - 4. Potential noise sources shall be identified during the Use Permit process, and noise attenuation and sound dampening shall be addressed. Noise levels shall be in compliance with the most recent guidelines of the Noise Element of the General Plan.
  
- C. Alternative standards.** Alternatives to the standards of this Section may be authorized through the Use Permit approval if the review authority determines that:
  - 1. The intent of these standards is met; and
  - 2. There will be no detriment to surrounding properties or residents.

Standards for Specific Land Uses

**17.38.040 - Congregate Care/Assisted Living Facilities/Senior Apartments**

**A. General standards.** All congregate care and assisted living facilities are subject to the following standards.

- 1. Limitation on impacts.** The use shall not create impacts on surrounding properties neighborhoods that are no more significant than would be caused by standard multi-family rental projects.
- 2. Parking reduction.** The review authority may grant a reduction in off-street parking requirements for a congregate care/ assisted living facility in compliance with Table 3-12, provided that the project shall include the following when a parking reduction is proposed:
  - a. A minimum of five percent of the total indoor floor area shall be devoted to educational, recreational, and social facilities (e.g., library, multi-purpose common room, recreation room, TV room); and
  - b. Common laundry facilities of sufficient number and accessibility, consistent with the number of living units.
- 3. Minimum age of residents.** Residents shall be 55 years of age or older. In the case of couples, at least one occupant shall be at least 55, or otherwise qualify for congregate care.
- 4. Project changes.** If a congregate care/ assisted living facility approved in compliance with this Section is changed to another use (for example, the project converts to a conventional unrestricted multi-family project), the project shall be modified to meet all applicable standards of this Zoning Ordinance.
- 5. Height increase.** If the application contains a request to increase the height of a congregate care/ assisted living facility to other than a qualified project, to accommodate increased density, the project shall incorporate the following features:
  - a. 25 percent or more of the units in the project shall be reserved for persons of low- and moderate-income;
  - b. The increased density shall not result in an over-concentration of low-income housing in any specific neighborhood;
  - c. The proposed project shall not negatively affect the character or architectural or historical integrity of an existing structure or neighborhood in which it is proposed; and
  - d. The proposed project shall not adversely affect the City's stock of affordable housing.

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**TABLE 3-12 - PARKING REDUCTION CRITERIA**

If all dwelling units are within, or have available	Parking Reduction Allowed
Within 750 feet of transit stop or directly served by public transit.	10%
Provide private transit vehicle.	25%
Within 1,000 feet of an existing neighborhood or community park or public recreation facility.	—
Drug and sundry store, beauty parlor and barber shop for use of residents only.	10%
On-site outdoor recreation facilities (e.g., parks, community gardens, pools, tennis courts) at a minimum of 10% of gross floor area.	—
Maximum density bonus and parking reduction allowed	45%

**B. Senior apartments and independent living centers.** Senior apartments and independent living centers are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

- 1. General design standards.** Senior apartments and independent living centers shall comply with the provisions of Section 17.42.050 (Multi-Family Dwellings), except as otherwise provided by this Section.
- 2. Off-street parking.** Off-street parking shall comply with Chapter 17.34 (Off-Street Parking and Loading Standards), with any modifications granted in compliance with Subsection A.1. The Review Authority may restrict the total number of resident cars to be parked on-site or designate specified on-site parking spaces for employee or visitor parking only.
- 3. Additional uses.** Additional facilities, including skilled nursing and/ or intermediate care facilities, and personal services (for example, beauty salon, physical therapy) may be allowed through Use Permit approval, without requiring additional parking, provided that these facilities shall only be for the private use of project residents.

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- C. Congregate care housing facilities.** Congregate care housing facilities are multi-family residential projects reserved for senior citizens, where each dwelling unit has individual living, sleeping, and bathing facilities, but where common facilities are typically provided for meals and recreation.
- 1. Allowable density.** The maximum density shall not exceed 0.34 dwelling units per 1,000 square feet of net site area. A density bonus may be granted in compliance with Table 3-12.
  - 2. Common facilities:**
    - a. Entertainment, recreational, and social activity areas.** Common indoor entertainment, recreational, and social activity areas of a number, size, and scale consistent with the number of living units shall be provided;
    - b. Optional facilities.** The project may provide one or more of the following specific common facilities for the exclusive use of the residents:
      - (1) Beauty and barber shop;
      - (2) Central cooking and dining rooms (may also be used by guests);
      - (3) Exercise rooms; and
      - (4) Small scale drug store and/ or medical facility (not exceeding 850 square feet).
  - 3. Off-street parking.** Off-street parking shall comply with Chapter 17.34 (Parking and Loading Standards), with any modifications granted in compliance with 17.38.040 subsection A.2.
    - a.** The Review Authority may restrict the total number of resident cars to be parked on-site or designate specified on-site parking spaces for employee or visitor parking only.
    - b.** Adequate and suitably striped or marked paved areas for shuttle parking shall be provided, where applicable. Shaded and protected waiting areas shall be provided adjacent to the shuttle stops.

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**17.38.060 - Mobile Home Parks**

A proposed mobile home park shall comply with the following minimum standards. The review authority may impose additional, more restrictive, requirements in the interest of public health, safety, and welfare, to the extent allowed by State law.

**A. Overall mobile home park site standards.** The site for the mobile home park shall comply with the following standards.

1. **Minimum site area:** 20 acres.
2. **Maximum density:** 10 units per acre.
3. **Boundary landscape building setback.** Each park shall provide a building setback and a planting strip of at least 10 feet in width where trees shall be planted and where general screening and/ or a fence shall be provided. Where any portion of the park fronts on a public street or right-of-way, the setback shall be 25 feet.
4. **Perimeter wall/fence.** A six-foot high solid masonry wall, provided around the entire perimeter of the mobile home park subject to the setback requirements of this Section.
5. **Parking.** Parking shall be provided in compliance with Chapter 17.34 (Parking and Loading).
6. **Recreational vehicle parking.** A supplemental parking area for recreational vehicles may be allowed as part of the Use Permit approval for the project.
7. **Accessory uses.** A mobile home park may contain accessory retail and service uses for the convenience of the residents provided that these uses shall be specifically authorized by the park Use Permit.

**B. Individual mobile home site standards.** Each individual mobile home site shall comply with the following standards.

1. **Minimum site area.** Individual mobile home sites and contiguous public walkway areas shall contain a minimum of 3,000 square feet of area for a single-wide mobile home unit and 4,000 square feet for a double-wide mobile home.
2. **Parcel dimensions.** Individual mobile home parcels shall be a minimum of 40 feet in width and 70 feet in length.
3. **Setbacks.** Individual mobile homes shall be set back five feet from all lot lines, including front and rear, except for any side or rear line abutting the mobile home park property line, in which case the minimum setback shall be 25 feet.
4. **Carport.** Each mobile home site shall be provided an individual carport, with its location and design as approved through the mobile home park Use Permit.

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**17.38.070 - Outdoor Display and Retail Activities**

**A. Accessory outdoor display.** Outdoor displays incidental and complementary to an allowed use on commercially or publicly zoned parcels shall comply with the following standards.

**1. An outdoor display shall be:**

- a. Appropriately located and designed in a manner and color to be compatible with the adjacent structures;
- b. Approved with a defined fixed location that does not disrupt the normal function of the site or its circulation, and does not encroach upon driveways, landscaped areas, parking spaces, or any public right-of-way except in the DB zone with Encroachment Permit approval. No display shall obstruct traffic safety sight areas or otherwise create hazards for vehicle or pedestrian traffic;
- c. Directly related to a business occupying a permanent structure on the site;
- d. Limited to on-site locations; provided that a display within the DB zone may extend into or enter over any public sidewalk by a maximum of two feet, where authorized by an Encroachment Permit;
- f. Managed so that display structures and goods are maintained at all times in a clean and neat condition, and in good repair;
- g. Placed so that the clear space for the passage of pedestrians is not reduced to less than six feet. Any placement on a public sidewalk or otherwise within a public right-of-way shall be prohibited, except within the downtown where such placement shall require Encroachment Permit approval.
- h. Placed to not block structure entrances and on-site driveways; and
- i. Portable and removed from public view at the close of each business day.

**2. Outdoor displays shall not be:**

- a. Placed so as to impede or interfere with the reasonable use of the store front windows for display purposes; and
- b. Placed in front of a business that does not normally sell the items on display.

**3. Signs.** The outdoor display shall not involve signs other than those normally allowed for the subject use by Chapter 17.36 (Sign Standards).

**B. Newsstands and flower stands.**

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- 1. Location requirements.** News and flower stands shall:
  - a. Be located parallel and adjacent to the wall of a structure, and shall not extend over any public sidewalk except within the DB zoning district. Freestanding news and flower stands are allowed only as roofed kiosks;
  - b. Not be located:
    - (1) Within three feet of a display window of any structure abutting the sidewalk, or so as to interfere with or restrict the reasonable use of the window for display purposes;
    - (2) Within 1,000 feet of another news or flower stand, or florist, provided that this requirement may be reduced by the Director if the proposed use is determined not to be detrimental to public safety and welfare;  
or
- 2. Design and construction requirements.**
  - a. Stands shall be soundly constructed of wood, metal, or other suitable permanent material, and designed in a manner and color to be compatible with the adjacent structures whether opened or closed. Security doors shall be designed as an integral part of the structure.
  - b. Shelving shall not exceed eight feet in height nor two feet in depth.
- 3. Maintenance.** The news or flower stand shall be maintained in a clean and neat condition and in good repair, at all times.
- 4. Signs.**
  - a. Stands shall not be used for advertising or publicity purposes. Signs shall be for identification only, with size and design in compliance with Chapter 17.36 (Sign Standards).
  - b. The owners or operators of the outdoor news or flower stand shall display, in a place readily visible to the public, a telephone number and address where the owners may be reached.
- 5. Parking.** In approving an outdoor news or flower stand, the Director shall determine that some on-site parking or adequate on-street or other public parking is available in a commercial zoning district within a reasonable distance of the stand.
- 6. Additional products sales.** In addition to the sale of newspapers, magazines, and other periodicals, for newsstands, and flowers and plants, for flower stands, the owners or operators may sell other related accessory products, not to exceed 10 percent of the total merchandise displayed.

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7. **Encroachment Permit.** If a news or flower stand is proposed within a public right-of-way, the owners or operators shall apply for an Encroachment Permit from the Public Works Department before applying for approval of the stand by the Department.
8. **Hours of operation.** Hours of operation of news and flower stands shall be determined by the Director and shall be posted on-site.

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**17.38.080 - Outdoor Storage**

This Section provides standards for the establishment of outdoor storage areas, in compliance with Article 2 (Zoning Districts and Allowable Land Uses).

- A. Location.** Storage areas shall be limited to areas not designated for parking, setbacks, or landscaping.
- B. Enclosure required.** An outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate. The Director may allow the substitution of a fence or hedge, after determining that the substitution will adequately comply with the provisions of this Section. The required fence or wall shall:

  - 1. Be not less than six feet;
  - 2. Incorporate design elements to limit easy climbing and access by unauthorized persons; and
  - 3. Be subject to approval by the Director.
  - 4. Walls abutting a right-of-way shall comply with Section 17.30.080 (Walls, Fences, and Hedges).
- C. Operations.** All raw materials, equipment, or finished products stored or displayed shall:

  - 1. Be stored in a manner that they cannot be blown by wind from the enclosed storage area;
  - 2. Except in the M zoning district, not be stored above the height of the enclosing wall or fence within 10 feet of the wall or fence (fence height shall comply with Section 17.30.080);
  - 3. Not be placed or allowed to remain outside the enclosed storage area; and
  - 4. Be stored on a surface paved with asphalt or concrete.
- D. Maintenance.** All portions of outside storage and display areas shall have provisions for adequate drainage, and shall be continuously maintained.

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**17.38.090 - Recreational Vehicle Parks**

The location, development and operation of a recreational vehicle (RV) park shall comply with the following requirements.

- A. Minimum site area.** The site for an RV park shall be a minimum of one acre, when not part of a mobile home park.
- B. Maximum density.** The number of RV spaces in a park shall not exceed 15 units per acre of site area.
- C. Parking space area and width.** Each RV space shall be at least 1,800 square feet in area, and a minimum width of 30 feet.
- D. Setbacks.** Each recreational vehicle space shall be located a minimum of five feet from any side property line and 10 feet from any rear property line.
- E. Screening.** A minimum 25-foot wide landscaped buffer area shall be provided along all public streets adjoining the park. A minimum 10-foot wide landscaped buffer area shall be provided along all interior property lines. No RV space shall encroach into the landscaped buffer areas.
- F. Parking.** One parking spur shall be provided for each RV space. The maximum grade for the last 25 feet of any spur shall be two percent. At least 70 percent of all spurs shall be designed to accommodate both a motor vehicle (e.g., auto, truck, etc.) and a trailer. Parking spurs shall not be located closer together than 40 feet on center.
- G. Roadways.** Each RV space shall abut and have direct access to a roadway of at least 24 feet in width, which shall be surfaced with asphaltic concrete, or an appropriate alternative approved by the review authority.
- H. Signs.**
  - 1. Sign program.** An overall sign program shall be prepared for each RV park, including any proposed free-standing signs and signs on structures. The plan may also provide for internal signs (those not visible from off-site roadways or adjoining property) that are strictly directional in nature.
  - 2. Allowable signs and sign area.** An RV park shall be allowed up to 80 square feet of sign area visible from external roadways and adjoining property, consisting of up to two free-standing signs and one wall sign.
    - a. A single sign shall not exceed 40 square feet in total area.
    - b. The maximum height of a free-standing sign shall be 25 feet.
- I. Accessory commercial uses.** An RV park may provide commercial uses for the convenience of campers as approved by the review authority, provided that the uses shall not occupy more than 500 square feet for each 50 spaces.

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- J. Manager's quarters.** Living quarters may be provided for the use of a caretaker or manager. The living quarters may be either a mobile home or permanent dwelling unit.

**17.38.100 - Recycling Facilities**

This Section provides locational and operational standards for the establishment of various types and sizes of commercial recycling facilities, in compliance with Article 2 (Zoning Districts and Allowable Land Uses). Recycling facilities shall comply with the following standards.

- A. Reverse vending machines.** Reverse vending machines shall comply with the following standards.

- 1. Accessory use only.** The machines shall be installed as an accessory use in compliance with the applicable provisions of this Zoning Ordinance, and shall not require additional parking.
- 2. Location requirements.** If located outside of a structure, the machines shall not occupy required parking spaces, and shall be constructed of durable waterproof and rustproof materials.
- 3. Maximum size.** When located outdoors, the area occupied by the machines shall not exceed 50 square feet, including any protective enclosure, nor eight feet in height.
- 4. Signs.** Signs shall not exceed a maximum area of four square feet for each machine, exclusive of operating instructions.
- 5. Hours of operation.** The machines shall have operating hours which are consistent with the operating hours of the primary use.
- 6. Lighting.** The machines shall be illuminated when needed to ensure comfortable and safe operation.

- B. Small collection facilities.** Small collection facilities shall comply with the following standards.

- 1. Location requirements.** Small collection facilities shall:
  - a. Not be located within 50 feet of any parcel zoned or occupied for residential use; and
  - b. Be set back at least 10 feet from any public right-of-way, and not obstruct vehicular or pedestrian circulation.
- 2. Maximum size.** A small collection facility shall not occupy more than 350 square feet nor three parking spaces, not including space that would be periodically needed for the removal of materials or exchange of containers.

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**3. Appearance of facility.** Collection containers and site fencing shall be of a color and design that is compatible and harmonious with the surrounding uses and neighborhoods.

**4. Operating standards.** Small collection facilities shall:

- a. Not use power-driven processing equipment, except for reverse vending machines;
- b. Accept only glass, metal or plastic containers, paper, and reusable items; and
- c. Use containers that are constructed with durable waterproof and rustproof material(s), secured from unauthorized removal of material, and shall be of a capacity sufficient to accommodate materials collected and the collection schedule.

**5. Signs.** Signs may be provided as follows:

- a. Identification signs are allowed with a maximum area of 15 percent for each side of the structure or 12 square feet, whichever is greater. In the case of a wheeled facility, the side shall be measured from the ground to the top of the container;
- b. Signs shall be both compatible and harmonious with the character of their location; and
- c. Directional signs, consistent with Chapter 17.36 (Signs) and without advertising message, may be approved by the Director if found necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way.

**6. 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 main use. One space shall be provided for the attendant, if needed.
- b. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present; and
- c. Use of parking spaces by the patrons and the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows that existing capacity is not fully utilized during the time the recycling facility would be on the site.

**C. Large collection facilities.** A collection facility that is larger than 350 square feet, or on a separate parcel not accessory to a primary use, shall comply with the following standards.

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1. **Location requirements.** The facility shall not abut a parcel zoned for residential use.
2. **Container location.** Any containers provided for "after hours" donation of recyclable materials shall be permanently located at least 100 feet from any residential zoning district, constructed of sturdy, rustproof material(s), have sufficient capacity to accommodate materials collected, and be secured from unauthorized entry or removal of materials; and
3. **Screening.** The facility shall be screened from public rights-of-way, by solid masonry walls or located within an enclosed structure.
4. **Setbacks, landscaping.** Structure setbacks and landscaping shall be provided as required for the applicable zoning district.
5. **Outdoor storage.** Exterior storage of material shall be in sturdy containers that are secured and maintained in good condition. Storage, excluding truck trailers, shall not be visible above the height of the required solid masonry walls.
6. **Operating standards.**
  - a. The site shall be maintained clean, sanitary, and free of litter and any other undesirable materials, and shall be cleaned of loose debris on a daily basis;
  - b. Dust, fumes, odor, smoke, or vibration, above ambient levels, shall not be detectable on adjoining parcels.

**D. Processing facilities.** Processing facilities shall comply with the following standards.

1. **Location requirements.** The facility shall not abut a parcel zoned or occupied for residential use.
2. **Limitation on use.** Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding, and sorting of source-separated recyclable materials and repairing of reusable materials.
3. **Maximum size.**
  - a. A light processing facility shall not exceed 45,000 square feet of floor or ground area, may have up to an average of two outbound truck shipments of material each day, and shall not bale, compact, or shred ferrous metals, other than beverage and food containers.
  - b. A heavy processing facility exceeds the standards for a light processing facility, and may perform functions not allowed at light processing facilities.
4. **Container location.** Containers provided for "after hours" donation of recyclable materials shall be permanently located at least 100 feet from any residential zoning district, constructed of sturdy, rustproof materials, have sufficient capacity to

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accommodate materials collected, and be secured from unauthorized entry or removal of the materials; and

5. **Screening.** The facility shall be screened from public rights-of-way, by solid masonry walls or located within an enclosed structure;
6. **Outdoor storage.** Exterior storage of material shall be in sturdy containers or enclosures that are secured and maintained in good condition. Storage, excluding truck trailers, shall not be visible above the height of the required solid masonry walls;
7. **Operating standards.** Dust, fumes, odor, smoke, or vibration, above ambient levels, shall not be detectable on adjoining parcels.

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**17.38.110 - Residential Accessory Uses and Structures**

Where allowed in the applicable zoning district by Article 2 (Zoning Districts and Allowable Land Uses), residential accessory uses and structures shall comply with the following criteria and standards.

- A. Relationship of accessory use or structure to the main use.** Accessory uses and structures shall be incidental to and not alter the main use or character of the site.
- B. Timing of installation.** An accessory structure shall be constructed concurrent with or subsequent to the construction of a main structure on the property unless a Use Permit is first obtained in compliance with Section 17.52.050 (Use Permits).
- C. Building Code.** The location of all accessory structures shall comply with all applicable Building Code standards.
- D. Location.**
  - 1. A structure greater than 18 inches in height above finished grade and attached to a main structure shall comply with the requirements for the main structure.
  - 2. An accessory structure greater than 120 square feet shall not be closer than three feet to any other accessory structure on the same property, and shall comply with all other requirements of the applicable zoning district. An accessory structure shall not be located within a required front yard setback and shall maintain side and rear yard setbacks of at least five feet
  - 3. An accessory structure that is 120 square feet or less shall not be located closer than three feet to a rear or side property line.
  - 4. A detached deck or patio greater than 18 inches in height measured from finished grade shall not be constructed in required yard areas unless Director approval is first obtained.
  - 5. An accessory structure shall not be located in a required front yard, except that decorative garden structures (e.g., small trellis or archway) shall be allowed.
  - 6. Accessory structures may occupy up to a maximum of 25 percent of a required side yard and up to a maximum of 30 percent of a required rear yard.
- E. Maximum number of accessory structures.** A maximum of two accessory structures shall be allowed on any residentially zoned or residentially used property unless Site Plan and Architectural Approval approval is first obtained.
- F. Height limitations.**
  - 1. The height of an accessory structure that is 120 square feet or less shall not exceed eight feet unless Site Plan and Architectural Approval is first obtained in compliance with Section 17.52.030 (Site Plan and Architectural Approval). The height of an accessory

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structure with a floor area greater than 120 square feet shall comply with the height limits of the applicable zoning district.

2. An accessory structure that is primarily a narrow, vertical element (e.g., flag pole, ham radio antenna, etc.) may be allowed to exceed the six foot height limit within the front or rear yard setback.

**G. Coverage and size limitations.** The aggregate site coverage for all structures on a parcel shall not exceed the maximum allowed in the applicable specific zoning district by Section 17.20.040 (Residential Zoning District General Development Standards).

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**17.38.120 - Second Dwelling Units**

- A. Minimum site area.** A second dwelling unit may be permitted only on a parcel that complies with the minimum lot area requirements of the applicable zoning district.
- B. Number of units allowed.** One second dwelling unit shall be allowed on a parcel in a single-family or multi-family zoning district developed with a main dwelling, but shall not be allowed on a parcel developed with two or more dwellings.
- C. Location on site.** A second unit may be located on the site to be within, attached to, or detached from the existing main dwelling. A second unit may also be located above a detached garage.
- D. Setbacks.** An attached second unit shall be subject to the same front, sides, and rear setback requirements applicable to the main dwelling. A detached second unit, including a unit placed over a detached garage, shall not be located within a required front yard setback, shall maintain side and rear yard setbacks of at least five feet, and shall maintain a six-foot separation from other accessory structures and the main dwelling unit.. More restrictive setbacks may be required through Site Plan and Architectural Approval.
- E. Floor area limitations.** The habitable floor area of a second unit shall not exceed 640? square feet.
- F. Architectural compatibility.** The second unit shall be architecturally compatible with the main dwelling unit.
- G. Parking.** The second unit shall be provided with one off-street parking space in addition to that required for the main dwelling unit.
- H. Illegal second units.** This Section shall not validate any existing illegal second unit. The standards and requirements for the conversion of an illegal second unit to a legal, conforming unit, shall be the same as for a new second unit.

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**17.38.130 - Telecommunications Facilities**

*[STAFF: your previous notes said you liked your "unadopted" telecom ordinance draft. We still do not seem to have a copy, so will replace the following text with yours as soon as we can obtain a copy.]*

**A. Applicability.** The provisions of this Section apply to all antennas within the City, except the following, which are allowed in all zoning districts and are exempt from permit requirements:

1. Satellite antennas with a maximum diameter of one meter (39 inches) for residential installations, and two meters (78 inches) for commercial satellite earth stations, which are instead regulated by Federal law; and
2. Non-satellite residential television and radio antennas, except within multi-family projects and common interest developments. Within multi-family projects and common interest developments, individual antennas shall be prohibited outside of any dwelling unit. The declaration, cooperative housing corporation by-laws, or proprietary lease shall provide either for a central antenna with connection to each unit via underground or internal wall wiring or each unit shall be served by either a cable antenna service provided by a company licensed to provide the service within the City or by an effective antenna located wholly within the dwelling unit.

**B. Satellite antennas.** Satellite antennas intended for on-site reception with no off-site transmission, including portable units and dish antennas other than those exempted above, shall be designed, installed and maintained in compliance with the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC), and this Section, when these provisions are not in conflict with applicable Federal and State regulations.

1. **Painting.** Antennas and supporting structures shall be painted a single, neutral, non-glossy color (e.g., earth-tones, black, gray, etc.) and, to the extent possible, compatible with the appearance and character of the buildings on the site, and the surrounding neighborhood.
2. **Residential zoning districts.** Antennas in a residential zoning district shall comply with the following standards. The Director may modify these requirements if strict compliance would result in no or poor satellite reception.
  - a. **Limitation on number.** Only one antenna may be allowed on any parcel.
  - b. **Placement on ground required.** Satellite dish antennas that are not exempt from these provisions in compliance with Subsection A.1 above, shall be ground-mounted.
  - c. **Diameter.** The diameter of a ground-mounted antenna shall not exceed six feet; the diameter of a non-exempt roof-mounted antenna shall not exceed six feet.
  - d. **Height.** The highest point of a ground-mounted antenna shall not exceed six feet above finished grade.

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- e. **Setbacks.** The dish shall be located only within the rear yard, at least five feet from the rear lot line, and 15 feet from the street side lot line of a corner parcel.
  - f. **Screening.**
    - (1) Ground-mounted antennas shall be separated from adjoining properties by a minimum six-foot high solid fence or wall, or by plants or trees of equal minimum height, approved by the Director.
    - (2) Roof-mounted antennas shall be screened from ground view by a parapet or other type of screening. The minimum height and design of the screening shall be subject to approval by the Director. Screening materials shall be architecturally compatible with the rest of the structure.
3. **Non-residential zoning districts.** Antennas in non-residential zoning districts may be roof- or ground-mounted, and shall comply with the following standards. The Director may modify these requirements if strict compliance would result in no or poor satellite reception.
- a. **Location.** If ground-mounted, an antenna shall not be located between a structure and an adjoining street, and shall be screened from the view of the public right-of-way and neighboring parcels.
  - b. **Diameter.** All antenna diameter shall not exceed 12 feet.
  - c. **Height.** A roof-mounted antenna shall not project more than 10 feet above the roofline.
  - d. **Setbacks.** A ground-mounted antenna shall comply with the setback requirements of the applicable zoning district; a roof-mounted antenna shall be set back from the edge of the roof by one foot for every foot that the height of the antenna projects above the roofline.
- C. **Cellular wireless telephone antennas.** Cellular wireless telephone antennas, including rooftop supporting structures and related ground-mounted structures and equipment shall be located, designed, constructed, and maintained in compliance with the following standards.
- 1. **Site selection order of preference.** An application for the approval of a cellular wireless communication facility shall include written documentation provided by the applicant which demonstrates a good faith effort in locating facilities in compliance with this Subsection. Cellular wireless communication facilities shall be located in the following order of preference:
    - a. On existing buildings (e.g., a rooftop, church steeple, rooftop stairwell or equipment enclosure, etc.);

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- b. In locations where the existing topography, vegetation, or other structures provide the greatest amount of screening; or
  - c. On parcels without significant visual mitigation required.
2. **Location criteria for all wireless communication facilities.** Cellular wireless communication facilities shall not be established within a front or street side yard in any zoning district.
  3. **Co-location.** City agencies, special districts, and utility providers shall encourage and allow “co-location” of cellular equipment on appropriate structures and towers subject to reasonable engineering requirements.
  4. **Height limit.** The maximum height of an antenna located on the roof of a structure shall not project more than 10 feet above the roofline; the antenna shall be set back from the roof edge by one foot for each foot of projection above the roofline.
  5. **Painting.** The equipment and supporting structure shall be painted a single, neutral, non-glossy color to match or be compatible with the building and, to the extent possible, compatible with the appearance and character of the surrounding neighborhood.
  6. **Side yards.** Equipment shall not be located within any front or street side yard setbacks in any zoning district, and shall not extend beyond the property lines;
  7. **Unused/obsolete equipment.** Unused/ obsolete equipment or towers shall be removed from the site within 30 days after their use has ceased.
- D. Single pole/tower amateur radio antennas.** All single pole/ tower amateur radio antennas shall be designed, constructed and maintained as follows:
1. The antenna shall not exceed the maximum height determined by the Review Authority to be necessary to achieve effective transmission and reception. The applicant shall provide information and fund any expert evaluation required by the Review Authority to document the minimum height required to the satisfaction of the Review Authority;
  2. Any boom or other active element/ accessory shall not exceed 25 feet in length;
  3. The antenna may be roof or ground mounted; and
  4. The antenna shall not be located in a front or side yard.
- E. Effects of development on antenna reception.** The City shall not be liable if subsequent development impairs antenna reception.

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