CITY OF LOS ALAMITOS
3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA
PLANNING COMMISSION/SUBDIVISION COMMITTEE
SPECIAL MEETING
Thursday, March 14, 2019 – 6:00 PM

NOTICE TO THE PUBLIC
This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Development Services Department or on the City’s website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Development Services Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the Planning Secretary at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to FIVE MINUTES on that particular item.

1. CALL TO ORDER

2. ROLL CALL
   Chair Riley
   Vice Chair Sofelkanik
   Commissioner Andrade
   Commissioner Cuiltin
   Commissioner DeBolt
   Commissioner Grose
   Commissioner Loe

3. DISCUSSION
   A. Study Session for the Zoning Code Update
4. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Avenue; Los Alamitos Community Center, 10911 Oak Street, and, Los Alamitos Museum, 11062 Los Alamitos Boulevard; not less than 72 hours prior to the meeting.

[Signature]

Tom Oliver
Associate Planner

3/12/19

Date
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT
REGULATIONS

Chapter 17.04. Establishment of Zones, Adoption of Zoning Map

Sections:
17.04.010 Purpose.
17.04.020 Zones Established
17.04.030 Zoning map Adopted
17.04.040 Zoning of Annexed Areas and Undesignated Properties

17.04.010 Purpose

This Chapter establishes the zones applied to properties within the City, sets forth how the zones are applied on the zoning map, establishes the general permit requirements for development and land uses citywide.

17.04.020 Zones Established

The City shall be divided into zones that implement the General Plan land use designations. The zones into which the City is divided are defined in Table 2-01 (Zones and General Plan Designations).

17.04.030 Zoning Map Adopted

The designations, locations, and boundaries of the zones established are delineated upon the map entitled “Zoning Map of the City of Los Alamitos, California.” Materials, references, data, and other information shown on the zoning map and as amended from time to time are made a part of this Title 17 by reference. The Director shall be responsible for the custody and maintenance of and amendments to the zoning map.

17.04.040 Zoning of Annexed Areas and Undesignated Land

A. Annexed/Unincorporated Areas. Where adjoining unincorporated land has been rezoned in compliance with the methods provided by this Zoning Code for zoning within the City, the zone applied by the rezoning action shall become effective when lands are annexed to the City.

B. Undesignated Land. Land now or later included within the City boundaries that is not a public right-of-way or previously zoned in compliance with subsection A of this section or is designated on the zoning map as being included in a zone shall be designated as R-1 (single-family residential).
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table 2-01: Zones and General Plan Designations

<table>
<thead>
<tr>
<th>Zone Symbol</th>
<th>Zones Name</th>
<th>General Plan Land Use Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Zones</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-1</td>
<td>Single Family Residential Zone</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>R-2</td>
<td>Limited Multiple-Family Residential Zone</td>
<td>Limited Multi-Family Residential</td>
</tr>
<tr>
<td>R-3</td>
<td>Multiple-Family Residential Zone</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>M-H</td>
<td>Mobile Home Park Zone</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>Commercial and Industrial Zones</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C-O</td>
<td>Commercial/Professional Office Zone</td>
<td>Professional Office</td>
</tr>
<tr>
<td>C-G</td>
<td>General Commercial Zone</td>
<td>Retail Business</td>
</tr>
<tr>
<td>P-M</td>
<td>Planned Light Industrial Zone</td>
<td>Planned Industrial</td>
</tr>
<tr>
<td>Mixed Use Zones</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TCMU</td>
<td>Town Center Mixed Use Zone</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Special Purpose Zones</td>
<td></td>
<td></td>
</tr>
<tr>
<td>O-A</td>
<td>Open Area Zone</td>
<td>Open Area/Easement Overlay</td>
</tr>
<tr>
<td>C-F</td>
<td>Community Facilities Zone</td>
<td>Community &amp; Institutional and Community &amp; Institutional/UFIB</td>
</tr>
<tr>
<td>SP</td>
<td>Specific Plan</td>
<td>Specific Plan</td>
</tr>
<tr>
<td>Overlay Zones</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MCZ</td>
<td>Medical Overlay Zone</td>
<td>Medical Overlay</td>
</tr>
<tr>
<td>ROZ</td>
<td>Retail Overlay Zone</td>
<td>Retail Overlay</td>
</tr>
<tr>
<td>LWOZ</td>
<td>Live/Work Overlay Zone</td>
<td>Limited Multiple Family Residential; Mixed Use</td>
</tr>
</tbody>
</table>
Chapter 17.06. Land Use Permit Requirements

Sections:

17.06.010 Purpose
17.06.020 General Requirements for Development and Land Uses
17.06.030 Exemptions from Land Use Permit Requirements
17.06.040 Additional Permits and Approvals May Be Required

17.06.010 Purpose.

This Chapter establishes general requirements for the approval of proposed development and new land uses in the City. The land use permit requirements for specific land uses are established by Division 2 (Zones, Land Uses, and Zone-Specific Standards), and Division 3 (Site Planning and General Development Standards).

17.06.020 General Requirements for Development and New Land Uses

Uses of land and/or structures shall be established, constructed, reconstructed, altered, or replaced in compliance with the following requirements.

A. Allowable Uses. The land uses for lots of land shall be identified by Chapter 17.10 (Residential Zones), Chapter 17.10 (Commercial/Industrial Zones), or Chapter 17.10 (Special Purpose and Overlay Zones). The Director may determine whether a land use is allowable in compliance with Section 17.126.10 (Rules of Interpretation - Allowable Uses of Land).

B. Permit/Approval Requirements. Land use permits or other approvals required by Section 17.06.020 (Land Uses and Permit Requirements - Residential Zones), Section 17.10.10 (Land Uses and Permit Requirements - Commercial and Industrial Zones), and Section 17.10.20 (Land Uses and Permit Requirements - Special Purpose and Overlay Zones) shall be obtained by the applicant before the proposed use is established, constructed, reconstructed, enlarged, altered, moved, or otherwise put into operation, unless the proposed use is exempt as provided in Section 17.10.20 (Exemptions from Land Use Permit Requirements).

C. Development Standards. The use of land and/or structure shall comply with applicable requirements of this Zoning Code, including the zone standards of this Division and the provisions of Division 3 (Site Planning and General Development Standards).

D. Conditions of Approval. The use of land and/or structure shall comply with applicable conditions imposed by a previously granted land use permit or other approval.

E. Legal Lot. The use of land and/or structure shall only be established on a lot of land that has been legally created in compliance with the Subdivision Map Act (Section 66410 et seq. of the California Government Code) and Title 16 (Subdivisions), as applicable at the time the lot was created.

17.06.030 Exemptions from Land Use Permit Requirements

The land use permit requirements of this Zoning Code shall not apply to the following activities, uses of land, and/or structures:
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

A. **Governmental Facilities.** Facilities of the City, State, Federal government, or special districts (e.g., school district, sanitation district) on land owned or leased by a governmental agency, for governmental operations, to the extent that the facilities are exempted by State or Federal law.

B. **Interior Remodeling.** Interior alterations that do not increase the number of rooms or the gross floor area within the structure or change the approved use of the structure.

C. **Repairs and Maintenance.** Ordinary repairs and routine maintenance that do not result in a change in the approved land use of the site or structure, addition to, or enlargement/expansion of the land use and/or structure.

17.06.040 **Additional Permits and Approvals May Be Required**

A. An allowed land use that has been granted a land use permit, or is exempt from a land use approval, may still be required to obtain City permits or approvals before the use is constructed or otherwise established and put into operation. Nothing in this Chapter shall eliminate the need to obtain permits or approvals required by other Municipal Code provisions or applicable County, State, or Federal agency regulations.

B. Necessary permits shall be obtained before starting work or establishing a new use.
Chapter 17.08. RESIDENTIAL ZONES

Subsections:

17.08.010 Purpose of Zones
17.08.020 Allowed Uses and Permit Requirements for Residential Zones
17.09.030 Development Standards in Residential Zones

17.08.010 Purpose of Zones

A. Generally. The purpose of the residential zones is to:

1. Provide for a full range of housing types and densities consistent with the General Plan;

2. Preserve, protect, and enhance the character of Los Alamitos’ residential neighborhoods and the quality of life of City residents;

3. Ensure adequate light, air, privacy, and open space for each dwelling; and

4. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.

B. Individual Zones. The purposes of the individual residential zones and the manners in which they are applied are as follows:

1. Single-Unit (R-1) Residential Zone. The R-1 zone identifies lots designed to accommodate Single Family dwellings on individual lots and planned-unit developments consisting exclusively of detached Single Family dwellings. The maximum permitted density is six dwelling units per net acre. The R-1 zone implements the General Plan Single-Family Residential land use designation.

2. Limited Multiple-Family (R-2) Residential Zone. The R-2 zone applies to lots providing low-density Multiple-Family housing consisting of more than one detached individual dwelling unit on one lot or attached dwelling units consisting of no more than three units in one structure. The maximum permitted density is 20 dwelling units per net acre. The R-2 zone implements the General Plan Limited Multiple-Family Residential land use designation.

3. Multiple-Family (R-3) Residential Zone. The R-3 zone applies to lots intended to provide Multiple-Family housing. Housing types permitted include those permitted in the R-1 and R-2 zones, as well as structures containing four or more dwelling units. The maximum permitted density is 30 dwelling units per net acre. The R-3 zone implements the General Plan Multiple-Family Residential land use designation.

4. Mobile Home (M-H) Residential Zone. The M-H zone is established to accommodate and preserve mobile home park housing developments and subdivisions. The M-H zone implements the General Plan Multiple-Family Residential land use designation.
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

17.08.020 Allowed Uses and Permit Requirements for Residential Zones

A. Use Regulations. This Section, and Table 2-02 (Allowed Uses and Permit Requirements for Residential Zones) in particular, identifies the uses of land that may be allowed within each of the zones established in Section 17.04.020 (Zones Established) and indicates whether any special permit is required for each allowable use.

B. Permitted Uses, Use Permits, and Uses Not Allowed

1. Permitted Use ("P"). A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Plan Review (Chapter 17 XX) and a building permit or other permit required by the Municipal Code.

2. Permitted as an Accessory Use ("A"). Accessory uses are uses clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17.38.030 (Accessory Structures).

3. Administrative Use Permit ("AUP"). Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17 XX).

4. Conditional Use Permit ("CUP"). Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17 XX).

5. Temporary Use Permit ("TUP"). Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17 XX).

6. Uses Not Allowed ("—"). Uses with an "—" indication in Table 2-02 are not allowed in the specified zone.

B. Specific Use Regulations. All uses, regardless of the type of permit that may be required, shall comply with applicable provisions of this Zoning Code. In addition, if there is a section number in the last column of the Table 2-02 labeled Specific Use Regulations, the use is also subject to the referenced provisions.

C. Zoning Permit Required. For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17 XX (Zoning Permits).

D. Multiple Uses on a Single Site. When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.

E. Director Determination. Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character, pursuant to Section 17.02.030 (Rules of Interpretation). Land uses not listed in Table 2-02 or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.
### Table 2-02: Allowed Uses and Permit Requirements for Residential Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>Land Use Regulation</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CANNABIS USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cannabis Delivery</td>
<td>—</td>
<td>17.36 (Cannabis Prohibition and Regulations)</td>
</tr>
<tr>
<td>Commercial Cannabis Activities</td>
<td>—</td>
<td>17.36 (Cannabis Prohibition and Regulations)</td>
</tr>
<tr>
<td>Cultivation, even by Qualified Patients</td>
<td>—</td>
<td>17.36 (Cannabis Prohibition and Regulations)</td>
</tr>
<tr>
<td>and Caregivers</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td>A</td>
<td>In R-2 and R-3 zones, permitted only as accessory to an existing Single Family dwelling.</td>
</tr>
<tr>
<td>Accessory Structures and Uses</td>
<td>A</td>
<td>17.33.150 (Accessory Dwelling Unit)</td>
</tr>
<tr>
<td>Boarding House</td>
<td>—</td>
<td>17.30.030 (Accessory Structures)</td>
</tr>
<tr>
<td>Group Home — 6 residents or fewer</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Live/Work Unit</td>
<td>AUP</td>
<td>Subject to the regulations in Section 17.10.090 (Live/Work Standards).</td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Multiple-Family Dwelling</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Resident Manager’s Unit</td>
<td>AUP</td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Senior Housing</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Supportive Housing</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Two-Unit Dwelling (Duplex)</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td><strong>PUBLIC ASSEMBLY AND RECREATION USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Assembly Facilities</td>
<td>—</td>
<td>Only associated with mobile home park</td>
</tr>
</tbody>
</table>

*Deleted:* Clubs, Lodges, Private Meeting Halls
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table 2-02: Allowed Uses and Permit Requirements for Residential Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>Land Use Regulation</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Religious Assembly Facilities</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Recreation Facilities, Private – Indoor or Outdoor</td>
<td>A  A  A  A</td>
<td>Only associated with the primary permitted use and intended to serve the residents of the associated development.</td>
</tr>
<tr>
<td>Schools, K-12 – Private</td>
<td>—</td>
<td>CUP —</td>
</tr>
</tbody>
</table>

**SERVICE AND CARE USES**

<table>
<thead>
<tr>
<th>Day Care Centers,</th>
<th>—</th>
<th>CUP —</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Day Care Homes – Large</td>
<td>P  P  P —</td>
<td>17.38.050 (Day Care Centers)</td>
</tr>
<tr>
<td>Family Day Care Homes – Small</td>
<td>P  P  P —</td>
<td>In R-2 and R-3 zones, only permitted in a Single Family dwelling.</td>
</tr>
<tr>
<td>Residential Care Facilities – 7 or more persons</td>
<td>—  —</td>
<td>17.38.100 (Large Family Day Care Homes)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>In R-2 and R-3 zones, only permitted in a Single Family dwelling.</td>
</tr>
</tbody>
</table>

**OTHER USES**

| Vehicle Charging Facilities                       | A  A  A  A         | —                                                                                        |
|                                                  |                    | —                                                                                        |
| Temporary Uses/Activities                        | TUP                | 17.54 (Temporary Use Permits)                                                            |
| Utility Facilities                               |                    | —                                                                                        |
| Facilities with Onsite Staff                     | CUP                | Ground-mounted equipment in residential zones shall be screened by landscaping to the satisfaction of the Director. |
| Facilities with No Onsite Staff, AUP             | AUP                |                                                                                         |
| Wireless Telecommunication Facilities, or Panel  | —  ⇒  ⇒  ⇒         | Except as may be pre-empted by Federal law.                                               |
| Wireless Telecommunication Facilities, Stand-alone Facility | —  —              | Except as may be pre-empted by Federal law.                                               |
| Wireless Telecommunication Facilities, Satellite Dish Antenna | P  P  P P  | Subject to size limitations per 17.30 (Wireless Telecommunications Facilities)            |
|                                                   |                    | —                                                                                        |

Administrative Draft #2  
February 2019
17.08.030 Development Standards in Residential Zones

The general property development standards for the R-1, R-2, R-3, and MH zones shall be as set forth in Table 2-03: Development Standards for Residential Zones.

**TABLE 2-03: Development Standards in Residential Zones**

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>Requirement by Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-1</td>
</tr>
<tr>
<td>Lot and Density Standards</td>
<td></td>
</tr>
<tr>
<td>Maximum Density</td>
<td>6 du/ac; 1 du per lot</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>6,000 sq. ft.</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>60 ft</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>60 ft</td>
</tr>
<tr>
<td>Reversed Corner Lot</td>
<td>60 ft</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>100 ft</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50%</td>
</tr>
</tbody>
</table>

**Building Form and Location**

<table>
<thead>
<tr>
<th>Minimum Dwelling Area</th>
<th>Gross floor area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>No minimum for R-1 zone</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>600 sq. ft.</td>
</tr>
<tr>
<td>2+ bedrooms</td>
<td>800 sq. ft.</td>
</tr>
</tbody>
</table>

**Maximum Height**

<table>
<thead>
<tr>
<th>Structures</th>
<th>Main</th>
<th>30 ft</th>
<th>35 ft</th>
<th>3 stories/35 ft.</th>
<th>20 ft</th>
<th>See Section 17.16.070 (Height Measurement).</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Along an interior side yard lot line, any structure taller than 25 feet shall be set back an additional five feet minimum (relative to minimum required setback) for any portion of the building taller than 25 feet.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Structures on lots with a common property line with an R-1 zoned property shall not...</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

<table>
<thead>
<tr>
<th></th>
<th>15 ft</th>
<th>15 ft</th>
<th>15 ft</th>
<th>15 ft</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Accessory</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Turn-around end of a cul-de-sac</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Side Yard - Interior</td>
<td>5 ft</td>
<td>5 ft</td>
<td>5 ft</td>
<td>5 ft</td>
</tr>
<tr>
<td>Side Yard - Corner Lot</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
</tr>
<tr>
<td><strong>Garage Setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applies to garages associated with individual dwelling units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street (Front)</strong></td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td><strong>Alleyway</strong></td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td><strong>Street (side yard)</strong></td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td><strong>Outdoor Living Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Combination of Private and Common Area

- 400 sq. ft. per unit with a minimum of 100 sq. ft. of private space per unit.
- 200 sq. ft. per unit of common area, with a minimum of 40 sq. ft. of private space per unit.
- 200 sq. ft. per unit of private open space, plus 49 sq. ft. per unit of common open space.

1. At least one common open space area with minimum dimensions of 20 feet by 20 feet shall be provided.
2. Common outdoor area shall be at least 125 sq. ft. and accessible to all mobile home park residents.
3. Private open space must be clear of mechanical equipment and other obstructions that would inhibit use of area.

#### Maximum Rear Yard Coverage by Ratio or Accessory Structure

- 30%
- Applies to all rear yard area, not just required rear setback area.

#### Distance (minimum) between structures on one lot

- 10 ft
- A minimum of 10 feet between structures shall be free of any eaves or other projections.

#### When main structures face across a court

- 15 ft
- 15 ft

#### Storage Space in a Garage or Carport (minimum)

- N/A
- 200 cubic ft/unit

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Administrative Draft #2
February 2019
17.08.040 Laundry Facilities for Multiple-Family Housing

If a laundry area is not provided in every unit, a common laundry area shall be provided with a minimum of one washer and one dryer for each eight units. Such common laundry area shall be centrally located to the units to be served.

17.08.050 Mobile Home Park and Subdivision Standards

A. Use

1. No mobile home shall be used for any purpose other than a dwelling.

2. Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No home site shall be used as the location for more than one mobile home or trailer.

B. Property Boundary Setback. Mobile homes and other structures shall not be located closer than five feet from any property line of the mobile home park or subdivision.

C. Space Boundary Setback. Mobile homes shall not be located closer than three feet from their space boundary line.

D. Compliance with State Law. All mobile home parks shall comply with the regulations contained in the California Code of Regulations, Title 25, Division 1, Chapter 2.

17.08.060 Exceptions to Development Standards in Residential Zones

A. Side Yard Exceptions for Single Family Development. One side yard may be reduced to zero feet, provided all the following development standards are complied with:

1. The total combined width of the two side yards shall not be less than 10 feet.

2. Eaves shall not project over a lot line, and all roof drainage shall be accommodated on the subject lot.

3. The minimum distance between eaves on any property shall not be less than seven feet.

4. The minimum distance between walls shall not be less than 10 feet.

5. On the lot line with the zero-foot setback, for any portion along that lot line not occupied by a structure, a masonry or concrete block wall not exceeding seven feet in height shall be erected and maintained on the side property lines, except within the required front setback.

6. An additional two and one-half feet shall be required for side yards adjacent to a main structure 20 feet or more in height.

B. Setbacks - Exceptions

1. Front Yard Setback in R-2 and R-3 Zones. When a lot in an R-2 or R-3 zone is approved for Single Family residential use by means of a subdivision or lot split and a resulting lot has an area of less than 9000 square feet, the lot may have a minimum front setback of 15 feet.
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

2. Front Yard Setback in R-3 Zone. In the R-3 zone, front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet.

3. Side Yard Setback in R-2 and R-3 Zones. Where a dwelling or dwellings have entry from an interior side yard, the entry must open onto an outdoor court. The minimum length of the outer court wall which parallels the side lot line shall be 15 feet, and the dwelling entry shall be set back a minimum of 15 feet from such side lot line. (This needs a graphic)

C. Heights of Institutional Facilities. Private schools, places of religious assembly, and utility facilities may include structures up to 50 feet high. Such additional height shall be granted through a Conditional Use Permit. Any structure taller than 25 feet shall be set back an additional five feet minimum (relative to minimum required setback) for any portion of the building taller than 25 feet.

17.08.070 Other Applicable Regulations in Residential Zones

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3 – Regulations Applicable to All Zones-Site Planning and General Development Standards and Division 4 – Regulations for Specific Land Uses and Activities.

Deleted: the applicable

Deleted: Also, for any structure that exceeds the height limit for the zone in which it is located, the front, rear, and side setbacks shall be increased one foot for each one foot by which each structure exceeds the height limit established for the zone.
Chapter 17.10. COMMERCIAL AND INDUSTRIAL ZONES

Sections:

17.10.010 Purpose of Zones
17.10.020 Allowed Uses and Permit Requirements for Commercial and Industrial Zones
17.10.030 Development Standards in Commercial and Industrial Zones
17.10.040 Exceptions to Development Standards in Commercial and Industrial Zones
17.10.050 Other Applicable Regulations

17.10.010 Purpose of Zones

The purposes of the commercial and industrial zones are as follows:

A. Commercial-Professional Office (C-O) Zone. The C-O zone is established to accommodate administrative and professional offices, retail commercial uses, restaurants and other food service uses, and other complementary uses and facilities. The C-O zone implements the General Plan Professional Office land use designation.

B. General Commercial (C-G) Zone. The C-G zone is established to accommodate a wide range of retail sales, business, dining, personal, and professional services, as well as entertainment and lodging. The land uses allowed in this zone will generally serve the entire community and the region. The C-G zone implements the General Plan Retail Business land use designation.

C. Planned Light Industrial (P-M) Zone. The P-M zone is established to accommodate manufacturing, research and development, product assembly, equipment repair, and other light manufacturing businesses that have limited environmental impact in terms of noise, traffic, odors, hazardous materials use/production, and vibration. Other allowed uses include indoor commercial recreation uses such as fitness studios, sports courts/fields, and sports instructional facilities, provided such uses can be found compatible with and not detrimental to the operations of the primary permitted light industrial uses. The regulation of uses and standards of development identified for the P-M zone are those deemed necessary to provide the proper environment for industrial businesses, and to provide the proper safeguards to protect nearby residential, commercial, and public uses. The P-M zone implements the General Plan Planned Industrial land use designation.

17.10.020 Allowed Uses and Permit Requirements for Commercial and Industrial Zones

A. Use Regulations. This Section, and Table XX (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) in particular, identifies the uses of land that may be allowed within each of the zones established in Section 17.04.020 (Zones Established) and indicates whether any special permit is required for each allowable use.

B. Permitted Uses, Use Permits, and Uses Not Allowed

1. Permitted Use ("P"). A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Plan Review (Chapter 17.10) and a building permit or other permit required by the Municipal Code.

2. Permitted as an Accessory Use ("A"). Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17.36.030 (Accessory Structures).
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

3. **Administrative Use Permit (“AUP”)**. Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17 XX).

4. **Conditional Use Permit (“CUP”)**. Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17 XX).

5. **Temporary Use Permit (“TUP”)**. Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.54).

6. **Uses Not Allowed (“—“)**. Uses with an “—“ indication in Table XX are not allowed in the specified zone.

B. **Specific Use Regulations**. All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table XX labeled Specific Use Regulations, the use is also subject to the referenced provisions.

C. **Zoning Permit Required**. For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.55 (Zoning Permits).

D. **Multiple Uses on a Single Site**. When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.

E. **Director Determination**. Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-XX or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.

F. **Prohibited Uses**. The following uses are specifically prohibited in all commercial and industrial zones:

   1. All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers

   2. Donation Boxes

   3. Freight and/or Truck Terminals

   4. Gun and Ammunition Stores

   5. Manufacturing – Heavy

   6. Recycling, Large Collection

   7. Recycling, Processing Facility

   8. Salvage Yard

   9. Secondhand Stores

   10. Swap Meets – Indoor or Outdoor

   11. Tobacco and Vape Stores

Administrative Draft #2  
February 2019
<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AGRICULTURE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture – Commercial Indoor</td>
<td>—</td>
<td>CUP</td>
</tr>
<tr>
<td>Community Gardens</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td><strong>BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automated Teller Machines (ATMs) – Drive up</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Business Support Services</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Check Cashing and/or Payday Loans</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Financial Institutions and Related Services (without drive-through)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Office, Business and Professional (Non-Medical and Dental Office)</td>
<td>P, P, P</td>
<td>CUP</td>
</tr>
<tr>
<td><strong>CANNABIS USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cannabis Deliveries</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Commercial Cannabis Activities</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Commercial Cultivation, Even by Qualified Patients and Caregivers</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>

1. In the C-G zone in multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 25 percent of the ground floor upon verification of the square footage by the Director. Such determination verification shall occur through the Zoning Permit process.

2. In single-story structures located in shopping centers, up to 25 percent of the gross floor area of the center is allowed for non-medical office uses upon verification of the square footage by the Director. Such determination verification shall occur through the Zoning Permit process.

3. In the C-G zone, permitted on properties with non-arterial street frontage. CUP required on properties with arterial street frontage.

Deleted: 1: In multi-tenant office and/or shopping centers, each new use shall require issuance of a Zoning Permit pursuant to Chapter 17.39 (Zoning Permits) to allow the Director to determine whether sufficient parking exists to accommodate the new use.

Deleted: 2

Deleted: 3

Deleted: Related

Deleted: 1

Deleted: See Section 17.39

Deleted: See Section 17.39

2-15

Administrative Draft #2
February 2019


### DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

**Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones**

<table>
<thead>
<tr>
<th>Use</th>
<th>C-U</th>
<th>C-G</th>
<th>P-M</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>EATING AND DRINKING ESTABLISHMENTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bars, Lounges, Nightclubs, and Tasting Rooms</td>
<td>C-U</td>
<td></td>
<td>C-U</td>
<td></td>
</tr>
<tr>
<td>Food Preparation/Catering (no on-site sales or service)</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant - Full or Limited Service, Serving Alcohol</td>
<td>C-U</td>
<td>A-U</td>
<td></td>
<td>See Subsection 17.38.050 (Alcoholic Beverage Retail Sales)</td>
</tr>
<tr>
<td>Restaurant - Full or Limited Service, No Alcohol Sales</td>
<td>P</td>
<td>P</td>
<td>C-U</td>
<td></td>
</tr>
<tr>
<td>Restaurant - Accessory Outside Seating Areas</td>
<td>A-U</td>
<td>A-U</td>
<td></td>
<td>See Sections 7.36.190 and Ch. 17.41</td>
</tr>
<tr>
<td>Restaurant with Drive-through Facilities</td>
<td>C-U</td>
<td>C-U</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Snack Bar</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
</tbody>
</table>

**INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING**

<table>
<thead>
<tr>
<th>Use</th>
<th>C-U</th>
<th>C-G</th>
<th>P-M</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brewery, Winery, or Distillery</td>
<td></td>
<td>A-U</td>
<td>C-U</td>
<td>1) In C-G zone, only as microbrewery, winery, or distillery with associated retail sales or restaurant use.</td>
</tr>
<tr>
<td>Data Centers</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous Waste Facilities</td>
<td></td>
<td></td>
<td>C-U</td>
<td>See Section 17.38.150</td>
</tr>
<tr>
<td>Food Processing</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Furniture and fixtures manufacturing, cabinet shops, and woodworking shops (wholesale sales only)</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Laboratory - Medical, Analytical, Research, Testing</td>
<td>P</td>
<td>P/C-U</td>
<td>P</td>
<td>1) In C-G zone, C-U required on properties with arterial street frontage.</td>
</tr>
<tr>
<td>Laundries and Dry-Cleaning Plants</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufacturing - Heavy</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing - Light</td>
<td></td>
<td></td>
<td>P</td>
<td>1) Contractor's storage yards – New materials only.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2) Construction equipment rental/sales, with incidental repair and service.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3) Pottery manufacturing and underground bulk storage of petroleum or gas require CUP's.</td>
</tr>
<tr>
<td>Recycling, Small Collection Facility</td>
<td></td>
<td></td>
<td>C-U</td>
<td>See also Municipal Code Chapter 8.12 (Integrated Waste Management)</td>
</tr>
<tr>
<td>Research and Development</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>
### Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-O</td>
<td>C-G</td>
</tr>
<tr>
<td>Reverse Vending Machine</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage - Outdoor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse, Wholesaling and Distribution</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LODGING**

<table>
<thead>
<tr>
<th>Hotel and Motel</th>
<th>CUP</th>
<th>P</th>
<th>CUP</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless Shelters—up to 20 beds</td>
<td></td>
<td></td>
<td>P</td>
<td>See Section 17.58.170</td>
</tr>
<tr>
<td>Homeless Shelters—more than 20 beds</td>
<td></td>
<td></td>
<td>CUP</td>
<td>See Section 17.58.170</td>
</tr>
</tbody>
</table>

**MEDICAL RELATED AND CARE USES**

| Ambulance Fleet                               |     |     | CUP       |                                                       |
| Clinic and Urgent Care                        | P   | P/CUP | P       | 1) In C-S, CUP required on properties with arterial street frontage.  
2) In P-M zone, allowed only as incidental to an allowed industrial use. |
| Day Care Center                               | CUP | CUP | CUP       | See Section 17.38.050                                  |
| Health Facilities, Therapy and Rehabilitation | P   | P/CUP |     | In P-M zone, day care limited to use by employees of the primary use.  
In C-G zone, CUP required on properties with arterial street frontage. |
| Hospital                                      | CUP | CUP | P         |                                                       |
| Office, Medical and Dental Office             | P   | P/CUP | P       | 1) In C-G zone, CUP required on properties with arterial street frontage.  
2) In P-M zone, allowed only as incidental to an allowed industrial use. |
| Residential Care Facilities                   | CUP | CUP | —         |                                                       |

**PUBLIC AND ASSEMBLY USES**

| Cultural Institutions                         | P   | P   | —         |                                                       |
| Public Assembly Facilities                    | CUP |     | —         |                                                       |
| Religious Assembly Facilities                 | CUP |     | CUP       |                                                       |
| Schools, Private                              | CUP | CUP | —         |                                                       |
| Trade and Vocational Schools                  | CUP | CUP | CUP       |                                                       |
| Tutoring and Education Centers               | AUP |     | —         |                                                       |

**Deleted:**
- Storage - Personal
- —
- CUP
- CU
- CU
- Services
- Sr
- P
- P
- P
- P
- C-G zone, permitted on properties with non-arterial street frontage, CUP on properties with arterial street frontage.
- —
- 1)
- 1)
- 1)
- Urgent Care
- Places of Religious Assembly
- —
- AUP
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-D</td>
<td>C-G</td>
</tr>
<tr>
<td><strong>RECREATION AND ENTERTAINMENT</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcade (Electronic Game Center)</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Commercial Recreation - Indoors</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Commercial Recreation - Outdoors</td>
<td>—</td>
<td>CUP</td>
</tr>
</tbody>
</table>
| **Entertainment, Indoor** (for on-site or off-site consumption, in conjunction with an allowed use) | CUP | CUP | —   | 1) Excludes uses that are regulated under Chapter 17.48 (Adult Zoning Regulations).
|                                                  |     |     |     | 2) Auditoriums, meeting halls, and theaters allowed in C-G only.                        |
| Health/Fitness Facilities                         | CUP | AUP | CUP |                                    |
| Health/Fitness Facilities - Small                 | P   | P   | P   |                                    |
| Health/Fitness Facilities - Large                 | CUP | CUP | CUP |                                    |

**RETAIL USES**

<table>
<thead>
<tr>
<th>Alcohol Beverage Sales</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcohol Sales (For Off-Site Consumption)</td>
<td>—</td>
<td>See Section 17.38.050 (Alcoholic Beverage Retail Sales).</td>
</tr>
<tr>
<td>Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use</td>
<td>CUP</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1) Alcoholic beverage sales area exceeds 25% or more of total sales area, a CUP shall be required.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>See Section 17.38.050 (Alcoholic Beverage Retail Sales).</td>
</tr>
<tr>
<td>Animal Retail Sales,</td>
<td>—</td>
<td>See Section 17.38.050 (Alcoholic Beverage Retail Sales).</td>
</tr>
<tr>
<td>Building Materials and Services, Indoor</td>
<td>—</td>
<td>See Section 17.38.050 (Alcoholic Beverage Retail Sales).</td>
</tr>
<tr>
<td>Building Materials and Services, Outdoor</td>
<td>—</td>
<td>See Section 17.38.050 (Alcoholic Beverage Retail Sales).</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>CUP</td>
<td>P</td>
</tr>
<tr>
<td>Farmers’ Market</td>
<td>CUP</td>
<td>P</td>
</tr>
<tr>
<td>Grocery Store</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Nurseries and Garden Centers,</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor Temporary and/or Seasonal Sales</td>
<td>TUP</td>
<td>TUP</td>
</tr>
<tr>
<td>Recreational Equipment Rentals – Indoor Only</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail Sales - General</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

1) In P-M zone, only allowed in storefronts facing Katella Avenue, Los Alamitos Boulevard, and Centinela Avenue.
Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-O</td>
<td>C-G</td>
</tr>
<tr>
<td>Retail Sales - Restricted</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Vehicle Sales and Rental</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Large Vehicle, Construction, and</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Heavy Equipment Sales, Service, and Rental</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SERVICE USES**

<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-O</td>
<td>C-G</td>
</tr>
<tr>
<td>Animal Care, Services</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Animal Boarding/Kennels, Grooming</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Veterinary Services, Large Animal</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Veterinary Services, Small Animal</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Funeral Parlor and Intermment Services</td>
<td>CUP</td>
<td>—</td>
</tr>
<tr>
<td>Maintenance and Repair Services - Indoor</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Moving Companies, Storage Allowed</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Personal Services, General</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Personal Services, Restricted</td>
<td>—</td>
<td>CUP</td>
</tr>
<tr>
<td>Recording Studio</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Social Service Facilities</td>
<td>CUP</td>
<td>—</td>
</tr>
<tr>
<td>Storage</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Storage - Personal</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Storage - Outdoor Recreational Vehicle Storage</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Vehicle Repair and Services</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Service/Fueling Station(1)</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Vehicle Washing/Detailing</td>
<td>—</td>
<td>CUP</td>
</tr>
<tr>
<td>Vehicle Service, Major</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>

**Deleted:**

- Animal Boarding/Kennels, Grooming
- Veterinary Services, Large Animal
- Veterinary Services, Small Animal
- Funeral Parlor and Intermment Services
- Moving Companies, Storage Allowed
- Personal Services, Restricted
- Social Service Facilities
- Storage - Personal
- Vehicle Repair and Services
- Service/Fueling Station
- Vehicle Washing/Detailing
- Vehicle Service, Major

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(Deleted: Secondhand Stores)
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

<table>
<thead>
<tr>
<th>Use</th>
<th>C-D</th>
<th>C-G</th>
<th>P-M</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>P: Permitted Use</td>
<td></td>
<td></td>
<td></td>
<td>2. Vehicles shall be screened from public view and shall not be visible above the block wall.</td>
</tr>
<tr>
<td>A: Permitted as an Accessory Use</td>
<td></td>
<td></td>
<td></td>
<td>3. Vehicles may not be stored outside the enclosed yard area.</td>
</tr>
<tr>
<td>AUP: Administrative Use Permit</td>
<td></td>
<td></td>
<td></td>
<td>4. Vehicle storage areas shall be paved and landscaped in compliance with applicable standards.</td>
</tr>
<tr>
<td>Vehicle Service, Minor</td>
<td>—</td>
<td>CUP</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

**TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES**

<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Sharing – Parking</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Parking Facility - Temporary</td>
<td>TUP</td>
<td>TUP</td>
</tr>
<tr>
<td>Utility Facilities - Staffed</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Utility Facility - Unstaffed</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Vehicle Charging Stations</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Vehicle Storage</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Co-Location or Panel</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Stand-alone Facility</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Satellite Dish Antenna</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wireless Telecommunications Facilities, Stealth</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**OTHER USES**

<table>
<thead>
<tr>
<th>Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabin/Booth Quarters</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Drive-Through or Drive-Up Facilities</td>
<td>CUP</td>
<td>—</td>
</tr>
<tr>
<td>Vending Machine</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

**Deleted:** Vehicle Re-Charging Stations
**Deleted:** AUP
**Deleted:** AUP
**Deleted:** AUP
**Deleted:** Utility Facilities
**Deleted:** CUP
**Deleted:** CUP
**Deleted:** P
**Deleted:** See Section 17.16.160

**Deleted:** Donation Box
**Deleted:** n

Administrative Draft #2
February 2019
17.10.030 Development Standards for Commercial and Industrial Zones

The general property development standards for the C-O, C-G, and P-M zones shall be as set forth in Table 2-XX: Development Standards for Commercial and Industrial Zones.

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>Requirement by Zone</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>Minimum area, width, and depth for newly created lots</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>No requirement</td>
<td>5,000 sq. ft.</td>
</tr>
<tr>
<td>Lot width</td>
<td>No requirement</td>
<td>60 ft</td>
</tr>
<tr>
<td>Lot depth</td>
<td>No requirement</td>
<td>100 ft</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>1.50 FAR</td>
<td>1.00 FAR</td>
</tr>
</tbody>
</table>

1) See Section 17.10.040(XX) for exceptions and Section 17.10.040(XX) for restrictions adjacent to residential zones.
2) Buildings up to 60 feet in height except with a Conditional Use Permit.

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>Requirement by Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td>Minimum setbacks required. Also see Section 17.16.140 (Sight Safety Triangle)</td>
</tr>
<tr>
<td>Front</td>
<td>15 ft</td>
</tr>
<tr>
<td>Sides</td>
<td>Not required unless abutting a residential zone, then 10 ft.</td>
</tr>
<tr>
<td>Street side yard (Corner lot)</td>
<td>10 ft</td>
</tr>
<tr>
<td>Rear</td>
<td>10 ft, where rear lot abuts a C-O or P-M zone, no setback is required.</td>
</tr>
</tbody>
</table>
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

17.10.040 Exceptions to Development Standards in Commercial and Industrial Zones

A. Height of Public Facilities Structures. Structures at schools, religious institutions, hospitals, and other permitted institutional uses may have a maximum height of 50 feet. For any structure that exceeds the height limit for the zone in which it is located, the front, rear, and side setbacks shall be increased one foot for each one foot by which each structure exceeds the height limit established for the zone.

B. Additional Height via CU/P. For all uses, a maximum height of five stories/60 feet may be allowed upon approval of a Conditional Use Permit. Factors to be considered by the Planning Commission in whether to grant the additional height are as follows:

1. A structure with increased height shall be located at least 100 feet from a residential zone.

2. The Planning Commission may require that vision into adjacent residences be limited from a structure with increased height.

3. Open space shall constitute 10 percent of the total site area, in addition to any amount required to be landscaped.

4. The structure shall have no more gross floor area than could have been achieved if the structure were 40 feet or less in height. In computation of gross floor area, floor area devoted to parking shall be disregarded.

C. C-O Height Restrictions Adjacent to Residential Zone. When adjacent to a residential zone, in the C-O zone height limits shall be:

1. One-story structure within 25 feet of a residential zone.

2. Two-story structure within 25 to 75 feet of a residential zone.

3. Three-story structure within 75 or more of a residential zone.

D. Front Setbacks within C-O Zone. Front setbacks within the C-O zone shall extend across the full width of the lot (except for access drives, walks, fences, and minor ornamental structures). The Planning Commission may allow staggering of setbacks as part of a total development plan, but in no case shall a setback of less than 10 feet be allowed.

E. Metal Structures Setbacks in P-M Zone.

1. Metal structures may be located closer than 100 feet to the street if the following conditions prevail:
   a. The sheet metal comprises 25 percent or less of the exterior wall area of the structure; or
   b. The sheet metal consists of panels with baked enamel or similar finish; or
   c. The structure is concealed from view from the public street by walls, fences, landscaping, or other structures.

2. Metal structures shall be set back a minimum of 150 feet from any property line along a freeway or major/secondary highway, and 100 feet from the property line along any other street.
17.10.050 Other Applicable Regulations

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3 – Regulations Applicable to All Zones; Site Planning and General Development Standards and Division 4 – Regulations for Specific Land Uses and Activities.
Chapter 17.12. Town Center Mixed-Use Zone

Sections:

17.12.010 Purpose of Zone
17.12.020 Land uses and permit requirements
17.12.030 Property development standards

17.12.010 Purpose of Zone

The Town Center Mixed Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce, and that encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed Use zone requires the inclusion of a ground-floor, street-frontage commercial components for all projects. Exclusive residential structures are not allowed. This zone implements the General Plan Mixed Use land use designation.

17.12.020 Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

A. Use Regulations. This Section, and Table XX (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) in particular, identifies the uses of land that may be allowed within each of the TCMU zone and indicates whether any special permit is required for each allowable use.

B. Permitted Uses, Use Permits, and Uses Not Allowed

1. Permitted Use ("P"). A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Plan Review (Chapter 17 XX) and a building permit otherwise permit required by the Municipal Code.

2. Permitted as an Accessory Use ("A"). Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are allowed as a matter of right, subject to the requirements of this Zoning Code, including Section 17. XX.XXX (Accessory Structures).

3. Administrative Use Permit ("AUP"). Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17 XX).

4. Conditional Use Permit ("CUP"). Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17 XX).

5. Temporary Use Permit ("TUP"). Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17 XX).

6. Uses Not Allowed ("—"). Uses with an "—" indication in Table XX are not allowed in the specified zone.

B. Specific Use Regulations. All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table XX labeled Specific Use Regulations, the use is also subject to the referenced provisions.
C. Zoning Permit Required. For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.010 (Zoning Permits).

D. Multiple Uses on a Single Site. When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.

E. Director Determination. Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-02 or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.

F. Prohibited Uses. The following uses are specifically prohibited in the TCMU zone:

1. All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers
2. Donation Boxes
3. Freight and/or Truck Terminals
4. Gun and Ammunition Stores
5. Manufacturing – Heavy
6. Recycling, Large Collection
7. Recycling, Processing Facility
8. Salvage Yard
9. Secondhand Stores
10. Swap Meets – Indoor or Outdoor
11. Tobacco and Vape Stores

17.10.020 Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

The general property development standards for the TCMU zone shall be as set forth in Table 2.X: Development Standards for the Town Center Mixed-Use Zone.
Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

<table>
<thead>
<tr>
<th>Land Use</th>
<th>TCMU</th>
<th>Special Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUSINESS, FINANCIAL, AND PROFESSIONAL</strong></td>
<td></td>
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</tr>
<tr>
<td>Automated Teller Machines (ATMs) - Drive-Up</td>
<td>—</td>
<td></td>
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<tr>
<td>Business Support Services</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Check Cashing and/or Payday Loans</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Financial Institutions and Related Services (without drive-through</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>facilities)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Offices - Business, and Professional (Non-Medical and Dental Office)</td>
<td>P 12</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1]</td>
<td>In multi-story</td>
</tr>
<tr>
<td></td>
<td></td>
<td>structures, offices</td>
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<td></td>
<td></td>
<td>may occupy up to</td>
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<td></td>
<td>100 percent of the</td>
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<td></td>
<td>gross floor area in</td>
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<td>the second and</td>
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<td>higher stories, and</td>
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<td>up to 33 percent of</td>
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<td>the ground floor upon</td>
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<td>verification of the</td>
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<td>square footage by the</td>
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<td>Director. Such</td>
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<td>determination/</td>
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<td>verification shall</td>
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<td>occur through the</td>
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<td></td>
<td>Zoning Permit process.</td>
</tr>
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<td></td>
<td>2]</td>
<td>In single-story</td>
</tr>
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<td></td>
<td></td>
<td>structures located in</td>
</tr>
<tr>
<td></td>
<td></td>
<td>shopping centers, up</td>
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<td></td>
<td></td>
<td>to 33 percent of the</td>
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<td></td>
<td>gross floor area of</td>
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<td></td>
<td>the center is</td>
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<tr>
<td></td>
<td></td>
<td>allowed for office</td>
</tr>
<tr>
<td></td>
<td></td>
<td>uses upon verification</td>
</tr>
<tr>
<td></td>
<td></td>
<td>of the square</td>
</tr>
<tr>
<td></td>
<td></td>
<td>footage by the</td>
</tr>
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<td></td>
<td></td>
<td>Director. Such</td>
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<tr>
<td></td>
<td></td>
<td>determination/</td>
</tr>
<tr>
<td></td>
<td></td>
<td>verification shall</td>
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<tr>
<td></td>
<td></td>
<td>occur through the</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Zoning Permit process.</td>
</tr>
<tr>
<td><strong>CANNABIS USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cannabis deliveries</td>
<td>—</td>
<td>See Section 17.39</td>
</tr>
<tr>
<td>Commercial cannabis activities</td>
<td>—</td>
<td>See Section 17.30</td>
</tr>
<tr>
<td>Commercial cultivation, even by qualified patients and caregivers</td>
<td>—</td>
<td>See Section 17.39</td>
</tr>
<tr>
<td><strong>EATING AND DRINKING ESTABLISHMENTS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bars, Lounges, Nightclubs, and Tasting Rooms</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Restaurant - No Alcohol Sales</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Restaurant - Accessory Outside Seating Areas</td>
<td>AUP</td>
<td>See Sections 7.38.190</td>
</tr>
<tr>
<td>Restaurant - Full or Limited Service with late hours - open between</td>
<td>CUP</td>
<td>and Ch. 17.41</td>
</tr>
<tr>
<td>midnight and 6:00 AM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant - Full or Limited Service, Serving Alcohol</td>
<td>CUP</td>
<td>See Subsection 17.38.559</td>
</tr>
<tr>
<td>Restaurant with Drive-through Facilities</td>
<td>—</td>
<td>(Alcoholic Beverage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail Sales)</td>
</tr>
<tr>
<td><strong>EDUCATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schools; Private</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Trade and Vocational Schools</td>
<td>CUP</td>
<td></td>
</tr>
</tbody>
</table>

Administrative Draft #2
February 2019
### Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

<table>
<thead>
<tr>
<th>Land Use</th>
<th>TCMU</th>
<th>CUP</th>
<th>Special Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tutoring and Education Centers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LODGING</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel and Motel</td>
<td></td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Homeless Shelters—up to 20 beds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeless Shelters—more than 20 beds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>MEDICAL RELATED AND CARE USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ambulance/Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinic and Urgent Care</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Care Center</td>
<td></td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Health Facilities, Therapy and Rehabilitation</td>
<td>CUP</td>
<td></td>
<td>See Section 17.38.050</td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
<td></td>
<td>Prohibited on ground floor. No larger than 3,000 sq. ft.</td>
</tr>
<tr>
<td>Medical and Dental Office</td>
<td></td>
<td>P</td>
<td>Prohibited on ground floor. No larger than 3,000 sq. ft.</td>
</tr>
<tr>
<td>Residential Care Facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RECREATION AND ENTERTAINMENT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcade (Electronic Game Center)</td>
<td></td>
<td>CUP</td>
<td>See Section 17.38.060</td>
</tr>
<tr>
<td>Commercial Recreation - Indoors</td>
<td></td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Commercial Recreation - Outdoors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entertainment, Indoor</td>
<td></td>
<td>CUP</td>
<td>Excludes uses that are regulated under Chapter 17.40 (Multi-Family Zoning Regulations)</td>
</tr>
<tr>
<td>Health/Fitness Facilities, Small</td>
<td></td>
<td>AUP</td>
<td></td>
</tr>
<tr>
<td>Health/Fitness Facilities, Large</td>
<td></td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live/Work Unit</td>
<td></td>
<td>AUP</td>
<td></td>
</tr>
<tr>
<td>Multiple Family Dwelling</td>
<td></td>
<td>AUP</td>
<td>Required to be integrated into a project as either horizontal or vertical mixed use, but not permitted as a stand-alone use.</td>
</tr>
<tr>
<td>Senior Residential Housing Projects</td>
<td></td>
<td>P</td>
<td>See Section 17.38.100</td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supportive Housing – Housing Type</td>
<td></td>
<td>AUP</td>
<td>Required to be integrated into a project as either horizontal or vertical mixed use, but not permitted as a stand-alone use.</td>
</tr>
</tbody>
</table>

Deleted: Fleet
Deleted: CUP
Deleted: Maximum 3,000 sq. ft.

Deleted: Urgent Care
Deleted: CUP

Deleted: Multi-unit

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## DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

### Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

<table>
<thead>
<tr>
<th>Land Use</th>
<th>TCMU</th>
<th>Special Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transitional Housing – Housing Type</td>
<td>AUP</td>
<td>Required to be integrated into a project as either horizontal or vertical mixed use, but not permitted as a stand-alone use.</td>
</tr>
<tr>
<td><strong>RETAIL SALES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol Beverage Sales</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol Sales, for Off-Site Consumption</td>
<td>CUP</td>
<td>17.28.060 (Alcoholic Beverage Retail Sales)</td>
</tr>
<tr>
<td>Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use</td>
<td>CUP</td>
<td>17.28.050 (Alcoholic Beverage Retail Sales)</td>
</tr>
<tr>
<td>Animal Retail Sales</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Building Materials and Services, Indoor</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Building Materials and Services, Outdoor</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Convenience Store</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Farmers' Market</td>
<td>TUP</td>
<td></td>
</tr>
<tr>
<td>Outdoor Temporary and/or Seasonal Sales</td>
<td>TUP</td>
<td></td>
</tr>
<tr>
<td>Recreational Equipment Rentals – Indoor Only</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Retail – General</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Retail – Restricted</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Vehicle Sales and Rental</td>
<td>P</td>
<td>Office only: no storage of cars on property</td>
</tr>
<tr>
<td>Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td><strong>SERVICE USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Boarding/Kennels, Grooming</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Cultural Institutions</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Funeral Parlors and Interment Services</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Maintenance and Repair Services - Indoor</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Personal Services, General</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Personal Services, Restricted</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Moving Companies, Storage Allowed</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Social Service Facilities</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Vehicle Repair and Services</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Service/Fueling Station</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Vehicle Washing/Detailing</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Vehicle Service, Minor</td>
<td>—</td>
<td></td>
</tr>
</tbody>
</table>

**Deleted**: Alcohol Sales, Off-Site

**Deleted**: CUP

**Deleted**: P

**Deleted**: CUP for recurring weekly farmers' market.

**Deleted**: Nonsensia and Garden Centers [15]

**Deleted**: Sales and

**Deleted**: Vehicle sales prohibited.

**Deleted**: Business Services [16]

**Deleted**: Hotel and Motel [17]

**Deleted**: CUP

**Deleted**: 17.38.070 (XXX)

**Deleted**: Vehicle Service, Minor [18]
### Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

<table>
<thead>
<tr>
<th>Land Use</th>
<th>TCMU</th>
<th>Special Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterinary Services, Large Animal</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Veterinary Services, Small Animal</td>
<td>CUP</td>
<td>All operations must be conducted completely within a masonry structure. No overnight boarding permitted.</td>
</tr>
</tbody>
</table>

**TRANSPORTATION, COMMUNICATIONS, AND INFRASTRUCTURE USES**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>TCMU</th>
<th>Special Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Sharing – Parking</td>
<td>AUP</td>
<td>Car sharing parking spaces may not occupy any space required for another use.</td>
</tr>
<tr>
<td>Freight/Truck Terminals</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Vehicle Charging Stations</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Utility Facilities</td>
<td>CUP</td>
<td>See Section 17.160</td>
</tr>
<tr>
<td>Vehicle Storage</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Co-Location or Panel</td>
<td>AUP</td>
<td>See Section XXX</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Stand-alone Facility</td>
<td>CUP</td>
<td>See Section XXX</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Satellite Dish Antenna</td>
<td>P</td>
<td>See Section XXX</td>
</tr>
</tbody>
</table>

**OTHER USES**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>TCMU</th>
<th>Special Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker Quarters</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Drive-Through or Drive-Up Facilities</td>
<td>—</td>
<td></td>
</tr>
<tr>
<td>Public Assembly Facilities</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Religious Assembly Facilities</td>
<td>CUP</td>
<td></td>
</tr>
<tr>
<td>Vending Machine</td>
<td>A</td>
<td>Allowed indoors only accessory to an allowable use</td>
</tr>
</tbody>
</table>

**Deleted:** Parking Facility - Temporary

**Deleted:** s

**Deleted:** Rec

2-29

Administrative Draft #2
February 2019
DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

17.10.030 Development Standards for Town Center Mixed-Use Zone

A. General. The general property development standards for the TCMU zone shall be as set forth in Table XX: Development Standards for Town Center Mixed-Use Zone.

B. Calculation of Density and Intensity

1. Horizontal Mixed Use. For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use.

2. Vertical Mixed Use. For a development project consisting of residential and nonresidential uses in the same building or group of buildings, the residential density and FAR shall be additive, meaning that the residential density shall be calculated for the residential component and the FAR for nonresidential component.

Table XX: General Development Standards for Town Center Mixed-Use Zone

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>Requirement by Zone</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (for new development)</td>
<td>10,000 sq. ft.</td>
<td>For new development</td>
</tr>
<tr>
<td>Structure Form and Location Standards</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Density - Maximum</td>
<td>30 units/acre</td>
<td></td>
</tr>
<tr>
<td>FAR Maximum – Nonresidential Components</td>
<td>2.00</td>
<td></td>
</tr>
<tr>
<td>Storefront Width - Minimum</td>
<td>50% of street frontage lot width</td>
<td></td>
</tr>
<tr>
<td>Minimum Setback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front or adjacent to a street</td>
<td>0 ft. minimum; 10 ft. maximum</td>
<td></td>
</tr>
<tr>
<td>Side – Interior</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting nonresidential or mixed-use zone</td>
<td>0 ft. minimum</td>
<td></td>
</tr>
<tr>
<td>Abutting residential zone</td>
<td>10 ft. minimum</td>
<td></td>
</tr>
<tr>
<td>Side – Street side</td>
<td>10 ft. minimum</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting nonresidential zone</td>
<td>0 ft. minimum</td>
<td></td>
</tr>
<tr>
<td>Abutting residential zone</td>
<td>15 ft. minimum</td>
<td></td>
</tr>
<tr>
<td>Height - Maximum</td>
<td>60 ft.</td>
<td></td>
</tr>
<tr>
<td>Open Space for Residential Uses,</td>
<td>200 sq. ft. per unit combined common and private</td>
<td></td>
</tr>
</tbody>
</table>

C. Commercial Uses along Street Frontages. To maintain an active pedestrian environment in the TCMU zone, commercial uses shall be the predominant along street frontages. For any single development project on a parcel or group of parcels, at least 75 percent of the ground floor frontage along a public street shall be dedicated to is limited to commercial use.

D. Parking Restricted within Front and/or Street Side Setbacks. Parking shall only be allowed within required front and/or street side setbacks where the responsible review authority finds that no feasible alternative exists.
design a project and further, where such parking can be well integrated into overall project design and can be adequately screened.

E. Minimum Ground Floor Height. The minimum ground-floor height for structures with commercial uses on the ground floor shall be not less than 12 feet, six inches.

17.10.040 Design Standards

A. Generally. All new development shall be designed to achieve the following objectives:

1. Site and building design shall provide for internal compatibility among the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and similar operating characteristics.

2. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.

3. The design of any live/work or mixed-use project shall take into consideration potential impacts, including but not limited to noise, odors, and hours of operation, on adjacent properties. The design shall include specific design features to minimize potential impacts.

4. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.

5. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of piazzas, passageways, courtyards, and walkways, as well as pedestrian scale amenities and street furniture.

6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

B. Building Orientation, Entrances, and Articulation

1. Orientation. The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-floor uses.

2. Ground Floor Transparency. At least 30 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.

3. Nonresidential Entrances. Entries shall include clearly defined features of front façades and be of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have more prominent building entrance while maintaining a pedestrian scale.

4. Transitional Space at Residential Entries. New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary streets and entrances. This type of element or equivalent shall be required for each unit or group of units, but no less than one of this type of element shall be provided.
5. Building Articulation. No street frontage wall may run in a continuous plane for more than 25 feet without
building openings or offsets, or as approved by the Review Authority if the project is constrained by unusual
parcel size, shape, use, or other features that the responsible Review Authority accepts as rendering this
requirement infeasible. Offsets shall vary in depth and/or direction of at least 18 inches, or a repeated pattern
of offsets, recesses, or projections of similar depth.

6. Structured Parking. Structured parking facing public streets shall be framed or wrapped with actively
occupied spaces such as storefronts, live/work units, residential community amenities, and lobbies. Access
to parking shall be designed so that it is not prominent and fits into the adjacent architectural style.

17.10.050 Live/Work Standards

A. Applicability. The provisions in this Section shall apply to live/work units where permitted by this Title.

B. Intent. The development standards of this Section are intended to facilitate the creation of new, adaptable live/work
units in a manner that preserves the surrounding commercial character, supports enhanced street level activity,
maintains a consistent urban streetwall, and orients buildings and pedestrians toward public streets. Live/work
units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light,
open floor plans, and equipped with non-residential finishes and features that support arts and production activities.

B. Density/Floor Area Allocation. Live/work units consistent with the provisions of this Section shall be apportioned
from the nonresidential FAR standard in Table 2-XX

C. Limitations on Use. The nonresidential component of a live/work unit shall be limited in use to those uses set
forth in Table 2-XX (Allowed Uses and Permit Requirements for the Town Center Mixed-Use Zone).

D. Floor Area Requirement. A live/work unit shall have a minimum floor area of at least 750 square feet. At least
150 square feet of a live/work unit shall be designated as suitable for workspace, and measure not less than 15
feet in at least one dimension and not less than 10 feet in any dimension. The area suitable for workspace for each
unit shall be clearly demarcated on approved building plans.

E. Separation of and Access to Individual Units. Access to each individual live/work unit shall be provided from
shop fronts, directly from the sidewalk parallel to the primary or secondary street, or from common access areas,
corridors, or halls. The access to each unit shall be clearly separate from other live/work units or other uses within
the building. Separate access to the living space from a garage or other covered parking space may be provided,
as long as additional access for the public is provided to the shop front.

F. Location of Living Space – Ground Floor Units. Ground floor live/work units shall designate the front 20 feet of the
building depth of the unit, as measured from the unit frontage, as area suitable for work space in order to
maintain activity and commercial access along the frontage. Dedicated living space may be located be in the rear
portion of the ground level, provided the front 20 feet of the unit is designated as suitable for work.

G. Ceiling Height. Ground floor live/work units shall have a minimum floor to ceiling height of 12 feet, measured from
top of floor to bottom of ceiling. A mezzanine space shall not be included in the calculation of minimum height for
any floor or level.

H. Client and Customer Visits. Client and customer visits to live/work units are permitted.
17.10.050 Open Space Requirements for Residential Uses

A. **Type.** Open space shall be in the form of private or common open space such as balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces.

B. **Minimum Dimension.** Balconies that are 30 inches or less in width or depth shall not be counted as open space.

C. **Encroachment.** Balconies that project over a public right-of-way shall be subject to approval by the City Engineer.

17.10.070 Mixed-Use Lot Consolidation Incentive Program

To encourage the assemblage of smaller lots into larger lots that can be developed more efficiently into a mixed-use project, the following incentives may be provided to a qualifying development at the Director’s discretion:

A. Reduction of planning permit application fees.

B. Priority in permit processing.

17.10.080 Other Applicable Regulations

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3 – Regulations Applicable to All Zones-Site Planning and General Development Standards and Division 4 – Regulations for Specific Land Uses and Activities.
Chapter 17.12. Special Purpose and Overlay Zones

Sections:

17.12.010 Purpose of Zones
17.12.020 Allowed Uses and Permit Requirements for Special Purpose and Overlay Zones

17.12.010 Purpose of Zones

A. Applicability. This Chapter establishes regulations applicable to development and new land uses in the special purpose zones established by Section 17 XX XXX (Zones Established). The regulations for the overlay and special purpose zones are supplemental to the standards of the primary zone.

B. Purpose. The purposes of the individual special purpose or overlay zones and the manner in which they are applied are as follows:

1. Open Area (O-A) Zone. The O-A zone is intended to provide regulations and standards for areas reserved for parks, recreation, open space, and governmental public uses, or in areas where a physical hazard to the public may exist. The O-A zone implements the General Plan Special Use land use designation. Development standards will be determined through the Conditional Use Permit and/or Site Plan approval process.

2. Community Facilities (C-F) Zone. The C-F zone is intended to provide for the orderly establishment of public facilities, expansion of their operations, or change in the use of lands owned by governmental agencies and for the orderly establishment of semi-public institutional uses. The C-F zone implements the General Plan Special Use land use designation. Development standards will be determined through the Conditional Use Permit and/or Site Plan approval process.

3. Medical (MOZ) Overlay Zone.
   a. Use Regulations. The MOZ is intended to encourage and permit medical businesses as primary uses on certain lots north of the Los Alamitos Medical Center campus, while still maintaining the underlying zone. The uses allowed in the MOZ shall be those uses listed under the category Medical and Care Uses in Table 2 XX (Allowed Uses and Permit Requirements for Commercial/Industrial Zones) in the same manner that such uses are allowed or conditionally allowed in the Commercial Office (C-O) zone, as well as all uses allowed or conditionally allowed in the underlying zone.
   b. Development Standards. The development standards for any medical service shall be the same as in the C-O zone. The development standards for any use allowed or conditionally allowed in the underlying zone shall be as set forth in that zone.
   c. Applicant's Option. Property in the MOZ may be developed using the standards for either the underlying zone or the overlay zone at the applicant’s option. If the use is allowed in both zones, it may be developed under the least restrictive zone.

4. Retail (ROZ) Overlay Zone
   a. Purpose of Zone. The ROZ is intended to allow the development of retail businesses on certain lots, while still maintaining the underlying zoning.
b. **Uses Allowed.** The uses allowed in the ROZ shall be those uses allowed in the General Commercial (C-G) Zone as set forth in Table 2-XX (Allowed Uses and Permit Requirements for Commercial/Industrial Zones) in the same manner that such uses are allowed or conditionally allowed in the C-G zone, as well as all uses allowed or conditionally allowed in the underlying zone.

c. **Development Standards.** The development standards for the underlying zone shall apply to the ROZ.

17.12.020 Allowed Uses and Permit Requirements for Special Purpose Zones

A. **Use Regulations.** This Section, and Table XX (Allowed Uses and Permit Requirements for Special Purpose Zones) in particular, identifies the uses of land that may be allowed within each of the zones established in Section 17.04.020 (Zones Established) and indicates whether any special permit is required for each allowable use.

B. **Permitted Uses, Use Permits, and Uses Not Allowed**

1. **Permitted Use ("P").** A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Plan Review (Chapter 17 XX) and a building permit or other permit required by the Municipal Code.

2. **Permitted as an Accessory Use ("A").** Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17 XX.00 (Accessories).

3. **Administrative Use Permit ("AUP").** Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17 XX).

4. **Conditional Use Permit ("CUP").** Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17 XX).

5. **Temporary Use Permit ("TUP").** Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17 XX).

6. **Uses Not Allowed ("-").** Uses with an "-" indication in Table XX are not allowed in the specified zone.

B. **Specific Use Regulations.** All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table XX labeled Specific Use Regulations, the use is also subject to the referenced provisions.

C. **Zoning Permit Required.** For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17 XX (Zoning Permits).

D. **Multiple Uses on a Single Site.** When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.

E. **Director Determination.** Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-XX or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.
### DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

#### F. Uses Not Listed

Land uses that are not listed in Table XX or not shown in a zone are not allowed, except as otherwise provided by Section 17.02.020(H) (Rules of Interpretation—Allowable Uses of Land), or Section 17.05.030 (Exemptions from Land Use Permit Requirements).

<table>
<thead>
<tr>
<th>Table 2-XX: Allowed Uses and Permit Requirements for Special Purpose Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P:</strong> Permitted Use</td>
</tr>
<tr>
<td><strong>A:</strong> Permitted as an Accessory Use</td>
</tr>
<tr>
<td><strong>AUP:</strong> Administrative Use Permit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>O-A</strong></td>
<td><strong>C-F</strong></td>
<td></td>
</tr>
</tbody>
</table>

#### AGRICULTURE AND OPEN SPACE

| Agriculture | CUP | — |
| Facilities Necessary to Preserve Open Space, including Public Facilities | AUP | AUP |
| Parks and Playgrounds - Public | P | P |
| Parks and Playgrounds - Private | CUP | CUP |

#### CANNABIS USES

| Cannabis Delivery | — | — |
| Commercial Cannabis Activities | — | — |
| Cultivation, even by Qualified Patients and Caregivers | — | — |

#### EDUCATION, PUBLIC ASSEMBLY, AND RECREATION

| Commercial Recreation Establishments, Outdoor | CUP | CUP |
| Community/Cultural Centers | CUP | CUP |
| Educational and Research Institutions | CUP | CUP |
| Schools - Private | — | CUP |
| Golf Courses/Country Clubs | CUP | CUP |
| Religious Assembly Facilities | — | CUP |

#### RESIDENTIAL

| Senior residential housing projects for low- and very low-income households | — | CUP |
| — | 17.24.200 |
| — | 17.38.040 |

#### SERVICE USES

| Animal Shelters | — | CUP |
| Cemeteries, crematories, columbaria, and related facilities | — | CUP |
| Hospitals | — | CUP |

#### TRANSPORTATION, COMMUNICATIONS, AND INFRASTRUCTURE USES

| Utility Facilities - Staffed | CUP | CUP |

Administrative Draft #2
February 2019
### Table 2-XX: Allowed Uses and Permit Requirements for Special Purpose Zones

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>O-A</td>
<td>C-F</td>
</tr>
<tr>
<td>Utility Facilities - Unstaffed</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Co-Location or Panel</td>
<td>AUP</td>
<td>AUP</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Stand-alone Facility</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Wireless Telecommunication Facilities, Satellite Dish Antenna</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wireless Telecommunications Facilities, Stealth</td>
<td>P</td>
<td>P</td>
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<td></td>
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</tbody>
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**OTHER USES**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Permit Required by Zone</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory structures, incidental to allowed/conditional uses on the same lot</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Corporation Yards (City)</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>Flood Control Facilities</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Safety Facilities</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary Uses/Activities</td>
<td>TUP</td>
<td>TUP</td>
</tr>
<tr>
<td>----------------------</td>
<td>----------</td>
<td>----------------------</td>
</tr>
<tr>
<td>With doors/ windows facing the space</td>
<td>---10 ft</td>
<td>---</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>With no doors/ windows facing the space</td>
<td>6 ft</td>
<td>---</td>
</tr>
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<table>
<thead>
<tr>
<th>Page 16: [5] Deleted</th>
<th>LSjetson</th>
<th>2/20/2019 8:58:00 AM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant - Full or Limited Service with late hours - open between midnight and 6:00 AM</td>
<td>---</td>
<td>CUP</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling, Processing Facility</td>
<td>---</td>
<td>---</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Page 16: [7] Deleted</th>
<th>Jose Rodriguez</th>
<th>2/6/2019 3:19:00 PM</th>
</tr>
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<tbody>
<tr>
<td>Recycling, Large Collection Facility</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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1) In C-G, CUP required on properties with arterial street frontage.
2) In P-M zone, allowed only as incidental to an allowed industrial use.

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**Nurseries and Garden Centers**

**Business Services**

**Hotel and Motel**

**Vehicle Service, Minor**

**Parking Facility - Temporary**

**Senior Residential Housing Projects**

| Height - Maximum | 40 ft/stories |

See Section 17.160
DIVISION 7: DEFINITIONS

Chapter 17.XX. Purpose

Sections:

17.XX.XXX - Purpose.

17.XX.XXX. Purpose. This Chapter provides definitions of terms and phrases used in these Zoning Regulations that are technical or specialized, or that may not reflect common usage. If definitions in this Chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall apply for the purposes of these Zoning Regulations. If a word is not defined in this Chapter, or other provisions of the Municipal Code, the most common dictionary definition is presumed to be correct.

Chapter 17.XX. Definitions

Sections:

17.XX.XXX - A Definitions
17.XX.XXX - B Definitions
17.XX.XXX - C Definitions
17.XX.XXX - D Definitions
17.XX.XXX - E Definitions
17.XX.XXX - F Definitions
17.XX.XXX - G Definitions
17.XX.XXX - H Definitions
17.XX.XXX - I Definitions
17.XX.XXX - J Definitions
17.XX.XXX - K Definitions
17.XX.XXX - L Definitions
17.XX.XXX - M Definitions
17.XX.XXX - N Definitions
17.XX.XXX - O Definitions
17.XX.XXX - P Definitions
17.XX.XXX - Q Definitions
17.XX.XXX - R Definitions
17.XX.XXX - S Definitions
17.XX.XXX - T Definitions
17.XX.XXX - U Definitions
17.XX.XXX - V Definitions
17.XX.XXX - W Definitions
17.XX.XXX - X Definitions
17.XX.XXX - Y Definitions
17.XX.XXX - Z Definitions
DIVISION 7: DEFINITIONS

17.XX.XXX. A Definitions

Abutting. Two or more parcels of land sharing a common boundary line, or two or more objects in contact with each other.

Access. The place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property and/or use.

Accessory Dwelling Unit (ADU). An attached or detached dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with another primary, single-unit dwelling. An ADU includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the primary unit. An ADU may be structured as one efficiency unit, as defined in of the Health and Safety Code Section 17958.1, and/or a manufactured home, as defined in of the Health and Safety Code Section 18007, among other formats.

Accessory Dwelling Unit, Attached. An ADU that is either attached to (by a minimum of one shared wall), or completely contained within, the primary existing space of the single-unit dwelling unit or existing accessory structure.

Accessory Dwelling Unit, Detached. An ADU that provides new residential square footage not attached or sharing any walls with the primary existing single-unit dwelling.

Accessory Structures and Uses.

Accessory Structures. A structure that is located upon the same site as the structure or use to which it is accessory. Accessory structures may consist of detached structures or additions to primary structures. The use of an accessory structure is incidental and subordinate to the use of the principal structure, or to the primary land use of the site. Does not include habitable accessory structures such as accessory dwelling units (ADUs).

Accessory Uses. A use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same parcel as the primary use. Accessory Use includes active or passive solar heating systems and cogeneration facilities.

Addition. The result of work that increases the volume of an existing structure or replaces a demolished portion.

Adjacent. Two or more parcels of land separated only by an alley, street, highway or recorded easement, or two or more objects that lie near or close to each other.

Adult Businesses. A business where employees or patrons expose specified anatomical areas or engage in specified sexual activities, or a business that offers to its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas.

Adult-oriented businesses do not include bona fide medical establishments operated by properly licensed and registered medical personnel with appropriate medical credentials for the treatment of patients. In determining whether a use is an adult-oriented business, only conduct or activities which constitute a regular and substantial course of conduct or a use which has a majority of its floor area, stock-in-trade, or revenue derived from material characterized by an emphasis on matters depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas shall be considered. Isolated instances of conduct or activities
described in this Section as characterizing an adult-oriented business shall not be considered except where these activities, taken together, constitute a regular and substantial course of conduct.

Adult-oriented businesses include, but are not limited to, the following:

**Adult Arcade.** A place to which the public is allowed or invited and coin-operated or slug-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projections, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

**Adult Bookstore.** An establishment that has as a substantial portion of its stock-in-trade, a majority of its floor area, or revenue derived from and offering for sale for any form of consideration, any one or more of the following:

- Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by an emphasis upon the depiction or description of specified anatomical areas.
- Instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities.
- Goods which are replicas of, or which simulate, specified anatomical areas, or goods which are designed to be placed on or in specified anatomical areas, or to be used in conjunction with specified sexual activities to cause sexual excitement.

**Adult Cabaret.** A bar, nightclub, or similar establishment which features dancers, strippers, or similar entertainers who expose specified anatomical areas of their bodies.

**Adult Motel.** A hotel, motel, or similar commercial establishment which:

- Offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions;
- Offers a sleeping room for rent for a period of time i.e., less than 10 hours; or
- Allows a tenant or occupant of a sleeping room to sub rent the room for a period of time i.e., less than 10 hours.

**Adult Motion Picture Arcade.** A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depictions or description of specified sexual activities or specified anatomical areas.

**Adult Tanning Salon or Parlor.** A business establishment where patrons receive tanning services in groups of two or more and where patrons or employees of the establishment expose specified anatomical areas. Adult tanning salon or parlor also includes a business establishment where a patron and an employee of the establishment are nude or expose specified anatomical areas. An adult tanning salon or
parlor also includes a business establishment where the employees are nude or expose specified anatomical areas.

**Adult Theater.** A place, building, enclosure, theater, concert hall, auditorium, or structure, partially or entirely used for live performances or presentations, which place, building, enclosure, theater, concert hall, auditorium, or structure is used for presenting matter characterized by an emphasis on depicting, exposing, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons. This place shall also include an adult theater where persons are regularly featured appearing in a state of nudity or giving live performances which are characterized by the exposure of specified sexual activities or by specified anatomical areas.

**Nude Model Studio.** Any place where a person who appears in a state of nudity or displays specified anatomical areas is provided to be conversed with or be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons, for any form of consideration. Nude model studio shall not include any classroom of any school licensed under state law to provide art education, while the classroom is being used in a manner consistent with a state license.

**Private Viewing Area.** An area or areas in an adult-oriented business designed to accommodate no more than five or less patrons or customers for purposes of viewing or watching a performance, picture, show, film, videotape, slide, movie, or other presentation. Private viewing areas shall not be established, maintained, or authorized, and there shall be no doors, curtains, stalls, or other enclosures creating a private viewing area.

**Semi-Nude.** A state of dress in which clothing, including supporting straps or devices, covers no more than the genitals, pubic region, and areolae of the female breast.

**Sex Supermarket/Sex Mini-Mall.** The establishment or operation of more than one type of adult-oriented business or use as defined in these Zoning Regulations within the same structure.

**Sexual Encounter Center.** A business or commercial enterprise that, as one of its primary business purposes, offers, in any form of consideration, physical contact in the form of wrestling or tumbling between persons of the opposite sex and/or activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or is semi-nude.

**Sexual Novelty Store.** An establishment having, as a substantial portion of its stock-in-trade, a majority of its floor area or a majority of its revenue derived from goods which are replicas of or which simulate, specified anatomical areas, or specified sexual activities, or goods which are designed to be placed on or in specified anatomical areas, or to be used in conjunction with specified sexual activities, to cause sexual excitement.

**Sexually-Oriented Business.** A business where employees or patrons expose specified anatomical areas or engage in or simulate specified sexual activities, or a business which offers to its patrons services or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing, or relating to specified sexual activities or specified anatomical areas.

**Specified Anatomical Areas.** Includes any of the following human anatomical areas:

- Less than completely and opaquely covered genitals, pubic regions, buttocks, anuses, or female breasts below a point immediately above the top of the areolae.
- Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
Specified Criminal Act. Sexual crime against children; sexual abuse; rape; or crime connected with another adult-oriented business including, but not limited to, the distribution of obscenity; violations involving the distribution, display, or sale of material harmful to minors; prostitution; or pandering. Specified criminal acts shall exclude those acts that are authorized or required to be kept confidential in compliance with Welfare and Institutions Code Sections 600 to 900.

Specified Sexual Activities. Includes all of the following:

- The fondling or other erotic touching of the following human anatomical areas: genitals, pubic regions, buttocks, anuses, or female breasts.
- Human sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.
- Human masturbation, actual or simulated.
- The actual or simulated infliction of pain by one human upon another, or by an individual upon him or herself, for the purpose of the sexual gratification or release of either individual, as a result of flagellation, beating, striking, or touching of an erogenous zone, including without limitation, the thigh, genitals, buttock, pubic region or, if the person is a female, a breast.
- Sexual intercourse, actual or simulated, between a human being and an animal.
- Excretory functions as part of or in connection with any of the activities detailed in “Specified Sexual Activities.”

Agent. A person authorized in writing by the property owner to represent and act for a property owner in contacts with City employees, committees, commissions, and the Council, regarding matters regulated by these Zoning Regulations.

Agriculture. All methods of production and management of crops, vegetation, and soil. This includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting and marketing.

Agriculture, Commercial Indoor. An establishment engaged in the growth and sale of vegetables, produce, fruit crops, vines, shrubs, trees (including Christmas trees), sod, and nursery plants, conducted within an enclosed structure. This use includes, but is not limited to, crop farms, orchards, groves, tree plantations, commercial greenhouses, nurseries, and a temporary stand for the sale of products grown on the premises.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premises consumption.

Alcohol Sales, Off-Site. Any business selling alcoholic beverages as a primary use, including beer, wine, distilled spirits, hard liquor, and/or any other alcoholic beverages. Does not include grocery stores, convenience stores, warehouse stores, or other alcohol sales authorized as part of an off-site wine tasting room or food and beverage product manufacturing.
DIVISION 7: DEFINITIONS

Alley. A public way permanently reserved primarily for secondary vehicular service access to the rear or side of properties otherwise abutting on a street.

Figure X-XX: Alley

Allowed Use. See “Permitted Use.”

Alteration. An exterior change or modification, through public or private action, to the character defining or significant physical features of a local landmark. Changes may include modification of the structure, architectural details, or visual characteristics, surfacing paving, addition of new structures, cutting or removal of trees and other natural features, disturbance of archeological sites or areas, or the placement or removal of significant objects such as signs, plaques, light fixtures, walls, fences, steps, plantings, and landscape accessories affecting the visual or historical qualities of the property. Alteration shall not mean routine maintenance that does not require a building permit; landscaping, including sprinkler system work; flat concrete work; and replacement of existing screens, awnings, or windows with the same materials, where the purpose or effect of maintenance work is:

1. To correct deterioration of or minor damage to a structure or part of it and to restore it to its condition prior to the occurrence of the deterioration or damage.

2. Does not result to any addition to the structure.

 Ambient Noise Level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Ambulance Fleet Services. A base facility where ambulances and similar vehicles are parked and from which they are dispatched, and/or where ambulance vehicles and crews are not based at a hospital or fire department stand by for emergency calls.

Amusement and Recreation Establishments, Indoor. See “Commercial Recreation – Indoors”

Amusement and Recreation Establishments, Outdoor. See “Commercial Recreation – Outdoors”
Animal Care, Sales, and Services.

Animal Boarding/Kennels. The commercial provision of shelter and care for dogs, cats, other household animals, and horses (where allowed), including activities associated with such shelter and care (e.g., feeding, exercising, grooming, and incidental medical care).

Animal Grooming. The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see “Animal Boarding/Kennels”).

Animal Retail Sales. The retail sales of household animals within an entirely enclosed building. These uses include grooming, if incidental to the retail use, but specifically excludes boarding of animals other than those for sale (see “Animal Boarding/Kennels”).

Animal Shelter. An establishment that provides a temporary home for dogs, cats, and other animals that are commonly offered for adoption with the provision of adequate heat, ventilation, sanitary shelter and wholesome and adequate food and water, in each case consistent with the normal requirements and feeding habits of the animal’s size, age, species, breed, and physical condition.

Veterinary Services, Large Animal. Veterinary services for livestock, farm animals, and other large animals. This classification allows 24-hour accommodation of animals receiving medical services.

Veterinary Services, Small Animal. Veterinary services for household pets. This classification allows 24-hour accommodation of animals receiving medical services, but does not include kenneling of animals not receiving medical services (see “Animal Boarding/Kennels”).

Antenna. See “Antennas/Wireless Communication Facilities.”

Antiques, Art, Collectibles, and Gifts. See “Retail Sales – General.”

Apartment. See “Multiple-Unit Dwelling.”

Appeal. Wherever there is a reference to an appeal being filed or available to be filed, the right of appeal shall also include the right to appeal administrative determinations made by the Director in compliance with this Chapter to the Planning Commission and Council.

Arcade (Electronic Game Center). An establishment that provides more than four amusement devices, whether or not the devices constitute the primary use or an accessory or incidental use of the premises. Amusement devices mean an electronic or mechanical equipment, game, or machine that is played or used for amusement, which, when so played or used involves skill and which is activated by coin, key, or token, or for which the player or user pays money for the privilege of playing or using. This use may also include internet/cyber cafes, where three or more computers and/or other electronic devices, for access to that system commonly referred to as the “Internet,” e-mail, playing video games over the Internet or other network system, and/or access to other computer software programs, is provided to the public for compensation and/or for public access. Internet cafe is also synonymous with PC cafe, cyber cafe, internet gaming center, computer/internet rental and cyber centers.

Armed Forces Reserve Center. The National Guard training facility, limited military airfield operations, disaster support area, and related maintenance and support facilities.

Art and Art Supply Store. See “Retail Sales – General.”
Assisted Living Facility. See “Residential Care Facility.”

Association. The organization of persons who own parcels, areas, airspace, or rights of exclusive occupancy in units of condominiums or other developments or tracts and who may have interests in the control of common areas of a project.

Attached Structure. A structure having at least five lineal feet of wall serving as a common wall with the structure to which it is attached, or connected to by a continuous roof of at least eight feet wide.

Auditoriums, Meeting Halls, and Theaters. See “Clubs, Lodges, Private Meeting Halls.”

Automated Teller Machines (ATMs). An unstaffed computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers. These machines may be located at or within banks, or in other locations. See also “Drive-Through or Drive-Up Facilities.”

Automobile Accessories and Installation Facility. An establishment in the commercial business of installing “aftermarket” parts and accessories into motor vehicles (e.g., lift kits, upholstery work, alarms, stereo equipment, or cellular telephones). See also “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Automobile Dismantling. Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials from automobiles, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. See also “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Automobile Repair. See “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Auto Parts Store. See “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Awning. A canopy made of fabric to shelter people or things from rain or sun or as decoration (supported entirely from the exterior wall of a structure).

17.XX.XXX. B Definitions

Banks and Financial Services. See “Financial Institutions and Related Services (without drive-through facilities).”

Bar. See “Eating and Drinking Establishments – Bars, Lounges, Nightclubs, and Tasting Rooms.”

Bingo. A game of chance in which prizes are awarded on the basis of designated numbers or symbols that are marked or covered by the player on a tangible card in the player’s possession and that conform to numbers or symbols, selected at random and announced by a live caller, as further defined by Penal Code Section 326.5(o), as the same may be amended from time to time.

Bingo, Remote Caller. A game of bingo in which the numbers or symbols on randomly drawn plastic balls are announced by a natural person present at the site at which the live game is conducted, and the organization conducting the bingo game uses audio and video technology to link any of its instate facilities for the purpose of transmitting the remote calling of a live bingo game from a single location to multiple locations owned, leased, or rented by that organization, as further defined by Penal Code Section 326.3(u)(1), as the same may be amended from time to time.
Boarding House. A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to three or more individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in the residence. Meals may also be included. This use type includes convents, monasteries, and student dormitories, but does not include fraternities and sororities. Notwithstanding this definition, no single-unit dwelling operated as a group home pursuant to the Community Care Facilities Act, which is otherwise exempt from local Zoning Regulations, shall be considered a boarding house.

Brewery, Winery, or Distillery. An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials. See also “Structure.”

Building Materials and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This classification includes the accessory retail sale of nursery and garden products, as defined under “Nursery and Garden Centers”.

Indoor. Storage and display of commercial goods or materials entirely within an enclosed building.

Outdoor. Storage and display of commercial goods or materials in open lots, outside of a structure other than fencing, either as an accessory or principal use.

Business, Retail. See “Retail Sales – General.”

Business Support Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi, or delivery services with two or fewer fleet vehicles on site.


Section 17.XX.XXX. C Definitions

Cannabis Definitions.

Authorized Grower. A person 21 years and older who is authorized by, and in compliance with, state law and the provisions of this Chapter relating to the cultivation of cannabis for personal use.

Cannabis. All parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis, and any product containing cannabis. “Cannabis” includes cannabis that is used for medical, non-medical, or other purposes. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized
seed of the plant which is incapable of germination. "Cannabis" also does not include industrial hemp, as
defined in California Health and Safety Code Section 11018.5.

Commercial Cannabis Activities The cultivation, possession, manufacture, distribution, processing,
storage, laboratory testing, labeling, packaging, transportation, delivery or sale of cannabis and cannabis
products for non-medical, medical or any other purpose, and includes the activities of any business licensed
by the State or other government entity under Division 10 of the California Business and Professions Code
or any other provision of State law that regulates the licensing of cannabis businesses. Notwithstanding any
of the foregoing, "Commercial Cannabis Activity" shall not include: (1) an individual aged 21 years or older
who possesses, processes, transports, purchases, obtains, or gives away to adults aged 21 years or older
without compensation whatsoever, non-medical recreational cannabis; or (2) personal cultivation of
(cannabis in accordance with Section 17.39.040.

Cultivation. Any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of
cannabis.

Delivery. The commercial transfer of cannabis or cannabis products to a customer. Delivery also includes
the use by a retailer of any technology platform owned and controlled by the retailer.

Fully Enclosed and Secure Structure. A space within a building that complies with the California Building
Code ("CBC") as adopted by the City, or if exempt from the permit requirements of the CBC, a structure that
has a complete roof, a foundation, slab, or equivalent base to which the floor is secured by bolts or similar
attachments, is secure against unauthorized entry, and is accessible only through one or more lockable
doors. Walls and roofs must be constructed of solid materials that cannot be easily broken through such as
two-inch by four-inch nominal or thicker studs overlaid with three-eighths inch or thicker plywood or the
equivalent. Plastic sheeting, regardless of the mil or inches, or similar products do not satisfy this
requirement. If skylights are used, security bars shall be added to the skylights. The structure must provide
complete visual screening.

Indoors. Space within a fully enclosed and secure structure.

MAUCRSA. The Medicinal and Adult-Use Cannabis Regulation and Safety Act, as codified in Division 10 of
the California Business and Professions Code (Section 26000 et seq.) as the same may be amended from
time to time.

Outdoors. Any location that is not within a fully enclosed and secure structure.

Person. Any person, firm, corporation, partnership, joint venture, limited liability company, collective,
cooperative, non-profit, trust, estate, association, club, receiver, syndicate, society, or other organization.
"Person" shall include any owner, manager, proprietor, employee, volunteer, or salesperson.

Private Residence. A house, apartment unit, condominium, mobile home, or other similar dwelling that is
lawfully used as a residence.

Cabinet Shop. See “Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops.”

California Environmental Quality Act (CEQA). State law (California Public Resources Code Sections 21000 et seq.)
requiring public agencies to document and consider the environmental effects of a proposed action, before allowing
the action to occur.
California Public Utilities Commission (CPUC). The governmental agency which regulates the terms and conditions of public utilities in the state.

Call Center. An establishment designed and equipped to handle a large volume of telephone calls (especially for taking orders or serving customers).

Car Sharing – Parking. The provision of parking spaces for membership-based car sharing vehicles that charges a use-based fee related to a specific vehicle, primarily for hourly or other short-term use through a self-service fully automated reservation system, but not by means of a separate written agreement that is entered into each time a vehicle is transferred to a customer.

Car Wash. See “Vehicle Repair and Services – Vehicle Washing/Detailing.”

Caretaker Quarters. A permanent residence that is secondary or accessory to the primary use of the property, and used for housing a caretaker employed on the site of any nonresidential use where needed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Carpet Cleaning and Dyeing Plants. See “Laundries and Dry-Cleaning Plants.”

Carport. See “Garage or Carport.”

Catering Service. See “Food Preparation/Catering (No On-Site Sales or Service).”

Cemeteries, Crematories, Columbaria, and Related Facilities. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, memorial gardens, columbaria, and crematories.

Crematory. A structure designed, intended to be used, or used for the cremation of human or animal remains.

Columbarium. A structure or building substantially exposed above ground intended to be used for the inurnment of the cremated remains of a deceased person(s).

Check Cashing and/or Payday Loans. A commercial land use that generally includes some or all of a variety of financial services, including cashing of checks, warrants, drafts, money orders, or other commercial paper serving the same purpose; deferred deposit of personal checks whereby the check cashier refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement; money transfers; payday advances; issuance of money orders; making consumer or auto-title loans; and similar uses. This category does not include State or Federally chartered banks, savings associations, credit unions, or industrial loan companies. It also does not include retail sellers that are primarily engaged in the business of selling consumer goods, such as consumables to retail buyers, and that cashes checks or issues money orders as a service to its customers (for a fee not exceeding two dollars) incidental to their main purpose or business.

Child Day Care Centers. See “Day Care Center.”

Church. See “Religious Assembly Facilities.”

City. The City of Los Alamitos, State of California, referred to in these Zoning Regulations as the “City.”

City Council. The Los Alamitos City Council, referred to in these Zoning Regulations as the “Council.”
DIVISION 7: DEFINITIONS

Clinics and/or Urgent Care. See “Hospitals and Clinic/Urgent Care.”

Clubs, Lodges, Private Meeting Halls. See “Public Assembly Facilities.”

Columbarium. See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlor and Internment Services.”

Commercial. An enterprise that is carried on for profit by the owner, lessee, or licensee.

Commercial Property. A parcel of real property that is developed and used either in part or in whole for commercial purposes.

Commercial Recreation. Recreational facilities where visitors are participant actors rather than spectators. Examples include outdoor facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables, and indoor facilities such as large fitness centers, gymnasiums, handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

Commercial Recreation – Indoors. Privately owned facilities for various indoor spectator or participant sports and types of recreation where a fee is charged for use. Indoor Commercial Recreation uses include, but are not limited to:

- Arcades
- Bowling alleys
- Billiard parlors/pool halls
- Dance halls
- Ice rinks
- Laser tag
- Skating and roller hockey rinks
- Theaters

Commercial Recreation – Outdoors. Privately owned facilities for various outdoor spectator or participant sports and types of recreation where a fee is charged for use. Outdoor Commercial Recreation uses include, but are not limited to:

- Amphitheaters
- Amusement parks
- Batting cages
- Bocce ball
- Drive-in theaters
- Go-cart and miniature auto race tracks
- Golf driving ranges (separate from golf courses)
- Miniature golf courses
- Motorcycle racing and drag strips
- Race tracks
- Shooting ranges
- Skateboard parks
- Stadiums and coliseums
- Swim and tennis clubs
- Swimming pools
- Tennis courts
- Water slides
- Zoos

**Commission or Planning Commission.** The Planning Commission of the City of Los Alamitos.

**Common Area or Property.** A portion of land within a development, together with improvements on the land, that is not individually owned or dedicated for public use and that is intended for the common use or enjoyment of all property owners within the development.

**Common Use.** The utilization of common areas by the owners of condominium interests within a condominium or the lot owners or residents of a development or a tract.

**Community/Cultural Center.** See “Cultural Institutions.”

**Community Gardens.** A site used for growing plants for food, fiber, herbs, flowers, and others which is shared and maintained by community residents, either as an accessory or principal use of property.

**Completely Enclosed Structure.** A structure enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrances and exit doors.

**Consignment Store.** See “Secondhand Store.”

**Conditional Use.** A use of land identified by Division 2 (Zoning Districts, Allowable Land Uses and Development Regulations) as being allowed in a particular zoning district subject to a conditional use permit approval in compliance with Chapter 17.42 (Conditional Use Permits).

**Condominium.** A condominium project as defined in Civil Code Section 1350, containing two or more condominiums, as defined in Civil Code Section 783; a community apartment project, as defined in Business and Professions Code Section 11004, containing two or more rights of exclusive occupancy; stock cooperative, as defined in Business and Professions Code Section 11003.2, containing two or more rights of exclusive occupancy or another project as defined by law.

**Construction Equipment Rental/Sales.** See “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

**Contractor’s Storage Yard.** See “Storage.”

**Convalescent Home.** See “Residential Care Facilities.”

**Convenience Store.** A retail establishment with not more than 4,500 square feet of gross floor area, offering for-sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. Sale of alcoholic beverages is limited to beer and wine only in conjunction with an ABC License Type 20.
DIVISION 7: DEFINITIONS

Corner Cut-Off. See “Sight Safety Triangle.”

Corporation Yard. Base facility for City construction and property maintenance services including administrative offices, mechanical equipment, motor vehicles, trucks, and other items associated with the care, repair, and maintenance of City-owned real and personal property. Not open to the public. See also “Utility Facilities.”

Couch Dancing/Straddle Dancing. An employee of an adult-oriented business intentionally touching a patron while engaged in the display or exposure of specified anatomical areas, or while simulating specified sexual activities.

County. The County of Orange, California.

Court. A space, open and unobstructed to the sky, bounded on three or more sides by walls of a structure or structures. An inner court is a court entirely enclosed within the exterior walls of a structure. Other courts are outer courts.

Coverage. See “Site Coverage.”

Crematorium. See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlors and Intemment Services.”

Cultural Institutions. A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

Cumulative Period. An additive period of time composed of individual time segments that may be continuous or interrupted.

17.XX.XXX. D Definitions

Data Centers. An industrial building containing floor space that houses computer mainframes, servers, and IT equipment primarily for the purpose of storing data and distributing data stored on-site. Data centers also contain all associated power distribution, cooling, cabling, fire suppression, and physical security systems.

Day Care Center. Establishments providing non-medical care for persons (children or adults) on a less than 24-hour basis other than “Family Day Care Homes.” This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State.

Decibel (dB). A unit which denotes the ratio between two quantities which are proportional to power: the number of decibels corresponding to the ratio of two amounts of power is ten times the logarithm to the base ten of this ratio.

Density. The number of dwelling units that may be constructed per acre measured in density units. This definition of density does not preclude the requirements of other property development standards such as maintenance of required yard setbacks, maximum site coverage, off-street parking, outdoor living space, structure height, structure intensity, and vehicular access.

Density Bonus. An increase in the number of dwelling units normally allowed on a parcel by the applicable zoning district, granted by the City in compliance with Section XXXX (Affordable Housing).

Department. The Los Alamitos Development Services Department.
Developer. Individuals, firms, or corporations that buy land in order to build on it or to sell it to others who want to build on it.

Dining, Accessory Outside Seating Areas. See “Eating and Drinking Establishments.”

Director. The City of Los Alamitos Development Services Director, referred to in these Zoning Regulations as the “Director.”

Discretionary Permits and Actions. Authority granted by the City to use a specified site for a particular purpose, including conditional use permits, home occupation permits, planned development permits, site development permit, temporary use permits, and variances, as established by Division 5 (Land Use and Permit Procedures) of these Zoning Regulations.

Domestic Animals. Various animals customarily kept as household pets such as dogs, cats, rabbits, and birds.

Donation Boxes. A bin, storage shed, or similar facility measuring no more than eight feet in height, and established as an accessory use to a primary use for the purpose of providing a collection location for donated clothes, shoes, and small household items. Such facilities generally are established by a charitable or non-profit organization.

Drive-Through or Drive-Up Facilities. An establishment that sells products or provides services to occupants in vehicles, including automated teller machines, drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include “click and collect” facilities in which an online order is picked up in a stationary retail business without use of a drive-in service (see “Retail Sales – General”). Does not include drive-in theaters or “Vehicle Services - Washing.”

Driveway. A paved portion of a parcel located between the public right-of-way and the garage or carport designed and intended as an accessway between the public right-of-way and the garage or carport.

Drought Tolerant Plant Material. Plants that tolerate heavy clay to sandy soil with use of limited supplemental water. These plants are able to thrive with deep infrequent watering once their root systems are established. These plants include those that grow naturally in areas of limited natural water supply and are adaptable to weather and soil conditions prevalent in Los Alamitos.

Dry Cleaning Establishments. See “Laundries and Dry-Cleaning Plants.”

Duplex. See “Two-Unit Dwelling (Duplex).”

Dwelling. A structure designed or used for the shelter or housing of one or more persons, including single-unit and multi-unit dwellings, but not including hotels, boarding houses, or rooming houses.

Dwelling, Single Family. See “Single Family Dwelling.”

Dwelling, Multiple Family. See “Multiple Family Dwelling.”

Dwelling Unit. Any structure or portion thereof designed for living and sleeping purposes that contains independent cooking and sanitation facilities.

17.XX.XXX. E Definitions
DIVISION 7: DEFINITIONS

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars, Lounges, Nightclubs, and Tasting Rooms. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. This use includes wine tasting rooms and micro-breweries where alcoholic beverages are sold and consumed on-site and any food service is subordinate to the sale of alcoholic beverages. Does not include adult entertainment businesses.

Food Preparation/Catering (No On-Site Sales or Service). Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries, and small-scale specialty food production. Food Preparation may also be considered accessory to allowed restaurant uses.

Restaurant. Establishments where food and beverages may be consumed on the premises, taken out, or delivered.

Restaurant – Accessory Outside Seating Areas. Outdoor restaurant seating located on public right-of-way.

Restaurant – Full or Limited Service, Serving Alcohol. A restaurant that provides alcohol service.

Restaurant – with Drive-Through Facilities. See “Drive-Through or Drive-Up Facilities.”

Snack Bar. A food facility limited to serving labeled prepackaged food, including, but not limited to, candy, chips, prepackaged cookies, canned beverages, hot dogs, sandwiches, or comparable items which are considered nonpotentially hazardous and limited to single service utensils.

Educational and Research Institutions. See “Schools” and “Research and Development.”

Emergency Machinery, Vehicle, or Alarm. Machinery, vehicle, or alarm that is used, employed, performed, or operated in an effort to protect, provide, or restore safe conditions in the community or for the citizenry, or work by private or public utilities when restoring utility service.

Emergency Shelter. See “Lodging – Homeless Shelters.”

Emergency Work. Work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

Enlargement of Use. The expansion of a land use activity on a site or within a structure so that the use or activity occupies more floor or site area than before the expansion.

Entertainment, Indoor. An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, live performance theaters, meeting halls, and dance halls.

Establishment. Includes any of the following:
The opening or commencement of an adult-oriented business as a new business.
- The conversion of an existing business, whether or not an adult-oriented business, to an adult-oriented business.
- The addition of an adult-oriented business to another existing adult-oriented business; or to another existing nonadult-oriented business, with or without expansion of floor area.
- The relocation of an adult-oriented business.
- The expansion or enlargement of the premises by ten (10) percent or more of the existing floor area.

**Exaction.** A contribution or payment required as an authorized precondition for receiving a development permit.

17.23.00. F Definitions

**Family.** A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of these Zoning Regulations.

**Family Day Care Homes.** A day care facility licensed by the State that is located in a single-unit residence or other dwelling unit where a resident of the dwelling provides care and supervision for children under the age of 18 for periods of fewer than 24 hours a day.

- **Small.** A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10. See Health and Safety Code Section 1596.78.

- **Large.** A facility that provides care for nine to 14 children, including children who reside at the home and are under the age of 10. See Health and Safety Code Section 1596.78.

**Farmers' Market.** A temporary marketplace, either indoors or outdoors, for the display and sale of produce and other agricultural products such as, but not limited to, fresh fruits, vegetables, nuts, honey, shell eggs, flowers, and nursery stock.

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

**Fence.** A freestanding structure made of a combination of metal, masonry, or wood that rests on or is partially buried in the ground and rises above ground level; used for confinement, privacy, protection, screening, or partition purposes.

**Financial Institutions and Related Services (without drive-through facilities).** Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but does not include "Check Cashing Shops and/or Payday Loans."

**Fixed Noise Source.** A stationary device that creates sounds while fixed or motionless, including but not limited to, industrial and commercial machinery and equipment, pumps, fans, compressors, generators, air conditioners, and refrigeration equipment.

**Flood Control Facility.** A structure designed and constructed to control floodwaters.
**Floor-Area Ratio (FAR).** The numerical value obtained by dividing the aboveground floor area of any building(s) located on a lot by the net area of the lot. See Figure X-XX: Floor-Area Ratio.

**Figure X-XX: Floor-Area Ratio**

Floor Area Ratio (FAR) = \( \frac{\text{Gross Floor Area (All Floors)}}{\text{Lot Area}} \)

- **50% Lot Coverage**
  - 1 Floor

- **25% Lot Coverage**
  - 1 Floor

- **25% Lot Coverage**
  - 3 Floors

**NOTE:** Variations may occur if upper floors are stepped back from ground level lot coverage.
Florist. A retail establishment engaged in selling cut flowers, floral arrangements, and potted plants purchased from others. These establishments customarily prepare the arrangements they sell.

### Food Preparation
See “Eating and Drinking Establishments.”

### Food Processing
Food processing establishment includes any room, building, or place or portion thereof, maintained, used, or operated for the purpose of commercially storing, packaging, making, cooking, mixing, processing, bottling, canning, packing, slaughtering, or otherwise preparing or handling food except restaurants.

### Fortune-Telling/Palm Reading/Psychic Readers
See “Personal Services, Restricted.”

### Fraternities and Sororities
See “Organizational Houses.”

### Freight/Truck Terminals
Transportation facilities furnishing services incidental to freight, courier, and postal services by truck, airplane, or rail. This classification does not include local messenger and local delivery services (see “Light Fleet-Based Services”).

### Frozen Food Locker
Refrigerated warehousing and storage facilities. The services provided by these establishments include blast freezing, tempering, and modified atmosphere storage services.

### Funeral Parlors and Internment Services
An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

### Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops
Manufacturing establishments that produce wood and metal household furniture and appliances; bedsprings and mattresses; office furniture and partitions, lockers, shelving and store furniture; and miscellaneous drapery, hardware, window blinds, and shades. Also includes wood and cabinet shops, but not sawmills or planing mills.

### 17.XX.XXX. G Definitions

### Gas/Fueling Station
See “Service/Fueling Station.”

### Garage or Carport
Parking space and shelter for automobiles or other motor vehicles, where the size of the parking space complies with the provisions of Chapter 17.XX (Off-street Parking and Loading).

- **Carport.** An attached or detached accessory structure enclosed on no more than two sides.
- **Garage.** An attached or detached accessory structure enclosed on no more than two sides

### Garage Sale
A temporary event, generally only one or two days held for the sale or offering for sale to the general public, of over five items of personal property on a portion of a parcel in a residential zoning district, whether within or outside a structure.

### General Plan
A comprehensive declaration of goals, policies, and programs for the development of the City and including, where applicable, diagrams, maps, and text identifying objectives, principles, standards, and other features, and which has been adopted by the Council.
DIVISION 7: DEFINITIONS

General Retail. See “Retail Sales - General”

Golf Courses/Country Clubs. A tract of land which is laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses. Country clubs provide private recreational, social, and multi-purpose uses associated with a private golf course for the benefit and enjoyment of members and their guests. Typical uses include clubhouses, tennis courts, playgrounds, and swimming pools.

Government Facilities. A building or structure owned, operated or occupied by a governmental agency to provide a governmental service to the public.

Grade. The average level of the finished surface of the ground adjacent to the exterior walls of the structure.

Grading. Excavating or filling of earth material, or any combination conducted to prepare the site for construction or the placement of the improvements on the site.

Granny Flat. A residential unit that was approved in accordance with Government Code Section 65852.1 and is grandfathered under state law.

Grocery Store. A retail establishment where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

Gross Floor Area. The total horizontal area of the floor of a structure included within the surrounding walls, exclusive of vent shafts and courts.

Group Home – 6 residents or fewer. A facility which provides 24-hour care and supervision to children, provides services to a specific client group, and maintains a structured environment, with such services provided at least in part by staff employed by the licensee. The care and supervision provided by a group home shall be nonmedical except as permitted by Welfare and Institutions Code Section 17736(b). Since small family and foster family homes, by definition, care for six or fewer children only, any facility providing 24-hour care for seven or more children must be licensed as a group home.

17.XX.XXX. H Definitions

Hazardous Waste Facilities. See also “Hazardous Waste Facilities.”

Applicant. Any person applying to the City for a Conditional Use Permit or a land use decision concerning a specified hazardous waste facility, as defined under the term “proponent” of State Health and Safety Code Section 25199.1 (i).

Governor’s Appeal Board. A board formed to review the appeal of an “Applicant,” as defined in this section, of a specified hazardous waste facility land use decisions disapproved by the City or of one or more conditions of approval placed on an approved specified hazardous waste facility or an appeal by an “Interested Person,” as defined in this section, based solely on the ground that the conditions imposed do not adequately protect the public health, safety, or welfare. The Governor’s Appeals Board’s membership, purpose, and procedures are defined by State Health and Safety Code Sections 25199.9 through 25199.14.

Hazardous Waste. A waste, or combination of wastes, which because of its quantity, concentration, toxicity, corrosiveness, mutagenicity or flammability, or physical, chemical, or infectious characteristics may: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or
incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed.

Health and Safety Assessment. A technical and environmental evaluation of a proposed facility, site, and surrounding area before approval of a Conditional Use Permit. The assessment shall consider the qualities and the physical and chemical characteristics of the specific types of waste that would be handled. The assessment shall include a hydraulic evaluation as well as risks due to flooding, earthquakes, and potential water or air pollution. It is not intended that the health and safety assessment duplicate information developed for environmental impact reports or risk assessments required under local, state, or federal regulations.

Immobilized persons. Occupants associated with schools, hospitals, convalescent homes, prisons, facilities for the mentally ill, and other similar facilities.

Interested Person. A person who participated in one or more public meetings or hearings held to consider an application for a land use decision for a specified hazardous waste facility project. “Participation” as defined in State Health and Safety Code Section 25199.1 (c) includes, but is not limited to, the giving of oral or written testimony at a meeting or hearing, submission of questions at a meeting or hearing, or attendance at the meeting or hearing.

Land Use Decision. A discretionary decision of the City concerning a specified hazardous waste facility including the issuance of a permit, a Conditional Use Permit, the granting of a variance, the subdivision of property, and the modification of existing property lines in compliance with Title 7 (commencing with Section 65000) of the Government Code.

Local Assessment Committee (LAC). A state-required committee of locally appointed representatives, designed to represent, generally, the interests of the residents in the City and residents in adjacent communities in meetings with the applicants of a proposed hazardous waste facility. The membership, duties, and mission of the committee are defined by State Health and Safety Code Section 25199.7(d), as reiterated in this chapter under Section XXXX (Local Assessment Committee).

Off-Site Hazardous Waste Facility. Any structures, other appurtenances, and improvements on the land, and all contiguous land serving more than one producer of hazardous waste and used for the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste including, but not limited to:

- Incineration facility (i.e., rotary kiln, fluid bed, etc.)
- Residual repository (receives only residuals from hazardous waste treatment facilities)
- Stabilization/solidification facilities
- Chemical oxidation facilities
- Neutralization/precipitation facilities
- Transfer/storage facilities;

Residuals Repository. A waste disposal facility specifically restricted to receiving only residuals from hazardous waste treatment facilities.

Specified Hazardous Waste Facility. A specific off-site facility project proposal.

Health, Therapy and Rehabilitation. Establishments of independent health practitioners primarily engaged in one of the following:
Rehabilitation. Planning and administering educational, recreational, and social activities designed to help patients or individuals with disabilities, regain physical or mental functioning or to adapt to their disabilities;

Specialized Sensory Treatments. Diagnosing and treating speech, language, or hearing problems. These practitioners operated private; and

Therapy. Administering medically prescribed physical therapy treatment for patients suffering from injuries or muscle, nerve, joint, and bone disease.

Health/Fitness Facilities.

Small. An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.

Large. A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers.

Height (of Structures). The vertical distance from the top of the nearest curb to the highest point of the roof.

Historical Landmark. An individual structure or group of structures having a special historical, architectural, cultural, or aesthetic value.

Home Occupation. The conduct of a business within a legal dwelling unit, with the business activity being incidental and clearly accessory to the primary residential use of the property.

Homeless Shelters. See “Lodging – Homeless Shelters.”

Hospitals and Clinic/Urgent Care. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see “Animal Care, Sales, and Services”).

Clinic/Urgent Care. A facility other than a hospital, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. Typically operates beyond standard medical office hours and may provide emergency treatment. May include educational aspects such as medical instruction and/or training as well as house a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale, see “Office, Medical and Dental Office.”
Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Hotel. See “Lodging – Hotel and Motel.”

Hydrozone. A portion of the landscaped area having plants with similar water needs that are served by a valve or a set of valves with the same schedule. A hydrozone may be irrigated or nonirrigated, such as a naturalized area planted with native vegetation that will not need supplemental irrigation once established in a nonirrigated hydrozone.

17.XX.XXX. Definitions

Impact Noise. The noise produced by the collision of one mass in motion with a second mass that may be either in motion or at rest.

Impound Yard. See “Vehicle Storage.”

Industrial Property. A parcel of real property that is developed and used either in part or in whole for manufacturing purposes including research and development uses.

Improvement. An improvement adds to the value of a facility, prolongs its useful life, or adapts it to new uses. Improvements are distinguished from repairs. Repairs keep facilities in good operating condition, do not materially add to the value of the facility, and do not substantially extend the life of the facility.

Instructional Services. Commercial establishments that offer specialized programs in personal growth and development served provided on an individual or group setting. Typical uses include classes or instruction in music, fitness, art, sports, or academics. Instructional Services also include rehearsal studios as an accessory use.

Intensification of Use. A change in the use of a structure or site, where the new use is required by Chapter 17.26 (Off-street Parking and Loading) to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generate more activity on the site.

Internet Café. See “Arcade (Electronic Game Center).”

17.XX.XXX. J Definitions

Jewelry Store. See “Retail Sales – General.”

Junk or Salvage Yard. See “Recycling facilities—Scrap and Dismantling Yards.”

17.XX.XXX. K Definitions

Kennel. See “Animal Care, Sales, and Services.”

Kitchen/Kitchenette. A room used for preparation of food. A complete kitchen contains a sink, refrigerator, stove or range top, and oven or microwave. A partial kitchen is missing one of the above components.

17.XX.XXX. L Definitions
DIVISION 7: DEFINITIONS

Laboratory – Medical, Analytical, Research, Testing. A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. This type of facility is distinguished from industrial research and development (see "Research and Development") in its orientation more toward testing and analysis than product development or prototyping; an industrial research and development facility may typically include this type of lab. The "medical lab" subset of this land use type is oriented more toward specimen analysis and processing than direct blood drawing and specimen collection from patients (see "Hospitals" and "Clinics"), but may also include incidental specimen collection.

Laboratory, Medical and Dental. See "Office, Medical and Dental Office."

Lanscaping. Any combination of native or exotic plants, lawn, groundcover, trees, shrubs, and other plant materials, plus decorative outdoor and complementary elements such as pools, fountains, water features, paved or decorated walkways or surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops or porches or in boxes attached to structures typically are not considered landscaping.

Lanscaping Screen. The planting and continued maintenance of a compact screen of evergreen shrubbery forming a physical barrier or enclosure not less than six feet in height.

Land Use Permit. See "Discretionary Permits and Actions."

Laundries and Dry-Cleaning Plants. Establishments engaged in high volume laundry and garment cleaning services, including: power laundries; garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries ("laundromat") or dry-cleaning drop-off/pick-up stores ("personal services") without dry cleaning equipment.

Laundromat. An establishment engaged in operating facilities with coin operated or similar self-service laundry and dry-cleaning equipment for customer use on the premises.

Library. See "Cultural Institutions."

Live Entertainment. A musical act (including karaoke), theatrical act (including standup comedy), play, revue, scene, dance act, or combination, performed by one or more persons, whether or not they are compensated for the performance, in a privately-owned premise that is open to the public, whether or not admission is charged.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multiple-unit, and may include only commercial activities and pursuits that are compatible with the character of a residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the City building code and (2) working space reserved for and regularly used by one or more occupants of the unit.

Loading Space/Area. An off-street space or berth on the same parcel with a main structure, or contiguous to a group of structures, for the temporary parking of commercial vehicles while loading or unloading. The space shall not abut a street, alley, or other appropriate means of ingress or egress.

Local Landmark. A designated structure, natural, or manmade feature having a historic character or historic, cultural, architectural, or aesthetic value relating to the heritage of the City that is shown to merit preservation, restoration, and/or protection.
Locksmith. An establishment that can install and repairs locks; make or sell locks and keys; or open locks when keys are lost, misplaced, or stolen.

Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of fewer than 30 consecutive calendar days.

Homeless Shelters. Churches, public buildings, or quasi-public facilities that provide emergency or temporary shelter for more than 31 days in any six-month period to homeless individuals and/or groups. These accommodations may include temporary lodging, meals, laundry facilities, bathing, counseling, and other basic support services.

Hotel and Motel. An establishment with guest rooms or suites, with or without kitchen facilities, rented to the general public for overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, personal services, retail services, or recreational facilities available to guests or to the general public. This use classification includes short-term residential rental, which is a dwelling unit that are shared, in whole or in part, for transient occupancy for periods of up to 30 consecutive days as a way of generating rental income. This use classification does not include boarding or rooming housings (see “Boarding Houses”) or bed and breakfasts (see “Bed and Breakfast Inns”), or hostels (see “Hostels”) which are separately defined and regulated.

Lot. A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and City ordinances, including these Zoning Regulations. See Figure X-XX (Lot Types) for various lot types.

Figure X-XX: Lot Types
DIVISION 7: DEFINITIONS

Abutting Lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Corner Lot. A lot bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

Cul-de-Sac Lot. A lot located on the curving portion of a cul-de-sac street.

Flag Lot. A lot that is located to the rear of another lot and is shaped such that the main portion of the lot area does not have access to a street other than by means of a corridor having less than 25 feet of width.

**Figure X-XX: Flag Lot**

Interior Lot. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than 135 degrees.

Irregular Lot. A lot of irregular, rather than rectangular, shape.
Key Lot. An interior lot, the front of which adjoins the side property line of a corner lot.

Reverse Corner Lot. A corner lot, the rear of which abuts the side of another lot, whether across an alley or not.

Through Lot. A lot having frontage on two parallel or approximately parallel streets.

Lot Area. The total area measured in a horizontal plane, included within the lot lines of a lot.

Lot Area, Net. The ultimate lot area after the area of right-of-way dedications and private street easements have been subtracted.

Lot Coverage. The percentage of the net area of the lot covered by structures. This includes the perimeter of the building as viewed from a plan view, plus the area of all accessory buildings and structures, including but not limited to: covered porches and patios (including trellis covers), carports, porte-cocheres, storage sheds, and permanent playhouses.
DIVISION 7: DEFINITIONS

Lot Depth. Lot depth is the measured distance along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

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

Lot Line. The boundary between a lot and other property or the public right-of-way. See Figure X-XX (Lot Lines) for various lot lines.

Figure X-XX: Lot Lines

Lot Line, Front. On an interior lot, the line separating the lot from the street. On a corner lot, the shorter lot line abutting a street. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained.

Lot Line, Side. Any lot boundary line that is not a front lot line or a rear lot line.

Lot Line, Street Side. On a corner lot, the longer lot line abutting a street.
Lot Line, Rear. A lot line which is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line (or from a straight line drawn at a tangent to the midpoint of a front lot line on a curved street), will be deemed the rear lot line for the purpose of establishing the minimum rear setback.

Lot Line Adjustment. The adjustment of property lines between four or fewer legally created adjoining lots, where the land taken from one lot is added to an adjoining lot, and where a greater number of lots than originally existed is not created; approved by the Director in compliance with Subsection XXXX (Lot Line Adjustments).

Lot Width. The horizontal distance between the side lot lines measured at right angles to the lot depth line, measured from the front property line or at the required front setback line, whichever is greater.

Low and Very Low Income Households. Persons and families of incomes as defined by California Health and Safety Code Sections 50093 and 50105.

Low Water Flow Irrigation. A system of watering plant material using drip or other reduced water emitting devices that restrict the amount of water in gallons per minute to allow for deep percolation into the soil.

Lumber Yards, Retail and Wholesale. See “Building Materials and Services.”

17.XX.XXX. M Definitions

Machine Shop. See “Vehicle Service, Major.”

Maintenance and Repair Services – Indoor. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see “Vehicle Sales and Services”) and personal apparel (see “Personal Services”).

Manufactured Home. See “Accessory Dwelling Unit (ADU).”

Manufacturing – Heavy. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as biomass energy conversion; textile mills; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing (such as sand, gravel, or clay into products for intermediate or final consumption); primary metal manufacturing; fabricated metal product manufacturing; petroleum refining and related industries; and automotive, ship, aircraft, and heavy equipment manufacturing. Includes accessory office uses associated with the on-site use. This classification does not include recycling (see “Recycling”) or the processing of animals.

Manufacturing – Light. A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, and treatment packaging, taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes accessory wholesale and/or direct retail sale to consumers of only those goods produced on-site. Includes accessory office uses associated with the on-site use. Examples of light industrial uses include, but are not limited to the manufacture of electronic instruments, equipment, and appliances; brewery and alcohol production, pharmaceutical manufacturing; and production apparel manufacturing.

Massage. See “Personal Services.”
DIVISION 7: DEFINITIONS

Massage Establishment. See “Personal Services.”

Materials Storage Yard. See “Building Materials and Services.”

Mausoleum. See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlors and Internment Services.”

Medical Services. See “Hospitals and Clinics” and “Office, Medical and Dental Office.”

Metal Plating. See “Manufacturing – Heavy.”

Metal Working/Fabrication. See “Manufacturing – Heavy.”

Mixed-Use. A development project, containing both residential and commercial floor space, which is conceived and designed as a single integrated environment and in which both residential and commercial amenities are provided. A residential and commercial mixed-use development project shall be contained within one structure or on one site.

Mobile Noise Source. A noise source other than a fixed noise source.

Mobile Home. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach, or factory-built housing. A mobile home on a permanent foundation is included under the definition of “Single Family Dwelling.”

Mobile Home Parks. A parcel of land under one or more ownerships that has been planned and improved for the placement of two or more mobile homes, as the term “mobile home” is defined in Civil Code Section 798.3 or successor provision of the State Mobile home Residency Law, for nontransient use.

Mobile Home Space. The portion of a mobile home park set aside and designated for the occupancy of a mobile home or a manufactured home, including the area set aside for parking or structures which are accessory to the mobile home such as awnings, cabanas, and armadas.

Mortuary. See “Cemeteries, Crematories, Columbaria, and Related Facilities” and “Funeral Parlors and Internment Services.”

Motel. See “Lodging – Hotel and Motel.”

Moving Companies. An establishment that moves the possessions of a family or business from one site to another. The company may also provide storage, or incidental sales of moving supplies.

Mulch. Shredded or chipped wood from tree branches and trunks and from uncontaminated wood products or lumber; this matter is often mixed with leaves and grass clippings for optimal effect.

Multiple Family Dwelling. Two or more dwelling units attached or detached on a site or lot, which does not include an accessory dwelling unit. Types of multiple unit dwellings include a duplex, triplex, fourplex, townhouses, common interest subdivisions, garden apartments, senior housing developments, and multistory apartment buildings. Multiple-unit dwellings may also be combined with nonresidential uses as part of a mixed-use development.

Museum. See “Cultural Institutions.”
17.XX.XXX. N Definitions

Nightclub. See "Eating and Drinking Establishments."

Noise Level. The "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty (20) micropascals (micronewtons per square meter). The unit of measurement shall be designated as dB(A).

Nonconforming Lot or Parcel. Any property created by a legal subdivision of land that was created in compliance with all applicable ordinances and laws at the time the property was subdivided but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the property is located.

Nonconforming Structure. Any structure, building, or improvement that was lawfully established and in compliance with all applicable ordinances and laws at the time it was erected but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the structure is located.

Nonconforming Use. See "Use, Nonconforming."

Nudity/State of Nudity. The appearance of a human bare buttock, anus, male genitals, female genitals, or female breast.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale. This classification also includes farm supply and feed stores.

Nursery School. See "Day Care Centers."

Nursing Home. See "Residential Care Facilities."

17.XX.XXX. O Definitions

Offices.

Business and Professional (Non-Medical and Dental Office). Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices, but excluding banks and savings and loan associations (see "Financial Institutions and Related Services" and "Check Cashing and/or Payday Loans").

Medical and Dental Office. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective service treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see "Hospitals and Clinics"), and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.
DIVISION 7: DEFINITIONS

Public Utility Commercial. A workplace for a government establishment engaged in the administration, regulation, licensing, and inspection of utilities, such as communications, electric power (including fossil, nuclear, solar, water, and wind), gas and water supply, and sewerage.

Office Supply Store. See “Retail Sales – General.”

Open Space.

Open Space, Common. The total land area within a residential development that is not individually owned nor dedicated for public use, and that is designed, intended, and reserved exclusively for the shared use of all the residents of the development and their guests. Examples include barbecue and picnicking areas, play areas, swimming pools, tennis courts, turf areas, and other recreational or leisure features and facilities. Common Open Space does not typically include enclosed spaces/facilities such as a community center, meeting rooms, etc.

Open Space, Private. A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open Space, Usable or Improved. Outdoor space that serves a recreational function or provides visual relief from the building mass.

Open Space, Unimproved. Any open space that has not been landscaped or otherwise provided with amenities, and is generally kept in a natural state.

Organizational Houses. Residential lodging houses operated by educational and religious institutions and/or membership organizations for their members and not open to the general public. Includes fraternity and sorority houses, convents, monasteries, and religious residential retreats. Does not include living quarters for ministers and staff serving a religious facility.

Outdoor Commercial Recreation Facilities. See “Commercial Recreation.”

Outdoor retail sales and activities” means permanent outdoor sales and rental establishments including auction yards, lumber and other material sales yards, newsstands, outdoor facilities for the sale or rental of other vehicles/equipment, and other uses where the business is not conducted entirely within a structure. Does not include the sale of motor vehicles. See “Motor vehicle sales/rentals.”

Outdoor Temporary and/or Seasonal Sales. The temporary outdoor use of property for retail sales.

Outside Storage Area. See “Storage.”

17.XX.XXX. P Definitions

Paper Product Fabrication. See “Manufacturing – Heavy.”

Parcel. See “Lot.”

Park and Recreation Facilities. Parks with playgrounds and recreation facilities, all of which are noncommercial and intended for neighborhood or community use. This classification also includes noncommercial playing fields, courts, gymnasiums, public swimming pools, picnic facilities, tennis courts, and golf courses, as well as related food concessions or community centers within the facilities.
Parking. The act of stopping and leaving a vehicle; usually with the intention of leaving it for some time.

Parking Facility. A surface parking lot or parking structure that is a primary use of a site.

Parking Facility – Temporary. The temporary use of property for the parking of vehicles.

Parking Lot. A ground level, outdoor area where operative cars, buses, recreational vehicles, trucks, vans, and other motor vehicles are stored for clients.

Parking Structure. A structure for the temporary indoor storing of operative cars, buses, recreational vehicles, trucks, vans, and other motor vehicles are stored for clients.

Patio. Typically, a paved outdoor area on the site of a dwelling that is used for lounging, dining, etc.

Pawn Shop. A commercial establishment that sells secondhand personal property and in which the operator provides loans secured by such personal property.

Pedestrian Amenities/Orientation. A use that is intended to encourage walk-in customers and which generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to intense and surprising visual interest, high customer turnover, and intense social interaction. Physical structures or places with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

- Design amenities related to the street level such as awnings, paseos, arcades;
- Continuity of structure facades along the street with few interruptions in the progression of structures and stores;
- Continuity of the sidewalk with a minimum of intrusions into pedestrian right-of-way;
- Highly articulated facades at the street level with interesting uses of material, color, and architectural detailing;
- Landscaping;
- Signage oriented and scaled to the pedestrian rather than the motorist;
- Street furniture;
- Visibility into structures at the street level.

Permitted Use. Land uses that are listed as allowed or conditionally allowed in Division 2 (Zoning Districts, Allowable Uses, and Development Regulations), subject to compliance with applicable provisions of these Zoning Regulations.

Person. Any individual, firm, co-partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, massage services where all persons engaged in the practice of massage are certified pursuant to the Business and Professions Code Section 4612, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, tattoo and body piercing services, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer.

Personal Services, General. Establishments that provide recurrently needed services of a personal nature. Examples of these uses include:
DIVISION 7: DEFINITIONS

- barber shops, hair salon
- clothing rental shops
- day spa
- dry-cleaning pick-up stores with limited on-site cleaning equipment
- laundromats (self-service laundries)
- locksmiths
- nail salon
- shoe repair shops
- tailors and seamstresses
- ticket services shops

**Personal Services, Restricted.** Personal services with characteristics that have the potential to adversely impact surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

- fortune-telling, palm reading, and psychic services
- massage establishments
- palm and card readers
- tanning salons
- tattoo and body piercing services

**Pet Store.** An establishment that sells birds, cats, dogs, fish, and other common household pets, including supplies for the care and feeding of the animals sold. This use may include pet grooming, but not the boarding of animals other than those for sale.

**Pharmacy.** An establishment where a licensed pharmacist prepares prescription medicines for sale, which may also sell over-the-counter medicines, personal care products, and other miscellaneous products.

**Photofinishing Shop.** See “Personal Services.”

**Planned Development.** As defined by Civil Code Section 1351(k), a development (other than a community apartment project, condominium, or stock cooperative) having either or both of the following features:

1. The common area is owned either by an association or in common by the owners of the separate interests who possess appurtenant rights to the beneficial use and enjoyment of the common area; and/or

2. A power exists in the association to enforce an obligation of an owner of a separate interest with respect to the beneficial use and enjoyment of the common area by means of an assessment which may become a lien upon the separately owned parcel, or area in compliance with Civil Code Section 1367.

**Postal Service.** An establishment that provides commercial postal services directly to the customer, including letter and parcel mailing, post office box rental, and related services.

**Predominant Tone Noise.** A noise characterized by a predominant frequency or frequencies so that other frequencies cannot be readily distinguished.

**Primary Use.** See “Use, Primary.”
Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade, including bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals; establishments manufacturing business forms and binding devices. See also “Business Support Services.”

Property Line. A boundary line separating parcels of real property having separate legal descriptions.

Property Maintenance Service. An establishment engaged in cleaning structure interiors and/or windows, ensuring trash removal, maintaining landscaping, etc.

Public Assembly Facilities. A facility for public or private assembly and meetings, exclusive of “Religious Assembly Facilities,” which is defined separately. Examples of these uses include:

- banquet rooms
- civic and private auditoriums
- community centers
- conference/convention facilities
- meeting halls for clubs and other membership organizations

Public Assembly Facilities do not include gymnasiums or other “Sports and Entertainment Assembly” facilities, or “Day Care Centers” or “Schools,” which are all separately classified and regulated.

Public Facility. A facility or structure including outdoor recreation areas owned by a local, regional, state, or federal agency.

Public Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

Public Safety Facilities. A facility operated by public agencies including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities.


17.XX.XXX. Q Definitions
Reserved.

17.XX.XXX. R Definitions

Rear Yard. See “Yard, Rear.”

Recording Studio. Workplaces where movies, television shows or radio programs are produced and recorded, including administrative and technical production, administrative and production support offices, post-production facilities (editing and sound recording studios, foley stages, etc.), optical and special effects units, film processing laboratories, etc.

Recreation Facilities, Private – Indoor or Outdoor. A building, structure, or open space designed as an accessory recreational use to a permitted principal use. Private recreational facilities include such uses as swimming pools and tennis courts and are not open to the general public and not operated for profit.
DIVISION 7: DEFINITIONS

Recreational Equipment Rentals. Rental of bicycles, scooters, skate board, ice skate, snow boards, surf boards, and similar recreational vehicles and equipment that are manpowered and do not include a motor, including on-site storage and incidental maintenance that does not require pneumatic lifts.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms;
2. It contains 400 square feet or less of gross area measured at maximum horizontal projections;
3. It is built on a single chassis; and
4. It is self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Recycling Facilities. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include facilities that deal with animal matter nor does it include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations, which are classified as utilities.

Collection Facility. A facility available for the general public for the recycling of California Redemption Value (CRV) products such as glass, aluminum cans, and plastic beverage containers as defined by the State's Department of Resources Recycling and Recovery. Also includes reverse vending machines, where an automated mechanical device that accepts, sorts, and processes recyclable materials and issues a cash refund or a redeemable credit slip. Processing and sorting is not conducted on site.

Mobile Recycling Unit. An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.

Large Collection Facility. A facility that occupies an area of more than 500 square feet and/or includes permanent structures where the public may donate, redeem, or sell recyclable materials.

Reverse Vending Machine(s). An automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value of not less than the container's redemption value as determined by the state. A "reverse vending machine" may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

Small Collection Facility. A facility that occupies an area of 500 square feet or less where the public may donate, redeem, or sell recyclable materials and may include:

- A mobile unit;
- Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet.
- Kiosk-type units that may include permanent structures.
- Unattended containers placed for the donation of recyclable materials.

Processing Facility. A facility used for the collection and processing of recyclable materials for shipment, or to an end user’s specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing and shredding. Processing facilities include the following types, both of which are included under the definition of "Recycling facilities—Scrap and Dismantling Yards":

Light Processing Facility. A facility that occupies an area of under forty-five thousand (45,000) square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and

Heavy Processing Facility. A facility that occupies an area at 45,000 square feet and over of collection, processing and storage area, and averages more than two outbound truck shipments each day.

Scrap and Dismantling Yards. Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling (see the definitions above). Does not include junk or salvage yards ("Junk and salvage yards"); places where these activities are conducted entirely within structures; pawnshops ("Pawnshops") and other secondhand stores ("Secondhand/consignment stores"); the sale of operative used cars; or landfills or other waste disposal sites.

Recyclable Materials. Those materials separated from solid waste and designated as recyclable under City sponsored recycling programs or source-separated, individual solid waste materials such as paper, cardboard, glass, plastics, or metals.

Recycling or Recyclable Material. Reusable domestic containers and other materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper and plastic. Recyclable material does not include refuse or hazardous materials.

Recycling Area. The space allocated in a development project for collecting and loading of recyclable materials. If source separation of recyclable materials is required, this area shall accommodate the necessary receptacles for the recyclable materials. Recycling areas shall be accessible and convenient to deposit recyclable materials, and for the collection of recyclable materials.

Religious Assembly Facilities. Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals and other related operations, are classified according to their respective activities.

Repair/Maintenance, Consumer Products. See "Maintenance and Repair Services – Indoor."
DIVISION 7: DEFINITIONS

Research and Development. A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see “Laboratory – Medical, Analytical, Research, Testing”), or blood drawing and specimen collection from patients (see “Hospitals and Clinics, Clinic”), or testing of computer software (see “Office”). Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

Resident Manager’s Unit. A dwelling unit within a residential housing project or a multiple-family development in which a manager, acting as agent for the owner-lessee(s) of the residential housing project or the multiple-family development, resides.

Residential Care Facilities – 7 or more persons. Facilities that are licensed by the State to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for seven or more persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. This use classification excludes “Supportive and/or Transitional Housing.”

Residential Property. A parcel of real property that is developed and used either in part or in whole for residential purposes, other than transient uses such as hotels and motels.

Restaurant. See “Eating and Drinking Establishments.”

Retail Carts and Kiosks. The retail sale or viewing of merchandise located in a non-motorized pushcart or stand, designed to be portable and not permanently affixed to a structure or location.

Retail Sales – General. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. Does not include swap meet, pawn shop, or secondhand stores.

Retail Sales – Restricted. The retail sale of gun and ammunition stores, pawn shops, and secondhand stores.

Retirement Home. See “Senior Housing.”

Reverse Corner Lot. See “Reverse Corner Lot.”

Roominghouse. See “Boarding House.”

Rubber Products. See “Manufacturing – Heavy.”
Runoff. Water that is not absorbed by the soil or landscape to which it is applied and flows from the area. Usually occurs when water is applied at too great a rate (application rate exceeds infiltration rate) or when there is a severe slope.

17.XX.XXX. Definitions

Salvage Yard. Places used for storing or keeping of recyclable or salvage materials.

Satellite Antenna. See “Wireless Telecommunication Facilities.”

Schools. A public or private educational institution which is run by the state or a subdivision or which is licensed by the state to offer preschool, elementary or secondary academic instruction — including kindergartens, elementary schools, middle or junior high schools, and high schools.

Schools, K - 12 – Private. A private academic educational institution, including boarding schools; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Trade and Vocational Schools,” “Tutoring and Education Centers,” or non-tuition part-time instruction at religious assembly facilities.

Schools, Private. A private academic educational institution, including boarding schools; colleges and universities; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Trade and Vocational Schools,” “Tutoring and Education Centers,” or non-tuition part-time instruction at religious assembly facilities.

Schools, Public. A publicly-funded academic educational institution, including colleges and universities; elementary, middle/junior, and high schools; military academies; and charter schools. This definition does not include “Trade and Vocational Schools,” “Tutoring and Education Centers,” or non-tuition part-time instruction at religious assembly facilities.

Secondhand Store. A business involved in the retail sale of used goods and merchandise such as a thrift store or consignment, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops and swap meets.

Self-Storage. See “Storage – Personal.”

Senior Care Facilities. See “Senior Housing.”

Senior Housing. A housing development incorporating independent dwelling units that are designed for, and limited to, the occupancy by persons who are at least sixty-two (62) years of age, or who are at least fifty-five (55) years of age and meet the qualifications found in Section 51.3 of the California Civil Code. This definition includes senior apartments, retirement communities, retirement homes and homes for the aged. It does not include extended care facilities such as convalescent homes or skilled nursing facilities (“Medical services—Extended care”); assisted living facilities or senior care facilities.

Service Station. See “Vehicle Repair and Services.”

Setback. The distance by which a structure, parking area, or other development feature shall be separated from a parcel line, other structure or development feature, or street centerline. Setbacks from private streets are measured from the edge of the easement. Figure X-XX (Setbacks) shows the location of front, side, street side, rear, and interior setbacks. See also “Yards.”
Front Setback. The minimum distance required between a structure and the front property line.

Side Setback. The minimum distance required between a structure and a side property line.

Street Side Setback. The minimum distance required between a structure and the street centerline. Figure X-XX (Street Side Setbacks) shows Street Side Setbacks.

Rear Setback. The minimum distance required between a structure and the rear property line.

Figure X-XX: Setbacks
Short-Term Residential Rental. See “Lodging – Hotel and Motel.”

Shopping Center. See “Retail Sales – General.”

Side Yard. See “Yard, Side.”

Sight Safety Triangle. The area maintained with adequate and safe visibility for vehicular and pedestrian traffic at intersections of streets, alleys, or private driveways.

Signs.

Abandoned Sign. A sign that no longer correctly directs or exhorts a person, nor advertises a bona fide business, lessor, owner, product, or activity conducted or product available on the premises where the sign is displayed.

Advertising Device or Display. An object, person, item or animal, or other device including, but not limited to, banners, balloons, statues, flags, pennants, lights, portable signs, signs, or landscaping, used to attract attention for the purpose of drawing attention to a site or promoting the sale of goods or services.

A-Frame Sign. A sign generally not securely attached or fixed to the ground or to a permanent structure used as a stationary advertising devise and usually supported by two upright sign faces.

Aggregate Area. The total area of sign and/or advertising device surface.
Alteration. A change of copy, sign face, color, size, shape, illumination, position, location, construction, or support of a sign or advertising device.

Animated Sign. A sign designed to attract attention through movement or the semblance of movement of the whole or a part, including, but not limited to, signs which swing, twirl, revolve, move back and forth or up and down; or signs which can change color or shades of color; or another method or device which suggests movement, but not including flags or banners.

Area of Sign. The entire area within which a single continuous perimeter of not more than six straight lines enclose the extreme limits of the text, representation, emblem, figure, or similar character together with material or color forming an integral part of the display or used to differentiate the sign against which it is placed. Necessary supports or uprights on which the sign may be placed are excluded unless supports or uprights are designed to form an integral background or part of the display. When a sign has two or more faces, the area of all faces shall be included in determining the area of the sign except where two faces are placed back to back.

Awning. A roof-like structure, either temporary or portable in nature, that projects from a wall of a structure for the purpose of shielding a doorway or window from the elements and may be periodically retracted into the face of a structure.

Balloon. A spherical, flexible, nonporous bag or similar object capable of being filled with air or gas.

Banner Sign. A publicly visible advertising device made of cloth, paper, plastic, cardboard, metal, or other usually flexible material, which may indicate the identity or give or ask information about or convey a message, either directly or indirectly, about a person, entity, business, commodity, service, or idea.

Figure X-XX: Banner Sign

Bench. A seat located upon or adjacent to a public or private right-of-way for the purpose of persons resting and which is capable of displaying a sign or advertising device.

Billboard. A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Building Sign. A sign lettered to provide the name of a building itself, as opposed to the names of occupants or services.
Building Identification Sign. A sign which contains only the name of a building and/or the address of the building and is incorporated into the architecture of the building.

Bulletin Board. A sign that signifies an institution or organization on the premises of which it is located and that contains the name of the institution or organization, the names of the individuals connected with it, and general announcements of events or activities occurring at the institution or similar messages.

Campaign Sign. A political sign but may include an advertising device or sign designed to influence the passage or defeat of a measure on the ballot or designed to influence the voters with respect to the nomination, election, defeat, or removal of a candidate from public office at any national, state, or local election.

Canopy. See “Awning.”

Canopy Sign. A form of advertising or illumination attached, painted, or constructed on a canopy or awning.

Center. A commercial, industrial, or professional use, consisting of one or more structures sharing common facilities. In each case, a center will consist of two or more retail stores or businesses, but may not necessarily be under a single ownership.

Center Identification Sign. A freestanding sign that advertises or directs attention to a shopping center or area having two or more separate businesses or activities.

Civic Activity Sign. A bulletin board or other similar advertising device incident to religious assembly facilities, hospitals, libraries, museums, and other similar public or bona-fide nonprofit institutions.

Construction Sign. A temporary sign on the premises listing the development, architect, engineer, planner, contractor, or other person or firm participating in the development, construction, or financing of a development.

Detached Sign. See “Freestanding Sign.”

Digital Sign: A variable message sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs generally include displays using LEDs (light emitting diodes), CCDs (charge coupled devices), plasma, or functionally equivalent technologies to display a series of still images or full motion, usually remotely programmable and changeable. Also known as “electronic message centers.”
DIVISION 7: DEFINITIONS

**Directional Sign.** A sign erected to serve as a public convenience in directing pedestrian and vehicular traffic, but not used for the purpose of advertising uses and activities on-site.

**Figure X-XX: Directional Signs**

**Directly Illuminated Sign.** A sign designed to provide artificial light, either through exposed lighting on the sign face or through transparent or translucent material from a light source within the sign, including but not limited to exposed neon signs.

**Directory Sign.** A sign erected to serve as a convenience in directing patrons or guests to a business or residential unit.

**Eave line.** The part of a roof which projects over or meets the wall.

**Electronic Message Sign.** A directly illuminated sign that presents variable advertising messages displayed by an electronically controlled lighting pattern against a contrasting background, and that may be programmed to change the message display periodically.

**Electrical Sign.** A sign containing electrical wiring that is attached, or intended to be attached, to an electrical energy source for the purposes of illuminating its surface.

**Exempt Sign.** Signs exempt from the permit requirements of this chapter.

**Façade.** The exterior walls of a structure exposed to public view.

**Fascia.** A broad well-defined horizontal member of color or material having the form of a flat band between the top of a wall and the eaves of a roof. The area used for identification over the front of a shop.

**Fascia Sign.** A sign attached to or erected against a wall of a structure, with the face horizontally parallel to the structure wall.

**Flag.** Cloth or other lightweight material of distinctive size, color, and design, used as a symbol, standard, signal, emblem, or a device used to attract attention.

**Flashing Sign.** A directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.
Freestanding Sign. A nonmoveable sign not affixed to a building, including but not limited to pole signs, ground signs, and construction signs.

Figure: X-XX: Types of Freestanding Signs

Freestanding Pylon Sign

Freestanding Monument Sign

Tenant

Tenant A
Tenant B
Tenant C
Tenant D

Frontage, Building. The lineal measurement of a building facade which fronts on a public or private street.

Frontage, Street. The linear measurement of a parcel along a public or private right-of-way but not including the lineal measurement along an alley, railroad, or freeway.

Garage Sale Sign. A temporary sign announcing the limited sale, from a private residence, of goods, furniture, clothing, or other similar articles.

Height of Sign. Calculated by measuring the vertical distance of a sign from the uppermost point of a sign measured from the average elevation of the finished grade surrounding the structure.

Historical Sign. A sign, which because of its character, age, or influence, is of historic significance to the community.

Identification Sign. A sign that is limited to the name, address, and number of a building, institution, or person and to the activity carried on in the building or institution, or to the occupancy of the person.

Illegal Sign. A sign not allowed or exempted by this Chapter.

Illuminated Sign. A sign which reflects light from a source intentionally directed upon it; by means of, including, but not limited to, floodlights, gooseneck reflectors, or externally mounted fluorescent light fixtures.

Interior Sign. A sign located within the inside of a business that is not visible from any area outside the structure that is open to the public.

Internally Illuminated Sign. An electric sign whose source of illumination is not visible to the viewer.
DIVISION 7: DEFINITIONS

Kiosk. A freestanding, round, or multiple sided structure whose main purpose is to display signs or information.

Linear Frontage. The horizontal measurement of a building face, legal parcel, or site.

Logo. A name, symbol, feature, or trademark that represents a business, enterprise, group, or activity.

Mansard. A roof system having a steep slope, normally on all building sides.

Marquee. A hood, canopy, awning, or permanent construction that projects from a wall of a structure usually above an entrance and able to depict changeable copy.

Menu Board Sign. A sign displaying food or items sold on the premises.

Monument Sign. A free-standing sign or trademark incorporated in a wall or structure, constructed of concrete, wood, steel, or other similar building materials.

Multitenant Identification Sign. A single sign identifying each tenant or business individually.

Nameplate. A sign naming the occupant of the premises, the business, and/or address.

Nonconforming Sign. An advertising structure or sign which was lawfully erected and maintained before a time as it came within the purview of these Zoning Regulations and amendments of them, and which fails to conform to applicable regulations and restrictions of these Zoning Regulations; or a nonconforming sign for which a special permit has been issued.

Offsite Sign/Off Premises (Outdoor Advertising Sign). See "Billboard."

Onsite Sign. A sign identifying or advertising a business, person, activity, goods, products, or services located on the premises where the sign is installed and maintained.

Owner. A person recorded on official records and including any duly authorized agent or notary, a purchaser, devisee, judiciary, and persons having a vested or contingent interest in the property in question.

Parapet Wall. The portion of a structure wall that extends above the roof level.

Parcel. Includes any of the following:

- A parcel of real property which is shown as a single parcel in a lawfully recorded subdivision, approved in compliance with the provisions of the Subdivision Map Act (California Business and Professions Code, Section 11500 et seq.); or
- A parcel of real property, the dimensions and boundaries of which are defined as a single parcel by a lawfully recorded record of survey map; or
- A parcel of real property shown on a parcel map as a single parcel, lawfully recorded in compliance with the provisions of the Subdivision Map Act (California Business and Professions Code, Section 11500 et seq.); or
- Two or more parcels of real property that are combined by an appropriately recorded written instrument or by common fee ownership and usage.
Pole Sign. A freestanding sign directly supported by a pole or poles with air space between the grade level and any portion of the sign face.

Political Sign. A sign advocating the election of a specific candidate or candidates for political office, advocating a position with respect to a ballot issue or issues.

Portable Sign. A sign not designed to be attached to a structure or anchored to the ground, including, "A-Frame Sign," fence signs and "Vehicle Mounted Sign."

Projecting Sign. A sign other than a wall sign suspended from or supported by a structure and projecting outward either parallel or perpendicular.

Public Service Information Sign. A sign intended primarily to promote items of general interest to the community, including, but not limited to, time, temperature, date, atmospheric conditions, news, or traffic control.

Pump Sign. Signs displayed upon service station gas pumps for the purpose of advertising the sale of products incidental to the sale of gas and oil or other automobile service provided on the premises.

Real Estate Sign. A sign or sign structure relating to the sale, lease, or other disposition of the real property on which the sign is located and which is temporary in nature.

Resident Identification Sign. A sign provided on a residential parcel for the purpose of identifying the name of the occupants and the address of the residence.

Roof. The upper covering of a structure for weather protection or an architectural feature resembling the covering in design or material.

Roof Sign. A sign erected, constructed, and maintained upon or connected to the roof, roof system, roof line, or parapet of a structure.

Seasonal or Holiday Sign. Signs that are used for a historical holiday or special time of the year and installed for a limited period of time.

Service Station. A parcel or a portion of a parcel used for the servicing of motor vehicles including gas stations or sales.

Sign. An identification, description, item, illustration, or device, illuminated or nonilluminated, which is visible from a public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business, or solicitation, including permanently installed or situated merchandise; or emblem, painting, banner, pennant, placard, or temporary sign designed to advertise, identify, or convey information.

Sign Program. A comprehensive program intended to provide incentive, latitude, and variety in order to achieve aesthetically appealing and compatible signage for shopping and professional office centers and industrial parks with two or more occupants. A sign program may also be applicable for a single business proposing two or more signs.

Sign Structure. The supports, uprights, braces, cables, framework, and display surface of a sign.
**Snipe Sign.** A sign made of cloth, paper, cardboard, poster material, plastic, metal, or other material affixed to or upon fences, posts, trees, structures, people, or other surfaces usually found off-site.

**Temporary Sign.** A sign constructed of paper, cloth, canvass, or other similar lightweight material, with or without frames, including painted windows, flags, streamers, pennants, banners, and other signs not designed to be attached to a structure or anchored to the ground.

**Time and Temperature Device.** A device that displays the time or temperature whether or not it displays advertising or establishment identification.

**Tract Identification Sign.** A sign provided on residentially zoned property for the purpose of identifying the name of the tract and/or the range of addresses of the residences within the tract.

**Transit Advertising Shelter.** A structure housed on three sides usually located within the public right-of-way for the purpose of sheltering and seating persons awaiting transit and which is capable of displaying an advertising message.

**Under-Canopy.** A sign that is perpendicular to and suspended below the ceiling or roof of a canopy.

**Unlawful Sign.** A sign which contravenes these Zoning Regulations, or which the administrator may declare as unlawful if it becomes dangerous to public safety by reason of dilapidation or abandonment, or a nonconforming sign for which a permit required under a previous code was not obtained; a sign or group of signs which has been modified or altered so that it or they differ in size, shape, height, width, light intensity, or from the plans submitted and approved by the authorized person or entity.

**Use.** The purpose for which a building, parcel, sign, or other structure is arranged, intended, designed, occupied, or maintained.

**Vehicle Mounted Sign.** A sign or advertising device attached to a vehicle for the purposes of advertisement.

**Wall Sign.** A sign attached to or erected against the wall of a structure with the face in a parallel plane to the plane of the structure wall.

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**Figure X-XX: Wall Sign**

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Window. An opening that is in a wall of a structure; designed to allow light and/or ventilation into the structure and to allow for the display of products and services for commercial and industrial businesses; enclosed by frame and/or mullion; and containing a single pane of glass or other similar transparent or semi-transparent material.

Window Sign. A sign exposed to public view, attached, painted, posted, or displayed, either permanent or temporary, on or within one foot of the interior or exterior surface of a window.

Single Family Dwelling. A dwelling unit designed for occupancy by one household which is not attached to or located on a lot with commercial uses or other dwelling units, other than an accessory dwelling unit. For the purpose of accounting for housing units pursuant to Chapter 17.144 (Residential Growth Management Regulations), a single-unit dwelling may also include, as an accessory use, one legally established accessory dwelling unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Health and Safety Code Section 18551.

Single Unit Dwelling. See “Single Family Dwelling.”

Site. A parcel of land that encompasses the main structures, the accessory structures, and the open spaces as required by these Zoning Regulations.

Site Coverage. The percentage of total site area occupied by structures, including the primary structure, architectural features such as chimneys, balconies, decks above the first floor, porches, and stairs, and by accessory structures such as carports, garages, patio covers, storage sheds, and trash dumpster enclosures. Structure coverage is measured from exterior wall to exterior wall.

Social Service Facilities. Residential or nonresidential facilities providing assistance and aid to those persons requiring counseling and/or treatment for psychological problems, addictions, learning disabilities, physical disabilities or to those persons in need of food and/or shelter. May include feeding centers, and substance abuse recovery and treatment facilities.

Solid Waste. All putrescible and non-putrescible solid and semisolid wastes, generated in or upon, related to the occupancy or, remaining in or emanating from residential or commercial premises, including recyclable materials, garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, discarded home and industrial appliances, manure, vegetable or animal solid or semisolid wastes, and other solid and semisolid wastes, as defined in Public Resources Code Section 40191, excluding liquid wastes, abandoned vehicles and manifested hazardous or medical wastes.

Sound Level Meter. A type of noise monitoring equipment that meets standards established by the American National Standards Institute for Type 1 or Type 2 sound level meters.

Sound Pressure Level. A sound, in decibels, 20 times the logarithm to the base 10 of the ratio of the pressure of the sound to a reference pressure, which reference pressure shall be explicitly stated.

Storage.
DIVISION 7: DEFINITIONS

**Storage – Accessory.** The indoor storage of materials accessory and incidental to the primary use is not considered a land use separate from the primary use.

**Storage – Outdoor.** The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.

**Storage – Outdoor Recreational Vehicle Storage.** The storage of operative or inoperative recreational vehicles. These uses include storage of towed recreational vehicles, impound yards, and storage lots for recreational vehicles, but do not include recreational vehicle dismantling.

**Storage – Personal.** A structure containing a separate storage space that is designed to be leased or rented individually. Indoor storage shall mean that access to all storage spaces shall be from common interior corridors, and the facility has only shared loading areas. This use does not include outdoor storage of any kind. Further, such storage does not involve any manufacturing, office or business services, or human habitation in any storage space or anywhere on site. Also known as mini-storage.

**Street.** A public thoroughfare accepted by the City, that affords a principal means of access to an abutting property, including avenues, places, ways, drives, lanes, boulevards, highways, roads, and other thoroughfares except alleys as defined in these Zoning Regulations.

**Street, Private.** A right-of-way or easement used for vehicular or pedestrian traffic privately owned and maintained.

**Street, Public.** A right-of-way or easement used for vehicular or pedestrian traffic and maintained by public funds.

**Structure.** Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground including swimming pools and patio covers, but not including paved areas and not including electrical transformers and power poles. See also “Buildings.”

**Structure, Accessory.** See “Accessory Structures and Uses.”

**Structure, Main.** A structure where the primary use allowed on the parcel is conducted.

**Studio – Art and Music.** Small-scale instructional facilities or a small practice space for the individual artist, musician, or any individual practitioner of the activities defined here, typically accommodating one group of students at a time, in no more than one instructional space. Examples include: 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. Also includes production studios for individual filmmakers, musicians, painters, sculptors, photographers, and other artists. These uses may also include accessory retail sales of products related to the services provided. Does not include dance, yoga, gymnastics, and martial arts studios (see Health/Fitness Facilities).

**Substance Abuse Treatment Center.** See “Social Service Facilities.”

**Supportive and/or Transitional Housing.** The term Supportive Housing (per Government Code Section 65582[f], as may be amended) shall mean a dwelling unit occupied by a target population, with no limit on length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman
Developmental Disabilities Services Act (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The term Transitional Housing (per Government Code Section 65582[h], as may be amended) shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance.

Supportive and/or transitional housing may be designed as a residential group living facility or as a regular residential use and includes both facilities that provide on-site and off-site services.

Supermarket. See “Grocery Store.”

Swimming Pool. Any confined body of water, located either above or below the finished grade of the site or on a rooftop, which exceeds 18 inches in depth (or as otherwise defined by Building Code Chapter 31 (Special Construction), Section 3119.B.5 (Pools), as it may be amended from time to time), and which is designed, used, or intended to be used for swimming or bathing purposes.

17.XX.XXX. T Definitions

Temporary Uses/Activities. Any activity of limited duration that is permitted through the issuance of a Temporary Use Permit (See [Temporary Use Permits]).

Textile Manufacturing. See “Manufacturing – Heavy.”

Theaters. Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

Through Lot. See “Through Lot.”

Townhouse. Attached or semi-detached structures, each containing a single dwelling unit and each located or capable of being located on a separate parcel. See also Section “Multiple-Unit Dwelling.”

Trailer. A nonautomotive vehicle designed to be pulled by a car, truck, or tractor for the purposes of transporting property or serving as a temporary dwelling or place of business.

Trade and Vocational Schools. Public or private post-secondary schools (other than a community college or four-year college) providing occupational or job skills training for specific occupations, including business and computer schools, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring.

Trailer, Utility. A trailer used solely for the transportation of personal property.

Transitional Housing. See “Supportive and/or Transitional Housing.”

Transit Station and Terminal. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Transit Stop Shelter. A small-scale covered waiting area for buses, taxis, and rail mass transit stops.
DIVISION 7: DEFINITIONS

Truck Terminal. See “Freight/Truck Terminals.”

Tutoring and Educational Centers. A business where supplemental educational instruction in specific subjects and skills is provided to school-age children.

Two-Unit Dwelling (Duplex). An attached residential structure containing two dwelling units designed exclusively for occupancy by two families living independently of each other. See also “Dwelling, Multiple Family

17.XX.XXX. U Definitions

Unit. The element (structure or airspace) of a residential, office, or industrial condominium that is not owned in common with the owners of other condominium interests in the development plus a proportionate share of common areas.

Urgent Care. See “Hospitals and Clinic/Urgent Care.”:

Use. The purpose for which land or the premises of a building, structure, or facility thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

Use, Accessory. A use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same parcel as the primary use. Accessory Use includes active or passive solar heating systems and cogeneration facilities.

Use, Nonconforming. Any use of land or activity that was lawfully established and in compliance with all applicable ordinances and laws at the time such use was initiated but which, due to subsequently enacted ordinances or laws, no longer complies with the applicable regulations and standards for the zone in which the use is located.

Use, Primary. A primary, principal, or dominant use established, or proposed to be established, on a parcel. Use. See “Use.”

Use, Temporary. A use or activity allowed for less than one year consisting of activities that represent a variation from the normal business operations. Examples include, but are not limited to, parking lot sales, benefits, and special events.

Utility Facilities. A structure or improvement built or installed above ground for the purpose of providing utility services, communications services, and materials transfer to more than one lot. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities, including corporation and maintenance yards.

Facilities with On-Site Staff. Utility facilities that include office and/or working space for employees, and/or that require employees to be located on site for general operation of the facility.

Facilities with no On-Site Staff. Utility facilities that do not include office and/or working space for employees, and where on-site staff are required intermittently only for maintenance and/or infrequent monitoring.

17.XX.XXX. V Definitions

Vacation Rentals: See “Lodging – Hotel and Motel.”
Variance. means a discretionary entitlement that may waive or relax the development standards of these Zoning Regulations, in compliance with Chapter XXXX (Variances).

Vehicle and Freight Terminals. See “Freight/Truck Terminals.”

Vehicle Sales and Rental. A retail establishment selling and/or renting automobiles, trucks and vans, motorcycles, and bicycles (bicycle sales are also included under “Retail Sales - General”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not mobile home, recreational vehicle, or watercraft sales (see “Vehicles - Trucks, Construction, and Heavy Equipment Sales, Service, and Rental”); tire recapping establishments (see “Vehicle Repair and Services”); businesses dealing exclusively in used parts; or “Service/Fueling Stations,” which are separately defined.

Vehicle Services. See “Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental.”

Vehicle Storage. The storage of operative or inoperative vehicles. These uses include storage of towed vehicles, impound yards, and storage lots for buses and recreational vehicles, but do not include vehicle dismantling.

Vehicle/Transportation Equipment Manufacturing and Assembly. Establishments primarily engaged in manufacturing or assembling complete equipment for transporting people and goods. Includes: passenger automobiles, trucks, commercial cars and buses, special purpose motor vehicles such as auto trailers, campers, and recreational vehicles, chassis or passenger car bodies, boat building, motorcycle building, and related incidental parts manufacturing.

Vehicles – Trucks, Construction, and Heavy Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other heavy equipment used for construction, moving, agricultural, or landscape gardening activities, as well as boats, mobile homes, and recreational vehicle/campers. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc. Includes large vehicle operation training facilities. Sales of new or used automobiles are excluded from this classification (see “Vehicle Sales and Rental”).

Vehicle Charging Facilities. A location that supplies electricity for the recharging of electric vehicles (including plug-in hybrids).

Vehicle Repair and Services. The service and repair of motor vehicles in an enclosed building, including the repair or replacement of engines and transmissions, body and fender repair, and the installation of nonfactory-installed products.
DIVISION 7: DEFINITIONS

Service/Fueling Station. An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see "Vehicle Service, Major").

Vehicle Service, Major. Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops; painting shops; towing services, and transmission shops. Does not include vehicle dismantling or salvage and tire retreading or recapping.

Vehicle Service, Minor. Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning; electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

Vehicle Washing/Detailing. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

Vending Machine. An automated mechanical device which ejects consumer products, including but not limited to snack food items, non-alcoholic beverages, electronic devices, and movies, and that accepts cash, debit, and/or credit.

Video Rental Stores. An establishment engaged in renting prerecorded video tapes and digital video discs for viewing away from the premises on home electronic equipment.

17.XX.0XXX. W Definitions

Warehouse, Wholesaling, and Distribution. Indoor storage and sale of goods to other firms for resale, storage of goods for transfer to retail outlets of the same firm, or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic.

Water Efficient Irrigation. The scheduling and management of an irrigation system to supply moisture to a landscape without excess or waste in compliance with the landscape/irrigation criteria established in Chapter XXXX (Landscaping).

Water Efficient Landscaping. A landscape that is designed and maintained to function in a healthful and visually pleasing manner in compliance with the standards provided in Chapter XXXX (Landscaping). This generally involves the strategic use of plants which have minimal water requirements for subsistence, plants native to hot/dry environments (See “Xeriscape”), and hardscape to achieve an overall landscape concept that is water conserving.

Wireless Telecommunication Facilities. Wireless telecommunication facilities consist of commercial wireless communication systems, including but not limited to cellular, PCS, paging, broadband, data transfer, and any other
type of technology that fosters wireless communication through the use of portable electronic devices. A facility includes all supporting structures and associated equipment. The following are definitions used in association with the regulation of wireless telecommunications facilities.

**Antenna Structure.** An antenna that is secured at a fixed and specified location, a structure designed specifically to support an antenna, and/or appurtenances mounted on an structure or antenna.

**Collocation.** The location of multiple antennas which are either owned or operated by more than one service provider at a single location and mounted to a common supporting structure, wall, or structure.

**Commercial Wireless Facility.** An antenna structure located within the City limits that provides radio communication service that:

- Is offered in return for monetary compensation;
- Is available to the public or a substantial portion of the public; and
- Provides subscribers with the ability to access or receive communication from the public switched telephone network.

Commercial wireless facilities include, but are not limited to, antenna structures that provide paging service, wireless data transmission, cellular telephone service, specialized mobile radio service (“SMR”), and personal communications service (“PCS”).

**Ground Mounted.** A facility mounted to a pole, lattice tower, or other freestanding structure specifically constructed for the purpose of supporting an antenna.

**Lattice Tower.** A structure in excess height of 40 feet with three or four steel legs used to support antennae.

**Major Facility.** A commercial wireless facility, either ground mounted or roof mounted, except that a roof-mounted facility that is screened on all four sides by solid material that does not exceed the maximum height of the applicable zoning district shall be deemed a “Minor Facility.”

**Minor Facility.** A commercial wireless facility that is wall mounted, utility mounted, or roof mounted and the entire facility is screened by solid material on four sides and does not exceed the maximum height of the applicable zoning district.

**Mounted.** Attached or supported.

**Panel.** A wireless communication facility where the antennae are mounted on the roof or top of a building or structure, or the side of a building or structure, other than on a stand-alone facility.

**Radio Communication.** The transmission and/or reception of impulses, writing, signs, signals, pictures, and sounds of all kinds through space by means of electromagnetic waves.

**Roof Mounted.** Mounted on any structure (not specifically constructed for the purpose of supporting antennae) in a manner that does not satisfy either the definition of wall mounted or utility mounted; typically mounted on the roof of an existing structure.

**Satellite Dish Antenna.** A device incorporating a reflective surface that is solid, open mesh, or bar-configured and is in the shape of a shallow dish, cone, horn, or cornucopia, that is used to transmit and/or receive radio, microwave or other electromagnetic waves between terrestrially and/or orbitally based use.
Stand-Alone Facility. Improvements or treatments added to a wireless telecommunication facility which mask or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it effectively unnoticeable to the casual observer.

Stealthing. Improvements or treatments added to a wireless telecommunication facility which mask or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it effectively unnoticeable to the casual observer.

Utility Mounted. Mounted to an existing aboveground structure specifically designed and originally installed to support electrical power lines, cable television lines, street lighting, or traffic signal equipment.

Wall Mounted. Mounted on a vertical or nearly vertical surface of a building or other existing structure (not specifically constructed for the purpose of supporting an antenna, including the exterior walls of a structure, an existing parapet, the side of a water tank, the face of a religious institution steeple, or the side of a freestanding sign) and the highest point of the antenna structure is at an elevation equal to or lower than the highest point of the surface on which it is mounted.

Woodworking Shop. See “Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops.”

17.XX.XXX. X Definitions

Xeriscape. A combination of landscaping and irrigation techniques that reduce the demand for water required to maintain a given landscape. The primary techniques are:

- Use of water conserving plants;
- Use of appropriate species, quantities and placement of turf;
- Planning landscape areas with hydrozones, plants grouped based on watering needs using irrigation systems designed to meet the long-term needs of each hydrozone in the landscape; and
- Planting landscape areas based on watering needs, hydrozones.

17.XX.XXX. Y Definitions

Yard. An open space, other than a sports court, on a lot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Chapter.

Yard, Front. A yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard shall be at least equivalent to the required setback distance specified by this Division for the district in which it is located and measured inward from the front lot line.

Yard, Interior Side. A yard extending along an interior side of a lot from the front lot line to the rear lot line. The depth of an interior side yard shall be at least equivalent to the required setback distance specified by this Division for the district in which it is located and measured inward from the interior side lot line.

Yard, Street Side. A yard extending along the street side of a corner lot from the front lot line to the rear lot line. The depth of a street side yard shall be at least equivalent to the required street side setback distance specified by this Ordinance for the district in which it is located and measured inward from the street side lot line.
Yard, Rear. A yard extending across the rear of a lot for its full width between side lot lines. The depth of a rear yard shall be at least equivalent to the required rear setback distance specified by this Ordinance for the district in which it is located.

17.XX.XXX. Z Definitions

Zone. An area of the City delineated on the official zoning map, designated by name or abbreviation as provided in the regulations codified in these Zoning Regulations.

Zoning Map. The designated official map or maps which show the location and boundaries of the zones established by these Zoning Regulations and are referred to as the zoning map and incorporated as a part of these Zoning Regulations. The zoning map together with everything shown on it and amendments to it, are as much a part of these Zoning Regulations as if fully identified and described in context.