



CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: June 28, 2018

SUBJECT: Consider Approval, Res. 18-____, **OA2018-01**, A request to amend the Clovis Development Code as a semi-annual cleanup to address typographical, grammatical, and content errors as a result of the 2014 Development Code Update. City of Clovis, applicant.

ATTACHMENTS:

Attachment 1: Draft Resolution
Attachment 2: Summary of Modifications
Attachment 3: Text Modifications

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission approve Ordinance Amendment OA2018-01, amending the Clovis Development Code per Attachments 2 and 3.

EXECUTIVE SUMMARY

The City of Clovis is processing an Ordinance Amendment to address modifications, inadvertent omissions, typographical, grammatical, and content errors to the Development Code discovered after its adoption in October 2014. Additionally, text changes are needed to the *Definitions* section and *Allowable Uses* section to comply with the City's Housing Element requirements. Modifications are summarized in this report.

BACKGROUND

The City's adopted 2014 Development Code, included a new format and amendments to the text. During adoption, staff informed the City Council that periodic updates would be necessary to address anticipated corrections as a result of the conversion from the old Code to the new format.

In February 2015, staff presented the first ordinance amendment to the Planning Commission to address changes to the *Group Housing* section of the Development Code and text corrections. The corrections included mislabeled footnotes and inclusion of incorrect setbacks within specific zoning districts.

In March 2015, the City Council approved the recommended cleanup modifications identified under first ordinance amendment titled Ordinance Amendment OA2016-01.

In January 2017, staff presented the second ordinance amendment to the Planning Commission to address additional modifications, including changes to the *Services and Residential* sections of the Development Code and text corrections. An important correction included re-establishing the land use of *Body Art* as an allowed use with an approved Conditional Use Permit in the C-M Zone District.

In March 2017, the City Council approved the recommended cleanup modifications identified under second ordinance amendment titled Ordinance Amendment OA2017-01.

PROPOSAL AND ANALYSIS

This third ordinance amendment titled Ordinance Amendment OA2018-01, recommends additional corrections, additions, modifications, and deletions to the 2014 Development Code.

Summary of Modifications

Various *Residential & Non-Residential Land Use* modifications are recommended to Table 2-2, Table 2-4 and Table 2-6 of the Development Code which address allowable uses and permit requirements for specific zoning districts. **Attachment 2** identifies the specific code sections affected by the recommended modifications and **Attachment 3** provides detailed changes to the Development Code.

Staff identified contradicting setback requirements for Industrial Uses located within the M-1 (Light Manufacturing) and M-2 (General Industrial) Zone Districts in Table 2-7 and Section 9.14.030 of the Development Code. The recommended modifications address the required setbacks as outlined in the old Development Code and provides additional footnotes to Section 9.14.030. Furthermore, the aforesaid modifications would add language to footnotes number 1, 2 and 3, pertaining to front and rear yard setbacks for Industrial buildings.

Modifications are recommended under Table 3-12, clarifying interior garage dimensions for Single-Family Subdivisions and Planned Residential Developments. The elimination of the 25% required guest parking for Multi-Family Developments is also being recommended for removal.

Modifications are recommended to the *Services* and *Residential* sections of Table 2-2, Table 2-4 and Table 2-6, which address the allowable Residential, Commercial and Industrial Uses in the Development Code. The land use of *Employee Housing* is being recommended as an allowed use in the A, R-R, R-A, R-1, and R-2 Zone Districts. Additionally, the land use of *Farmworker Housing* is being recommended as an allowed use in the A, R-R and R-A Zone Districts. The land use of *Single Room Occupancy* is recommended in the R-4 Zone District with an approved Conditional Use Permit. These three uses are being added to comply with the Housing Element requirements.

Modifications to Table 2-2, Table 2-4, and Table 2-6, removing reference to Section 9.64.020 (B). This Section currently requires Council approval of these specific uses. Additionally, amend Section 9.64.020 (B), to read "Conditional Use Permits are to be approved by the Planning Commission and shall be considered final unless appealed to the City Council. Any interested party may appeal the Planning Commission's decision per Section 9.90.020 (B)."

The land uses of *Body Massage* and *Firearm Retail Sales* is being recommended as an allowed use under the C-P, C-1 and C-2 Zone Districts. These two uses are currently allowed in the aforesaid zone districts, but not clearly identified under these terms. Development Code users would need to review the definition of Health Studio to identify where Body Massages are allowed in the City. By adding *Body Massage* to Table 2-4, it would simplify the review process and avoid inadvertent approvals in other zone districts.

The land uses of *Body Massage*, *Beauty*, and *Barber shops*, are also recommended as an allowed use under the C-M Zone District. Minor changes are likewise recommended to Section 9.32.040 of the Development Code, adding language and requirements for Vehicle Charging Stations. Additionally, a revision to include *Warehousing and Wholesaling* in the C-M Zone District as a permitted use, not requiring an Administrative Use Permit.

The definitions for *Family* and *Health Studio* have been modified to comply with the Housing Element and clarification of gross floor area, respectively. Staff is recommending adding a new definition for *Single Room Occupancy* to comply with the Housing Element requirements.

Finally, staff is proposing a new Chapter to the Development Code, titled Chapter 9.94 Reasonable Accommodation for individuals with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. Please see **Attachments 2 and 3** for a complete list of recommended changes to the Development Code.

California Environmental Quality Act (CEQA)

This project is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update and 2014 Development Code Update. No major revisions will be required with the adopted Environmental Impact Report to accommodate the

proposed project, therefore, subject to CEQA Sections 15162, no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Friday, June 15, 2018.

FISCAL IMPACT

None.

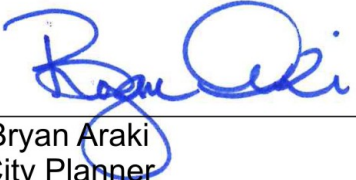
REASONS FOR RECOMMENDATION

The recommended modifications to the 2014 Development Code will address necessary corrections, including changes to the allowed uses under *Table 2-2* and text changes to the *Definitions* section to address Housing Element requirements. Staff therefore recommends that the Planning Commission approve Ordinance Amendment OA2018-01.

ACTIONS FOLLOWING APPROVAL

This item will continue on to the City Council for final consideration.

Prepared by: George González, MPA, Associate Planner

Reviewed by: 
Bryan Araki
City Planner

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DRAFT RESOLUTION

ATTACHMENT 1

**DRAFT
RESOLUTION 18-___**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING
APPROVAL OF AN AMENDMENT TO THE CLOVIS DEVELOPMENT CODE**

WHEREAS, the City's current Development Code was adopted by the Council on October 8, 2014; and

WHEREAS, the Clovis Development Code has been in use for three years and eight months and several minor modifications and errors have been identified; and

WHEREAS, a duly noticed hearing was held on June 28, 2018, and

WHEREAS, the Planning Commission reviewed the record of proceedings, including the staff reports and other written records presented to, or otherwise made available to, the Planning Commission on this matter, and considered all oral comments made during the public hearing; and

WHEREAS, the Planning Commission finds that the Development Code is consistent with the General Plan and any remaining applicable specific plans.

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely;

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does recommend approval of Ordinance Amendment OA2018-01.

* * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on June 28, 2018, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-_____

DATED: June 28, 2018

Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

SUMMARY OF MODIFICATIONS

ATTACHMENT 2

SUMMARY OF MODIFICATIONS

9.10.020	Table 2-2	Remove Reference to Section 9.64.020 (B) for all uses
9.10.020	Table 2-2	Add "Employee Housing, 6 or Fewer" in the A, R-R, R-A, R-1, and R-2 as a permitted use.
9.10.020	Table 2-2	Add "Farmworker Housing, up to 12 units or 36 beds" in the A, R-R and R-A as a permitted use.
9.10.020	Table 2-2	Add "Single Room Occupancy" in the R-4 with a Conditional Use Permit.
9.10.030	Table 2-3	Remove footnote addressing lot width to depth ratio requirement.
9.10.030	Table 2-4	Remove Reference to Section 9.64.020 (B) for all uses
9.12.020	Table 2-4	Add "Body Massage" in the C-P, C-1, C-2, and C-3 as a permitted use.
9.12.020	Table 2-4	Revise "Health/Fitness Facilities" to include (Over 5,000 Sq. Ft. of Gross Floor Area).
9.12.020	Table 2-4	Add "Firearm Retail Sales" in the C-1, C-2 and C-3 as a permitted use.
9.14.020	Table 2-6	Remove Reference to Section 9.64.020 (B) for all uses
9.14.020	Table 2-6	Add "Beauty, Barber Shops" in the C-M as a permitted use.
9.14.020	Table 2-6	Add "Body Massage" in the C-M as a permitted use.
9.14.020	Table 2-6	Revise "Warehousing and Wholesaling" in the C-M as a permitted use, not with an Administrative Use Permit.
9.14.030	Table 2-7	Add footnotes to address setbacks in M-1 and M-2.
9.32.040	"I"	Add language for Vehicle Charging Stations.
9.32.040	Table 3-12	Add a footnote to clarify interior garage dimensions.
9.32.040	Table 3-12	Remove "Guest Parking – 25% of Total Required Spaces."
9.120.020	"F"	Update Definition of Family.
9.120.020	"H"	Update Definition of Health Studio.
9.120.020	"O"	Remove "Medical Services (e.g., medical, dental and psychiatric)"
9.120.020	"O"	Add "Medical Office"
9.120.020	"O"	Add "Dental Office"
9.120.020	"O"	Add "Psychiatric Office"
9.120.020	"S"	Add "Single Room Occupancy"
9.40.030	-(D)(2)(b)-	Add text regarding setbacks and maximum height for accessory buildings located less than six (6) feet from main building.
9.40.030	Table 4-1	Revise footnote regarding building permit requirements for cargo containers.
9.40.030	-(F)(2)(c)-	Revise text regarding replacement space for Planned Residential Developments (PRDs).
9.40.030	-(F)(4)(a)-	Revise text regarding building permit requirements for lightweight frame structures.
9.40.030	-(F)(4)(b)-	Remove text regarding building permit requirements for lightweight frame structures over one hundred twenty (120) square feet.
9.40.060	-(A)(3)-	Add text regarding time limitations for storage containers in residential districts for moving purposes.
9.64.020	(B)	Revise language to address the appeal process for conditional use permits.
9.94		Add new Chapter 9.94, titled Reasonable Accommodation to the Development Code to comply with the Housing Element requirements.

TEXT MODIFICATIONS

ATTACHMENT 3

TEXT MODIFICATIONS

(Text modifications and additions are in **Bold** and **Highlighted**)

(Text removals are in *Italic*, ~~Strikethrough~~ and **Highlighted**)

9.12.020 Commercial district land uses and permit requirements.

A. Allowed land uses. Table 2-4 identifies the uses of land allowed by this Development Code in each commercial zoning district, and the land use permit required to establish each use, in compliance with Division 5 of this title (Land Use/Development Review Procedures).

B. Prohibited land uses. Any table cell left blank in Table 2-4 means that the listed land use is prohibited in that specific zoning district.

C. Site plan review required. Any change of use and all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall be subject to site plan review approval in compliance with Chapter 56 of this title (Site Plan Review).

D. U-C and P-C-C Districts. The specific uses of land allowed or conditionally allowed within the U-C and P-C-C Districts shall be limited to those uses identified during the applicable Zoning Map amendment process in compliance with Chapter 86 of this title. Applications shall be processed in accordance with Chapter 74 of this title (Urban Center) or Chapter 76 of this title (Planned Commercial Center).

E. Applicable sections. Where the last column in the tables ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

F. Determination of use. Any use not listed in the table for a zone district may be reviewed by the Director for a determination that the use is similar in characteristics to a listed use. Unless otherwise determined to be similar, a use which is not listed shall be prohibited.

**TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Education, Public Assembly, and Recreation						
Assembly/Meeting Facilities	C	C	C	C	C	

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Auditoriums and Meeting Halls	C	C	C	C	C	
Billiard Parlors			C	C		
Bowling Alleys			P	C		
Card Rooms, Subject to Chapter 6 of Title 5			P	P		
Community/Cultural Centers		C	C	C	C	
Golf Course and Driving Ranges	C	C	C		C	9-64.020(B)
Golf Courses, Miniature			P			
Fairgrounds					A	
Health/Fitness Facilities (Over 5,000 sq. ft. of gross floor area)	C	C	C	C		
Health Studios	P	P	P	P		
Indoor Amusement/Arcade/ Entertainment Centers			C	C		
Libraries and Museums	A	A	A	P	P	
Membership Organization Facilities	C	C	C	P		
Nightclubs, with or without Food Service			C	C		
Outdoor Recreation, Commercial			C		C	
Reading Rooms	P	P	P	P		
Rodeo Grounds					P	
Schools, Private	A	A	A	C		

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Schools, Specialized Education and Training	A		A	C		
Sports Arenas/Stadia			C		C	9.64.020(B)
Education, Public Assembly, and Recreation (Continued)						
Studios – Art, Dance, Martial Arts, Music, Photography, etc.	A	A	A	A		
Swap Meet					C	
Theaters, Live, Non-Motion-Picture			C	C		
Theaters, Family Type Motion Picture, Not to Exceed 500 Seats			C	C		
Manufacturing and Processing						
Recycling Facilities – Small Collection Facility		A	A			9.40.160
Recycling Facilities – Reverse Vending Machines		A	A	A	A	9.40.160
Motor Vehicle Retail Trade and Services						
Motor Vehicle Muffler Shops			C	C		
Motor Vehicle Parts, Service and Sales		A	A	A		
Motor Vehicle – Batteries, Tires, and Accessory Parts			C	C		
Vehicle Body and Paint Shops						
Motor Vehicle Renting and Leasing			C			
Motor Vehicle Repair and Maintenance, within an Enclosed Structure			C	C		
Motor Vehicle Sales			C			

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Motor Vehicle Service Stations		C	C	C		
Motor Vehicle Wash, All		C	C	C		
Truck Repairing and Overhauling, within Completely Enclosed Structure						
Retail Trade						
Accessory Retail Uses	P	P	P	P	P	9.120.020
Appliance Stores			P	P		
Art, Antiques, Collectibles, and Gifts		P	P	P		
Bakeries, Retail	A	P	P	P		
Bars and Alcoholic Beverage Drinking Places, On-Site Consumption	C	C	P	C		
Beauty, Barber Shops	P	P	P	P		
Body Massage	P	P	P	P		
Bookstores		P	P	P		
Bicycle Shops		P	P	P		
Cafeterias	C	P	P	P		
Carpet Sales, Retail Only	C	P	P	P		
Cleaning and Dyeing Shops (Retail Only, Dry Cleaning Clothes in Enclosed Machines, Using Nonflammable Cleaning Compounds)		P	P	P		
Clothing Stores		P	P	P		

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Coffee – Specialty Sales	A	P	P	P		
Confectionery Stores		P	P	P		
Convenience Stores		C	C	C		
Dairy Products		P	P	P		
Delicatessens		P	P	P		
Department Stores			P	P		
Drive-In, Drive-Through Uses		C	C	C		9.40.090
Drugstores		P	P	P		
Drugstores, Super		P	P			
Dry Goods		P	P	P		
Retail Trade (Continued)						
Eating Establishment	A	P	P	P		
Feed and Fuel Stores			P	A		
Firearm Retail Sales		P	P	P		
Fish Markets		P	P	P		
Florist Shops		P	P	P		
Fruit and Vegetable Stores		P	P	P		
Furniture Stores		P	P	P		
Furniture Upholstery Shops			A	P		

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Garden Supply Stores		P	P	P		
Garden Supply Stores, with Ancillary Equipment Sales, without Service			P	P		
Garden Supply Stores, with Ancillary Equipment Sales, with Service			A	A		
Glass and Chinaware, Retail Only			P	P		
Grocery Stores		P	P	P		
Hardware Stores		P	P	P		
Health Food Stores		P	P	P		
Hobby Shops		P	P	P		
Home Furnishings			P	P		
Ice Cream Sales		P	P	P		
Leather Goods and Luggage Stores			P	P		
Liquor Stores, Off-Site Consumption		C	C	C		
Mattress Stores			P	P		
Meat Markets		P	P	P		
Millinery Stores			P	P		
Music Stores		P	P	P		
Neighborhood Food Markets		C	C	C		
Retail Trade (Continued)						

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Outdoor Activities	A	A	A (5)	A	A	9.40.140
Outdoor Retail Sales (Permanent)		A	A	A		9.40.150
Pet Stores		P	P	P		
Photographic Studios	P	P	P	P		
Plant Nurseries		P	P	P		
Pottery Sales		P	P	P		
Print Shops		P	P	P		
Radio and Television Sales and Service			P	P		
Restaurants Including Beer and Wine with Meals	C	P	P	P		
Restaurants Serving Hard Liquor			P	C		
Retail Stores, General Merchandise		P	P	P		
Secondhand Stores, within Completely Enclosed Structure			P	P		
Shoe Stores		P	P	P		
Shopping Centers		P	P			
Slot Car Racing		A	A			
Soft Drink Fountains		P	P	P		
Unlicensed Motorized Recreational Vehicles (Snowmobiles/Jet Skis) Sales Only			C			
Sporting Goods Stores		P	P	P		

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Stamp and Coin Brokers		P	P	P		
Supermarkets		P	P			
Swimming Pool Sales			A			
Retail Trade (Continued)						
Tasting Rooms				A		
Taxidermists				P		
Temporary Uses	TUP	TUP	TUP	TUP	TUP	
Tobacco Shops		P	P	P		
Tropical Fish Sales		A	A	A		
Variety and Notion Shops		P	P	P		
Vending Machines, Food and Dairy Products, Ice (Walk-In, Reach-In), On-Premises Sales (Located Outside of a Structure)	A	A	A		A	
Warehouse Retail Stores			P			
24-Hour Retail Uses	C	C	C	C		
Services						
Animal Hospital/Veterinary Clinics within a Completely Enclosed Building			C			
Automated Teller Machines	P	P	P	P	P	
Banks and Financial Services	P	P	P	P		
Beauty Colleges			A	A		

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Bed and Breakfast Inns	C	C	C	C		9.64.020 (B)
Boarding Home	C		C			9.40.100
Body Art			C			
Business Support Services	P	P	P	P		
Catering Services			A	A		
Cemeteries	C	C	C	C	C	9.64.020 (B)
Services (Continued)						
Day Care Centers – Child and/or Adult	C	C	C	C		9.64.020 (B)
Churches	C	C	C	C	C	
Copy Services	A	A	P	A		
Drive-In, Drive-Through Uses	C	C	C	C		9.40.090
Employee Credit Unions	P	P	P	P		
Fortune-Telling			C			
Hotels/Motels	C		C	C		
Laboratories	C		P	C		
Laundry and Dry Cleaning, Drop-Off/Pick-Up Only		P	P	P		
Laundries and Dry Cleaning				C		
Medical Services – Extended Care	C		C			
24-Hour Service Uses	C	C	C	C		

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Medical Services – Ambulance Service	C		C	C		
Medical Services – Clinics and Laboratories	A	A	P	A		
Medical Services – Extended Care	C		C	C		
Medical Services – Hospitals	C		C	C		9-64-020(B)
Medical Services – Surgery Centers	C		C	C		
Mini-Storage Facilities	C	C	C	C	C	
Mortuaries and Funeral Parlors			C	C		
Offices	P	P	P	P		
Personal Services (No Adult Businesses)		P	P	P		
Services (Continued)						
Pet Grooming		A	A	A		
Pharmacies, Prescription	A	P	P	P		
Post Office	A	P	P	P		
Repair and Maintenance, Consumer Products		A	P	P		
Shoe Repair Shops		P	P	P		
Unlicensed Motorized Recreational Vehicles (Snowmobiles/Jet Skis) Enclosed, Incidental Service, Rental, and Repair			C			
Supply Rentals, Party, Sickroom and Health		P	P	P		
Tattoo Parlors (Body Art)			C			

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Transportation and Telecommunication Facilities						
Airports and Aircraft Landing Facilities	C	C	C	C	C	9.64.020(B)
Alternative Fuels and Recharging Facilities	A	A	A	A		
Broadcast and Recording Studios and/or Film Studios	C		P	A		
Parking Lots/Garages	C		C	C	C	
Public Utility Facilities	C	C	C	C	C	9.40.160
Satellite Dishes/Antennas	C	C	C	C	C	9.42
Telephone Booths, Permanent or Temporary	A	A	A	A	A	
Transit Stations and Terminals			C	C		
Wireless Telecommunications Facilities	A	A	A	A	C	9.42
Residential						
Alcohol and Drug Treatment, 7 or More			C			9.40.100
Caretaker/Employee Housing	A	A	A	A	A	
Convents and Rectories Connected to Religious Institutions/Facilities	C	C	C	C		9.64.020(B)
Group Care Homes, 7 or More			C			9.40.100
Home Occupations	P		P	P		9.58
Homeless Emergency Shelters			P			
Live/Work Units				C		

TABLE 2-4
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS

Land Use (1)(2)(4)	Permit Requirement by District					
	C-P	C-1 (6)	C-2 (5, 6)	C-3 (6)	C-R	See Section
Mixed Use				C		
Senior Congregate Care Facilities	C	C	C	C	C	9.64.020(B)
Sober Living Homes, Greater Than 6 and Less Than 17				P		9.40.100
Sober Living Homes, Greater Than 16			C	C		
Supportive Housing, 16 or Less				P		9.40.100
Supportive Housing, 17 or More			C	C		
Residential, Second Story and Above				C		
Transitional Housing, 16 or Less				P		9.40.100
Transitional Housing, More Than 16			C	C		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use (3)	9.56
A	Administrative use permit required	9.62
C	Conditional use – Conditional use permit required	9.64
Blank	Use not allowed	

Notes:

(1) See Section [9.08.030](#) (Allowable land uses and permit requirements).

- (2) See Division 8 of this title for definitions of the land uses listed.
 - (3) A Director approved site plan review permit shall be required. See Chapter 56 of this title.
 - (4) In existing conforming structures, land uses allowed with a site plan review permit may be considered a permitted (P) use.
 - (5) Any use allowed in the C-2 District not conducted entirely within an enclosed structure shall require a Director approved administrative use permit or a conditional use permit where listed.
 - (6) A conversion of a residential structure to an allowed nonresidential use involving any exterior change to the structure shall require the approval of an administrative use permit in compliance with Chapter 62 of this title.
 - (7) If there is a conflict between Table 2-4 and any written description setting forth allowable uses and permit requirements elsewhere in this title, the written description shall supersede unless it is clearly evident from the record that the contrary was intended. Disputes shall be resolved pursuant to Chapter 2 of this title.
- (§ 2, Ord. 14-13, eff. October 8, 2014; § 2, Ord. 15-06, eff. March 4, 2015; § 1 (Att. 1), Ord. 16-07, eff. May 4, 2016; § 1 (Att. 4), Ord. 17-03, eff. April 19, 2017)

9.14.020 Industrial district land uses and permit requirements.

- A. Allowed land uses. Table 2-6 identifies the uses of land allowed by this Development Code in each industrial zoning district, and the land use permit required to establish each use, in compliance with Division 5 of this title (Land Use/Development Review Procedures).
- B. Prohibited land uses. Any table cell left blank means that the listed land use is prohibited in that specific zoning district.
- C. Site plan review required. Any change of use and all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall be subject to site plan review approval in compliance with Chapter 56 of this title (Site Plan Review).
- D. Applicable sections. Where the last column in the tables ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Education, Public Assembly, and Recreation						
Assembly/Meeting Facilities	C	C	C	C	C	
Adult Businesses			P	P		5.19
Auction Houses	A					
Community/Cultural Centers	C		C	C	C	
Churches	C		C			9.64.020(B)
Day Care Centers and Nursery Schools	C		C	C		9.40.080
Health/Fitness Facilities	C	C	A	A	C	
Health Studios	P					
Membership Organization Facilities	C	C	C	C	C	
Education, Public Assembly, and Recreation (Continued)						
Schools, Specialized Education and Training	A	A	A	A	A	
Sports and Recreational Facilities	A	A	A	A	A	
Rifle and Pistol Ranges, Skeet Fields, Archery and Other Similar Places	C	C	C	C		9.64.020(B)
Stadia	C	C	C	C		9.64.020(B)
Manufacturing and Assembly						
Accessory Uses	P	P	P	P	P	9.40.030
Agricultural Technology	P	P	P	P	P	

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Bio-Technology	P	P	P		P	
Biomedical Technology	P	P	P	P	P	
Boat Building and Repairing			P	P		
Computer Integrated System Design	P	P	P	P	P	
Data Processing and Preparations	P	P	P	P	P	
Dental Equipment and Supply Manufacturing	P	P	P	P	P	
Electrical Equipment Manufacturing	P	P	P	P	P	
Electronic Component Manufacturing	P	P	P	P	P	
Engine Rebuilding/Reconditioning	A		P	P		
Health and Beauty Product Research and Development	P	P	P	P	P	
Jewelry Manufacturing	P		P	P		
Leather Products			P	P		
Marking Device Manufacturing	P	P	P	P	P	
Motor Vehicle Manufacturing			P	P		
Paint Manufacturing	P		P	P		
Manufacturing and Assembly (Continued)						
Research and Development (R&D)	P	P	P	P	P	
Software Manufacturing	P	P	P	P	P	
Surgical Appliance and Supply Manufacturing	P	P	P	P	P	

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Surgical and Medical Instrument Manufacturing	P	P	P	P	P	
Telecommunication Component Manufacturing	P	P	P	P	P	
Textile Products			P	P		
Tire Recapping, Retreading, and Rebuilding			C	C		
Warehousing (Only as an Accessory Use to Main R-T Use)					P	
Warehousing and Wholesaling	AP		P	P		
Welding	A		P	P		
Manufacturing and Processing						
Beverage Production	P		P	P		
Blacksmiths			P	P		
Chemical Products Manufacturing			C	C		
Clothing Products	P		P	P		
Concrete and Cement Products			C	C		
Cosmetic Products	P		P	P		
Dry Cleaning Plants	A		A	A		
Electronic Motor Rebuilding			P	P		
Fabric Product Manufacturing	P		P	P		
Food and Beverage Manufacturing	P		P	P		
Manufacturing and Processing (Continued)						

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Furniture/Fixture/Cabinet Shops	A		P	P		
Glass Products	P		P	P		
Grain Elevators			A	A		
Laundries	P		P	P		
Lumber and Wood Products	P		P	P		
Lumber and Wood Products, Including Planing Mill			P	P		
Machinery Manufacturing, No Punch Presses or Drop Hammers Over 20 Tons	P		P			
Machinery Manufacturing, with Punch Presses or Drop Hammers Over 20 Tons			C	C		
Manufacturing, Heavy				C		
Meat Packing and Processing, No On-Site Animal Slaughtering			C	P		
Meat Packing and Processing, with On-Site Animal Slaughtering				C		
Metal Products Fabrication			P	P		
Monument and Tombstone Works	P		P	P		
Paper Products Manufacturing			P	P		
Petroleum Bulk Plants			C	C		
Pharmaceutical Manufacturing	P		P	P		
Plastics and Rubber Products	C		P	P		
Printing and Publishing	P		P	P		

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Recycling Facilities – Small Collection Facility	A	A	A	A	A	9.40.160
Manufacturing and Processing (Continued)						
Recycling Facilities – Large Collection Facility			C	C		9.40.160
Recycling Facilities – Processing Facility, Light			C	C		9.40.160
Recycling Facilities – Processing Facility, Heavy				C		9.40.160
Recycling Facilities – Reverse Vending Machines	A	A	A	A	A	9.40.160
Structural Clay and Pottery Products	P		P	P		
Motor Vehicle Retail Trade and Services						
Vehicle Muffler Shops	C		P	P		
Vehicle Parts and Sales	C					
Vehicle – Batteries, Tires, and Accessory Parts	C		C	C		
Vehicle Body and Paint Shops	P		P	P		
Vehicle Renting and Leasing	C		C	C		
Vehicle Repair and Maintenance, within an Enclosed Structure	P		P	P		
Vehicle Sales (On Site)	A		P	P		
Vehicle Service Stations	C	C	C	C	C	9.40.190
Vehicle Wash, All	C	C	C	C	C	
Truck Repairing and Overhauling, within Completely Enclosed Structure			P	P		

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Retail Trade						
24-Hour Retail Uses	C	C	C			
Accessory Retail Uses – Only Ancillary to an Industrial Use	P	P	P	P		9.40.030
Beauty, Barber Shops	P					
Body Massage	P					
Retail Trade (Continued)						
Bars and Alcohol Drinking	C		C	C		
Building Material Stores	P		P	P		
Cleaning and Dyeing Shops (Retail Only, Dry Cleaning Clothes in Enclosed Machines, Using Nonflammable Cleaning Compounds)	P		P	P		
Coffee – Specialty Sales	C	P	C	C	P	
Commercial Blood Banks	C					
Convenience Stores	C	C	C	C	C	
Drive-In, Drive-Through Uses	C	C	C	C	C	9.40.090
Electric Supply Houses	P		P	P		
Equipment Rental/Sales Establishment (No Outside Sales/Storage)	P		P	P		
Equipment Rental/Sales with Outside Storage	A		P	P		
Farm Equipment and Supply Sales, with Incidental Repairs	P					
Frozen Food Lockers	P		P	P		

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Glass Products, Retail Only	P					
Ice Storage	P		P	P		
Monument and Tombstone, Sales	P					
Office Supply Stores	P	P			P	
Pawn Shop	P					
Plant Nurseries	P		P	P		
Plumbing Supplies, within a Completely Enclosed Structure or Sound Wall	P		P	P		
Retail Trade (Continued)						
Eating Establishment	P		C			
Restaurants	C	C	C		C	
Restaurants, with On-Site Consumption of Alcohol		C			C	
Retail Stores, General Merchandise (under 5,000 Square Feet)					P (6)	
Secondhand Stores, within Completely Enclosed Structure	P					
Sporting Goods					P (6)	
Taxidermists	P					
Temporary Uses	TUP	TUP	TUP	TUP	TUP	9.60
Vending Machines, Food and Dairy Products (Walk-In, Reach-In), On-Premises Sales (Located Inside of a Structure)	P		P	P	P	

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Vending Machines, Food and Dairy Products (Walk-In, Reach-In), On-Premises Sales (Located Outside of a Structure)	A		A	A		
Services						
Animal Hospitals/Veterinary Clinics	C		C	C		
Auction Houses	A					
Automated Teller Machines (ATMs), Drive-Up	C	C	C	C	C	
Automated Teller Machines (ATMs), Walk-Up	P	P	P	P	P	
Banks and Financial Services	P	P			P	
Services (Continued)						
Body Art	C					
Business Support Services	P	P	P	P	P	
Cemeteries	C	C	C	C		9-64.020(B)
Day Care Centers	C	C			C	
Copy Services	P	P			P	
Farm Equipment Services	P		P	P		
Golf Courses and Driving Ranges	C	C	C	C		9-64.020(B)
Government Facilities	C	C	C	C	C	9-64.020(B)
Hotels/Motels					C	
Kennels	C		C	C		

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Laboratories	P	P	P	P	P	
Laundry and Dry Cleaning, Drop-Off/Pick-Up Only	P	P			P	
Medical Services – Clinics and Laboratories	P	P			P	
Medical Services – Ambulance Services	C	C	C	C		9.64.020(B)
Medical Services – Extended Care	C		C			
Medical Services – Hospitals	C	C	C		C	9.64.020(B)
Mini-Storage Facilities	C	C	C	C	C	9.40.130
Mortuaries and Funeral Parlors	C					
Offices, Business	P	P	P		P	
Offices, Corporate		P			P	
Offices, Incidental to Industrial Use			P	P		
Offices, Professional	P	C	P		P	
Services (Continued)						
Personal Services (No Adult Businesses)	P	P			P	
Pet Crematorium			P	P		
Sign Painting	P		P	P		
Unlicensed Motorized Recreational Vehicles (Snowmobiles, Quad Runners and Jet Skis) Enclosed, Incidental Service and Repair	P					
Storage Yards	P		P	P		

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Vehicle and Freight Terminals			P	P		
Transportation and Telecommunication Facilities						
Airports and Aircraft Landing Facilities	C	C	C	C	C	9-64.020(B)
Alternative Fuels and Recharging Facilities	A	A	A	A	A	
Broadcast, Recording and/or Film Studios	P	P	P	P	P	
Parking Lots/Garages	P	A	P	P	A	
Pipeline, Pumping Facilities and Tank Farms	C		C	C		9-64.020(B)
Public Utility Facilities	A	C	A	A	C	9.40.160
Satellite Dishes/Antennas, Ground or Surface Mounted	P	P	P	P	P	9.42
Satellite Dishes/Antennas, Mast or Tower Mounted	A	A	A	A	A	9.42
Telephone Booths, Permanent or Temporary	A	A	A	A	A	
Transportation and Telecommunication Facilities (Continued)						
Transit Stations and Terminals		C			C	
Wireless Telecommunications Facilities, Ground or Surface Mounted	P	P	P	P	P	9.42
Wireless Telecommunications Facilities, Mast or Tower Mounted	A	A	A	A	A	9.42
Residential						
Caretaker/Employee Housing	C		C	C		
Convents and Rectories When Connected with Other Religious Institutions	C		C			9-64.020(B)

TABLE 2-6
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONING DISTRICTS

Land Use (1)(2)(3)(5)	Permit Requirement by District					
	C-M	M-P	M-1	M-2	R-T	See Section
Senior Congregate Care Facilities	C	C	C	C		9.64.020(B)

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use (4)	9.56
A	Administrative use permit required	9.62
C	Conditional use – Conditional use permit required	9.64
<i>Blank</i>	Use not allowed	

Notes:

- (1) See Section [9.08.030](#) (Allowable land uses and permit requirements).
 - (2) See Division 8 of this title for definitions of the land uses listed.
 - (3) See Section [9.02.020](#) regarding land uses not listed.
 - (4) A Director approved site plan review shall be required. See Chapter 56 of this title.
 - (5) When an AUP or a CUP is required for the primary use then the accessory use shall require the same level of review.
 - (6) Permitted only in M-U Area 36 of the General Plan.
- (§ 2, Ord. 14-13, eff. October 8, 2014; § 1 (Att. 1), Ord. 16-07, eff. May 4, 2016; § 1 (Att. 4), Ord. 17-03, eff. April 19, 2017)

9.14.030 Industrial district general development standards.

New land uses and structures, and alterations to existing uses or structures, shall be designed, constructed and/or established in compliance with the requirements in Table 2-7, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title (Development and Operational Standards).

**TABLE 2-7
 INDUSTRIAL ZONING DISTRICTS
 GENERAL DEVELOPMENT STANDARDS
 REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT**

Development Feature	C-M
Minimum Parcel Size	9,000 sq. ft.
Minimum Parcel Width	75 ft.
Minimum Corner Parcel Width	75 ft.
Minimum Reverse Corner Parcel Width	75 ft.
Minimum Parcel Depth	120 ft.
Setbacks Required	
Front	10 ft. (1)
Side (Each)	None (1)
Street Side	10 ft.
Rear	None (2)(3)
Accessory Structures	See Section 9.40.030 (Accessory uses and structures)
Maximum Parcel Coverage	None
Minimum Distance Between Structures on the Same Parcel	3 ft. (without fire wall) (4)
Main Structure – Maximum Height	75 ft.
Fences/Walls/Hedges	See Section 9.24.060 (Fences, walls, and hedges)

TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT

Development Feature	C-M
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)

Notes:

- (1) On any street or highway which is a boundary between an industrial district and any residential district, the minimum setback shall be that of the adjacent residential district.
- (2) On any street or highway which is a boundary between an industrial district and any residential district, the minimum rear yard shall be fifteen feet (15').
- (3) When the rear lot line of a parcel in an industrial district abuts any residential district, the minimum rear yard shall be fifteen feet (15').
- (4) Building separations must comply with building and fire codes.

TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	M-1	M-2
Minimum Parcel Size	9,000 sq. ft.	9,000 sq. ft.
Minimum Parcel Width	75 ft.	75 ft.
Minimum Corner Parcel Width	75 ft.	75 ft.
Minimum Reverse Corner Parcel Width	75 ft.	75 ft.
Minimum Parcel Depth	120 ft.	120 ft.

TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	M-1	M-2
Setbacks Required		
Front	10 ft. (1)	10 ft. (1)
Side (Each)	None (14)	
Street Side	10 ft. (5) (6)	10 ft. (5) (6)
Rear	None (2)(3)	
Accessory Structures	See Section 9.40.030 (Accessory uses and structures)	
Maximum Parcel Coverage	None	
Minimum Distance Between Structures on the Same Parcel	None (47)	None (47)
Main Structure – Maximum Height	75 ft.	None
Fences/Walls/Hedges	See Section 9.24.060 (Fences, walls, and hedges)	
Off-Street Parking	See Chapter 20 of this title (Parking and Loading Standards)	
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)	

Notes:

- (1) On any street or highway which is a boundary between an industrial district and any residential district, the minimum front yard setback shall be that of the adjacent residential district. Such front yard setback shall not be used for parking, loading or storage.
- (2) On any street or highway which is a boundary between an industrial district and any residential district, the minimum rear yard setback shall be fifteen feet (15'). Such rear yard setback shall not be used for parking, loading or storage.

(3) When the rear lot line of a parcel in an industrial district abuts any residential districts, the minimum rear yard setback shall be fifteen feet (15'). Such rear yard setback shall not be used for parking, loading or storage.

(4) When the side lot line of a parcel in an industrial district abuts any residential districts, the minimum side yard setback shall be five feet (5'). Such side yard setback shall not be used for parking, loading or storage.

(5) When the rear lot line of a corner lot in an industrial district adjoins any residential districts, the minimum street side setback shall be ten feet (10'). Such side yard setback shall not be used for parking, loading or storage.

(6) When the rear lot line of a reversed corner lot in an industrial district adjoins any residential districts, the minimum street side setback shall be fifteen feet (15'). Such side yard setback shall not be used for parking, loading or storage.

(47) Building separations must comply with building and fire codes.

TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	M-P	R-T (11) (Industrial Component)
Minimum Parcel Size	40,000 sq. ft.	3 acres (8)
Minimum Parcel Width	100 ft.	100 ft.
Minimum Corner Parcel Width	100 ft.	100 ft.
Minimum Reverse Corner Parcel Width	100 ft.	100 ft.
Minimum Parcel Depth	150 ft.	150 ft.
Minimum Structure Size (Gross Floor Area)	None	20,000 sq. ft. (9)(14)
Setbacks Required		
Front	25 ft.	40 ft. Structures, 30 ft. Parking (10)
Side (Each)	10 ft.	10 ft.

TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	M-P	R-T (11) (Industrial Component)
Street Side	25 ft.	40 ft. Structures, 30 ft. Parking (10)
Rear	15 ft.	15 ft.
Accessory Structures	See Section 9.40.030 (Accessory uses and structures)	
Maximum Parcel Coverage	50%	None
Minimum Distance Between Structures on the Same Parcel	None	None (4)
Main Structure – Maximum Height	50 ft. (12)	35 ft. (13)
Fences/Walls/Hedges	See Section 9.24.060 (Fences, walls, and hedges)	
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)	
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)	

Notes:

- (4) Building separations must comply with building and fire codes.
- (8) Parcel size means a parcel or group of parcels, which are considered a unit for purposes of development.
- (9) Allows multi-tenants within a single structure. The minimum building size can be met by structures under a common roof or having architectural elements which visually connect individual buildings into a “building group.”
- (10) The setback shall be measured at right angles from the nearest face of the curb adjoining the street to the nearest point of the wall of the structure, in compliance with Section [9.24.100](#)(C).
- (11) Specific development standards may be established with the adoption of the R-T District for a site. Refer to the specific zoning for the site.

- (12) A maximum height of thirty-five feet (35') when located within one hundred feet (100') of a residentially zoned parcel.
- (13) Greater heights may be allowed with a conditional use permit, in compliance with Chapter 64 of this title, only with an additional finding that the increased heights would not adversely affect nearby residences or other business park tenants.
- (14) Structures may be a minimum of ten thousand (10,000) square feet when approved through a master site plan review within a business campus planned development.

TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	R-T (11) (Commercial Component)
Minimum Parcel Size	6,000 sq. ft.
Minimum Parcel Width	60 ft. (minimum average)
Minimum Corner Parcel Width	100 ft. (minimum average)
Minimum Reverse Corner Parcel Width	100 ft. (minimum average)
Minimum Parcel Depth	100 ft. (minimum average)
Minimum Structure Size (Gross Floor Area)	None
Setbacks Required	
Front	40 ft. Structures 30 ft. Parking (10)
Side (Each)	10 ft.
Street Side	40 ft. Structures 30 ft. Parking (10)
Rear	15 ft.
Accessory Structures	See Section 9.40.030 (Accessory uses and structures)
Maximum Parcel Coverage	33%

TABLE 2-7
INDUSTRIAL ZONING DISTRICTS
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	R-T (11) (Commercial Component)
Minimum Distance Between Structures on the Same Parcel	None
Main Structure – Maximum Height	35 ft. (12)(13)
Fences/Walls/Hedges	See Section 9.24.060 (Fences, walls and hedges)
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)

Notes:

- (10) The setback shall be measured at right angles from the nearest face of the curb adjoining the street to the nearest point of the wall of the structure.
- (11) Specific development standards may be established with the adoption of the R-T District for a site. Refer to the specific zoning for the site.
- (12) Greater heights may be allowed with a conditional use permit, in compliance with Chapter 64 of this title, only with an additional finding that the increased heights would not adversely affect nearby residences or other business park tenants.
- (13) No variance/minor deviation (Chapter 68 of this title) shall be granted to allow a height greater than sixty-five feet (65') or five (5) stories, whichever is greater.

(§ 2, Ord. 14-13, eff. October 8, 2014; § 2 (Exh. A), Ord. 15-01, eff. February 19, 2015)

9.32.040 Number of parking spaces required.

Each land use shall provide at least the minimum number of off-street parking spaces required by this chapter, except where a greater number of spaces is required through land use entitlement approval or where an exception has been granted through approval of a discretionary permit.

A. Parking requirements by land use. Each land use shall be provided the number of parking spaces required by Table 3-12. Additional spaces may be required through discretionary entitlement approval. All sites shall provide adequate off-street parking for the subject use in compliance with this chapter.

B. Expansion of structure, change in use. When a structure is enlarged or increased in capacity or intensity, or when a change in use requires more off-street parking, additional parking spaces shall be provided in compliance with this section. Also see Section [9.32.030](#)(E) (Nonconforming status).

C. Multi-tenant sites. A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use; except where the site was developed comprehensively as an integrated center, the parking ratio shall be that required for the center as determined through land use entitlement approval.

D. Parking required by entitlements and/or development agreements. Parking requirements established by conditional use permits, development agreements, or similar entitlements supersede the provisions of this chapter.

E. Uses not listed. Land uses not specifically listed by subsection A of this section (Parking requirements by land use) shall provide parking as required by the Director. The Director shall use the requirements of Table 3-12 as a guide in determining the minimum number of parking spaces to be provided.

F. Rounding of quantities. When calculating the number of parking spaces required, fractional spaces 0.5 or greater shall be rounded up to the nearest whole number.

G. Company-owned vehicles. The number of parking spaces required by this section does not generally include spaces needed for the parking of company-owned vehicles. Parking spaces for company-owned vehicles shall be provided in addition to the requirements for a particular land use.

H. Bicycle storage requirements. All nonresidential land uses shall provide bicycle parking/storage facilities in compliance with Section [9.32.090](#) (Bicycle storage requirements).

I. Vehicle charging stations. Vehicle charging stations shall be allowed in commercial and industrial land uses through the Site Plan Review (SPR) process. Charging stations (stalls) shall not be counted against the required parking spaces for a commercial or industrial use. Advertising signage shall be limited to one (1) square foot per parking space. The location of vehicle charging stations shall be approved by the City Planner.

**TABLE 3-12
PARKING REQUIREMENTS BY LAND USE**

Land Use Type: Manufacturing, Processing and Warehousing*	Vehicle Spaces Required
Manufacturing facilities	2 spaces for each 1,000 sq. ft. of gross floor area for the first 25,000 sq. ft. and 1 space for each 1,000 sq. ft. thereafter. The gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Recycling facilities	Determined by conditional use permit.
Research and development facilities	1 space for each 350 sq. ft. of gross floor area. The gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "Offices."
Warehouse facilities	1 space for each 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. and 1 space for each 2,000 sq. ft. thereafter.

Note:

- * All nonresidential land uses shall provide bicycle parking/storage facilities in compliance with Section [9.32.090](#) (Bicycle storage requirements).

**TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)**

Land Use Type: Recreation, Education, and Public Assembly*	Vehicle Spaces Required
Assembly and meeting facilities Banquet halls	1 space for each 45 sq. ft. of seating area.

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Recreation, Education, and Public Assembly*	Vehicle Spaces Required
Religious institutions, cinemas, churches, performance theaters, meeting halls, and membership organizations	1 space for each 5 fixed seats or one space for every 40 sq. ft. of gross assembly or viewing area, plus ancillary uses (e.g. restaurant).
Theaters	1 space for each 4 fixed seats; where no fixed seats are provided, 1 space for every 35 sq. ft. of gross viewing area.
Child day care	
Centers	1 space for each 6 children, plus permanent drop-off area as approved by the Director employee.
Large family day care homes	1 space for each 6 children, plus permanent drop-off area as approved by the Director employee.
Indoor recreation/fitness centers	
Dance halls	1 space for each 50 sq. ft. of gross dance floor area.
Arcades	1 space for each 250 sq. ft. of gross floor area.
Bowling alleys	1 space for each employee plus 5 spaces for each alley, plus required spaces for ancillary uses.
Health/fitness facilities	1 space for each 100 sq. ft. of gross floor area.
Pool and billiard rooms	2 spaces for each table, plus required space for ancillary uses.
Skating rinks	1 space for each 50 sq. ft. of gross floor area of skating area, plus required spaces for ancillary uses.
Libraries, museums, art galleries	1 space for each 300 sq. ft. of gross floor area.
Outdoor commercial recreation	Determined by conditional use permit.
Park/recreational	1 space for each 5,000 sq. ft. of active gross recreation area.

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Recreation, Education, and Public Assembly*	Vehicle Spaces Required
Swimming pools	1 space for each 500 sq. ft. of pool area, plus 1 space for each employee.
Water slides	4 spaces for each slide lane.
Schools (public/private)	
Preschool	1 space for each faculty and employee member.
Elementary/junior high	1 space for each faculty and employee member.
High school	1 space for each faculty and employee member, plus 1 space for each 8 students regularly enrolled.
Colleges, universities, trade and business schools	1 space for each 2 faculty and employee members, plus 1 space for each 2 full-time (or equivalent) enrolled students.
Technical or trade schools	1 space for each 2 faculty and employee members, plus 1 space for each 2 full-time (or equivalent) enrolled students. Calculation of student enrollment shall be based on fire occupancy loads.

Note:

- * All nonresidential land uses shall provide bicycle parking/storage facilities in compliance with Section [9.32.090](#) (Bicycle storage requirements).

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Residential Uses	Vehicle Spaces Required
Accessory residential dwelling units	1 space in addition to that required for a single-family unit.

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Residential Uses	Vehicle Spaces Required
Condominiums	2 covered spaces for each unit, plus 1 covered or uncovered guest space for each dwelling unit.
Domestic violence shelters	Determined by conditional use permit or Director.
Group quarters (including boardinghouses, rooming houses, dormitories, and organizational houses)	1 space for each sleeping room.
Mixed use developments	Determined by conditional use permit or Mixed Use zoning.
Mobile home parks	1 covered space in conjunction with each mobile home, plus 1 space for each 10 mobile homes or sites for guest parking. The latter to be provided in the mobile park separate from the mobile home spaces.
Multifamily dwellings, duplex units, and other attached dwellings	Studio, 1 and 2 bedroom units – 2 spaces for each dwelling unit, of which at least 1 shall be covered. 3 or more bedroom units – 3 spaces for each dwelling unit, of which at least 1 shall be covered. Guest parking – 25% of total required spaces.*
Residential planned unit developments	2 covered (garage or carport**, ***) spaces, plus 1 covered or uncovered guest space for each dwelling unit
Senior housing projects, semi-independent/dependent units	0.5 space for each unit with half the spaces enclosed, plus 1 guest parking space for each 10 units.
Senior housing projects, independent	1.25 spaces for each unit, plus 1 space for each employee or as established by conditional use permit.
Senior congregate care facilities	1 space for each 400 sq. ft. of gross floor area, plus 1 space for each 3 employees.
Single-family dwellings	2 covered (garage or carport**, ***) spaces for each dwelling unit.

Notes:

~~* Guest parking spaces shall be clearly marked for guest parking only and shall be dispersed throughout the development site. Signs shall be provided at appropriate locations to direct visitors to guest parking locations.~~

** Each two (2) car garage or carport shall have and maintain a clear inside dimension of at least twenty feet (20') by twenty-two feet (22'), ~~with the two feet (2') allocated for the placement of a dryer, washer, water heater, etc.~~ If a third car bay is provided, it shall have and maintain a clear inside dimension of at least ten feet (10') by twenty feet (20'). ~~Tandem parking shall not be allowed to satisfy this garage requirement.~~

*** Tandem parking shall not be allowed to satisfy this garage requirement. The Director of Planning and Development Services may approve off-set garages through the Administrative Use Permit (AUP) approval process.

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Retail Trade*	Vehicle Spaces Required
The following retail trade uses shall provide the identified number of vehicle spaces for the type of use, except when the use is located within a shopping center. If located within a shopping center, the use (except for "big-box") shall provide the number of spaces identified for shopping centers. (See shopping centers, below.)	
Automobile, mobile home, recreational vehicle sales	5 stalls per acre shall be designated customer/employee parking, with a minimum of 5 customer/employee parking stalls provided.
Machinery and parts sales	1 space for each 800 sq. ft. of gross floor area.
Bookstores	1 space for each 200 sq. ft. of gross sales area, plus 1 space for each 600 sq. ft. of storage area.
Building materials, hardware stores, and plant nurseries	1 space for each 300 square feet of gross floor area, plus 1 space for each 1,000 square feet of gross land area.
Building material/hardware stores with plant nurseries housed in a "big-box" environment (e.g., Home Depot, Lowe's, etc.)	4.7 spaces for each 1,000 square feet of gross floor area.
Office supply stores	See commercial/service uses parking standard.
Plant nurseries/garden centers in conjunction with retail uses	1 space for each 1,500 sq. ft. of outdoor display area, plus 1 space for each 300 sq. ft. of gross floor area.

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Retail Trade*	Vehicle Spaces Required
Restaurants, taverns, lounges, or similar establishments for the consumption of food and beverages on the premises	1 space for each 100 sq. ft., plus 1 space for each 100 sq. ft. of outdoor dining area.
Drive-through (no seating)	1 per employee.
Fast food (freestanding) eating establishments	1 per 75 sq. ft.
Restaurants, delicatessens, takeout only – no customer seating	1 space for each 250 sq. ft. of gross floor area.
Retail stores, general merchandise	See commercial/service uses parking standard.
Shopping centers (commercial multi-tenant) (neighborhood, community, and regional)	See commercial/service uses parking standard.

Note:

* All nonresidential land uses shall provide bicycle parking/storage facilities in compliance with Section [9.32.090](#) (Bicycle storage requirements).

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Services*	Vehicle Spaces Required
The following service uses shall provide the identified number of vehicle spaces for the type of use, except when the use is located within a shopping center. If located within a shopping center, the use shall provide the number of spaces identified for shopping centers. (See “shopping centers” in previous table.)	
Child day care centers	1 space for each 6 children, plus permanent drop-off area as approved by the Director.
Commercial/service uses, including commercial multi-tenant users	

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Services*	Vehicle Spaces Required
0 to 20,000 sq. ft.	5.4 spaces for each 1,000 sq. ft. of gross floor area.
20,001 to 70,000 sq. ft.	5.0 spaces for each 1,000 sq. ft. of gross floor area.
70,001 sq. ft. and over	4.7 spaces for each 1,000 sq. ft. of gross floor area.
Depots: bus, freight	Determined by conditional use permit.
Equipment rentals	1 space for each 300 sq. ft. of floor area, plus 1 space for each 1,000 sq. ft. of outdoor use area.
Fuel sales (standalone)	2 spaces minimum, plus any additional as may be determined by conditional use permit.
Health and fitness facilities	1 space for each 100 sq. ft. of gross floor area.
Hotels and motels	1.2 spaces for each guest room, plus required spaces for accessory uses.
Kennels, animal boarding, and veterinary clinics	1 space for each 500 sq. ft. of gross floor area, plus one space for each 800 sq. ft. of boarding area.
Laundry and dry cleaning	1 space for each 350 sq. ft. of activity area, plus 1 space for each 1,000 sq. ft. of storage area.
Laundry, self-serving	1 space for each 3 machines.
Medical services	
Board and care homes, group home care facilities, and in-patient drug treatment facilities	1 space for each 5 beds.
Clinics, medical/dental offices	8 spaces for first doctor, plus 5 spaces for each additional doctor.
Convalescent hospitals	1 space for each 3 beds the facility is licensed to accommodate.
Hospitals	To be determined by conditional use permit.

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Services*	Vehicle Spaces Required
Medical/dental labs	1 space for each 250 sq. ft. of gross floor area.
Mixed use	Established with the Master Plan or Mixed Use zoning for the site.
Mortuaries and funeral homes	1 space for each 5 fixed seats or 1 space for each 40 square feet, whichever amount is greater.
Offices, business professional	1 space for each 250 sq. ft. of gross floor area.
Personal services – barber/beauty shops (and other personal services)	1 space for each 200 sq. ft. of gross floor area.
Pet grooming	1 space for each 400 sq. ft. of gross floor area.
Public facilities	As established with the authorizing approval.
Service stations	1 space for each 200 sq. ft. of gross floor area, plus 3 spaces for each service bay.
Storage, personal storage facilities	2 spaces minimum, plus 1 space for each 250 sq. ft. of gross office floor area.
Veterinary hospitals/clinics	1 space for each 250 sq. ft. If boarding is offered, kennel standards will be used.
Vehicle repair and maintenance	
Repair garages**	1 space for each 300 sq. ft. of gross floor area, or 3 spaces for each bay, whichever is greater, plus 1 space for a company vehicle.
Self-service vehicle washing	2 spaces for each washing stall, for queuing and drying.
Full-service vehicle washing	1 space for each 250 sq. ft. of gross floor area, plus 10 spaces for each wash lane for drying area.

Notes:

- * All nonresidential land uses shall provide bicycle parking/storage facilities in compliance with Section [9.32.090](#) (Bicycle storage requirements).
- ** All employee parking shall take place on site. Employee parking in the public street shall be prohibited. If employee parking in the public street occurs, it shall constitute grounds for revocation of the conditional use permit in compliance with Section [9.92.060](#) (Revocation and modifications).

TABLE 3-12
PARKING REQUIREMENTS BY LAND USE (Continued)

Land Use Type: Transportation and Communication	Vehicle Spaces Required
Broadcast studios	1 space for each 400 sq. ft. of gross floor area.
Recording studios	1 space for each 250 sq. ft. of gross floor area.
Transportation facilities	To be determined by Commission.

(§ 2, Ord. 14-13, eff. October 8, 2014)

9.120.020 Definitions of land uses, specialized terms, and phrases.

The following definitions are in alphabetical order:

F. Definitions, "F."

Fabric product manufacturing. Manufacturing establishments fabricating clothing, draperies, and other products by cutting and sewing purchased textile fabrics and related materials (e.g., leather, rubberized fabrics, plastics and furs). Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store ("retail stores, general merchandise") are instead included under "personal services." See also "leather products" and "textile products."

Family. Two (2) or more people ~~related by blood or legal status or persons not related~~ who are functioning as a family or single-housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, and share meals, household activities, expenses and responsibilities. Membership in the family is fairly stable as opposed to transient and members have some control over who becomes a member of the family. Family does not include a fraternity, sorority, club, or other group occupying a hotel, other transient lodging, or institution of any kind. **Family may include one person living alone.**

Farm equipment and supplies sales. Retail establishments selling, renting, or repairing agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Feed and fuel stores. See “retail stores, general merchandise.”

Fence. An artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

Fire stations. See “public facilities.”

Fish markets. See “retail stores, general merchandise.”

Floodway. The channel of a river or other watercourse and adjacent land areas necessary to discharge the waters from a one hundred (100) year designated flood frequency.

Floor area, gross. The area included within the surrounding exterior finish wall surface of a structure or portion thereof, exclusive of courtyards.

Floor area ratio (FAR). The ratio of floor area to total parcel area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured from exterior wall to exterior wall) allowed on a site shall be determined by multiplying the floor area ratio (FAR) by the total area of the site ($FAR \times \text{site area} = \text{maximum allowable floor area}$).

Food and beverage manufacturing. Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Illustrative examples include:

Bakeries

Bottling plants

Breweries

Candy, sugar and confectionery products
manufacturing

Catering services separate from stores or
restaurants

Coffee roasting

Dairy products manufacturing

Fats and oil product manufacturing

Fruit and vegetable canning, preserving, related processing

Grain mill products and by-products

Meat, poultry, and seafood canning, curing, by-product processing

Miscellaneous food item preparation from raw products

Soft drink production

May include tasting and accessory retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of “bars and alcoholic beverage drinking places” if alcoholic beverages are tasted, and under “restaurants” if beverages are nonalcoholic.

Does not include: bakeries which sell all products on site (listed in Division 2 of this title (Zoning Districts) as “bakeries”) or beer brewing as part of a brewpub, bar, or restaurant (see “bars and alcoholic beverage drinking places”).

Food products. Manufacturing establishments producing or processing foods for human consumption and certain related products. Illustrative examples include:

Bakery products, sugar and confectionery products (except facilities that produce goods only for on-site sales with no wider distribution are included under “retail stores, general merchandise”)

Dairy products processing

Fats and oil products (not including rendering plants)

Fruit and vegetable canning, preserving, and related processing

Grain mill products and by-products

Meat, poultry, and seafood canning, curing and by-product processing (not including facilities that also slaughter animals)

Miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants

Fortune-telling. The act of making predictions about a person’s future by using a variety of methods (e.g., looking into a crystal ball, reading palms, or using tarot cards).

Fraternity. A building or structure housing a group of men associated for their common interests. Such group may eat, sleep, and otherwise use such facilities as are provided on the premises.

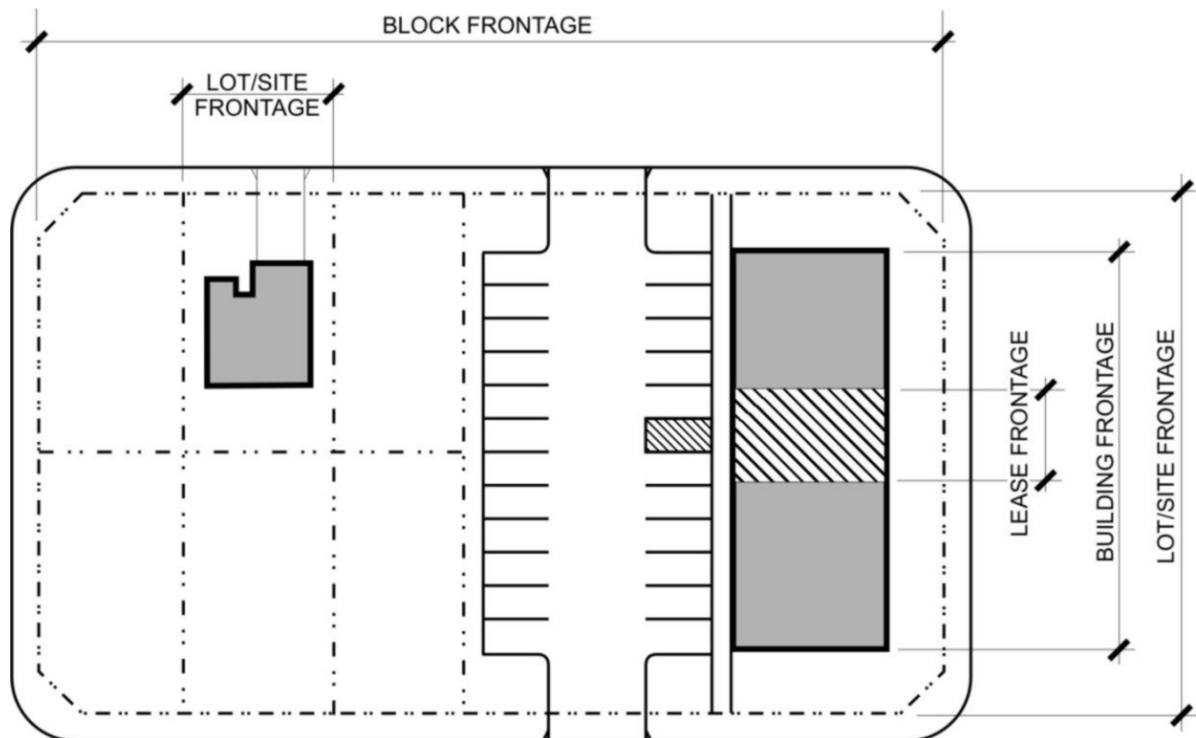
Freestanding building. A structure standing alone, on its own foundation, free of attachment with another structure.

Freeway. A highway for through traffic, with full or partial control of access, and generally with grade separations at intersections.

Freeway, landscaped. A freeway which is landscaped and maintained by a public authority.

Frontage.

1. Building.
2. Occupancy/lease.
3. Site/project.
4. Street, service road or highway.



**FIGURE 8-1
FRONTAGE TYPES**

Frozen food lockers. Industrial establishments that provide freezers and other similar types of secured accommodations for the storage of food and other perishables for use by the food service industry as well as retail and wholesale outlets.

Fruit and vegetable stores. See “retail stores, general merchandise.”

Furniture/fixtures manufacturing, cabinet shops. Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills or planing mills, which are instead included under “lumber and wood manufacturing.”

Furniture stores, furnishings, and equipment stores. Retail establishments primarily selling: home furnishings including draperies, floor coverings, furniture, glass and chinaware, refrigerators, stoves, other household electrical and gas appliances including televisions and home sound systems, and outdoor furniture including lawn furniture, spas, and hot tubs. Also includes the retail sale of office furniture and pianos.

Furniture upholstery shops. See “repair and maintenance – consumer products.”

H. Definitions, “H.”

Handcraft industries, small scale manufacturing. Manufacturing establishments not classified in another major manufacturing group, including: buttons, costume novelties; brooms and brushes; jewelry; musical instruments; pens, pencils, and other office and artists’ materials; sporting and athletic goods; toys; and other miscellaneous manufacturing industries.

Hardware stores. See “retail stores, general merchandise.”

Hazardous materials. Any material or substance that, by reason of its abrasive, caustic, corrosive, toxic, or otherwise injurious properties may be detrimental to the health of any person handling or otherwise coming into contact with the material or substance.

Health and beauty product manufacturing. Establishments engaged in manufacturing health and beauty products. Does not include over-the-counter medicines or prescription drugs. Illustrative examples include:

Cosmetics

Creams

Dental care products

Deodorants

Feminine hygiene products

Hair care products (e.g., brushes and combs, dyes, rinses, shampoos, sprays)

Lotions

Minerals

Nail care products (e.g., adhesives, polish, remover)

Oils

Powders

Soaps

Vitamins

Health and beauty product research and development. Establishments engaged in the research and development of health and beauty products. See also “health and beauty product manufacturing.”

Health/fitness facilities, indoor. Physical fitness centers, gymnasiums, health and athletic clubs including indoor sauna, spa or hot tub facilities; indoor handball, basketball, racquetball, tennis, and other indoor sports activities.

Health/fitness facilities, outdoor. Physical fitness centers, gymnasiums, health and athletic clubs including handball, basketball, racquetball, tennis, and other sports activities.

Health studio. A retail business offering some or all of the following services: skin and body therapy (body massage, body care treatments), skin care (clinical and spa facials), or body health regimens (exercise activities and/or exercise equipment - **under 5,000 sq. ft. of gross floor area**). A health studio may also provide permanent cosmetics and body piercing as an ancillary service to the primary business. Ancillary uses shall account for no more than twenty percent (20%) of the total square footage and no more than twenty percent (20%) of the gross sales of a permitted primary business use.

Health food stores. See “retail stores, general merchandise.”

Hedge. A plant or series of plants, shrubs, or other landscape materials, so arranged as to form a physical barrier or enclosure.

Highway setback line. The future right-of-way lines or plan lines of any highway as shown on the Official Plan of Streets and Highways for highway use. A yard abutting such a highway shall be measured from such future right-of-way line.

Historic Preservation Board. A City review board designated to promote the cultural, economic, educational, and general welfare of the City through the preservation and protection of buildings, sites, structures, areas, and districts of historic significance and interest.

Hobby shops. See “retail stores, general merchandise.”

Home furnishings. See “furniture, furnishings, and equipment stores.”

Home occupations. An accessory commercial activity or business service conducted on the site of a residential dwelling unit, only by residents of the unit (except for large home occupations), in a manner clearly incidental to the residential character of the site and surrounding neighborhood, and in compliance with the provisions of Section [9.40.110](#) (Home occupation standards) and Chapter 58 of this title (Home Occupation Permits).

Homeless and transitional shelters. See “transitional housing.”

Horses. See Section [9.40.040](#) (Animal keeping).

Hospitals and sanitariums. Institutions designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment, and institutions for the cure of chronic drug addicts and mental patients.

Hotels or motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging for up to thirty (30) days. Hotels generally provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging; for example, meeting facilities, personal services, restaurants, etc. Motels generally provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities (e.g., accessory retail uses, indoor athletic facilities, swimming pools, tennis courts, etc.).

Household pets. Domestic animals ordinarily allowed in a place of residence, kept for company and pleasure, including cats, dogs, domestic birds, guinea pigs, mice, rabbits, registered Vietnamese potbellied pigs, white rats, and other similar animals generally considered by the public to be kept as pets, excluding farm animals. The keeping of household pets shall be in compliance with Section [9.40.040](#) (Animal keeping) and Chapter 1 of Title [6](#).

Housing for the elderly. Housing consisting of at least eight (8) units restricted to a person sixty (60) years of age or older, or to a person sixty (60) years of age or older plus spouse then residing with such elderly person.

O. Definitions, “O.”

Occupancy. All or a portion of a structure occupied by one tenant.

Office supply stores. Retail establishments engaged in the business of selling many lines of merchandise customarily used in an office environment. Examples include computer products and supplies (e.g., “how to” books, ink cartridges, paper), desk-top accessories, office furniture, stationery, etc.

Offices. Service establishments including the following:

1. Business offices. Establishments providing direct services to consumers, including answering services, cell phones, insurance agencies, pagers, post offices (not including bulk mailing distribution centers), and real estate offices;
2. Corporate offices. Office facilities providing management and business support services (e.g., human resources, personal, sales, etc.); and
3. Professional offices. Illustrative examples include:

Accounting and auditing services

Advertising agencies

Architectural, engineering, planning, and surveying services

Attorneys

Bookkeeping services

Counseling services

Court reporting services

Data processing and computer services

Dental Office

Detective agencies and similar services

Educational, scientific and research organizations

Employment, stenographic, secretarial and word processing services

Government offices including agency and administrative office facilities

Management, public relations and consulting services

~~Medical services (e.g., medical, dental and psychiatric)~~

Medical Office

Optometrist services

Psychiatric Office

Photography and commercial art studios

Writers' and artists' offices outside the home

Incidental offices that are clearly secondary and incidental to another use are allowed as part of an approved principal or main use.

Offices, temporary. A mobile home, recreational vehicle, travel trailer, or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site or as an office on the site of a temporary off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Offices, temporary real estate. The temporary use of a dwelling unit within a residential development project to be used as a sales office for the units on the same site, which is to be converted back to a residential use at the conclusion of its office use.

Offices, temporary sales trailers. The temporary use of a modular-type mobile office within a residential development project to be used as a sales office for the units on the same site, which is to be removed at the conclusion of its office use.

Open space, private. An outdoor area within a development project designed and maintained for the exclusive use of residents/tenants, their invited guests, or club members, including golf courses, lakes and water features, parks (active and passive), tennis courts, and other recreational facilities allowable within a planned residential development.

Open space, public. Lands which constitute a special important or valuable natural resource which warrants protection, including lands that may pose threats or hazards to development, and suitable for limited recreational use (e.g., equestrian, hiking, nonmotorized bicycle trails, etc.). Additional lands include those important for their recreational (e.g., campgrounds, parks, etc. (active and/or passive)) or regional economic value.

Outdoor recreation, commercial. Facilities for various outdoor participant sports and types of recreation where a fee is charged for use, including: amusement and theme parks; drive-in theaters; golf driving ranges; health and athletic clubs with predominately outdoor facilities; miniature golf courses (golf courses are included under the definition of "golf courses, country clubs"); recreation equipment rental (e.g., bicycles, roller skates); skateboard parks and water slides; tennis courts, swim and tennis clubs; and zoos. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses (e.g., bars and restaurants (both table service and counter service), and video game arcades).

Outdoor retail sales and activities. Permanent outdoor sales and rental establishments including equipment and other uses where the business is not conducted entirely within an enclosed structure.

Outdoor retail sales, temporary. Temporary outdoor retail operations including: farmer's markets; seasonal sales of Christmas trees, pumpkins or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales.

Overlay/combining district, or overlay/combining zone. A supplementary zoning designation that is applied to property in addition to a primary base zoning district to highlight and/or modify special regulations that apply to properties within the overlay/combining district.

S. Definitions, "S."

Sanitarium. A health station or retreat or other place where patients are housed and where medical or surgical treatment is given. "Sanitarium" shall not include mental institutions or places for the treatment of narcotic addicts. (See "medical services.")

Satellite dish/antenna. An antenna for the reception of data, television, and other telecommunications broadcast from orbiting satellites which is greater than one meter (39.37 inches) in diameter.

Schools – colleges and universities. Includes community colleges, public or private colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.

Schools – K to twelve (12). Public and private elementary, middle, junior high, and high schools serving kindergarten through twelfth-grade students, including denominational and sectarian, boarding schools, and military academies. Preschools and child day care are included under the definitions of "child day care facilities."

Schools – specialized education and training. Business, professional, secretarial schools, and vocational/trade schools offering specialized trade and commercial courses. Includes specialized non-degree-granting schools offering subjects including: art, ballet and other dance, drama, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions, and conference centers are included that offer specialized programs in personal growth and development (e.g., arts, communications, fitness, environmental awareness, and management).

Screening. Solid fencing, gates, walls, and/or landscaping which provide a solid barrier and are installed and maintained architecturally compatible with the adjacent structure and/or existing surrounding conditions. For purposes of this definition, screening shall not consist of bamboo type curtains, chain link (with or without slats), reflective surfaces, or similar transparent or semi-transparent materials.

Secondhand stores. Retail establishments that sell used merchandise. Also see "pawn shop."

Security brokers, dealers, and flotation companies. Establishments primarily engaged in the purchase, sale, and brokerage of securities, and those generally known as investment bankers, primarily engaged in originating, underwriting, and distributing issues of securities.

Senior citizen congregate care housing. (See “group care home.”) A structure serving as a residence for a group of senior citizens with available centralized services, where the emphasis of the facility remains residential.

Separate ownership. Ownership of a parcel of land by a person who does not own any of the land abutting such parcel.

Service station. The same as “automobile service station.”

Setbacks. The distance by which a structure or other development feature shall be separated from a lot line. In planned development projects, setbacks are determined during the project review process. On corner parcels, the shortest street frontage shall be the front yard. See also “yard.”

1. Front yard. The line which defines the depth of the required front yard. Such setback line shall be parallel with the right-of-way line or highway setback line when one has been established.
2. Highway. The same as “highway setback line.”
3. Rear yard or side yard. The line which defines the width or depth of the required rear or side yard. Such setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the district.

Shoe repair shops. See “repair and maintenance – consumer products.”

Shoe stores. See “retail stores, general merchandise.”

Shopping centers. A group of commercial establishments, planned, generally constructed, and managed as a total entity with employee and customer parking provided on site under common control or shared under a reciprocal agreement. Shopping centers are further defined as regional (fifty (50) or more acres), community (fifteen (15) to forty-nine (49) acres), and neighborhood (up to ten (10) acres). For signs, commercial developments shall be classified as shopping centers rather than business centers when comprised of at least ten (10) businesses and contain a minimum floor area of twenty-five thousand (25,000) square feet.

Sign. Any figure, character, outline, delineation, announcement, declaration, demonstration, illustration, emblem, words, numerals, or letters of attention-attracting displays or devices painted, illuminated, posted, or affixed on any surface or in a manner used to attract attention to the premises or to advertise or promote the interest of any person, activity, business, or enterprise when the same is placed so that it is clearly visible to the general public from an out-of-doors position; provided, however, noncommercial natural floral and plant displays shall not be considered signs in computing the number or area of signs permitted.

“Sign” shall not include the official flags of the United States of America, the State, or the County, or official notices authorized by a court, public body, or public officer, or directional, warning, or information signs

authorized by Federal, State, County, or municipal authority for public safety, or the official emblem or insignia of a government or public school.

Sign making. See “business support services.”

Signs. See Section [9.34.030](#) (Signs).

Single-family housing. A structure designed for and/or occupied exclusively by one family. Also includes factory-built housing (manufactured housing) units (does not include mobile homes in a mobile home park), constructed in compliance with the California Building Code (CBC).

Single room occupancy. A residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both.

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Site or parcel coverage. The percentage of total site area occupied by structures. Structure/building coverage includes the primary structure, and all allowable accessory structures. Structure/building coverage is measured from exterior wall to exterior wall.

Site plan. A plan, prepared to scale, showing accurately and with complete dimensioning all of the uses proposed for a specific parcel of land. See Chapter 56 of this title for requirements.

Site plan review. The review of development projects in compliance with Chapter 56 of this title (Site Plan Review). The review shall determine if the proposed development is in full compliance with the General Plan, any applicable specific plan, applicable City guidelines, and the provisions and standards identified in this Development Code.

Slope. A natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio. For example, a horizontal distance of one hundred feet (100') with a rise of fifty feet (50') would be expressed as a 2:1 slope. (Also see “grade” and “top and toe of slope.”)

Slot car/radio controlled racing. Establishments providing indoor amusement and entertainment services for a fee or admission charge that contain customary facilities for slot car/radio controlled racing, including appropriate accommodations for spectators. May also include limited associated commercial operations (e.g., car equipment sales, food and/or beverage service, etc.).

Small day care homes. See “child day care facilities.”

Snowmobile/jet skis sales. Retail establishments selling and/or renting new and/or used snowmobiles, jet skis, quad runners, and directly related equipment. Includes parts sales and/or service repair shops only when part of a dealership selling new snowmobiles, jet skis, and related equipment on the same site.

Sober living home. See “group housing – residential care home/facility” and Section [9.40.100](#), Group housing.

Soft drink fountains. See “retail stores, general merchandise.”

Software manufacturing. Establishments engaged in the design, development, engineering, packing, production, and testing of computer software products.

Solar access. The airspace over a parcel that provides access for a solar energy system to absorb energy from the sun.

Sorority. A building or structure housing a group of women associated for their common interests. Such group may eat, sleep, and otherwise use such facilities as are provided on the premises.

Specific plan. As provided by Government Code Section [65450](#) et seq., a detailed plan for the systematic implementation of the General Plan for all or part of the area covered by the General Plan.

Sporting goods stores. See “retail stores, general merchandise.”

Sports and recreational facilities. Public and private indoor and/or outdoor facilities providing sports and recreational opportunities (e.g., basketball or tennis courts, batting cages, driving ranges, skateboard parks, sport fields, etc.). May also include limited associated commercial operations (e.g., sports equipment sales, food and/or beverage service, etc.).

Sports arenas. Indoor and outdoor facilities for spectator oriented sports, and other public assembly facilities for concerts, events, and outdoor theater, which include: amphitheaters, arenas, fairgrounds, field houses, stadiums and coliseums, and facilities for other sports that are considered commercial, including rodeos.

Stables, commercial. A structure for the keeping of horses, mules, or ponies which are rented, used, or boarded for compensation.

Stables, private. An accessory structure for the keeping of horses or ponies for the use of occupants of the premises, in compliance with Section [9.40.040](#) (Animal keeping).

Stables, public. A stable other than a private stable.

Stamp and coin brokers. See “retail stores, general merchandise.”

Stand, temporary. The same as “structure, temporary.”

Stations, fueling. Retail establishments engaged in the business of selling gasoline and/or other motor vehicle fuels. May also provide retail sales (consuming less than four hundred (400) square feet of total floor area), but which is clearly secondary and incidental to the fuel sales. May be a standalone facility or part of a larger retail outlet (e.g., department store or supermarket). Does not include any vehicle maintenance and repair services, or other operations of a similar nature.

Stations, service. Retail establishments engaged in the business of selling gasoline and/or other motor vehicle fuels. May also provide minor vehicle maintenance and repair services and/or retail sales (consuming less than four hundred (400) square feet of total floor area), all of which is clearly secondary and incidental to the fuel sales. May also include: a fully enclosed automated self-service washing facility, accessory towing, and trailer rental services, but not the repair, sale, or storage of wrecked or abandoned motor vehicles, the rental of vehicle storage or parking spaces, or motor vehicle body, fender, painting, or other similar work.

Stone and cut stone products. Manufacturing establishments primarily engaged in cutting, shaping, and finishing granite, marble, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones.

Storage, indoor. The storage of various materials entirely within an enclosed structure, as the primary use of the structure. The storage of materials, supplies, and products clearly secondary and incidental to a primary use is not considered a land use separate from the primary or main use.

Storage, outdoor. The storage of various materials outside of a structure, other than permanently installed fencing, either as an accessory or primary use, including feed and fuel yards, petroleum bulk plants, and transit storage.

Storage, self-service, personal storage facilities. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Also known as “mini-storage.”

Storage yards. See “storage, outdoor.”

Story. That portion of a structure included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Story, one-half (1/2). The same as “half-story.”

Street. A public thoroughfare accepted by the City, which affords principal means of vehicular access to abutting property, including avenue, boulevard, drive, highway, lane, place, road, way, and any other vehicular thoroughfare except an alley. See “subdivision terms.”

Street centerline. The center line of a street right-of-way as established by official surveys.

Street line. The boundary line between the street right-of-way and abutting property.

Street, local. Any street, dedicated as such, serving as the principal means of access to property which is not shown as a major or secondary highway or major traffic street on the General Plan of the City.

Street side. That street bounding a corner or reversed corner lot and which street extends in the same general direction as the line determining the depth of the lot.

Structural alteration. Any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joint, roof rafter, roof diaphragm, foundation, pile, or retaining wall, or similar components. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purposes of this Development Code, the term “structure” includes “buildings.”

Structural clay and pottery products. Manufacturing establishments primarily producing brick and structural clay products, including china plumbing fixtures, vitreous china articles, fine earthenware, porcelain electrical supplies and parts, and pipe. Artist/craftsman uses are included in “handcraft industries, small scale manufacturing.”

Structure. Anything constructed or erected, the use of which requires attachment to the ground or attachment to something located on the ground. For the purpose of this Development Code, the term “structure” includes “buildings.”

Structure – temporary. Shall mean a structure which is readily movable and used, or intended to be used, for a period not to exceed ninety (90) consecutive days, or a period consistent with an approved temporary use under Chapter 60 of this title, Temporary Use Permits.

Studios, art, dance, music, and photography. Small scale facilities with one classroom/instruction space, typically accommodating one group of students at a time, in no more than one instructional space. These include facilities for: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and gymnastics studios with no other fitness facilities or equipment; yoga; and pilates. Larger facilities (e.g., multi-classrooms) are included under the definition of “schools – specialized education and training.”

Subdivision terms used in Division 7 of this title (Subdivisions).

1. Alley. Shall mean any dedicated way intended for vehicular service to the rear or side of property served by a street.
2. Arterial street. Arterial streets are identified in the Circulation Element of the General Plan.
3. Block. A parcel of subdivided or unsubdivided land set apart and bounded by public streets.

4. Cul-de-sac street. A street having only one outlet for vehicular traffic and which is not intended to be extended or continued to serve future subdivisions on adjacent lands.
5. Easement. A space on a parcel of land, and so indicated on a subdivision map or in a deed restriction, reserved for and/or used for public utilities, and/or private or public purposes.
6. Final map. A map showing a subdivision for which a tentative and final map is required by State law (Government Code Section [66426](#)), prepared in compliance with the provisions of this Development Code and the Subdivision Map Act and designed to be recorded with the County Recorder.
7. Frontage street. A minor street which is parallel to and adjacent to a major street, limited access highway, or freeway and which provides access to abutting properties while relieving them of the effects of heavy volumes of fast, through traffic.
8. Freeway. Shall mean a highway for through traffic, with full control of access, and generally with grade separations at intersections.
9. Improvement plans. The plans, profiles, cross sections, and specifications of all proposed improvements, including the information required by Chapters 110 (Subdivision Design and Improvement Requirements) and 112 (Improvement Plans, Installation, and Security) of this title.
10. Major street. An arterial or limited access expressway designated in the Circulation Element of the General Plan which, because of its design and location with respect to other streets and other sources of traffic, is used or designed to carry relatively heavy volumes of traffic through an urban area, or between urban areas, or as an approach to a highway or a freeway.
11. Map Act. See "Subdivision Map Act or Map Act."
12. Mini parks. Generally one acre in size, centrally located within the quarter sections of residential subdivisions. See also "neighborhood parks."
13. Minor street. A local street because of its design and location with respect to other streets is used primarily for access to the abutting properties. Minor street intersections within subdivisions shall generally be designed as "T" intersections. See also "frontage street."
14. Neighborhood parks. An open space area of variable size, including lawn area, trees, shrubbery, walks, benches, playground area, and other related uses deemed appropriate by the review authority.
15. Nonaccess strip. A strip adjoining the property line within a street right-of-way, which is intended to prevent access to abutting properties from the street, and may be planted with trees or otherwise landscaped.

16. Outlot. (See definition “lot or parcel,” subsection 7, “outlot.”)
17. Parcel. See “lot or parcel.”
18. Parcel map. The subdivision map described by Map Act, Article 3, Chapter 2, which is required to complete a subdivision of four (4) or fewer lots.
19. Pedestrian way. A public way designed for use by pedestrians not intended either for use by motor vehicles nor located within a street right-of-way.
20. Planting strip. A strip located between the sidewalk and the property line, or between the curb and sidewalk within a street right-of-way (parkway), or between the pavement of a frontage street and the major street, limited access highway, or freeway it parallels and which is intended to be planted with trees or otherwise landscaped.
21. Secondary street. A street designated as a collector street in the Circulation Element of the General Plan which, because of its location with respect to other streets and other sources of traffic, is used or designed to carry moderately heavy volumes of traffic between portions of urban areas or between major streets.
22. Soil. The top layer of the earth’s surface, consisting of rock and mineral particles mixed with organic matter.
23. Soils engineer (geotechnical engineer). An engineer experienced and knowledgeable in the practice of soils (geotechnical) engineering.
24. Soils engineering. The application of the principles of soils mechanics in the investigation, evaluation, and design of civil works involving the use of earth materials and the inspection or testing of the resulting construction.
25. Standard specifications. The “Standard Specifications of the City,” as may be amended from time to time.
26. Storm drain system. Publicly owned facilities operated by the City, or the Fresno Metropolitan Flood Control District, by which storm water is collected and/or conveyed, including any curbs, gutters, inlets, municipal streets, piped storm drains, pumping facilities, natural and human-made or altered drainage channels, reservoirs, retention and detention basins, roads with drainage systems, and other drainage structures which are within the City.
27. Storm water. Any surface flow, runoff, and drainage consisting entirely of water from rainstorm events.

28. Stubbed street. A street having only one outlet for vehicular traffic and which is intended to be extended or continued to serve future subdivisions on adjacent lands.

29. Subdivision. The division, by any subdivider, of any unit or portion of land shown on the latest equalized Fresno County assessment rolls as a unit or contiguous units, for the purpose of sale, lease, or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easements, or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section [1715](#): a condominium project, a community apartment project, or the conversion of five (5) or more existing dwelling units to a stock cooperative.

30. Subdivision improvements. Subdivision improvements include but are not limited to electric and gas lines, sanitary sewers, storm drainage facilities, streets, and water supply facilities.

31. Subdivision Map Act or Map Act. Division 2, Title 7 of the California Government Code, commencing with Section [66410](#) as presently constituted, and as it may be amended from time to time.

32. Tentative map. A map prepared for the purpose of showing the design and improvement of a proposed subdivision, including the existing conditions both in and around the subject property, and need not be based upon an accurate or detailed final map or survey.

33. Vesting tentative map. A map which meets the requirements of Map Act Section 66452, and if approved, expressly confers a vested right to proceed with the development in substantial compliance with the ordinances, policies, and standards in effect at the time the application for approval of the vesting tentative map is determined complete, in compliance with Map Act Section 66498.1.

Supermarkets. Retail establishments, including groceries and grocery stores, having fifteen thousand (15,000) or more square feet of floor area, devoted principally to the sale of food.

Supply rentals (health, party, and sickroom). Establishments engaged in the rental of health, party, and sickroom equipment and related supplies.

Supportive housing. See Section [9.40.100](#), Group housing.

Surgical and medical instrument manufacturing. Establishments engaged in manufacturing medical, ophthalmic, surgical, and veterinary instruments and apparatus (except electromedical, electrotherapeutic, and irradiation apparatus).

Surgical appliance and supply manufacturing. Establishments engaged in manufacturing surgical appliances and supplies.

Swimming pools. Shall mean any permanent structure containing water more than eighteen inches (18") deep intended for recreational purposes.

Swimming pools sales. Retail establishments engaged in the sale, installation, and service of swimming pools, spas, and related equipment. May also include the sale, installation, and service of outdoor patio furniture and cooking and heating equipment. See also "outdoor retail sales and activities."

Swimming schools. Establishments offering specialized training in swimming, diving, and other water-related activities (e.g., scuba diving). May also include limited associated commercial operations (e.g., swimming clothing and equipment sales, food and/or beverage service, etc.).

9.40.030 Accessory uses and structures.

This section provides standards for accessory uses and structures allowed in the applicable residential zoning districts (see Section [9.10.020](#) (Residential district land uses and permit requirements), subject to the following criteria and standards:

A. Definition. Accessory residential uses and structures include any that are:

1. Customarily related to a residence, including garages, greenhouses, storage sheds, studios, above ground swimming pools/spas, and workshops;
2. Not counted as or containing a living area; and
3. A minimum of sixty-four (64) square feet in gross floor area.

B. Relationship of accessory use to the main use. Accessory uses and structures shall be incidental to and not alter the residential character of the subject site.

C. Attached structures. An attached accessory structure shall:

1. Be compatible with and made structurally a part of the main structure (e.g., share a common wall with the main structure, rely partially on the main structure for structural support, or be attached to the main structure);
2. Comply with the requirements of this Development Code applicable to the main structure, including coverage, height, and setbacks; and
3. Be compatible with the materials and colors of the main structure.

D. Detached structures.

1. Detached accessory structures shall require a rear yard encroachment permit if located in the rear setback area. The accessory structure cannot exceed the allowable site coverage for the zone

district. A building permit is required for any structure over one hundred twenty (120) square feet in size.

2. Detached accessory structures shall:

a. Not exceed a height of twelve feet (12'); with additional height subject to approval of an administrative use permit in compliance with Chapter 62 of this title, not to exceed the height limit of the applicable zoning district;

b. Where an accessory building, either attached to or detached from the main building, is less than six (6') feet from such main building, such accessory building shall be deemed a main building for the purposes of applying the property development standards. The required setbacks and maximum height of the main structure shall apply to an accessory structure located less than six (6') feet from such main building.

cb. Be compatible with the materials and colors of the main structure; and

dc. Shall comply with building and fire code separation standards.

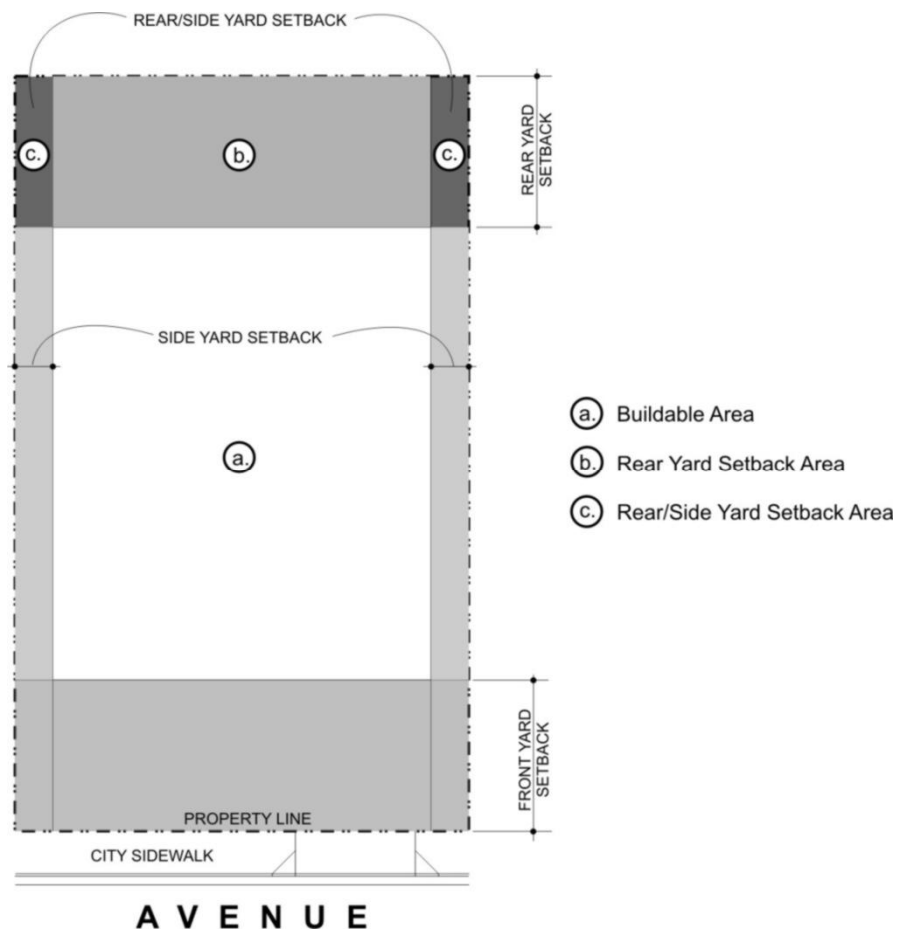
E. Setback requirements. Setbacks shall be in compliance with Table 4-1 (Required Setbacks – Accessory Residential Uses and Structures).

1. Maximum height shall be as per the following and Figure 4-1:

a. Within allowable building area: same height as permitted for the main structure.

b. Within rear yard setback area: twelve-foot (12') overall height. With an approved administrative use permit, accessory buildings in excess of twelve feet (12') in height with a plate height no greater than twelve feet (12'). Freestanding fireplace units shall be a maximum of twelve feet (12') to the top of the flue.

c. Within required rear/side yard: eight-foot (8') overall height.



**FIGURE 4-1
SETBACKS**

TABLE 4-1
REQUIRED SETBACKS
ACCESSORY RESIDENTIAL USES AND STRUCTURES

ACCESSORY STRUCTURE	TYPE OF SETBACK (1)	REQUIRED SETBACK
SINGLE-FAMILY DETACHED HOMES		
Garage, gazebo, greenhouse, lightweight frame structure, patio cover, storage shed, workshop (2)	Front, sides, and rear	As required for the main structure, 5-foot minimum for structure 120 sq. ft. and greater. No requirement for structures < 120 sq. ft. side and rear.
	Between detached structures	As required for the main structure, 5-foot minimum (5)
SINGLE-FAMILY DETACHED HOMES (Continued)		
Fish pond, outdoor play equipment, spa, swimming pool	Front	20 feet
	Sides	5 feet
	Street side	10 feet
	Rear	5 feet
	Reverse corner side yard	15 feet
Stationary barbecue, fire pit	Front	10 feet
	Sides	3 feet
	Street side	10 feet (3)
	Rear	3 feet
Small cargo containers (aka pods and seatrains)	Front	10 feet (4)
	Sides	3 feet
	Street side	10 feet (3)
	Rear	3 feet

TABLE 4-1
REQUIRED SETBACKS
ACCESSORY RESIDENTIAL USES AND STRUCTURES

ACCESSORY STRUCTURE	TYPE OF SETBACK (1)	REQUIRED SETBACK
Air conditioning equipment, pool and spa equipment	Front	20 feet
	Sides	3 feet
	Street side	10 feet
	Rear	3 feet
MULTIFAMILY, ATTACHED/DETACHED		
Garage, gazebo, greenhouse, lightweight frame structure, patio cover, storage shed, workshop	Sides, street side	As required for main structure
	Rear	As required for main structure
Small cargo containers (aka pods and seatrains)	Front, sides, street side, and rear	As required for main structure (4)
Air conditioning equipment, fish pond, outdoor play equipment, pool and spa equipment, spa, swimming pool	Front, sides, street side, and rear	As required for main structure
Stationary barbecue, fire pit	Front	10 feet
	Side	3 feet
	Street side	10 feet
	Rear	3 feet

Notes:

- (1) Where a parcel is situated so that the front, side, or rear property lines are not readily determinable, required setbacks shall be established by the Director.

- (2) Garages on corner or reverse corner lots shall not be built closer than twenty feet (20') to any street side property line.
- (3) Reverse corner lots shall maintain a minimum street (e.g., front or street side) setback of fifteen feet (15'), or as required by the subject zoning district.
- (4) ~~May only be located in the front yard for up to a maximum of thirty (30) days and only with a temporary use permit issued in compliance~~ **Shall comply** with Chapter 60 of this title.
- (5) Accessory structures over one hundred twenty (120) square feet may be located within three feet (3') of a side yard when the front face is more than eighty-five feet (85') from the front property line.

F. Lightweight frame structures. This subsection provides standards for accessory lightweight frame structures allowed in the applicable residential zoning districts (see Section [9.10.020](#) (Residential district land uses and permit requirements)), subject to the following criteria and standards:

1. A lightweight frame structure located in any residential zoning district shall meet all required front, side, and rear setback requirements for the main structure.
2. A lightweight frame structure in excess of one hundred twenty (120) square feet of roof area may encroach into the rear setback but only with a rear yard encroachment permit, provided:
 - a. The structure is at least six feet (6') away from the main structure;
 - b. The structure shall not be located in the required side setback for the zoning district in which it is located;
 - c. Space equal to the reduction (e.g., the amount of the rear yard encroachment) shall be provided elsewhere on the subject parcel, exclusive of the required yard area. The replacement space shall **be equal to the total square footage encroaching into the rear yard setback** ~~have minimum dimensions of eight feet (8') by eight feet (8')~~ and shall be located in a manner suitable for general use by the occupants.
 - d. The standards for issuance of a rear yard encroachment permit are satisfied; and
 - e. In no event shall the standards for issuance of a rear yard encroachment permit be considered satisfied unless the applicant first submits, together with the required site plan, written statements, or other evidence deemed satisfactory to the Director, that all adjoining property owners have consented to the requested encroachment.

3. A detached lightweight frame structure of less than one hundred twenty (120) square feet of roof area may encroach into a side or rear setback, and shall be allowed up to the property line, ~~provided, the structure is at least six feet (6') away from the main structure.~~

4. Building permit requirements. **Lightweight frame structures shall be subject to the California Building Code requirements.**

a. A detached lightweight frame structure **of any size of less than one hundred twenty (120) square feet of roof area** shall ~~not~~ require the issuance of a building permit, ~~unless electrical is included, in which case a building permit shall be required.~~

~~b. A lightweight frame structure with over one hundred twenty (120) square feet of roof area shall require the issuance of a building permit.~~

5. In no event shall any lightweight frame structure result in the maximum lot coverage restrictions for the subject zoning district being exceeded.

6. In no event shall any lightweight frame structure exceed twelve feet (12') in overall height or seven feet (7') in overall height within three feet (3') of a property line.

7. Each application shall be reviewed for compliance with the requirements of Chapter 1 of Title 8 and the State Building Standards Code, Title 24, Chapter 31, Division II (Membrane Structures). (§ 2, Ord. 14-13, eff. October 8, 2014)

9.10.030 Residential district general development standards.

A. Compliance with Table 2-3 required. New land uses and structures, and alterations to existing land uses and structures, shall be designated, constructed, and/or established in compliance with the requirements in Table 2-3, in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title (Development and Operational Standards).

**TABLE 2-3
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT**

Development Feature	A	R-R	R-A
Minimum Parcel Size	20 acres	2 acres	24,000 sq. ft.
Minimum Parcel Width	250 ft.	110 ft.	110 ft.
Minimum Corner Parcel Width	250 ft.	110 ft.	110 ft.

TABLE 2-3
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT

Development Feature	A	R-R	R-A
Minimum Reverse Corner Parcel Width	250 ft.	110 ft.	110 ft.
Minimum Parcel Depth	500 ft.	130 ft.	130 ft.
Maximum (Gross) Density	1 DU/20 acres	1 DU/2 acres	1 DU/24,000 sq. ft. (1.82 DU/1 acre)
Setbacks Required from the Property Line or Adopted Plan Line (1)			
Front	35 ft.	35 ft.	35 ft.
Side (Each)	10 ft.		
Street Side	25 ft.		
Reversed Corner (Street Side)	25 ft.		
Rear	20 ft.		
Accessory Structures	See Section 9.40.030 (Accessory uses and structures)		
Maximum Parcel Coverage	30%		
Main Structure – Maximum Height (Whichever Is Less)	35 ft./2-1/2 stories		
Accessory Structure – Maximum Height (Whichever Is Less)	See Section 9.40.030 (Accessory uses and structures)		
Antennas, Vertical	See Chapter 42 of this title (Wireless Telecommunication Facilities)		
Fences/Walls/Hedges	See Section 9.24.060 (Fences, walls, and hedges)		
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)		
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)		

Notes:

- (1) No main structure shall be erected within fifty feet (50') of a railroad or freeway right-of-way. A garage or carport shall be located not less than twenty feet (20') from any street frontage where the garage door or carport opening faces the street.
- (2) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.
- (25) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel in the R-1-B District shall have a minimum street frontage width of sixty feet (60'). A cul-de-sac parcel in the R-1-AH District shall have a minimum street frontage width of eighty feet (80'). A cul-de-sac parcel in the R-1-A District shall have a minimum street frontage width of fifty feet (50').

TABLE 2-3
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	R-1-A, R-1-AH	R-1-B
Minimum Parcel Size	18,000 sq. ft.	12,000 sq. ft.
Minimum Parcel Width	110 ft. (25)	80 ft. (2)
Minimum Corner Parcel Width	110 ft.	90 ft.
Minimum Reverse Corner Parcel Width	110 ft.	95 ft.
Minimum Parcel Depth	130 ft.	110 ft. (4)
Setbacks Required (1)		
Front	35 ft. (5)	35 ft. (5)
Side (Each)	10 ft.	5 ft. (with an aggregate side setback of 20 ft. minimum) (6)
Street Side	25 ft.	20 ft.
Reversed Corner (Street Side)	25 ft.	25 ft.
Rear	20 ft.	20 ft.
Accessory Structures	See Section 9.40.030 (Accessory uses and structures)	
Maximum Parcel Coverage (8)	30%	35%

TABLE 2-3
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	R-1-A, R-1-AH	R-1-B
Main Structure – Maximum Height (Whichever Is Less)	35 ft./2-1/2 stories	
Accessory Structure – Maximum Height (Whichever Is Less)	See Section 9.40.030 (Accessory uses and structures)	
Antennas, Vertical	See Chapter 42 of this title (Wireless Telecommunication Facilities)	
Fences/Walls/Hedges	See Section 9.24.060 (Fences, walls, and hedges)	
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)	
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)	

Notes:

- (1) No main structure shall be erected within fifty feet (50') of a railroad or freeway right-of-way. A garage or carport shall be located not less than twenty feet (20') from any street frontage where the garage door or carport opening faces the street.
- (2) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel shall have a minimum street frontage width of sixty feet (60').
- (3) A parcel with a rear property line abutting a freeway right-of-way shall have a minimum parcel depth of one hundred fifty feet (150').
- (4) A parcel abutting a major or secondary highway shall have a minimum parcel depth of one hundred twenty feet (120').
- (5) A cul-de-sac parcel shall have a minimum front setback of twenty-five feet (25').
- (6) A parcel developed with a side setback of less than seven feet (7'), additions may be made at a side setback no less than five feet (5').
- (7) A corner parcel shall have a minimum street side setback of twenty feet (20'), and reverse corner parcel shall have a minimum street side setback of twenty-five feet (25').

(8) In Single-Family Residential Districts, the Director, through a single-family residential site plan review application, may grant a bonus parcel coverage provision of up to forty-five percent (45%) in compliance with subsection B of this section (Bonus parcel coverage). A particular model home, existing home or subdivision may be granted bonus parcel coverage based upon the provision of amenities identified in subsection B of this section.

(25) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel in the R-1-B District shall have a minimum street frontage width of sixty feet (60'). A cul-de-sac parcel in the R-1-AH District shall have a minimum street frontage width of eighty feet (80'). A cul-de-sac parcel in the R-1-A District shall have a minimum street frontage width of fifty feet (50').

(26) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.

TABLE 2-3
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	R-1-C	R-1 (13)
Minimum Parcel Size	9,000 sq. ft.	6,000 sq. ft.
Minimum Parcel Width	70 ft. (10)	60 ft. (2) (24)
Minimum Corner Parcel Width	80 ft.	65 ft.
Minimum Reverse Corner Parcel Width	85 ft.	70 ft.
Minimum Parcel Depth	110 ft. (11)	100 ft. (4)
Setbacks Required (1)		
Front	25 ft. 20 ft. (reverse corner parcels)	20 ft.
Side (Each)	5 ft. (with an aggregate side setback of 14 ft. minimum) (6)	15% of the lot with total combined setback, 5 ft. each side
Street Side	15 ft. (7)(12)	10 ft. (12)
Reversed Corner (Street Side)	20 ft. (12)	15 ft. (12)
Rear	20 ft.	

TABLE 2-3
RESIDENTIAL ZONES GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING DISTRICT (Continued)

Development Feature	R-1-C	R-1 (13)
Accessory Structures	See Section 9.40.030 (Accessory uses and structures)	
Maximum Parcel Coverage (8)	40%	40%
Main Structure – Maximum Height (Whichever Is Less)	35 ft./2-1/2 stories	
Accessory Structure – Maximum Height (Whichever Is Less)	See Section 9.40.030 (Accessory uses and structures)	
Antennas, Vertical	See Chapter 42 of this title (Wireless Telecommunication Facilities)	
Fences/Walls/Hedges	See Section 9.24.060 (Fences, walls, and hedges)	
Off-Street Parking	See Chapter 32 of this title (Parking and Loading Standards)	
Satellite Antennas	See Chapter 42 of this title (Wireless Telecommunication Facilities)	

Notes:

- (1) No main structure shall be erected within fifty feet (50') of a railroad or freeway right-of-way. A garage or carport shall be located not less than twenty feet (20') from any street frontage where the garage door or carport opening faces the street.
- (2) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel shall have a minimum street frontage width of fifty feet (50').
- (3) A parcel with a rear property line abutting a freeway right-of-way shall have a minimum parcel depth of one hundred fifty feet (150').
- (4) A parcel abutting a major or secondary highway shall have a minimum parcel depth of one hundred twenty feet (120').
- (5) A cul-de-sac parcel shall have a minimum front setback of twenty-five feet (25').
- (6) A parcel developed with a side setback of less than seven feet (7'), additions may be made at a side setback no less than five feet (5').

- (7) A corner parcel shall have a minimum street side setback of twenty feet (20'), and reverse corner parcel garages shall have a minimum street side setback of twenty-five feet (25').
- (8) In Single-Family Residential Districts, the Director, through a single-family residential site plan review application, may grant a bonus parcel coverage provision of up to forty-five percent (45%) in compliance with subsection B of this section (Bonus parcel coverage). A particular model home, existing home or subdivision may be granted bonus parcel coverage based upon the provision of amenities identified in subsection B of this section.
- (10) A parcel siding a freeway right-of-way shall have a minimum width of ninety feet (90'). A cul-de-sac parcel shall have a minimum street frontage width of sixty feet (60').
- (11) A parcel abutting a major or secondary highway shall have a minimum parcel depth of one hundred twenty feet (120'). A parcel with a rear property line abutting a freeway right-of-way shall have a minimum parcel depth of one hundred thirty feet (130').
- (12) Private garages located in the side yard area and facing the street shall be set back at least twenty feet (20') from the property line on the side street and not less than five feet (5') from the rear property line of a reversed corner lot.
- (13) The minimum parcel area shall be designated on the Zone Map for each R-1 parcel, as follows: R-1-24,000 sq. ft.; R-1-18,000 sq. ft.; R-1-9,500 sq. ft.; R-1-7,500 sq. ft.; R-1-6,000 sq. ft.
- ~~(24) No lot shall have a maximum lot width to depth ratio exceeding two and one half (2 1/2) to one.~~
- (25) A parcel siding a freeway right-of-way shall have a minimum width of one hundred feet (100'). A cul-de-sac parcel in the R-1-B District shall have a minimum street frontage width of sixty feet (60'). A cul-de-sac parcel in the R-1-AH District shall have a minimum street frontage width of eighty feet (80'). A cul-de-sac parcel in the R-1-A District shall have a minimum street frontage width of fifty feet (50').
- (26) A reverse corner lot may process an administrative use permit (AUP) to construct side yard fencing at five feet (5') from property line. There shall be a ten-foot (10') corner cut off for sight distance visibility.

9.40.060 Cargo container standards.

This section provides locational and operational standards for temporary use of cargo containers which are allowed only in compliance with the following standards:

A. The cargo containers may:

1. Be allowed in commercial and industrial zoning districts for temporary storage, holiday seasonal sales and special events subject to site plan review and the following:

a) In industrial and commercial zone districts, no more than two (2) containers, not to exceed five hundred (500) square feet, may be kept on any one site. Additional storage units may be permitted subject to a conditional use permit.

b) Utility installations (electrical, water, sewer) are prohibited for storage containers in commercial zone districts.

c) For permanent storage within industrial zone districts, placement must provide a permanent foundation, electrical and plumbing permits;

2. Be allowed in residential districts for a limited (maximum one year) period during construction or remodeling on site with a valid building permit (must be removed within fourteen (14) days of occupancy permit). Containers cannot be located within any required setbacks, parking or landscaped areas, and screened from view of public streets and adjacent residences;

3. Be allowed in residential districts for a limited (maximum three (3) weeks) period for moving purposes and shall not require a building permit. Containers cannot be located within any required setbacks, parking or landscaped areas.

43. Be allowed in any zone district as part of a construction site, in conjunction with the issuance of a valid building permit; provided, the containers are located on or immediately adjacent to the subject construction site;

54. Not be allowed if their presence would impede traffic circulation, reduce parking spaces below the minimum number required (if applicable), be visible from any public street or right-of-way, except during allowed construction activity, or impair public health or safety;

65. Containers are for storage use only (no habitable space);

76. No stacking of units is permitted;

87. Container location shall be a minimum of ten feet (10') from all buildings and property lines;

98. Flammable/combustible liquids and hazardous materials must be stored under exempt amounts per outdoor control area as defined in the current adopted version of the California Fire Code;

109. If the container has a combustible floor, it cannot be used to store a motor vehicle;

1140. Any structural alterations to the cargo container shall be designed and detailed by a licensed engineer or licensed architect;

1244. No connecting structures are permitted between containers;

1342. Surrounding property shall be free of vegetation other than approved landscaping; and

1413. Not be allowed without the prior approval of a site plan review in compliance with Chapter 56 of this title.

B. Separate application and fee.

1. A separate application and fee in compliance with the City's Fee Schedule shall be required for temporary cargo containers to be used during allowed holiday seasonal sales.

2. A separate application or fee shall not be required for temporary cargo containers to be used only during allowed construction activities in compliance with a valid building permit. (§ 2, Ord. 14-13, eff. October 8, 2014)

9.10.020 Residential district land uses and permit requirements.

A. Allowed land uses. Table 2-2 identifies the uses of land allowed by this Development Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Division 5 of this title (Land Use/Development Review Procedures).

B. Prohibited land uses. Any table cell left blank shall mean that the listed land use is prohibited in that specific zoning district.

C. Site plan review required. Any change of use and all construction activities (e.g., additions, alterations, new construction, reconstruction, or remodeling) shall be subject to site plan review approval as set forth in Chapter 56 of this title (Site Plan Review).

D. Applicable sections. Where the last column in the tables ("See Section") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Development Code may also apply.

E. Special review required. A conditional use permit (Chapter 64 of this title, Conditional Use Permits) shall be required for all R-1-PD applications.

F. Annexation agreement. The uses in Table 2-2 can be modified as set forth in Section [2.1.35](#) using an annexation agreement approved by the City Council.

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Residential									
Accessory Residential Dwelling Units	A	A	A	A					9.40.020
Accessory Uses and Structures	P	P	P	P	P	P	P	P	9.40.030
Alcohol and Drug Treatment, 6 or Fewer	P	P	P	P	P	P	P	P	9.40.100
Alcohol and Drug Treatment, 7 or More						C			9.40.100
Bed and Breakfast Inns	C	C	C	C	C	C	C		9.40.050
Boarding Home						C			
Caretaker/ Employee Housing	P	A	A					A	
Community Apartments and Condominiums					C	C	C		9.106.030
Convents and Rectories Connected to Religious Institutions/ Facilities	C	C	C	C	C	C	C		9.64.020(B)
Day Care Home, Large Child and/or Adult		A	A	A	A	A	A		9.40.080
Residential (Continued)									
Day Care Home, Small Child and/or Adult	P	P	P	P	P	P	P	P	9.40.080

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Density Bonuses	P	P	P	P	P	P	P		9.26
Domestic Violence Shelter, Small	A	A	A	A	A	A	A	A	9.40.100
Domestic Violence Shelter, Large	C	C	C	C	C	C	C	C	9.40.100
Employee Housing, 6 or Fewer	P	P	P	P	P				
Farmworker Housing, up to 12 units or 36 beds	P	P	P						
Group Care Home, 6 or Fewer	P	P	P	P	P	P	P	P	9.40.100
Group Care Home, 7 or More						C			9.40.100
Home Occupations	P	P	P	P	P	P	P	P	9.58, 9.40.100
Homeless Emergency Shelter, 7 or More						C			9.40.100
Household Pets	P	P	P	P	P	P	P	P	
Kennels, Private	C	C	C						
Manufactured Housing	P	P	P	P	P	P	P	P	
Mobile Housing								P	
Mobile Home Parks								P	
Modular Housing								P	
Multifamily Housing					P	P	P		Dev. Stds.
Parolee/Probationer Home						C			9.40.100
Residential (Continued)									

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Senior Congregate Care Facilities	C	C	C	C	C	C	C	C	9.64.020(B)
Sober Living Homes, 6 or Fewer	P	P	P	P	P	P	P	P	9.40.100
Sober Living Homes, 7 to 16						P			9.40.100
Sober Living Homes Greater Than 16						C			9.40.100
Supportive Housing	P	P	P	P	P	P	P	P	9.40.100
Transitional Housing	P	P	P	P	P	P	P	P	9.40.100
Single-Family Housing	P	P	P	P	P				
Single Room Occupancy							CUP		9.64.020(B)
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	9.60.020
Nonresidential									
Airports and Aircraft Landing Facilities	C	C							9.64.020(B)
Broadcasting Studios		C	C						
Cemeteries	C	C	C	C	C	C	C	C	9.64.020(B)
Medical Services – Hospitals	C	C	C	C	C	C	C	C	9.64.020(B)
Medical Services – Extended Care	C	C	C	C	C	C	C	C	9.64.020(B)
Mini-Storage Facilities	C	C	C	C	C	C	C	C	9.40.130
Nonresidential (Continued)									

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Natural Gas and Electric Facilities	C	C	C	C	C	C	C	C	9-64.020 (B)
Public Utility Facilities	C	C	C	C	C	C	C	C	
Solar and Wind Generation Facilities	C	C	C	C	C	C	C	C	9-64.020 (B)
Swimming Schools			C						
Agricultural and Open Space Resources									
Agricultural Uses	P	P	P						
Agricultural Products, Sale of When Grown On Site	A								
Animal Keeping (Farm) Including Apiaries	P	A	A						9.40.040
Community Gardens	P	P	A	A	A	A	A	A	
Open Space	P	P	P	P	P	P	P	P	
Plant Nurseries	A	A	A						
Rifle, Pistol or Archery Ranges	C	C	C						9-64.020 (B)
Stables, Commercial	C	C							
Stables, Private	P	P	P	P (2)					9.40.040 (C)
Education, Public Assembly, and Recreation									
Assembly/Meeting Facilities	C	C	C	C	C	C	C	C	
Education, Public Assembly, and Recreation (Continued)									

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
Churches	C	C	C	C	C	C	C	C	
Golf Courses, Country Clubs	C	C	C	C	C	C	C	C	9.64.020(B)
Libraries, Public				C	C	C	C		
Parks and Public Playgrounds	P	P	P	P	P	P	P	P	
Schools, Private		C	C	C	C	C	C	C	
Schools, Public	P	P	P	P	P	P	P	P	
Stadia	C	C	C	C	C	C	C		9.64.020(B)
Trails	P	P	P	P	P	P	P	P	
Communication Facilities									
Satellite Dish Antennas	A	A	A	A	A	A	A	A	9.42
Radio and TV Antennas and Transmission	C	C	C	C	C	C	C	C	9.42, 9.64.020(B)
Wireless Telecommunication Facilities	A	A	A	A	A	A	A	A	9.42

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use (3) (5)	9.56
A	Administrative use permit required (5)	9.62

TABLE 2-2
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS

Land Use (1)	Permit Requirement by District								
	A	R-R	R-A	R-1 (2)	R-2	R-3	R-4	MHP (4)	See Section
C	Conditional use – Conditional use permit required (5)								9.64
<i>Blank</i>	Use not allowed								

Notes:

- (1) See Division 8 of this title for definitions of the land uses listed. See Section [9.08.030](#) (Allowable land uses and permit requirements).
 - (2) This column combines all R-1 sub-zones because the allowable land uses are identical, except for the allowance for horses to be maintained in the R-1-AH District on parcels of eighteen thousand (18,000) square feet or larger.
 - (3) A Director approved site plan review shall be required. See Chapter 56 of this title.
 - (4) For purposes of Table 2-2, the MHP District also includes the R-1-MHP District when installed in compliance with State law (Government Code Section [65852.3](#)).
 - (5) If there is a conflict between Table 2-2 and any written description setting forth allowable uses and permit requirements elsewhere in this title, the written description shall supersede unless it is clearly evident from the record that the contrary was intended. Disputes shall be resolved pursuant to Chapter 2 of this title.
- (§ 2, Ord. 14-13, eff. October 8, 2014; § 1 (Atts. 1, 2), Ord. 16-07, eff. May 4, 2016; § 1 (Att. 4), Ord. 17-03, eff. April 19, 2017)

Chapter 9.64 CONDITIONAL USE PERMITS

Sections:

- [9.64.010](#) Purpose of chapter.
- [9.64.020](#) Applicability.
- [9.64.030](#) Application filing, processing, and review.
- [9.64.040](#) Project review.
- [9.64.050](#) Findings and decision.
- [9.64.060](#) Conditions of approval.
- [9.64.070](#) Use of property before final action.
- [9.64.080](#) Modification of permit.
- [9.64.090](#) Periodic review.
- [9.64.100](#) Permit to run with the land.
- [9.64.110](#) Post decision procedures.

9.64.010 Purpose of chapter.

The purpose of this chapter is to allow for activities requiring a conditional use permit and which are so unique that their effect on the surrounding environment cannot be determined before being proposed for a particular location. At the time of application, a review of the configuration, design, location, and potential effect of the proposed activity shall be conducted by comparing it to established development and site standards. This review shall determine whether the proposed use should be allowed by weighing the public need for and the benefit(s) to be derived from the proposed use against the potential negative effects it may cause. (§ 2, Ord. 14-13, eff. October 8, 2014)

9.64.020 Applicability.

A. Uses listed in Division 2 of this title. The land use activities listed in Division 2 of this title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) when so designated in the tables of allowable uses and permit requirements may be allowable subject to the approval of a conditional use permit.

B. Conditional Use Permits are to be approved by the Planning Commission and shall be considered final unless appealed to the City Council. Any interested party may appeal the Planning Commission's decision per Section 9.90.020 (B). ~~Uses approved by the City Council. Uses listed in Tables 2-2, 2-4 and 2-6 referencing this section shall require a conditional use permit approved by the City Council. (§ 2, Ord. 14-13, eff. October 8, 2014)~~

Chapter 9.94

REASONABLE ACCOMMODATION

Sections:

9.94.010 Purpose

9.95.020 Applicability

9.94.030 Procedure

9.94.040 Approval findings

9.94.050 Conditions of approval

9.94.010 Purpose

This purpose of this Chapter is to provide a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (hereafter “Acts”) in the application of zoning laws and other land use regulations, policies, and procedures.

9.94.020 Applicability

A. A request for reasonable accommodation may be made by any person with a disability or their representative, when the application of a requirement of this zoning code or other City requirement, policy, or practice acts as a barrier to fair housing opportunities. For the purposes of this chapter, a “person with a disability” is any person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted only to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this Chapter without the need for the approval of a variance.

9.94.030 Procedure

A. A request for reasonable accommodation shall be submitted on an application form provided by Planning and Development Services or in the form of a letter to the Director of Planning and Development Services, and shall contain the following information:

1. The applicant’s name, address, and telephone number;
2. Address of the property for which the request is being made;
3. The current use of the property;
4. The basis for the claim that the individual is considered disabled under the Acts, including verification of such claim;
5. The zoning code provision, regulation, or policy from which reasonable accommodation is being requested; and

6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

B. If the project for which the request for reasonable accommodation is being made requires some other discretionary approval (including use permit, design review, etc.), then the applicant shall file the information required by subsection (A) of this section for concurrent review with the application for discretionary approval.

C. A request for reasonable accommodation shall be reviewed by the Director of Planning and Development Services or his/her designee, if no approval is sought other than the request for reasonable accommodation. The Director or his/her designee shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

D. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the Planning Commission. The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the Planning Commission in compliance with the applicable review procedure for the discretionary review.

9.94.040 Approval findings

The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

A. Whether the housing in the request will be used by a person with a disability under the Acts;

B. Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;

C. Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;

D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;

E. Potential impact on surrounding uses;

F. Physical attributes of the property and structures; and

G. Other reasonable accommodations that may provide an equivalent level of benefit.

9.94.050 Conditions of approval

In granting a request for reasonable accommodation, the Director of Planning and Development Services or his/her designee, or the Planning Commission as the case might be, may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.

9.94.060 Appeals

A. Any person dissatisfied with any action of the Director of Planning and Development Services pertaining to this Chapter may appeal to the Planning Commission within 10 days after written notice of the Director's decision is sent to the applicant. The appeal is taken by filing a written notice of appeal with the Director of Planning and Development Services and shall specify the reasons for the appeal and the grounds asserted for relief.

B. Any person dissatisfied with any action of the Planning Commission pertaining to this Chapter may appeal to the City Council within 10 days after the rendition of the decision of the Planning Commission. The appeal is taken by filing a written notice of appeal with the Director of Planning and Development Services and shall specify the reasons for the appeal and the grounds asserted for relief.

C. The City Council shall, by resolution, adopt and from time to time amend a fee for the filing of appeals. Such fee shall be for the sole purpose of defraying costs incurred for the administration of appeals. The fee for an appeal shall be paid at the time of and with the filing of an appeal. No appeal shall be deemed valid unless the prescribed has been paid.

D. If an appeal is not filed within the time or in the manner prescribed in this section, the right to review of the action against which the complaint is made shall be deemed to have been waived.

E. After filing an appeal, the appropriate hearing body shall conduct a public hearing for the purpose of determining whether the appeal should be granted. Written notice of the time, date and place of hearing shall be given to the appellant, and to any other persons who have filed a written request for notice. Such notices shall be mailed to the appellant and the applicant at least ten days prior to the hearing.

F. The Planning Commission or City Council shall review de novo the entire proceeding or proceedings relating to the decision, and may make any order it deems just and equitable, including the approval of the application. Any hearing may be continued from time to time.

G. At the conclusion of the hearing, the hearing body shall prepare a written decision which either grants or denies the appeal and contains findings of fact and conclusions. The written decision, including a copy thereof shall be provided to the appellant and the project applicant.