

1 RESOLUTION NO. 2022-P016

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL
4 OF A CITY-INITIATED ZONING CODE AMENDMENT P2022-0234-ZCA,
5 AMENDING VARIOUS PORTIONS OF THE CULVER CITY MUNICIPAL CODE
6 (CCMC), TITLE 17 – ZONING CODE, INLCUDING, BUT NOT LIMITED TO,
7 CHAPTER 17.320 – OFF-STREET PARKING AND LOADING, SECTION
8 17.220.035 – COMMERCIAL DOWNTOWN (CD) DISTRICT REQUIREMENTS,
9 AND CHAPTER 17.610 – NON-CONFORMING USES, STRUCTURES, AND
10 PARCELS, TO ELIMINATE MINIMUM REQUIRED PARKING AND REVISE
11 STANDARDS FOR AUTOMATED PARKING/PARKING STACKERS, BICYCLE
12 PARKING, AND LOADING.

13 (Zoning Code Amendment, P2022-0234-ZCA)

14 WHEREAS, on August 24, 2022, after conducting a duly noticed public hearing on a
15 City-initiated Zoning Code Amendment (P2022-0234-ZCA) amending various portions of the
16 Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), including, but not limited
17 to, Chapter 17.320 – Off-street Parking and Loading, Section 17.220.035 – Commercial
18 Downtown (CD) District Requirements, and Chapter 17.610 – Non-conforming Uses,
19 Structures, and Parcels, in order to eliminate minimum required parking and revise standards
20 for automated parking/parking stackers, bicycle parking, and loading (Amendment), fully
21 considering all reports, studies, environmental information, and testimony presented, the
22 Planning Commission, by a vote of __ to __, recommended to the City Council approval of
23 Zoning Code Amendment, P2022-0234-ZCA.

24 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
25 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

26 SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the
27 following required findings for an amendment to the Zoning Code, as outlined in CCMC Section
28 17.620.030.A, are hereby made:
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1 **1. The proposed amendment ensures and maintains internal consistency with the**
2 **goals, policies and strategies of all elements of the General Plan and will not create**
3 **any inconsistencies.**

4 The proposed Zoning Code Amendment is intended to address changes in in mobility trends
5 and technology advancements, and to further key objectives of the City, including reducing
6 parking supply and parking footprints, encouraging use of alternative modes of
7 transportation, increasing transit/mobility options, promoting housing development,
8 promoting transit alternatives, and promoting livability and sustainability. The amendment
9 eliminates minimum required parking but will not preclude the provision of parking, will
10 streamline the process for more space efficient parking methods (e.g., automated parking,
11 tandem parking, etc.), and will update bicycle parking and loading requirements to be more
12 consistent with the actual needs.

13 The Amendment General Plan Land Use Element Objective 4, *Neighborhood Conditions*,
14 by maintaining the quality design and living environment throughout the City through the
15 implementation of development standards that are realistic and practical, and consistent
16 with the changes in technology, design, and sustainability preferences and objectives. The
17 Amendment is also consistent with Objective 5, *Economic Diversity*, which encourages new
18 business opportunities that expand the City’s economic base, as well as with Objective 6,
19 *Commercial Corridors*, which calls for the revitalization of the physical character and
20 economic well-being of the City’s commercial corridors. Through the proposed revisions,
21 change of use proposals will be facilitated that will in turn provide opportunities for new uses
22 that may have been previously restricted due to parking constraints, and will also serve to
23 revitalize the commercial corridors through tenant improvements. In addition, the
24 Amendment will be consistent with Policy 2.G of the updated Housing Element, which calls
25 for the reduction of parking requirements for (affordable) housing to incentivize production,
26 and also with Measure 4 (4.J) which calls for the completion of a comprehensive parking
27 code update to ensure appropriate parking standards are established to facilitate the
28 achievement of allowable densities under the General Plan Update, including parking
29 standards for studio/one-bedroom units and live/work units.

Development thresholds, as guided by the goals, objectives, policies, and strategies of all
General Plan elements will not be impacted because the Amendment does not introduce
new uses or changes in the allowable density/intensity of development. Development
proposals will continue to be subject to applicable review processes to and any conditions
of approval deemed necessary to reduce potential impacts to circulation, conservation,
housing, land use, noise, open space, public safety, seismic safety, and recreation. Thus,
the proposed Amendment will not create any inconsistencies and maintains internal
consistency with the goals, policies and strategies of all elements of the General Plan.

2. The proposed amendment would not be detrimental to the public interest, health,
safety, convenience or welfare of the City.

1 The proposed Amendment will eliminate minimum required amounts of off-street parking
2 but will still allow parking to be provided and will still have development standards for when
3 parking is provided. It is anticipated that most developments will continue to provide off-
4 street parking though there may be a slight reduction in the amounts provided. Even with
5 such reductions, it is anticipated that these amounts will provide for a more appropriate and
6 better managed supply of parking rather than shortages that would create spillover parking
7 demand in surrounding neighborhoods. Further, reductions in parking provided would also
8 translate into improvements in sustainability, mobility, and project affordability for housing.
9 Similarly, the revisions to bicycle parking and loading will provide more appropriate
10 standards in order to address actual needs by use, consistent with the goals and objectives
11 of the City. The change to allow parking stackers and automated parking, will simply revise
12 the process to be administrative while still requiring the same technical studies and analysis
13 in order to protect surrounding property and uses. Given the nature of the proposed
14 changes, the proposed Amendment would not be detrimental to the public interest, health,
15 safety, convenience or welfare of the City.

16 **3. The proposed amendment is in compliance with the provisions of the California**
17 **Environmental Quality Act (CEQA).**

18 The proposed Zoning Code Amendment is considered exempt from CEQA pursuant to
19 CEQA Guidelines Section 15061(b)(3), common sense exemption, because it can be seen
20 with certainty there is no possibility the Amendment will have a significant effect on the
21 environment. The Amendment, by itself, does not result in any physical changes in the
22 environment because it eliminates the requirement for a minimum amount of off-street
23 parking but continues to allow the provision of such parking and provides for more robust
24 and appropriate bicycle parking and loading requirements. In addition, the Amendment
25 allows for administrative review of parking stackers and automated parking while still
26 requiring the same technical studies and analysis as the current Zoning Code requirements.
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1 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California, hereby recommends to the City Council
3 approval of City-initiated Zoning Code Amendment P2022-0234-ZCA, as set forth in Exhibit A
4 attached hereto and incorporated herein by this reference.

5 APPROVED and ADOPTED this 24th day of August 2022.
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9 _____
10 NANCY BARBA – CHAIRPERSON
11 PLANNING COMMISSION
12 CITY OF CULVER CITY, CALIFORNIA

13 Attested by:

14 _____
15 Ruth Martin del Campo, Administrative Clerk
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Article 2 – Zoning Districts, Allowable Land Uses and Zone-Specific Standards

CHAPTER 17.210: RESIDENTIAL ZONING DISTRICTS

Section

- 17.210.005 Purpose
- 17.210.010 Purpose of Residential Zoning Districts
- 17.210.015 Residential Zoning District Land Uses and Permit Requirements
- 17.210.020 Residential Zoning Districts Development Standards
- 17.210.025 Definitions for the R-1 Zone

§ 17.210.020 RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS.

A. General Requirements. Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the R1, R2 and R3 zones shall conform to the requirements in Table 2-3 (Residential Districts Development Standards - R1, R2 ,R3). Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the RLD, RMD and RHD zones shall conform to the requirements in Table 2-4 (Residential District Development Standards - RLD, RMD, RHD). In addition, the applicable development standards in Article 3 (Site Planning and General Development Standards) apply to all residential zoning districts.

<i>Table 2-3 Residential Districts Development Standards (R1, R2, R3)</i>			
<i>Development Feature</i>	<i>Requirement by Zoning District</i>		
	<i>R1</i>	<i>R2</i>	<i>R3</i>
Minimum lot area (1)	5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater.		
Lot width (2)	50 feet		
Lot depth	100 feet		
Maximum number of dwelling units allowed per parcel (3)	1 unit	2 units	3 units
Dwelling size	<i>Maximum and minimum allowed floor area.</i>	<i>Maximum and minimum allowed floor area, not including any garage or other non-habitable space.</i>	
Maximum floor area (6)	.45 Floor Area Ratio (FAR)	1,500 square feet plus 40% of net lot area for parcels less than 8,000 square feet; 60% of net lot area for parcels 8,000 square feet or more.	
Minimum area	1,000 square feet on the ground floor.	1,000 square feet for a single-family unit;	1,000 square feet for a single-family unit;

		750 square feet/unit in a duplex.	750 square feet for a duplex or triplex.
Setbacks (4)	<i>Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions).</i>		
Front	Single story structures -20 feet Two story structures - 20 feet; 25 feet for second story, as defined by this Title, or any roof or portion of a roof, parapet wall, or front yard-facing facade that exceeds a height of 18 feet	15 feet	10 feet or one half the building height, whichever is greater.
Interior sides (each)	5 feet minimum No structure shall encroach upon a 1:1 upward- and inward- inclining setback plane starting from 18 feet above any interior side lot line	4 feet	5 feet
Street side (corner)	5 feet single story structures 5 feet - two story structures; plus minimum 5 feet stepback for second floor 10 feet - two story structures without minimum 5 feet second floor stepback		
Rear	15 feet	10 feet	
Minimum distance between structures	5 feet between accessory residential structures and accessory dwelling units; 5 feet between primary dwelling units and accessory residential structures and accessory dwelling units; 8 feet between detached dwelling units.		
Open space	Minimum area of a site to remain uncovered by structures, in compliance with § 17.400.100 (Residential Uses - Accessory Residential Structures).		
Private	None required other than setbacks.		
Common	None required.		
Height limit (4)(5)	Flat roofs(less than a 3:12 slope) - 2 stories and 27 feet Sloped roofs (equal to or greater than a 3:12 slope and equal to or less than a 1:1 slope) - 2 stories and 30 feet	2 stories and 30 feet	
Roof decks	Rooftop decks above 18 feet in building height shall be set back 5 feet from any building edge along a side yard	Permitted, subject to other provisions in this Title	
Landscaping	As required by Chapter 17.310 (Landscaping).		

Parking	As required by Subject to Chapter 17.320 (Off-Street Parking and Loading).
Signs	As required by Chapter 17.330 (Signs).
Notes:	
(1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.	
(2) Minimum required width measured at the street property line, except as otherwise provided by § 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.	
(3) For standards for Accessory Dwelling Unit, see § 17.400.095.	
(4) For standards for Accessory Residential Structures, see § 17.400.100.	
(5) For standards for Height Measurement and Height Limit Exceptions, see § 17.300.025.	
(6) The floor area of basements shall not be included in the maximum floor area.	

**Table 2-4
Residential District Development Standards (RLD, RMD, RHD)**

<i>Development Feature</i>	<i>Requirement by Zoning District</i>		
	<i>RLD</i>	<i>RMD</i>	<i>RHD</i>
Minimum lot area (1)	5,000 square feet or the average area of residential lots within a 500-foot radius of proposed subdivision, whichever is greater.		
Lot width (2)	50 feet		
Lot depth	100 feet		
Maximum density	1 unit/2,904 square feet of net lot area.	1 unit/1,500 square feet of net lot area, up to a maximum of 9 units. (3)	1 unit/1,500 square feet of net lot area.
Dwelling size	Maximum and minimum allowed floor area, not including any garage or other non-habitable space.		
Maximum area	No limitation.		
Minimum area	Studio Micro-Unit: 350 square feet; Studio Unit: 500 square feet; 1 Bedroom Unit: 700 square feet; 2 Bedroom Unit: 900 square feet; 3 Bedroom Unit: 1,100 square feet; More than 3 bedrooms: 1,100 square feet plus 150 square feet for each bedroom over 3.		
Setbacks (4)	Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions).		
Front	10 feet or one half the building height, whichever is greater.		
Sides (each)	10 feet	5 feet	10 feet
Rear	15 feet	10 feet; 5 feet when adjacent to an alley.	15 feet
Minimum distance between structures	5 feet between accessory residential structures, and accessory dwelling units; 5 feet between primary dwelling units and accessory residential structures and accessory		

	dwelling units; 10 feet between detached dwelling units.	
Open space (6)	Minimum area of a site to remain uncovered by structures, in compliance with § 17.400.105 (Multiple-Family Residential Structures).	
Private (6)	100 square feet/unit	
Common (6)	None required.	30% of net lot area.
Height limit (5)	2 stories and 30 feet	3 stories and 40 feet
Landscaping	As required by Chapter 17.310 (Landscaping).	
Parking	As required by <u>Subject to</u> Chapter 17.320 (Off-street Parking and Loading).	
Signs	As required by Chapter 17.330 (Signs).	
Notes:		
(1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.		
(2) Minimum required width measured at the street property line, except as otherwise provided by § 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.		
(3) The maximum density of 9 units per development parcel shall not apply to RMD-zoned properties on Grand View Boulevard, between Washington Place and Herbert Street.		
(4) For standards for Accessory Residential Structures, see § 17.400.100.		
(5) For standards for Height Measurement and Height Limit Exceptions, see § 17.300.025.		
(6) Studio micro-units are not required to provide private open space. However, a minimum of 100 square feet of common open space per unit shall be required, of which 100% may be located on the rooftop.		

CHAPTER 17.220: COMMERCIAL ZONING DISTRICTS

Section

- 17.220.005 Purpose
- 17.220.010 Purpose of Commercial Zoning Districts
- 17.220.015 Commercial District Land Uses and Permit Requirements
- 17.220.020 Commercial District Development Standards
- 17.220.025 Commercial Neighborhood (CN) District Requirements
- 17.220.030 Commercial General (CG) District Requirements
- 17.220.035 Commercial Downtown (CD) District Requirements
- 17.220.040 Commercial Regional Business Park (CRB) District Requirements

§ 17.220.020 COMMERCIAL ZONING DISTRICT DEVELOPMENT STANDARDS.

A. General Requirements. Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the CN, CG, CC and CD Zones, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6 (Commercial District Development Standards - CN, CG, CC, CD). Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the CRR and CRB Zones, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-7 (Commercial District Development Standards - CRR, CRB). In addition, the applicable development standards (e.g., landscaping, parking and loading, and the like) in Article 3 (Site Planning and General Development Standards) shall apply to all commercial zoning districts.

Table 2-6 Commercial District Development Standards (CN, CG, CC, CD)				
Development Feature	Requirement by Zoning District			
	CN	CG	CC	CD
Minimum lot area	Minimum lot area determined through subdivision review process.			
Residential development	Subject to the requirements of Live/Work Development Standards (§ 17.400.060) and/or the Mixed Use Development Standards (§ 17.400.065).			
Setbacks	Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions).			
Street facing	None required.		None required. (1)	
Side	None required.			
Side adjacent to residential zone	For first 15 feet of building height: 10 feet required. For portions of structure above 15 feet in height a 60-degree, clear zone angle must be maintained, measured from 15 feet above the existing grade, and from 10 feet from the side property line. (2)			
Rear	None required.			

Rear adjacent to residential zone	For first 15 feet of building height: 10 feet required. For portions of structure above 15 feet in height a 60-degree, clear zone angle must be maintained, measured from 15 feet above the existing grade, and from 10 feet from the side property line. (2)			
Alley	2 feet One half (1/2) the width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.			
Height limit (3)	43 feet	56 feet (4)	56 feet (4)	See CD District Requirements (§ 17.220.035).
Landscaping	As required by Chapter 17.310 (Landscaping).			
Parking and loading	As required by Subject to Chapter 17.320 (Off-Street Parking and Loading).			See CD District Requirements (§ 17.220.035) and Chapter 17.320.
Signs	As required by Chapter 17.330 (Signs).			
Notes:				
(1) Except in compliance with the <i>Design for Development of the Downtown Area</i> . No setback shall be provided for at least 75% of any new exterior building wall resulting from the addition of building floor area along the east and west sides of Main Street; the north side of Culver Boulevard, between Canfield and Duquesne Avenues; and both sides of Washington Boulevard, between Watseka and Hughes Avenues.				
(2) See Figure 2-1 (Commercial Setback Adjacent to Residential Zone).				
(3) See § 17.300.025 (Height Measurement and Height Limit Exceptions).				
(4) This provision is as approved by Initiative Ordinance No. 90-013½, adopted April 17, 1990, or as may be amended.				

Table 2-7 Commercial District Development Standards (CRR, CRB)		
Development Feature	Requirement by Zoning District	
	CRR	CRB
Minimum lot area	Minimum lot area determined through subdivision review process.	
Residential development	None allowed).	
Setbacks	Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions).	
Street facing	Parcels up to 20,000 square feet in area: 5 feet. Parcels over 20,000 square feet in area: 15 feet.	
Side	None required.	
Side adjacent to residential zone	60 feet	12 feet plus 1 foot of additional setback for every 2 feet in building height above 20 feet. (1)
Rear	None required.	

Rear adjacent to residential zone	60 feet	12 feet plus 1 foot of additional setback for every 2 feet in building height above 20 feet. (1)
Alley	2 feet One half (1/2) the width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.	
Height limit (2)	56 feet (3)	56 feet (3)
Landscaping	As required by Chapter 17.310 (Landscaping).	
Parking and loading	As required by Subject to Chapter 17.320 (Off-Street Parking and Loading).	
Signs	As required by Chapter 17.330 (Signs).	
Notes:		
(1) See Figure 2-2 (Examples of CRB, IL, IG Setbacks Adjacent to Residential Zone).		
(2) See § 17.300.025 (Height Measurement and Height Limit Exceptions).		
(3) This provision is as approved by Initiative Ordinance No. 90-013½, adopted April 17, 1990, or as may be amended.		

§ 17.220.035 COMMERCIAL DOWNTOWN (CD) DISTRICT REQUIREMENTS.

Land uses allowed within the CD Zoning District by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in § 17.220.020 (Commercial Zoning District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

~~C. Parking Requirements.~~ The CD Zone shall be subject to the following parking requirements.

~~1. In the event the downtown parking demand exceeds the pooled parking supply, as reasonably determined by the Director, all new buildings or proposed intensification of uses in the CD Zone shall be required to provide parking on-site pursuant to Table 2-7.1, or as otherwise permitted in this Section and Title.~~

<i>Land Use Type: Commercial</i>	<i>Vehicle Spaces Required</i>
Ground floor uses in hotels and motels that generate pedestrian activity such as lobbies and retail, except restaurants	1 space per 400 square feet.
Medical services – Offices/clinics	1 space per 400 square feet.
Office Uses	
Financial institutions, corporate offices, and similar uses	1 parking space for each 294 square feet of gross floor area, which requirement may be reduced by the City to 1 parking space for each 370 square feet of gross floor area subject to implementation of a Transportation Demand Management program approved by the City.

Office uses that include direct customer or client service components and that generate pedestrian activity or require patronage daily, such as, but not limited to insurance offices; tax preparer; real estate offices; advertising agencies; architectural, engineering, and planning services; graphic design, fashion, photography, and commercial art studio services; and accounting, auditing and bookkeeping services, and similar office	1 space per 400 square feet.
Restaurants	
General table service (1,500 square feet or less)	1 parking space for each 350 square feet of gross floor area, with a minimum of 3 spaces.
General table service (greater than 1,500 square feet)	1 parking space for each 100 square feet of gross floor area.
Takeout (counter service) with customer tables	1 parking space for each 75 square feet of gross floor area, with a minimum of 8 spaces.
Takeout (counter service), no tables	1 parking space per 250 square feet of gross floor area, with a minimum of 3 spaces
Outdoor Dining	Parking Not Required.
Retail and personal service uses, general	
Retail and personal service uses, general	1 space per 400 square feet.
Studios for dance, art, music, photography, martial arts, personal fitness, and the like	1 space per 400 square feet.
Theaters	The parking requirement shall be determined by the Director for each facility, based on a parking demand/supply study.

— ~~2. Additional parking provisions: When applying the provisions of §17.320.025 (Alternative Parking Provisions), the legal walking distance of off-site parking spaces may be extended to allow the utilization of off-street parking areas within the boundaries of the CD Zone or any City off-street parking lot within 750 feet of the CD Zone boundary:~~

— ~~3. Evening and weekend use: Where the operator of a business provides parking at the levels established in Subsection 17.220.035. Table 2-7.1, the City may require the operator to allow general public use of the parking spaces during evening and weekend hours, where feasible.~~

— ~~4. Uses allowed in the CD Zoning District that are not listed in Subsection 17.220.035.C shall be subject to parking requirements by land use as stated in Subsection 17.320.020 of this Title.~~

CD. Multiplex Theater Amusement Devices. Amusement devices are permitted in conjunction with a multiplex movie theater complex of at least 10 screens, subject to all the following criteria:

1. No more than 10 amusement devices shall be permitted in a complex.
2. Amusement devices shall be located within the theater complex and used only by theater customers who have purchased tickets.
3. An amusement area shall not occupy more than 500 square feet of floor area.
4. An amusement area shall be screened so as not to be generally visible from the exterior of the theater complex.

5. An amusement area shall be accessible only by means of the main customer entrance for the theater complex.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2009-001 § 2; Ord. No. 2022-003 § 2 (part))

CHAPTER 17.220: INDUSTRIAL ZONING DISTRICTS

Section

- 17.220.005 Purpose
- 17.220.010 Purpose of Industrial Zoning Districts
- 17.220.015 Industrial District Land Uses and Permit Requirements
- 17.220.020 Industrial District Development Standards

§ 17.230.020 INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS.

A. General Requirements. Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the IL and IG Zones, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-9 (Industrial District Development Standards). In addition, the applicable development standards (e.g., landscaping, parking and loading, and the like) in Article 3 (Site Planning and General Development Standards) shall apply to all commercial zoning districts.

Table 2-9 Industrial District Development Standards		
<i>Development Feature</i>	<i>Requirement by Zoning District</i>	
	<i>IL</i>	<i>IG</i>
Minimum lot area	Minimum lot area determined through subdivision review process.	
Residential development	None allowed	
Setbacks	Minimum setbacks required. See § 17.300.020 (Setback Regulations and Exceptions).	
Street facing	5 feet	
Side	None required.	
Side adjacent to residential zone	12 feet plus 1 foot of additional setback for every 2 feet in building height above 20 feet. (1)	
Rear	None required.	
Rear adjacent to residential zone	12 feet plus 1 foot of additional setback for every 2 feet in building height above 20 feet. (1)	
Alley	2 feet One half (1/2) the width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.	

Height limit (2)	43 feet
Landscaping	As required by Chapter 17.310 (Landscaping).
Parking and loading	As required by <u>Subject to</u> Chapter 17.320 (Off-Street Parking and Loading).
Signs	As required by Chapter 17.330 (Signs).
Notes:	
(1) See Figure 2-2 (Examples of CRB, IL, IG Setbacks Adjacent to Residential Zone).	
(2) See § 17.300.025 (Height Measurement and Height Limit Exceptions).	

CHAPTER 17.250: SPECIAL PURPOSE ZONING DISTRICTS

Section

- 17.250.005 Purpose
- 17.250.010 Purpose of Special Purpose Districts
- 17.250.015 Studio (S) District Requirements
- 17.250.020 Cemetery (E) District Requirements
- 17.250.025 Transportation (T) District Requirements
- 17.250.030 Open Space (O) District Requirements
- 17.250.035 Public Parking Facility (PPF) District Requirements

§ 17.250.030 OPEN SPACE (OS) DISTRICT REQUIREMENTS.

Land uses allowed within the OS Zoning District shall comply with the following provisions, in addition to all applicable provisions of Article 3 (Site Planning and General Development Standards).

C. Comprehensive Plan Requirements.

1. A Comprehensive Plan approval, valid for 1 year, shall be secured for all new development proposed in the OS Zone.
2. All Comprehensive Plans shall comply with Chapter 17.560 (Comprehensive Plans).
3. All Comprehensive Plans shall be prepared and endorsed by a professional team, which shall include a licensed landscape architect, a registered civil engineer, a licensed architect (if any buildings are proposed), and a safety and security professional, of a type to be determined by the Community Development Director, or his or her designee, and the Parks, Recreation and Community Services Director, or his or her designee; and shall include, but not be limited to the following:
 - a. Site plan showing building(s), various functional use areas, parking and circulation;
 - b. Description of development standards, which may include, but not be limited to, building heights, setbacks, and parking, and the like requirements;
 - c. Preliminary building plans, including floor plans and exterior elevations;

- d. Landscaping plans, including a plant palette, with preferably native, low maintenance and/or drought-tolerant plants;
- e. Recreational activity programming plans;
- f. Lighting and information and directional signage plans;
- g. Civil engineering plans, including site grading, public rights-of-way improvements, drainage, trash/recycling areas, and public utility extensions, as necessary;
- h. Proposed use and occupancy, construction type, building height and area of each building or structure, and proposed distances between buildings or structures, and setbacks to property lines;
- i. A maintenance and operations program that addresses, at a minimum, erosion control measures, graffiti and vandalism removal, amenity maintenance and landscape maintenance requirements. The maintenance and operations program shall also include an assessment of long-term amenity and landscape maintenance requirements, replacement schedules, and costs;
- j. Documentation that the applicant has collaborated with adjacent residents, businesses and all appropriate government agencies throughout the design development process, and clearly indicate the respective agencies' specific responsibilities and jurisdictions with regard to any project. The documentation shall clearly indicate the role and responsibilities of all parties involved;
- k. Proposed hours of operation and an implementation plan for enforcing hours of operation; and
- l. The Comprehensive Plan must address the safety and security of open space patrons and adjacent properties through the use of passive security devices, including but not limited to, landscape design, lighting, and graffiti- and vandalism-control measures.

E. Comprehensive Plan Findings.

The Planning Commission, in conjunction with a public hearing, and the Parks, Recreation and Community Services Commission, in conjunction with a public meeting, shall review and make recommendations to the Council regarding the Comprehensive Plan. The Council, after a public hearing, may approve, conditionally approve, or disapprove a Comprehensive Plan. A Comprehensive Plan may be approved, provided the facts submitted and evaluated during the review process support the following findings:

- 1. The proposed Comprehensive Plan can be substantially completed within 4 years;
- 2. The proposed development is capable of creating an environment of sustained desirability and stability, or adequate assurance will be provided such objective will be attained;
- 3. The proposed uses will not be substantially detrimental to present and potential surrounding uses, but will have a beneficial effect;
- 4. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic, and the development will not generate traffic that will overload the street network surrounding the OS Zone;
- ~~5. The development will account for, and adequately address, parking needs to reduce potential parking impacts to surrounding neighborhoods and on users of the facilities;~~
- 56. The proposed development is compatible with the surrounding area;
- 67. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process;
- 78. Any exception from standard City land use law, rules or regulation requirement is warranted by the design and amenities incorporated in the Comprehensive Plan, and is desired by the Council;
- 89. Existing and proposed utility services are adequate for the proposed uses;
- 940. The Comprehensive Plan has complied with all applicable City requirements; and

104. The proposed development will not degrade the safety and security of residential properties adjacent to any OS Zone.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2006-009 § 22 (part); Ord. No. 2008-008 § 1 (part))

CHAPTER 17.260: OVERLAY ZONES

Section

- 17.260.005 Purpose
- 17.260.010 Applicability of Overlay Zones
- 17.260.015 Residential Zero Setback Overlay (-RZ)
- 17.260.020 Commercial Zero Setback Overlay (-CZ)
- 17.260.025 Redevelopment Project Area Overlay (-RP)
- 17.260.030 Civic Center Overlay (-CV)
- 17.260.035 East Washington Boulevard Overlay (-EW)
- 17.260.040 Residential Hillside Overlay (-RH)

§ 17.260.015 RESIDENTIAL ZERO SETBACK OVERLAY (-RZ).

F. Off-Street Parking. ~~When provided, parking shall comply with the standards and requirements set forth in Chapter 17.320 of this Title. Each dwelling shall have not less than 2 off-street parking spaces within a fully enclosed garage of not less than 400 square feet in area, which shall be attached to the dwelling. A freestanding garage or carport does not meet this requirement.~~

(Ord. No. 2005-007 § 1 (part))

§ 17.260.035 EAST WASHINGTON BOULEVARD OVERLAY (-EW).

E. Development and Land Use Standards. The development and land use standards of this Article applicable to the primary zoning district shall apply to all proposed development and new land uses within the East Washington Overlay (-EW), except as follows.

1. Setback requirements. For R2, RMD, and CG parcels within the East Washington Overlay (-EW), the setback requirements of the CG Zone located in Table 2-6 (Commercial District Development Standards) shall apply. For IG parcels within the East Washington Overlay (-EW), the setback requirements of the IG Zone located in Table 2-9 (Industrial District Development Standards) shall apply. For front setback requirements in R2, RMD, CG, and IG parcels, see Subsection 17.280.045.E.2 (Front Setback Requirements) below.

2. Front setback requirements. Proposed buildings shall be located adjacent to the common Washington Boulevard/private property line, except that the Director may approve the following setback modifications on a Washington Boulevard parcel frontage, in order to accommodate urban amenities including plazas, hardscape or landscape, public art, fountains, benches, outdoor dining, or other pedestrian amenities.

a. A maximum setback of up to one-third the average parcel depth, or 50 feet, whichever is less, for a maximum of 50 feet or 40 % of the building width, whichever is less; and

b. A maximum setback of 15 feet for the remaining portions of the building wall facing Washington Boulevard.

Front or street-side setback requirements shall not be applicable to parcel frontages on the side streets intersecting Washington Boulevard.

3. Height limit. 43 feet and 3 stories shall be the maximum height for structures located on sites within the R2, RMD, and CG districts, which are located adjacent to, or across an alley from, a residentially zoned site.

4. Building design - Washington Boulevard frontage. A minimum of 50% of the width of a Washington Boulevard-facing building wall above the first story, or above 16 feet in height, whichever is less, shall include recessed or extended windows, balconies, offset planes, or other prominent architectural details that provide three-dimensional relief, as approved by the Director.

5. Parking and loading. ~~Where provided, parking~~ Parking requirements for the East Washington Overlay (-EW) are included in shall comply with Chapter 17.320 (Off-Street Parking and Loading).

F. Performance Standards.

1. All business activities shall be conducted wholly within a completely enclosed building, with the exception of outdoor dining, plant nurseries, telecommunications facilities, ~~required~~ parking and loading facilities, outdoor retail sales and activities, or similar outdoor uses as determined by the Director.

2. A minimum 6 foot high wall that provides a solid screening effect, and that is aesthetically compatible with surrounding structures, as approved by the City, shall be constructed along the common property line between the non-residential use and immediately adjacent residentially zoned property.

3. Buildings and any machinery and equipment shall be constructed, installed, and maintained, and land uses shall be conducted, so as to not be dangerous or offensive to persons residing or conducting business adjacent to or near the site, due to dust, gas, noise, odor, smoke, vibration, or other dangers or nuisances to public welfare.

(Ord. No. 2005-007 § 1 (part))

Article 3 – Site Planning and General Development Standards

CHAPTER 17.300: GENERAL PROPERTY DEVELOPMENT STANDARDS

Section

17.300.005	Purpose
17.300.010	Applicability
17.300.015	Access
17.300.020	Setback Regulations and Exceptions
17.300.025	Height Measurement and Height Limit Exceptions
17.300.030	Fences, Hedges, and Walls
17.300.035	Screening
17.300.040	Outdoor Lighting
17.300.045	Grading Consistency

§ 17.300.015 ACCESS.

A. Access to Streets.

1. Every structure shall be constructed upon, or moved to, a legally recorded parcel with a permanent means of access to a public street, in compliance with City standards.
2. All structures shall be properly located to ensure safe and convenient access for servicing, fire protection, and required parking.
3. Parcels located on a private street, which were legally established before the effective date of this Title, are exempt from the required compliance with the latest adopted City standards for private streets.

§ 17.300.020 SETBACK REGULATIONS AND EXCEPTIONS.

This Section establishes standards to ensure the provision of open areas for access to and around structures, access to natural light and ventilation, landscaping, recreation, separation of incompatible land uses, and space for privacy, traffic safety, and visibility.

C. Limitations on Use of Setbacks. Required setback areas shall only be used as follows:

1. **Structures.** Required setback area shall not be occupied structures other than:
 - a. Structures that are exempt from setback requirements by Subsection 17.300.020.B. (Exemptions from Setback Requirements) above;
 - b. Residential accessory structures located within setback areas in compliance with § 17.400.100 (Residential Uses - Accessory Residential Structures).
2. **Parking.** Residential parking ~~may be~~ allowed within a required setback only ~~on driveways~~ in compliance with § 17.320.035 (Parking Design and Layout Guidelines) and § 17.320.040 (Driveway and Site Access Standards).

3. Storage. Front or street side setbacks shall not be used for the storage of inoperable vehicles, scrap, junk, or similar materials.

CHAPTER 17.310: LANDSCAPING

Section

- 17.310.005 Purpose
- 17.310.010 Applicability
- 17.310.015 Definitions
- 17.310.020 Landscape Area Requirements
- 17.310.025 Landscape Standards
- 17.310.030 Landscape Plan Application Requirements

§ 17.310.020 LANDSCAPE AREA REQUIREMENTS.

Landscaping shall be provided in the locations specified below.

A. Setbacks. All setback and open space areas not occupied by driveways, parking areas, walkways, building projections and approved hardscape areas, shall be planted, except where a required setback is screened from public view, or it is determined by the Director that planting is not necessary to fulfill the purposes of this Chapter.

1. For single-family, two-family and three-family residential projects, all street-facing setback areas shall be landscaped. Such areas shall be landscaped with live plant materials for a minimum of 75% of the subject area, unless paving of a larger area is required to comply with Subsection 17.320.035.C. (Parking Space and Lot Dimensions), to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area, to comply with Table 3-5 of Subsection 17.320.035.N.3. (Residential Covered Parking Requirements), ~~or unless such paving involves a circular driveway that is otherwise in compliance with Subsection 17.320.040.C. (Circular Drive)~~, or unless such paving involves a pedestrian pathway subject to Section 17.310.020.A.b, subject to the discretion of the Director.

2. In addition to the required driveway paving in single-family, two-family and three-family residential projects, additional paving in a street facing setback may be allowed for a pedestrian pathway provided it is not more than 4 feet in width. The pedestrian path shall be separated from the driveway by a minimum width of 3 feet and landscaped unless the pathway is designed to lead from the driveway to the dwelling entrance. In that case, the pathway connection shall not exceed 4 feet in width.

CHAPTER 17.320: OFF-STREET PARKING AND LOADING

Section

- 17.320.005 Purpose
- 17.320.010 Applicability
- 17.320.015 General Parking Regulations
- 17.320.020 Alternative Parking Provisions
- 17.320.025 Commercial Neighborhood (CN) District Requirements
- 17.320.030 Accessible Parking
- 17.320.035 Parking Design and Layout Standards
- 17.320.040 Driveway and Site Access Standards
- 17.320.045 Bicycle Parking
- 17.320.050 Loading Area Requirements

§ 17.320.005 PURPOSE.

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

(Ord. No. 2005-007 § 1 (part))

§ 17.320.010 APPLICABILITY.

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

(Ord. No. 2005-007 § 1 (part))

§ 17.320.015 GENERAL PARKING REGULATIONS.

A. Parking and Loading Spaces to be Permanent. Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes, ~~for the use they are intended to serve during the life of the use.~~ The Director may approve the temporary reduction of parking or loading spaces, in conjunction with a seasonal or intermittent use, with the approval of a Temporary Use Permit (see Chapter 17.520), or during construction activities.

B. ~~Parking and Loading to be Unrestricted.~~ Owners, lessees, tenants, or persons having control of the operation of a premise, for which ~~parking or~~ loading spaces are required, shall not prevent, prohibit or restrict authorized persons from using these spaces.

C. Restriction of Parking Area Use. ~~Required~~ Off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of motorized, operative vehicles. In all non-residential zones, and in the front setback area of residential zones, parking areas shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Title.

~~—D. **Located on Same Site.** Parking and loading facilities shall be located on the same site with the use the facilities serve. However, off-site parking may be permitted, subject to the requirements of § 17.320.025 (Alternative Parking Provisions).~~

~~—E. **Located Off-Street.** All parking and loading facilities required by this Chapter shall be provided off-street, and shall not be located within any public street, sidewalk, alley, or parkway, unless expressly allowed by other provisions of this Title.~~

~~**DF. Unimproved Areas.** Portions of a parking area not improved for parking or loading facilities or needed for vehicular circulation shall be landscaped in compliance with plans approved by the City.~~

~~—G. **Surplus Parking.** The provisions of this Chapter shall also apply to parking and loading facilities provided in excess to those required, unless otherwise expressly stated in this Title.~~

~~—H. **Off-street On-Site Parking Exclusive Use.** Except for City-approved covenants and/or development entitlements, all off-street on-site parking is for the exclusive use of the development, uses, and/or structure(s) that are located on the property that the on-site parking is located. Any proposed use of on-site parking by an off-site use/development may be approved pursuant to Section 17.320.025 provided the existing on-site parking includes surplus parking for the existing on-site use, or the City has approved a shared parking agreement pursuant to Section 17.320.025. Any excess parking, or the creation of new parking on a site, shall first satisfy the required parking for the on-site development, use, and/or structure(s) of that property, if it is deficient in required parking pursuant to Section 17.320.020, or is a legal non-conforming use due to parking.~~

(Ord. No. 2005-007 § 1 (part); Ord. No. 2020-013 § 2 (part))

§ 17.320.020 - NUMBER OF PARKING SPACES REQUIRED.

There shall be no minimum required parking for any use, except as may be determined through a Comprehensive Plan. Any parking provided voluntarily or otherwise, shall comply with the development standards outlined in this Chapter or other applicable section of this Title.~~Each use shall provide at least the minimum number of parking spaces required by this Section.~~

~~—A. **Parking Requirements by Land Use.** Each land use shall be provided the number of parking spaces required by Table 3-3 (Parking Requirements by Land Use), except as otherwise required by § 17.220.035 (Commercial Downtown (CD) District Requirements); or where a greater number of spaces are required through a Conditional Use Permit or other permit approval; or where parking requirements are adjusted in compliance with § 17.320.025 (Alternative Parking Provisions).~~

~~—B. **Basis for Calculations.** In any case where Table 3-3 (Parking Requirements by Land Use) establishes a parking requirement based on the floor area of a use in a specified number of square feet (e.g., 1 space per 350 square feet), the floor area shall be construed to mean gross floor area. When calculating the number of parking spaces required, fractional spaces equal to or greater than one half shall be rounded up to the nearest whole number.~~

~~—C. **Multi-Use Sites.** A site with multiple uses, including commercial uses in a mixed use project, shall provide the aggregate number of parking spaces required for each separate use, except where:~~

~~—1. The site qualifies to be considered a shopping center and the parking ratio shall be that required for the shopping center as a whole, as provided in Table 3-3 (Parking Requirements by Land Use).~~

~~—2. The site qualifies for shared parking in compliance with Subsection 17.320.025.E. (Shared Parking Facilities).~~

~~—D. **Non-Residential Change of Use, Expansion of Structure.**~~

~~—1. When the use of a structure changes to a use that is required by Table 3-3 (Parking Requirements by Land Use) to have the same number of parking spaces as the immediately previous use, no additional parking spaces shall be required for the new use, provided that the previous use was legally established and the number of spaces has not decreased.~~

— ~~2.~~ When the floor area of an existing structure is increased, additional parking spaces shall be provided on-site, as required by this Chapter for the additional floor area.

— ~~3.~~ When a change in use requires more off-street parking than the previous use, additional parking spaces shall be provided equivalent to the difference between the number of spaces required by this Title for the immediately previous use and the total number of spaces required by the new use.

— ~~E. Residential Additions.~~ Additions to single-family homes, duplexes or triplexes that result in no more than four bedrooms per unit are not required to provide additional parking to meet the parking requirement of Table 3-3 (Parking Requirements by Land Use). However, additions resulting in five or more bedrooms per unit shall provide the minimum parking required by Table 3-3 (Parking Requirements by Land Use).

— ~~F. Uses Not Listed.~~ Parking for land uses not specifically listed by Table 3-3 (Parking Requirements by Land Use) shall be provided, based on the most similar use in the table, as determined by the Director.

— ~~G. Bench or Bleacher Seating.~~ Where fixed seating is provided in the form of benches or bleachers, a seat shall be construed to be not less than 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.

— ~~H. Table 3-3. Parking Requirements by Land Use.~~

— ~~1. Residential uses.~~

Table 3-3A	
Land Use Type: Residential	Vehicle Spaces Required
Accessory dwelling units	None. (3)
Junior accessory dwelling units	None. (3)
Mobile home parks	1 space in conjunction with each mobile home site, plus 1 space for each 2 mobile home sites for guest parking, located as approved by the City.
Live/work unit	Up to 900 square feet: 2 spaces.
	Greater than 900 up to 1500 square feet: 3 spaces.
	Greater than 1500 square feet: 4 spaces.
Multi-family dwellings and residential component of mixed-use development, includes supportive housing, transitional housing units, large family day care homes, and small family day care homes (1) (2)	Studio micro-units: 0.5 space. (4)
	Studio and 1 bedroom, up to 900 square feet: 1 space.
	Studio and 1 bedroom, greater than 900 square feet: 2 spaces.
	2-3 bedroom units: 2 spaces.
	4 bedroom units: 3 spaces.
	1 space for every additional bedroom greater than 4.
	Guest parking: 1 space for every 4 residential units.
Residential care facilities	1 space for each 3 patient beds.

Senior citizen congregate care housing	1 space per each 2 residential units, plus 1 space for each 4 units for guests and employees.
Senior housing	1 space per unit, plus 1 guest parking space for each 10 units.
Single-family, duplex and triplex units, includes supportive housing, transitional housing units, large family day care homes, and small family day care homes (1) (2)	2 spaces per dwelling unit.
Single room occupancy units	0.5 parking space per unit. (4)

Notes:

—(1) See Subsection 17.320.035.N. (Special Requirements for Residential Uses).

—(2) Any parking reductions not otherwise authorized by this Code or state law shall require approval by resolution of the City Council.

—(3) When existing off-street parking for the primary dwelling unit is demolished or converted in conjunction with the construction of an accessory dwelling unit or junior accessory dwelling unit, no replacement parking is required.

—(4) Studio micro units and single room occupancy units within the TOD District depicted in Map 4-1 of § 17.400.065.E are not required to provide parking.

—2. Commercial uses.

<i>Table 3-3B</i>	
Land Use Type: Commercial (4)	Vehicle Spaces Required
Accessory food service	Same as primary use.
Accessory retail use	Same as primary use.
Animal boarding and kennels	1 space per 350 square feet of indoor use area; plus 1 space for 1,000 square feet of outdoor use area.
Auto and vehicle sales and rentals	1 space per 350 square feet of indoor use area; plus 1 space for 1,000 square feet of outdoor use area.
Banks and financial services	1 space per 250 square feet.
Bars and nightclubs	1 space per 100 square feet, plus 1 space for every 30 square feet of dance floor.
Business and consumer services	1 space per 350 square feet
Convenience stores	1 space per 225 square feet, with a minimum of 8 spaces.
Day care facilities	
—Child or adult day care centers	1 space per 300 square feet of floor area.
Emergency shelters	1 space for each 3 beds.

Fleet vehicles (5)	1 space per fleet vehicle in addition to parking for primary use
Food retail	1 space per 350 square feet.
Hotels and motels and hotel/motel (extended stay)	1 space for each guest room; plus 1 space for each 20 guest rooms; plus retail, restaurant and conference uses calculated at 1 space per 100 square feet.
Medical services	
—Hospitals	1 space for each 1.5 patient beds, plus required spaces for accessory uses as determined by the Director.
—Medical/dental offices, clinics and labs	1 space per 350 square feet.
Offices, administrative, corporate, professional, creative, etc.	1 space per 350 square feet.
Plant nurseries	1 space per 350 square feet of indoor use area; plus 1 space for 1,000 square feet of outdoor use area.
Restaurants	
—General (Table Service)	
—1,500 square feet or less.	1 space per 100 square feet; or 1 space per 350 square feet (minimum of 3 spaces) if located within a Commercial Revitalization Area designated by City Council and with an approved Parking Plan (1).
—Greater than 1,500 square feet	1 space per 100 square feet.
—Takeout (counter service), with customer tables	1 space per 75 square feet, with a minimum of 8 spaces.
—Takeout (counter service—750 square feet or less), no tables	1 space per 250 square feet, with a minimum of 3 spaces.
—Located in shopping centers (6):	
—25% or less of floor area of shopping center for all restaurants.	Parking requirement covered under the general requirement for shopping center, below.
—Greater than 25% of floor area of shopping center for all restaurants.	Restaurants exceeding 25% of shopping center's floor area shall use the same parking requirement for general restaurants greater than 1,500 square feet, above.
—Outdoor dining.	No parking required for first 250 square feet of outdoor dining area. Any outdoor dining area exceeding 250 square feet shall be included as restaurant floor area in determining the parking requirement.
Retail and personal service uses, general	1 space per 350 square feet.
Shopping centers—general (2)(3)(6)	

—Less than 5 acres in net parcel area	1 space per 250 square feet (also see restaurant requirements).
—5 acres and greater of net parcel area	1 space per 200 square feet (also see restaurant requirements).
Storage, personal storage facilities	1 space per 50 storage units or 5,000 square feet of storage area, whichever is greater. Plus 2 additional spaces for the manager's office, with a minimum of 5 spaces per facility.
Vehicle services	
—Car wash — self-service	2 spaces for each washing stall.
—Car wash — full service	10 spaces; plus 10-space queuing area for drying of vehicles; plus queuing area for 3 vehicles ahead of each wash lane.
—Car wash — automated, accessory to fueling station	4 spaces; plus queuing area for 3 vehicles ahead of the wash lane (in addition to the parking required for fueling station).
—Fueling stations	1 space per 225 square feet (includes convenience store), with a minimum of 3 spaces. For parking required above the minimum of 3, half of the parking provided at pump islands may be credited towards meeting parking requirements.
—Maintenance, repair, installation, and detailing	3 spaces per service bay (work station), plus 1 space for each 350 square feet of additional retail sales and service.
Veterinary clinics	1 space per 350 square feet.

Notes:

—(1) A Parking Plan shall be approved by the Director subject to the following as applicable:

—(a) A site plan indicating the off-site parking location, business operating hours and proposed uses(s) to be parked, number of required stalls; and

—(b) A City approved parking covenant restricting the off-site parking location for the proposed shared use parking during evenings and weekends for the life of the project. (In the event the offsite parking location becomes unavailable, the permittee must provide an alternative offsite location for City approval and record a new parking covenant for the alternative location.)

—(c) A valet parking plan at an approved offsite location on private property.

—(2) Parking requirements for bars, nightclubs, health/fitness facilities and theaters shall be calculated separately in all cases.

—(3) A multi-tenant regional shopping center with a floor area of 600,000 square feet or more, with 1 or more traditional department stores, excluding those common areas as described in Subsection 17.320.020.C. of this Chapter, may provide a parking ratio as recommended in a parking demand study approved by the City; provided, that the parking demand study: (i) is prepared, at the sole cost and expense of the applicant, by an independent traffic engineer licensed by the State of California, who is reasonably approved by the Director prior to the commencement of that study; and (ii) presents reasonable justification for modification to the parking ratio(s) otherwise required under Table 3-3 (Parking Requirements by Land Use) of this Chapter. If, as reasonably determined by the Director, the parking demand study supports requiring a parking ratio greater than that otherwise required in this Title, then the higher parking ratio shall apply.

—(4) Shopping cart storage. Parking facilities for commercial uses that offer shopping carts for use by patrons shall contain shopping cart storage areas when appropriate. Shopping cart storage areas shall not be located in required parking spaces.

—(5) “Fleet vehicle” means any vehicle owned or operated by a person, company or business which is used for purposes of delivery, pick up or service to patrons of the primary use. A fleet vehicle may also be a commercial vehicle.

—(6) Does not include mixed projects.

3. Recreation, education and public assembly uses.

Table 3-3C

<i>Land Use Type: Recreation, Education & Public Assembly (1)</i>	<i>Vehicle Spaces Required</i>
Assembly uses, religious places of worship, clubs, mortuaries with congregational services, meeting halls, membership organizations, sports arenas, stadiums, and theaters	1 space for each 5 fixed seats, and 1 space per 35 square feet of assembly or seating area with no fixed seats, plus required spaces for ancillary uses (e.g., restaurant).
Commercial recreational activities	
—Outdoor recreation facilities	Determined by Conditional Use Permit or Comprehensive Plan.
—Tennis, racquetball, handball or other courts	2 spaces per court, plus 1 space per 300 square feet for ancillary uses.
Event centers (2)	
—Arcades	1 space per 250 square feet.
—Batting cages	2 spaces per cage, plus required spaces for ancillary uses.
—Bowling alleys	5 spaces per lane, plus required spaces for ancillary uses.
—Pool and billiard rooms	2 spaces per table, plus required spaces for ancillary uses.
—Skating rinks	1 space per 100 square feet.
—Special event centers/banquet halls	1 space per 35 square feet of assembly area.
Health/fitness facilities	1 space per 200 square feet.
Libraries, museums and art galleries	1 space per 350 square feet.
Schools	
—Kindergarten and Grades 1 through 9, when used exclusively for this purpose	1.5 spaces per classroom, plus 1 space for each 200 square feet of indoor assembly area.
—Schools in which any portion of their instruction includes Grades 10 and above	1 space per 35 square feet of classroom floor area.

—Schools, specialized instruction	1 space per 100 square feet of classroom floor area.
—Colleges and universities	1 space per 35 square feet of classroom floor area.
Studios for dance, art, music, photography, martial arts, personal fitness, and the like	1 space per 200 square feet of gross floor area. Ground floor fitness studio uses with less than the greater of 3,000 sq. ft. or 30% of the gross floor area in mixed-use projects, shall provide 1 space per 350 sq. ft. Remaining commercial floor area parking shall be calculated at 1 space per 200 sq. ft. of gross floor area.
Notes:	
—(1) Parking for certain uses within the CD Zone are subject to the requirements of Subsection 17.220.035.C.	
—(2) Parking for event centers ancillary to a primary use must be parked in addition to the primary use.	

~~4. Industrial uses.~~

Table 3-3D	
<i>Land Use Type: Industry, Manufacturing & Processing</i>	<i>Vehicle Spaces Required</i>
General manufacturing, industrial and processing uses	1 space per 500 square feet, which may include office space (incidental to the primary use) comprising up to 20% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 square feet.
Laundries and dry cleaning plants	1 space per 500 square feet.
Media production	1 space per 350 square feet.
Printing and publishing	1 space per 500 square feet, which may include office space (incidental to the primary use) comprising up to 20% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 square feet.
Public safety facilities, public utility facilities	1 space per 500 square feet.
Recycling facilities - large collection and processing	1 space per 500 square feet.
Research and development	1 space per 350 square feet.
Warehousing and distribution facilities	1 space per 1,000 square feet, which may include office space (incidental to the primary use) comprising up to 10% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 square feet.
Wholesaling and distribution facilities	1 space per 500 square feet, which may include office space (incidental to the primary use) comprising up to 20% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 square feet.

~~(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 § 1 (part); Ord. 2014-002, § (part); Ord. No. 2017-003 § 2; Ord. No. 2018-001 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-003 §~~

2 (part); Ord. No. 2020-012 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-003 § 2 (part))

§ 17.320.025 ALTERNATIVE PARKING PROVISIONS.

Where conditions preclude the provision of ~~the number of required~~ parking spaces in accordance with the standards of Section 17.320.035 on the lot for which the parking is required, the following procedures for alternative parking are available, subject to City approval.

~~—A. **Reduced Parking and In-Lieu Fees.** Subject to City Council approval, the number of parking spaces required by § 17.320.020 (Number of Parking Spaces Required) may be reduced through the use of an in-lieu fee to be paid by the applicant towards the development of public parking facilities or other mobility measures, or may be reduced through implementation of mobility measures as a part of the project approval. Approval of a reduction in parking pursuant to this § 17.320.025.A shall be based on consideration of proximity to transit, mobility options, other parking configurations and/or a shared parking analysis, which demonstrates that such parking reduction will not negatively impact surrounding commercial or residential neighborhoods. The in-lieu fee shall be deposited in a fund administered by the City for the purpose of acquiring and developing future public parking facilities or other mobility measures within the same district or area. The amount of the fee and time of payment shall be established by Council resolution.~~

AB. Public Parking Facilities (PPF) Zoned Property. Off-site parking in public parking facilities in the PPF Zone may be allowed used to satisfy the requirements of Table 3-3 (Parking Requirements by Land Use), subject to the following:

1. Off-Site Parking Plan required. A City-approved Off-Site Parking Plan shall be required for use of a public parking facility ~~to satisfy a parking requirement including the following:~~

a. Public parking facility location. The proposed off-site public parking facility location shall be identified in the off-site parking plan and shall be within 750 feet legal walking distance measured from the primary entrance of the land use to the public parking facility site, or other distance as determined by the City to be appropriate.

b. Project description. The proposed land use(s), tenant(s) and hours of operation of the project shall be identified in the Off-Site Parking Plan.

2. Long-term lease required. A City-approved ~~long term parking lease of a duration determined by the City~~ no less than 5 years with one 5-year option shall be required for use of the public parking facility.

~~—3. **Lease renewal and termination.** The long-term parking lease must be renewed at the end of the 5-year term if alternative parking has not been provided; or the long-term parking lease shall be terminated if:~~

~~—a. The use for which the parking is required has ceased operations;~~

~~—b. There is any change in use or ownership of the property from the originally approved project;~~

~~—c. The City Council determines in its sole discretion that such use is inconsistent with the original terms and conditions of the lease or entitlement; and/or~~

~~—d. The lessor and/or lessee of the off-site parking opt to terminate the parking lease.~~

~~—4. **Covenant required.** A City-approved covenant shall be recorded that includes a description of the proposed use, location of the off-site public parking facility, approval dates of the Off-Site Parking Plan and long term parking lease, and a provision for liquidated damages for violations of the long term parking lease and/or conditions of approval.~~

35. City Council Approval. The Off-Site Parking Plan and long-term parking lease ~~may be approved by the City Council~~ is subject to City Council approval. ~~only after first making all of the following findings:~~

~~—a. The Off-Site Parking Plan is consistent with the General Plan and any applicable specific plan.~~

~~— b. the use of the off-site public parking facility to satisfy a parking requirement for the project is not detrimental to property or improvements in the vicinity of the project.~~

~~— c. The use of the off-site public parking facility to satisfy the parking requirement for the project provides an economic benefit to the City.~~

~~— C. **Pooled Parking in the CD District – Outdoor Dining Use.** This Section shall only apply to satisfy a parking requirement imposed for outdoor dining use in the CD zoning district, as required by Section 17.400.070. Parking in the CD zoning district may be provided through a “pooled parking” arrangement in conjunction with applicable outdoor dining use approvals. Pooled parking shall allow utilization of both on- and off-street public parking spaces to satisfy parking requirements for outdoor dining use. In the event the downtown parking demand exceeds the pooled parking supply, as determined by the Director, a new or proposed intensification of an outdoor dining use in the CD zoning district shall be required to provide parking on-site or as otherwise allowed in this Chapter.~~

BD. Hayden Tract and Smiley Blackwelder Parking Districts. Parking Districts for the parking impacted Hayden Tract and Smiley Blackwelder areas located within the IG zone shall be established as outlined in Map 4-1 and Map 4-2. In addition to the general parking standards of this Chapter parking in the Districts are subject to the following Parking District standards.

~~— 1. **Location.** When parking for new buildings and/or use intensifications or changes of use results in additional parking requirements that cannot be accommodated on-site, such parking may be partly or entirely provided off-site within a publicly owned or privately owned parking facility located within the Parking District or within 750 feet from the subject Parking District subject to Parking Plan approval.~~

~~— 2. **Parking Plan Required.** A Parking Plan approved by the Director shall be required for use of off-site parking in the Parking Districts and shall identify the location of the off-site parking, the proposed land use(s) tenants(s) and hours of operation of the project or business subject to the following:~~

~~— a. **Long-term lease required.** A City-approved long-term parking lease of no less than 5 years with one 5-year option shall be required for use of the off-site parking. The long-term parking lease must be renewed at the end of the 10-year term if alternative parking has not been provided.~~

~~— b. **Termination.** The Parking Plan shall expire or terminate if (i) the use for which the parking is provided ceases to operate and/or, (ii) there is a change of use which modifies the parking requirement, and/or (iii) there is a violation of any conditions of approval as determined by the Director.~~

~~— c. **Design.** All newly constructed off-site parking spaces shall conform to the same standards in this Chapter for on-site parking spaces including the standards for automated parking as outlined in Section 3 below.~~

~~— d. **Covenant required.** A City-approved covenant shall be recorded that includes a description of the proposed use, location of the off-site parking facility, approval dates of the Parking Plan and long-term parking lease, and a provision for liquidated damages for violations of the long-term parking lease and/or conditions of approval.~~

~~— e. **Loss of off-site spaces.**~~

~~— i. **Notification to the City.** The owner or operator of a business that uses approved off-site parking pursuant to an approved Parking Plan to satisfy the parking requirements of this Chapter shall immediately notify the Director of any change of ownership or use of the property for which the spaces are required and of any termination or default of the long-term parking lease between the parties.~~

~~— ii. **Effect of termination of agreement.** Upon notification that the long-term parking lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:~~

~~— a. Substitute parking is provided that is acceptable to the Director; or~~

~~b. The size or capacity of the use is reduced in proportion to the parking spaces lost.~~

13. Automated Parking. Automated and semi-automated and stacked parking may be provided on site or off-site within the Parking Districts subject to Parking Plan approval by the Director ~~or subject to Site Plan Review approval pursuant to Chapter 17.530 for a new building or a building addition greater than 5,000 square feet and~~ subject to the following.

a. Site Plan. Submittal of a site plan prepared by a design professional indicating all structures; the automated, semi-automated or stacked parking location; number of ~~required~~ parking stalls; parking facility address and address of the property served by the parking; site ingress and egress location(s); proposed queuing location (if any); and the identification of adjacent land uses.

b. Operations Plan. Submittal of a parking operations plan describing the number of parking attendants and working hours, and methods for automobile storage and retrieval during nonbusiness hours.

c. Permanent Structure. All automated and semi-automated parking shall be located within a permanent structure and operated with parking attendant service during all hours of parking operation.

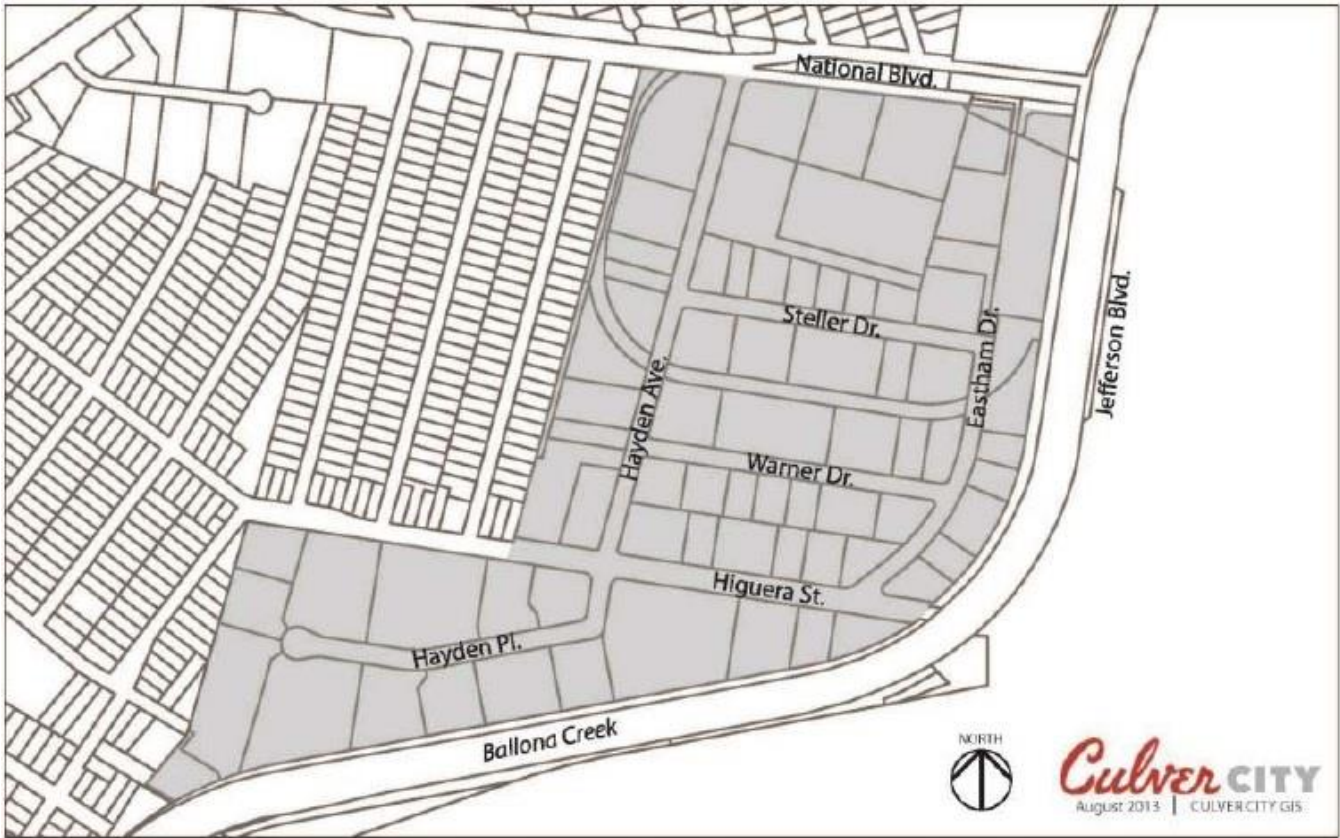
d. Technical Studies. Submittal of technical studies demonstrating that the proposed design and operation of the automated or semi-automated parking will not be detrimental to surrounding uses and properties in the vicinity relative to noise, visual impacts, area parking and circulation and existing on-site improvements.

e. Back-up Power. Documentation that the automated semi-automated or stacked parking is serviced with alternative back-up power to allow emergency operation of the parking system.

f. Inspection Report. A maintenance inspection report for any automated semi-automated or stacked parking facility prepared at the sole expense of the applicant shall be submitted annually to the Planning Division for review.

24. Managed Parking. Managed or valet parking may be provided for all ~~required~~ on-site or off-site parking within the Parking Districts subject to Parking Plan approval by the Director which shall include: (a) the total parking spaces ~~provided~~required; (b) the hours and method of parking operation; (c) number of parking attendants serving the parking facility; and (d) methods for management of the parking facility during non-operating hours.

35. Compact Spaces. Except as otherwise provided in Section 17.320.035 compact spaces of 7 feet, 6 inches by 5 feet, may be provided for up to 30 percent of ~~required~~ on-site or off-site parking within the Parking Districts.



Map 4-1 Hayden Tract Parking District



Map 4-2 Smiley Blackwelder Parking District

~~—E. **Off-Site Parking.** Except as otherwise provided in this Chapter, the use of privately owned off-site parking to satisfy the requirements of Table 3-3 (Parking Requirements by Land Use) shall be provided in compliance with the following standards.~~

~~—1. **Location.** All off-site parking spaces, except valet-serviced spaces, shall be located within 750 feet legal walking distance, measured from the primary entrance to the site, or other distance determined by the Director to be appropriate.~~

~~—2. **Design and improvement standards.** All newly constructed off-site parking spaces shall conform to the same standards of access, configuration, landscaping, lighting, layout, location, noise attenuation, and size as are required by this Chapter for on-site parking spaces.~~

~~—3. **Identification of facility.** The review authority may require the parking lot to be clearly marked and conspicuously identified as the exclusive or shared parking for the sites it serves, unless the parking can only be accessed by a valet.~~

~~—4. **Terms of off-site parking.** A City-approved covenant shall be recorded that includes a description of the off-site parking, a requirement that the owner of the separated lot maintain the required parking for the life of the use to which it is covenanted, and a provision for liquidated damages for violations of the conditions of approval.~~

~~—5. **Execution of a long-term off-site parking lease.**~~

~~—a. **Long-term lease required.** A City approved long-term parking lease on no less than 5 years with one 5 year option shall be required for use of the off-site parking.~~

~~—b. **Lease renewal and termination.** The long-term parking lease must be renewed at the end of the 5-year term if alternative parking has not been provided; or the land use for which the parking has been provided shall be terminated or modified pursuant to Section 6 below.~~

~~—6. **Loss of off-site spaces.**~~

~~—a. **Notification to the City.** The owner or operator of a business that uses approved off-site space to satisfy the parking requirements of this Chapter shall immediately notify the Director of any change of ownership or use of the property for which the spaces are required, and of any termination or default of the long-term parking lease between the parties.~~

~~—b. **Effect of termination of agreement.** Upon notification that the long-term parking lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:~~

~~—i. Substitute parking is provided that is acceptable to the Director; or~~

~~—ii. The size or capacity of the use is reduced in proportion to the parking spaces lost.~~

~~—F. **Shared Parking Facilities.** Two or more non-residential uses shall be allowed to meet the parking requirements of this Chapter by sharing the same off-street parking facilities, subject to approval of an Administrative Use Permit and the following conditions.~~

~~—1. **Parking study required.** A parking demand study shall be prepared by the City, at the applicant's expense, which verifies that the sharing uses have acceptable different peak hour parking demands.~~

~~—2. **Distance to parking.** Except as otherwise provided in this Chapter, the shared parking spaces shall fall within 750 feet legal walking distance, measured from the primary entrance to the site, or other distance determined by the Director to be appropriate.~~

~~—3. **Covenant required.** A City approved covenant shall be recorded that includes a description of the shared parking arrangement, a requirement that all current and future tenants are notified of and shall adhere~~

~~to the same hours of operation and conditions of the shared parking approval, and a provision for liquidated damages for violations of the conditions of approval.~~

~~**CG. Automated, Semi-Automated, and Stacked Parking.** Automated, semi-automated and stacked parking may be provided to meet the on-site or off-site parking requirements of this Chapter for land uses in Commercial, Industrial, Planned Development or Special Purpose Zoning Districts subject to Conditional Administrative Use Permit approval pursuant to Chapter 17.530 by the Planning Commission or subject to Site Plan Review approval pursuant to Chapter 17.540 for any parking associated with a new building or a building addition greater than 5,000 square feet and subject to the following:~~

~~**1. Site Plan.** Submittal of a site plan prepared by a design professional indicating all structures; the automated, semi-automated or stacked parking location; number of required parking stalls; parking facility address and address of the property served by the parking; site ingress and egress location(s); proposed queuing location (if any); and the identification of adjacent land uses.~~

~~**2. Operations Plan.** Submittal of a parking operations plan describing the number of parking attendants and working hours; methods for automobile storage and retrieval during nonbusiness hours; provisions for over-sized vehicle parking, handicapped parking, and short-term parking (if applicable); vehicle retrieval and through-put times; and other information determined by the Director to be necessary.~~

~~**3. Permanent Structure and Screening.** All automated, semi-automated, and stacked parking shall be located within a permanent structure and screened in a manner to mitigate any potential visual impacts to surrounding properties. Alternatives to a permanent structure including but not limited to a freestanding permanent architectural screening structure or landscaping may be considered by the Planning Commission as part of a Conditional Use Permit or Site Plan Review approval on a case by case basis if it can be demonstrated to the satisfaction of the Planning Commission that the alternative provides a sufficient level of screening.~~

~~**4. Technical Studies.** Submittal of technical studies demonstrating that the proposed design and operation of the automated, semi-automated, or stacked parking will not be detrimental to surrounding uses and properties in the vicinity relative to noise, visual impacts, area parking and circulation, and existing on-site improvements.~~

~~**5. Back-up Power.** Documentation that the automated, semi-automated or stacked parking is serviced with alternative back-up power to allow emergency operation of the parking system.~~

~~**6. Inspection Report.** A maintenance inspection report for any automated, semi-automated or stacked parking facility prepared at the sole expense of the applicant shall be submitted annually to the Planning Division for review.~~

~~**7. Non-Operation.** In the event the automated, semi-automated, or stacked parking facility is out of operation for more than two business days due to mechanical, operational, computer software, damage, or any other reasons, the owner shall submit an alternative parking plan within three days of non-operation to the Planning Division. The alternative parking plan shall provide parking to meet the required parking of the subject use which the automated, semi-automated, or stacked parking facility serves. The alternative parking may either be on-site or off-site and shall be approved by the Director.~~

~~(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-001 § 2 (part); Ord. No. 2013-010 § 1; Ord. No. 2014-002, § 2 (part); Ord. No. 2017-002 § 2 (part); Ord. No. 2019-009 § 2)~~

§ 17.320.030 ACCESSIBLE PARKING.

Parking areas shall include parking spaces accessible to persons with disabilities as follows.

A. Number of Spaces and Design Standards. Parking spaces for persons with disabilities shall be provided in compliance with the Uniform Building Code and the Federal Accessibility Guidelines. ~~Accessible parking spaces shall count toward fulfilling the parking requirements of this Chapter.~~

B. Residential Multiple-Family Uses. For each dwelling unit required to be designed to accommodate the persons with disabilities, or required to be made adaptable for the persons with disabilities, the required parking shall be provided in compliance with Cal. Admin. Code, Title 24, Part 2.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2014-002, § 2 (part))

§ 17.320.035 PARKING DESIGN AND LAYOUT GUIDELINES.

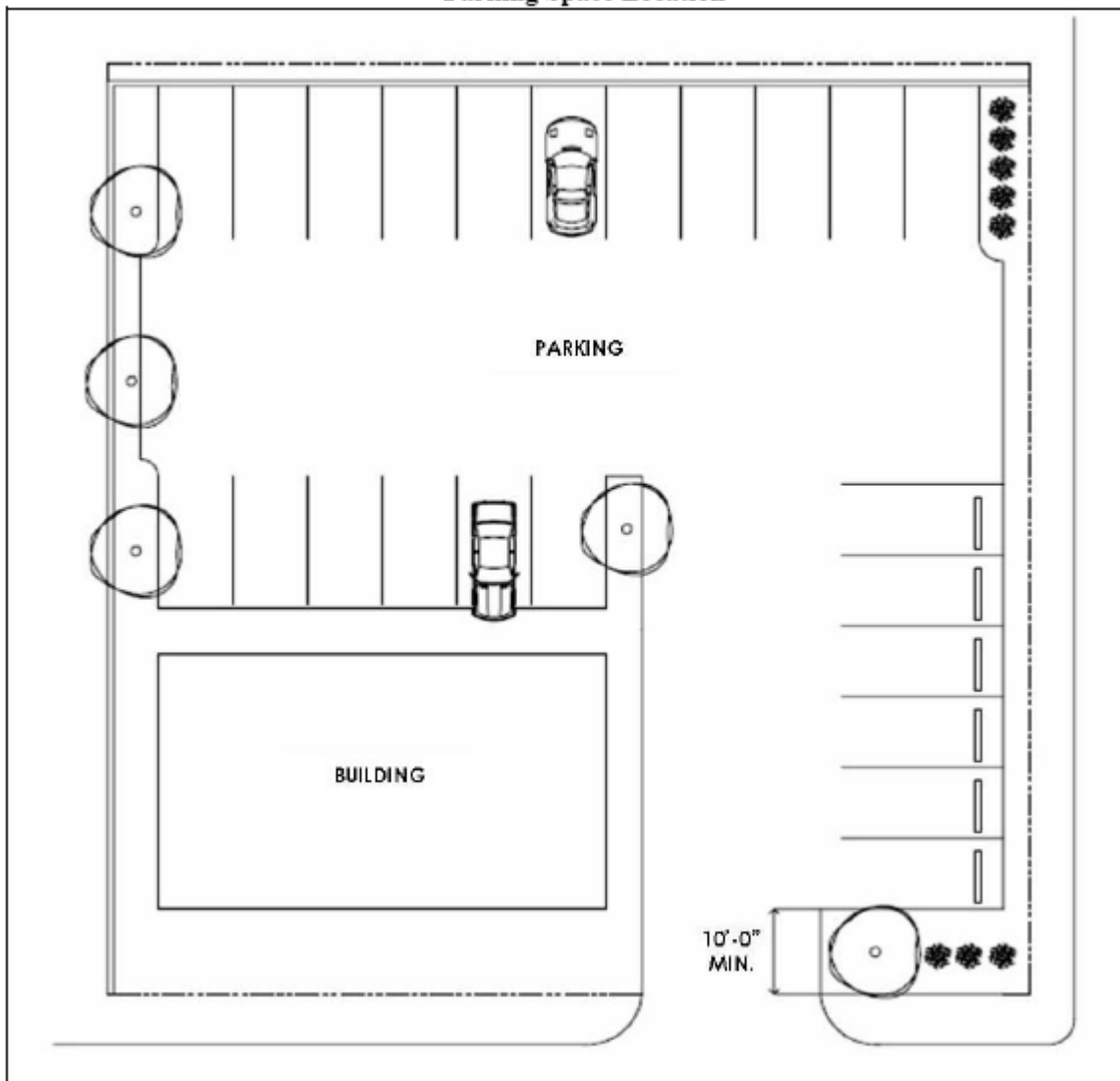
When parking is provided, the following requirements shall apply unless otherwise noted in this Title.

A. Access to Parking Areas and Parking Spaces.

1. Access to parking areas. Parking areas shall be designed to prevent access at any point other than at designated access drives.

2. Parking space location. Parking spaces shall not be located within 10 feet of an access driveway, measured from the property line. See Figure 3-8 (Parking Space Location) below. Parking spaces in the R1 Zone shall comply with Footnote 1 of Table 3-5 of Subsection 17.320.035.N.3 (Residential Covered Parking Requirements).

**Figure 3-8
Parking Space Location**



3. Internal maneuvering area. Parking areas shall provide suitable maneuvering room so that vehicles enter the street in a forward direction, except for single-family homes, duplexes or triplexes on non-arterial streets, which may be designed to permit backing a vehicle into a public street right-of-way.

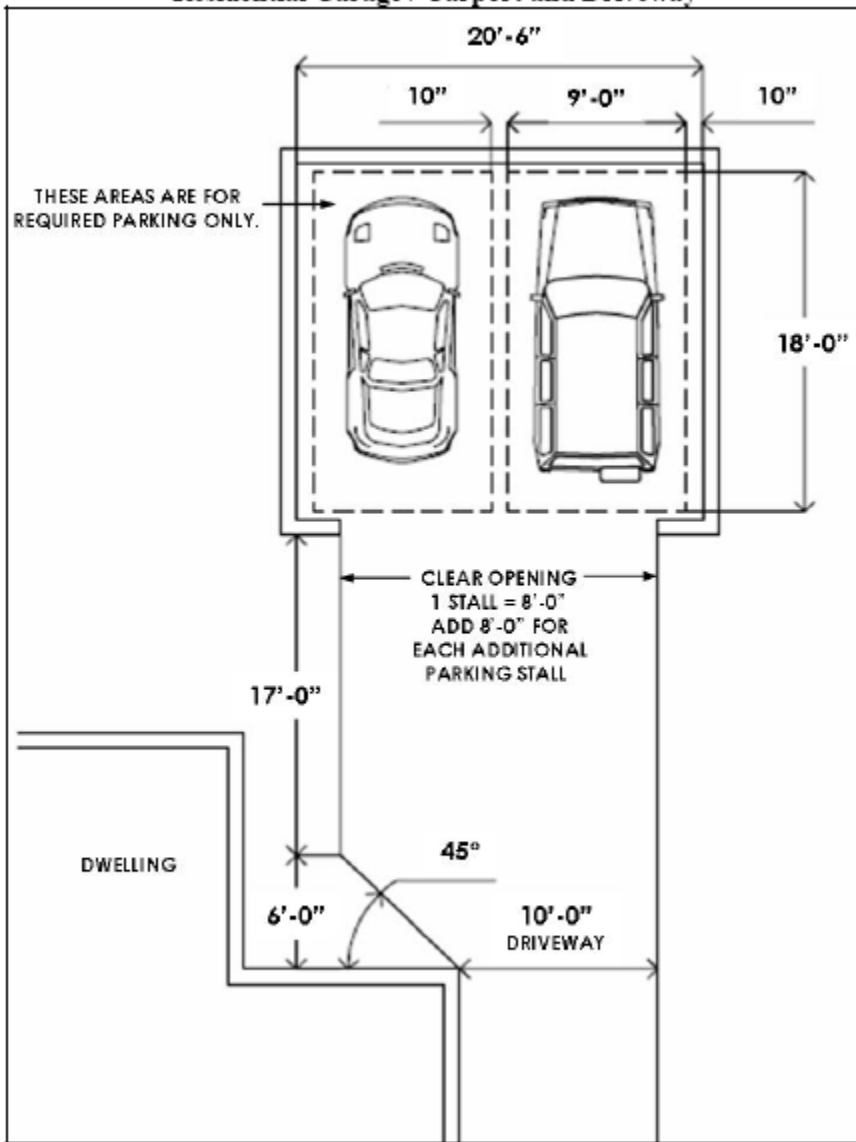
B. Access to Adjacent Sites. Applicants for non-residential developments are encouraged to provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety and efficient circulation. ~~A joint access agreement, guaranteeing the continued availability of the shared access between the properties and running with the land, shall be recorded by the owners of the abutting properties, as approved by the Director.~~

C. Parking Space and Lot Dimensions.

1. Parking spaces.

a. Residential spaces. Parking spaces within carports shall have minimum dimensions of 9 feet in width by 18 feet in length for each vehicle. Parking spaces within garages shall have minimum dimensions of 9 feet in width by 18 feet in length for each vehicle with minimum interior dimensions for a 2-car garage of 20 feet, 6 inches in width by 18 feet in depth; and for a 1-car garage 10 feet, 6 inches in width by 18 feet in depth. Uncovered parking spaces shall have a minimum dimension of 8 feet, 6 inches feet in width by 18 feet in depth. Access to a garage or carport located behind a dwelling unit shall have a backup aisle of 17 feet with a 45 degree angle leading to a driveway. See Figure 3-9 (Residential Garage/Carport and Driveway) below.

Figure 3-9
Residential Garage / Carport and Driveway



b. Tandem parking spaces. Each tandem parking space shall be 9 feet in width by 18 feet in depth.

i. Within residential districts or within the residential parking area of a mixed use development tandem parking spaces may be provided for required parking spaces. Tandem parking spaces can only be assigned to a single unit, and may count toward the requirement for covered or uncovered spaces, but may not count as guest space. Tandem parking may be arranged to be no more than 2 spaces in depth.

ii. Within non-residential districts, tandem parking may be provided for required parking spaces where authorized through a Parking Plan approval by the Director Administrative Use Permit. The use of the tandem parking for non-residential uses shall require that the operator of the parking facility provide a valet or attendant at all times that the parking is accessible to users, except where the Director determines that the nature of the use and its operation will not require attended parking. Tandem parking may be arranged to be no more than 3 spaces in depth.

c. Compact Parking Spaces. Within non-residential districts, compact spaces may be provided for up to 25 percent of the off-street parking provided. Compact spaces shall measure a minimum of 7 feet, 6 inches

by 15 feet, and shall not be eligible for further reductions (e.g. through an Administrative Modification or other entitlement). Compact spaces shall be clearly marked as compact.

d. All other parking spaces. Minimum parking spaces dimensions shall be as shown in Table 3-4 (Parking Space and Drive Aisle Dimensions) and Figure 3-10 (Parking Space and Aisle Dimension).

2. Parking lot aisles. Drive aisles within parking areas shall be designed and constructed in compliance with the following standards.

a. Aisle width. Parking area aisles shall comply with the minimum dimensional requirements in Table 3-4 (Parking Space and Drive Aisle Dimensions) and Figure 3-10 (Parking Space and Aisle Dimension).

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

Angle of Parking	Minimum Dimensions			
	Parking Space Depth	Parking Space Width (1)	Aisle Width and Backup (one way) (2)(3)	Aisle Width and Backup (two way) (2)(3)
0 degrees (parallel parking)	26 feet	8 feet, 6 inches	12 feet	18 feet
30 to 45 degrees	19 feet	8 feet, 6 inches	13 feet	20 feet
46 to 60 degrees	21 feet	8 feet, 6 inches	17 feet	21 feet
61 to 90 degrees	18 feet	8 feet, 6 inches	24 feet	24 feet

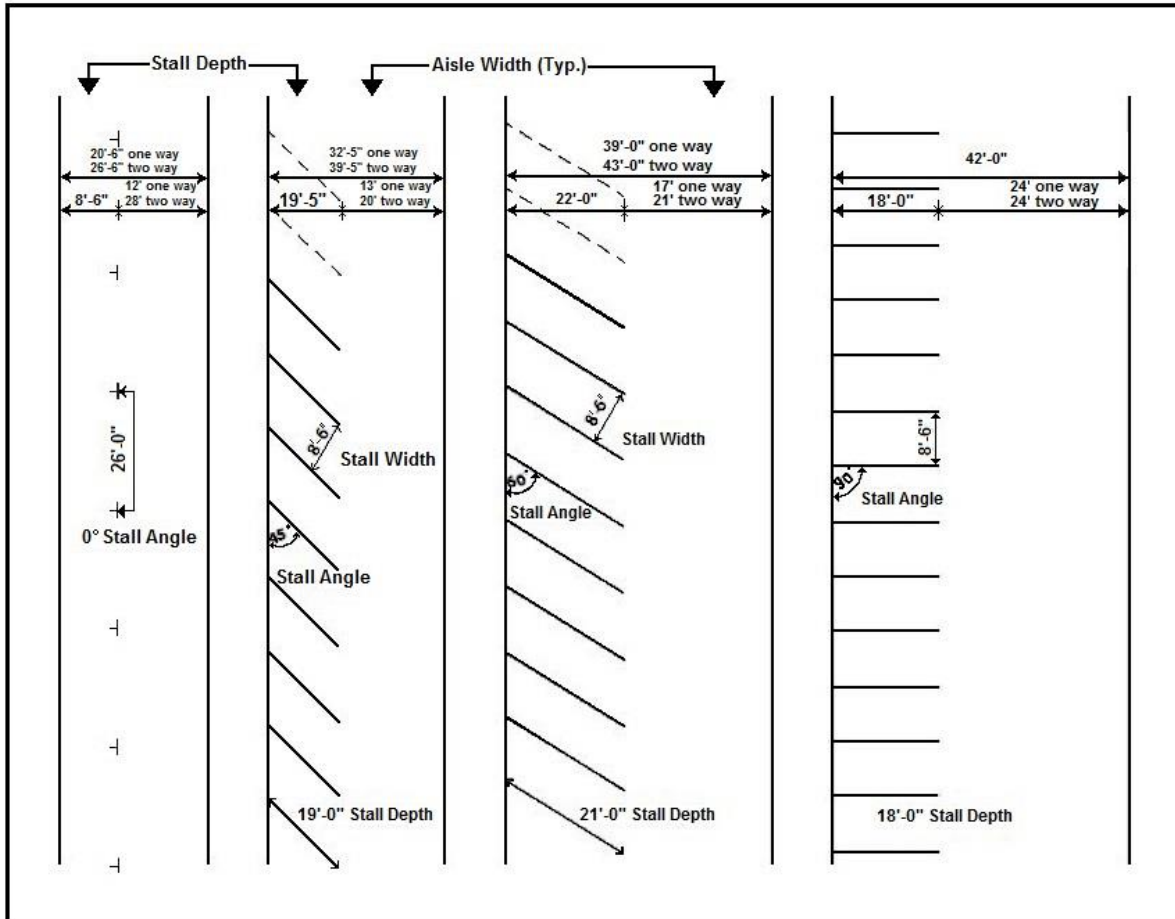
Notes:

(1) Each parking space that is adjoined on either side of its longer dimension by a fence, wall, partition, column, post or similar obstruction, and the obstruction is located less than 14 feet from the access aisle, measured along the length of the stall, shall have its minimum width increased by at least 10 inches on the side of the obstruction.

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

(3) For all parking spaces that back out onto an alley, the width of the alley shall be included in the minimum dimensions required for aisle width and backup.

Figure 3-10
Parking Space and Aisle Dimension



D. Curbing and Wheel Stops.

1. Continuous concrete curbing at least 6 inches high and 6 inches wide, with breaks to allow on-site drainage, shall be provided along the edges of parking spaces adjacent to fences, walls, other structures, property lines, pedestrian walkways and planted areas. Curbing shall be placed within the parking space a minimum of 2 feet from the front of the space. Curbs are not required where 2 parking spaces are contiguous at the width ("head to head"). Alternative barrier designs to protect planted areas may be approved by the Director.

2. To increase the parking lot landscaped area, a maximum of 2 feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a 2-foot bumper overhang while maintaining the required parking dimensions. See Figure 3-5 (Bumper Overhand Area).

E. Slopes of Driveways, Ramps and Parking Areas. The slopes of driveways, ramps and parking areas shall comply with the following requirements.

1. **Driveways and ramps.** Driveways and ramps shall not exceed a maximum slope of 20%, measured along the driveway centerline. Where there is a change in the slope of the driveway, it shall be demonstrated to the satisfaction of the Director that vehicles will be able to pass over the change in slope without interference with an average vehicle's undercarriage. The 20 feet of driveway or ramp closest to the exit shall not exceed a slope of 3% or as determined appropriate by the Director.

2. **Parking areas.** Parking areas shall have a maximum grade of 5%, measured in any direction.

F. Landscaping. Parking area landscaping shall be provided in compliance with Chapter 17.310 (Landscaping).

G. Lighting. Parking areas within non-residential areas shall have lighting that provides adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structures, and shall not exceed a maximum height of 18 feet, or a lesser height determined by the Director, to mitigate any impacts to adjoining properties. All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way. Lighting location shall take into account the location and expected mature characteristics of on-site landscape materials.

H. Directional Areas and Signs.

1. Parking spaces, aisles, approach lanes and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.

2. The Director may require the installation of traffic signs, in addition to directional arrows, to ensure the safe and efficient ingress and egress and circulation of vehicles in a parking facility.

I. Striping and Identification. Parking spaces shall be clearly outlined with a double striped line on each side of the parking space. The double striped line shall consist of two 4-inch-wide lines spaced 6 inches apart and painted on the surface of the parking facility. Parking space width shall be measured from the centerline between the two 4-inch lines. Circulation aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines to ensure safe traffic movement.

J. Surfacing. Parking spaces and maneuvering areas shall be paved and permanently maintained with a minimum thickness of 2 inches of asphalt, concrete, or other all-weather surface, over a minimum thickness of 4 inches of a base material; or paved and permanently maintained with a minimum thickness of 4 inches of Portland cement or as deemed appropriate by the Director.

Alternative surfaces for parking and loading areas may be approved by the Community Development Director and the Public Works Director; provided that the material used meets aesthetic standards as determined by the Director, improves drainage and permeability, and responds to any historic guidelines for the property and its setting.

K. Interior Parking Clearance. Covered parking areas shall be provided with a minimum of 7 feet of unobstructed clearance from finished floor surface to any ceiling, beam, entranceway, pipe, suspended sign or other obstruction, improvement, or device overhead, except as approved by the Director for storage cabinets or other suspended or cantilevered obstructions. Where a covered parking area is intended for, or is accessible to, general public use, each entrance shall be clearly posted with a sign indicating the minimum interior clearance actually provided.

L. Subterranean Parking. Subterranean parking structures shall comply with all requirements of this Section, and the following additional requirements when located within a required setback.

1. **Invisibility.** No portion of a subterranean structure shall project or be visible above the finished grade of the setback in which it is located; ~~except approved semi-subterranean structures, which may project no more than 4 feet above the finished grade within required side and rear setbacks only.~~

2. **Accommodate landscaping.** The subterranean structure shall be designed to accommodate landscaping or other setback area improvements as required by this Title.

3. **Covered structure.** When located within a required street-facing setback area, the subterranean structure shall be fully covered by landscaping.

M. Parking Structures. Parking structures providing parking for residential and non-residential uses shall comply with all requirements of this Section, and the following additional requirements.

1. Parking structures shall comply with the setback requirements and height limits of the applicable zoning district.

2. Parking structures visible from street frontages shall be designed to be architecturally compatible with adjacent buildings, and shall not adversely impact abutting pedestrian sidewalks.

3. Parking structure elevations should use color, massing, or architectural features to reduce the appearance of bulk.

4. Parking structure facades facing residential parcels shall:

a. Be enclosed to prevent light spill, noise, or pollutants from impacting dwellings; and

b. Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent dwellings.

N. Special Parking Requirements for Residential Uses.

1. **Driveway length.** In R1, R2, and R3 Zones, access for every ~~required~~ parking space shall be provided by a paved driveway not less than 20 feet in length, measured from the end of the parking space to the nearest public or private street right-of-way line from which access to parking is provided, except uncovered spaces which may be located in accordance with Figure 3-11. In the R1 Zone, front-facing garages shall be set back at least 25 feet from the front property line.

2. **Paving of street-facing setback.** Within residential zoning districts, no more than 25% of any required setback facing a street shall be paved to provide access to on-site parking, unless paving of a larger area is required to comply with Subsection 17.320.035.C. (Parking Space and Lot Dimensions) above (e.g., to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area), or to comply with Table 3-5 of Subsection 17.320.035.N.3 (Residential Covered Parking Requirements), or unless such paving involves a circular driveway that is otherwise in compliance with Subsection 17.320.040.C. (Circular Drive). In addition to ~~any~~ the required driveway paving in single-family, two-family and three-family residential projects, additional paving may be allowed for a pedestrian pathway leading to the entrance of the development provided the pedestrian path is not more than 4 feet in width. If the pedestrian path is not connected to the driveway, it shall be separated from the driveway by a minimum width of 3 feet and landscaped. If the pedestrian pathway is connected to the driveway, the maximum length of the connection shall not exceed 4 feet. Vehicles shall not be parked between the street property line and the front or side of a residential unit except on a driveway leading to a garage or carport, or on a designated uncovered parking space, or on a circular driveway.

3. **Covered parking.** All ~~required~~ parking shall comply with the requirements of Table 3-5 Covered Parking Requirements.

**Table 3-5
Residential Covered Parking Requirements**

<i>Zoning District</i>	<i>Residential Unit(s)</i>	<i>Uncovered</i>	<i>1/2 Covered</i>	<i>Fully Covered</i>
R1 Zone (1)	Single family dwelling	[x]	[x]	[x]
R2, R3, RLD, RMD and RHD Zones (2)	Single family dwelling (alone)	[x]	[x]	[x]
R2, R33, RLD, RMD and RHD Zones (2)	Single family dwelling (plus one or more detached SFD, duplex or triplex)	[x]	[x]	[x]
R2, R3, RLD, RMD and RHD Zones	Duplex or triplex		[x]	

RLD, RMD and RHD Zones	Multiple family (4 or more units)		[x]	
CN, CG, CC, CD, and EWO Zones	Residential portion of a mixed use project			[x]
CN, CG, CC, CD, and EWO Zones	Live work unit		[x]	
All	Guest parking	[x]		

Notes:

(1) ~~In the R1 Zone~~ In all residential zones and on properties developed with stand-alone residential uses, any uncovered parking ~~provided~~ located behind the front yard setback line shall be placed within 15 feet of a maximum of one interior side yard property line and/or shall be fully screened from view of the public right-of-way by the primary structure. Front yard-facing parking not located within 15 feet of an interior side yard property line shall be fully covered and enclosed. See Figure 3-11 (Allowable Residential Uncovered Parking Placement) below.

(2) ~~In the R2, R3, RLD, RMD, and RHD Zones, any uncovered parking located behind the front yard setback line shall be placed within 15 feet of a maximum of one interior side yard property line and/or shall be fully screened from view of the public right-of-way by the primary structure. Front yard-facing parking not located within 15 feet of an interior side yard property line shall be fully covered and enclosed. See Figure 3-11 (Allowable Residential Uncovered Parking Placement) below.~~

Figure 3-11 Allowable Residential Uncovered Parking Placement

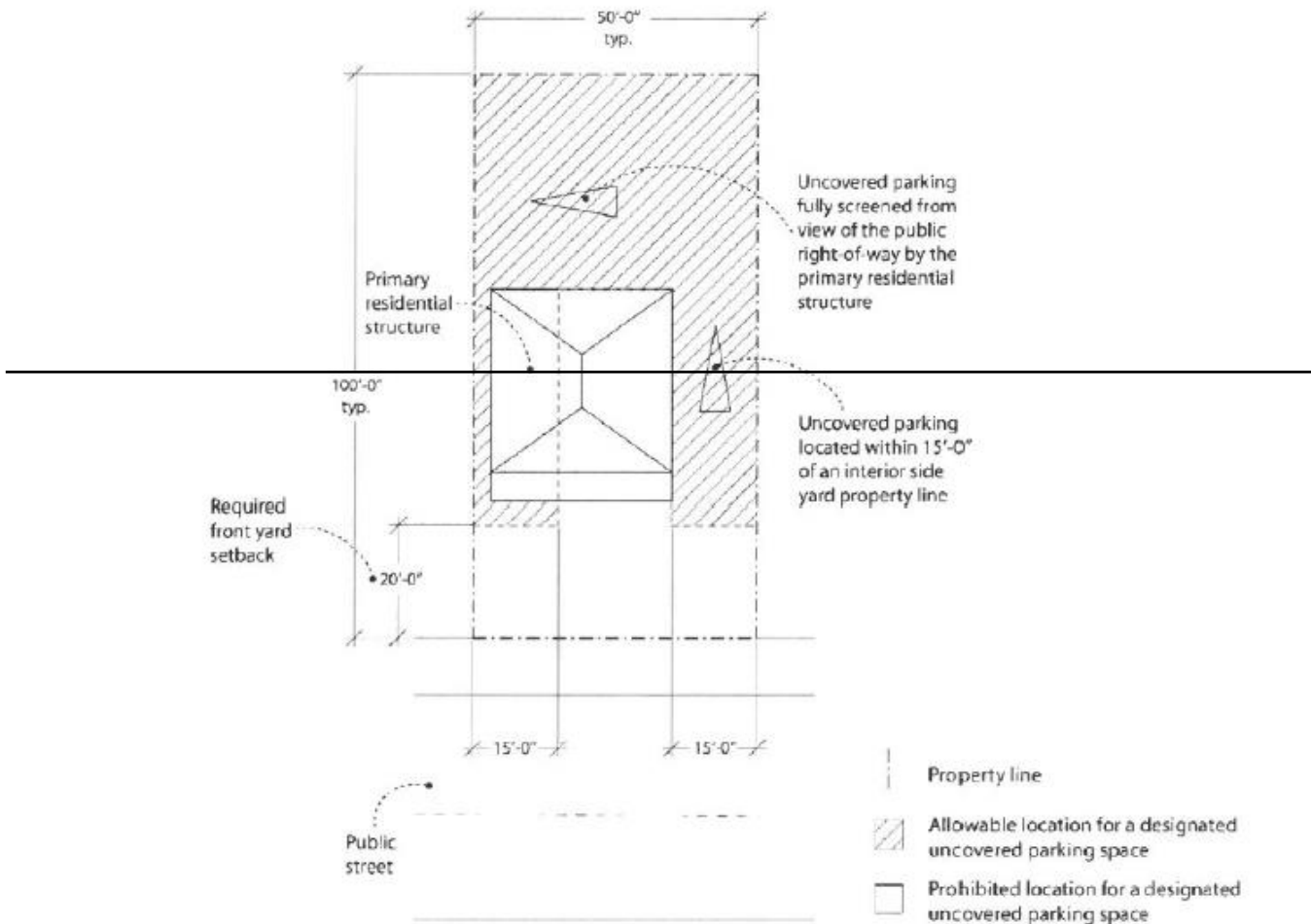
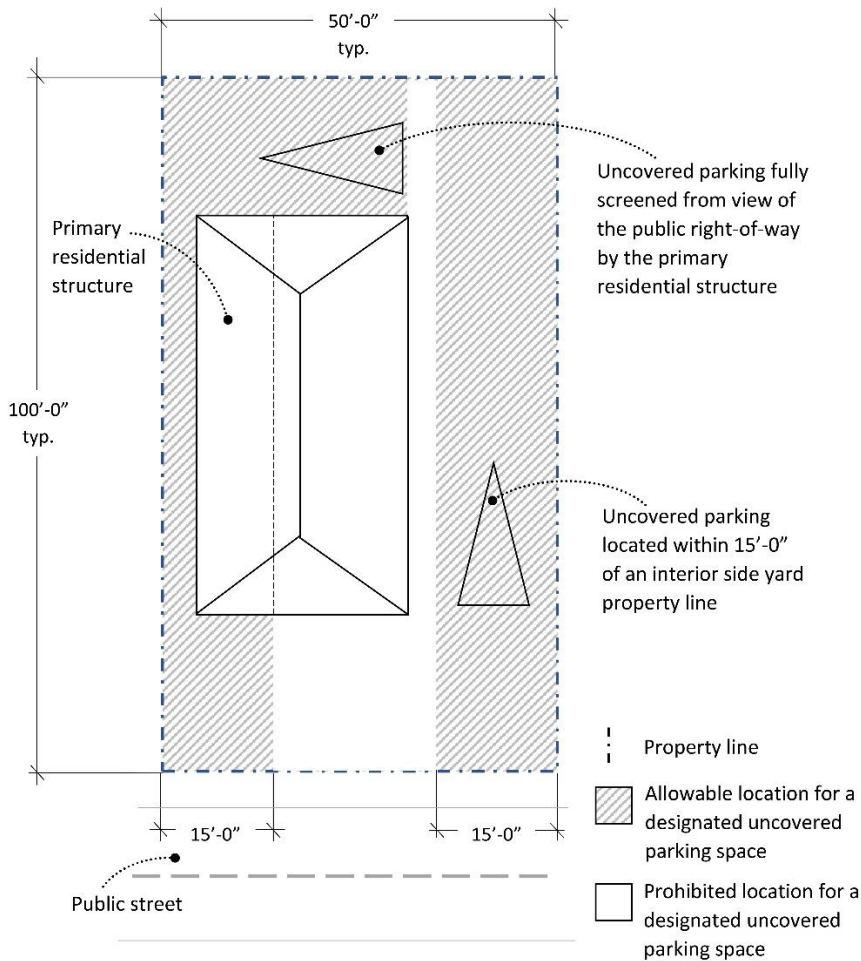


Figure 3-11 Allowable Residential Uncovered Parking Placement



4. Guest parking. Guest parking for multiple-family residential uses and residential uses in a mixed use project shall be designated and restricted for the exclusive use of the guests with appropriate signs and pavement markings.

O. Electric Vehicle (EV) Parking. Each land use type shall be provided the required number of parking spaces equipped with electric vehicle (EV) charging infrastructure for installation of future EV charging stations and with full EV charging stations, as set forth in this § 17.320.035.O, except where a greater number of spaces are required through a conditional use permit or other permit approval. All vehicle parking spaces equipped with EV charging infrastructure shall be counted towards the total required by Table 3-3. Property owners shall inform tenants of the availability of EV Ready and EV Capable spaces.

1. Definitions.

a. "EV Capable." Installation of raceway, conduit, and panel capacity to accommodate the future installation of a dedicated branch circuit and 208/240 volt (Level 2) chargers/charging stations.

b. "EV Ready." A complete circuit installation, including raceway, conduit, wiring, receptacle, circuit breakers, dedicated branch circuit, 208/240 volt 40 amp panel capacity, and any other necessary components to support the future installation of a Level 2 charger/charging station.

c. "Full EV Charger/Charging Station." All necessary components required for EV Ready, in addition to an already installed charger/charging station (208/240 volt, Level 2).

2. Multiple Family Residential Uses.

a. **Quantity of EV Capable.** Twenty percent of the ~~required amount of~~ parking spaces provided.

b. **Quantity of EV Ready.** Ten percent of the ~~required amount of~~ parking spaces provided.

c. **Quantity of Full EV Charger/Charging Station.** Ten percent of the ~~required amount of~~ parking spaces provided.

~~d. **Guest Parking.** Twenty percent shall have EV Ready infrastructure and 10 percent of the required amount of guest parking spaces shall have Full EV Chargers/Charging Stations. A minimum of one guest space shall have Full EV Chargers/Charging Stations and one shall have EV Ready infrastructure for developments with less than 10 guest spaces.~~

e. Full EV Chargers/Charging Stations shall be in addition to the EV Ready infrastructure. Where the number of ~~required guest~~ parking spaces provided is less than the cumulative minimum number of required EV spaces, the EV Ready requirement shall be applied first; additional ~~guest~~ spaces shall not be required ~~above the requirements of Table 3-3A~~ in order to comply with the cumulative EV space requirements. Requirements for Full EV Chargers/Charging Stations shall not apply to parking spaces that are located within individual privately accessible garages that correspond to a specific dwelling unit.

3. Non-residential Uses.

a. **Quantity of EV Capable.** Twenty percent of the ~~required amount of~~ parking spaces provided; a minimum of two spaces.

b. **Quantity of EV Ready.** Ten percent of the ~~required amount of~~ parking spaces provided; a minimum of two spaces.

c. **Quantity of Full EV Charger/Charging Station.** Ten percent of the ~~required amount of~~ parking spaces provided; a minimum of one space.

d. Full EV Chargers/Charging Stations shall be in addition to the EV Ready infrastructure. Where the number of ~~required~~ spaces provided is less than the cumulative minimum number of required EV spaces, the Full EV Chargers/Charging Stations requirement shall be applied first; additional spaces shall not be required ~~above the requirements of Table 3-3B, 3-3C, and 3-3D~~, in order to comply with the cumulative EV space requirements.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2014-002, § 2 (part); Ord. No. 2019-009 § 2; Ord. No. 2020-010; Ord. No. 2020-013 § 2 (part); Ord. No. 2021-012 § 3 (part))

§ 17.320.040 DRIVEWAY AND SITE ACCESS STANDARDS.

A. Driveway Widths. Minimum driveway widths shall be as follows:

1. Driveway serves ~~less than~~ 1-20 spaces: 10 feet wide;

2. Driveway serves residential use with 20 or more spaces: 18 feet wide;

3. Driveway serves non-residential use with 20 or more spaces: 25 feet wide;

4. Driveways serving as parking aisles shall be increased in width as necessary to provide parking stall backup area, as required by § 17.320.035 (Parking Design and Layout Guidelines);

5. Driveway aprons shall conform to standards established in Chapter 9.08 (Streets, Sidewalks and Parkways) of the CCMC.

B. Garage Access. A driveway to a residential parking garage located behind a dwelling shall meet the access and maneuvering standards of § 17.320.035 (Parking Design and Layout Guidelines).

~~**C. Circular Drive.** A circular driveway on residential property shall not involve paving of more than 60% of the area within the required street-facing setback.~~

CD. Visibility at Driveways. Driveways and driveway landscaping shall be designed to maintain visibility and minimize interference with passing pedestrians. Landscaping adjacent to a driveway and the walls of the building shall be designed not to interfere with motorists' views of the sidewalk and pedestrians' views of vehicles exiting the project.

(Ord. No. 2005-007 § 1 (part))

§ 17.320.045 BICYCLE PARKING.

Bicycle parking shall be provided for all multi-family projects and non-residential uses in compliance with this Section.

A. Number of Bicycle Spaces Required.

~~1. Multi-family projects shall provide bicycle parking spaces equal to a minimum of 10% of the required vehicle spaces, unless separate secured garage space is provided for each unit. The bicycle spaces shall be distributed throughout the project to the extent feasible.~~

~~2. Retail commercial uses shall provide bicycle parking spaces equal to a minimum of 5% of the required vehicle spaces, distributed to serve customers and employees of the project.~~

~~3. Other non-residential uses providing employment shall provide bicycle parking spaces equal to a minimum of 5% of the required vehicle spaces, distributed to serve employees and visitors to the project.~~

1. For all residential buildings containing more than 3 units the number of bicycle parking spaces shall be provided onsite per the table below.

<u>Use/Number of Dwelling units</u>	<u>Short-term Spaces Required</u>	<u>Long-term Spaces Required</u>
<u>Multiple-family dwellings</u>		
<u>3-25 dwelling units</u>	<u>1 per 10 units</u>	<u>1 per unit</u>
<u>26-100 dwelling units</u>	<u>1 per 15 units</u>	<u>1 per 1.5 units</u>
<u>101-200</u>	<u>1 per 20 units</u>	<u>1 per 2 units</u>
<u>201+</u>	<u>1 per 40 units</u>	<u>1 per 4 units</u>
<u>Residential care facility</u>	<u>1 per 10,000 sq. ft.</u>	<u>1 per 5,000</u>
<u>Senior citizen congregate care housing</u>	<u>1 space for each 20 dwelling units. Minimum requirement is 2 spaces.</u>	<u>1 space for each 10 dwelling units. Minimum requirement is 2 spaces.</u>
<u>Notes:</u>		
<u>(1) A minimum of 2 short-term spaces shall be provided in all cases.</u>		

2. For all non-residential buildings, the number of bicycle parking spaces shall be provided onsite per the table below.

<u>Use</u>	<u>Short-term Spaces Required</u>	<u>Long-term Spaces Required</u>
Health clubs	1 per 2,000 sq. ft.	1 per 2,000 sq. ft.
Office	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.
Restaurants and bars	1 per 2,000 sq. ft.	1 per 2,000 sq. ft.
Retail, general	1 per 2,000 sq. ft.	1 per 2,000 sq. ft.
All industrial uses	1 per 10,000 sq. ft.	1 per 10,000 sq. ft.
<u>Notes:</u>		
<u>(1) A minimum of 2 short-term and 2 long-term spaces shall be provided in all cases.</u>		

3. For uses not listed, bicycle parking shall be provided, based on the most similar use in the table, as determined by the Director.

B. Bicycle Parking Design.

1. Parking equipment. Each bicycle parking space shall include a stationary parking device, as indicated below approved by the Director, to adequately secure the bicycle.

a. Short-term bicycle parking. Short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points, including inverted - U" bicycle racks or similar. Racks that support only the wheel of the bicycle are not permissible.

i. Racks shall allow for the bicycle frame and at one wheel to be locked to the racks.

ii. The rack shall allow for the use of a cable as well as a U-shaped lock.

iii. If bicycles can be locked to each side of the rack, each side shall be counted toward a required space.

iv. Racks shall be securely anchored to a permanent surface.

v. If more than 20 short-term bicycle parking spaces are provided, at least 50 percent shall be covered by a roof or overhang.

b. Long-term bicycle parking. Long-term bicycle parking shall be secured from the general public and enclosed on all sides to protect bicycles from inclement weather.

i. Acceptable examples of long-term bicycle parking include individual bicycle lockers, bike racks within a bicycle room, and bicycle cages.

ii. Except in the cases of lockers, all long-term bicycle parking shall provide means of securing the bicycle frame at two points to a securely anchored rack.

2. Parking layout and siting requirements. Each bicycle space shall be a minimum of 2 feet in width.

a. Bicycle spaces shall be separated from motor vehicle parking spaces by at least 5 feet of open area. Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure.

b. Spaces shall not be required to rely on stairs or escalators for access. For spaces allowed above the ground floor, elevators shall be a minimum of 6 feet, 2 inches to accommodate a standard adult bicycle with both wheels on the floor.

c. Short-term spaces shall be located on the ground floor, outside of the building or with direct access to public right of way, no more than 50 feet of walking distance from the main pedestrian entrance/access to the building, and with maximum visibility from the pedestrian access.

d. Long-term spaces shall be located in one of the following locations, or in a combination thereof:

i. On the ground floor within 50-feet of the main entrance, with safe and convenient access from public right of way and lobby area.

ii. On a floor above or below the ground floor, including a parking structure, within 50-feet of the elevator, with safe, convenient, and dedicated access between the bicycle parking and the elevator.

3. Parking dimensional requirements.

a. Short-term and long-term spaces shall be a minimum of 2 feet wide by 6 feet long and shall be spaced at minimum 30 inches apart and 30 inches from a wall or other obstruction on any side. A minimum of 7 feet of vertical clearance shall be provided at all bicycle parking spaces.

b. If more than 20 long-term spaces are provided, a minimum 100 square feet of workspace is required adjacent to the bicycle parking area for bicycle maintenance work; the workspace shall be adjacent to the area with the most bicycle spaces if spaces are provided in more than one area within the site.

C. Lockers and Showers. For non-residential uses, one personal locker shall be provided for each required long-term bicycle parking space for use by either gender; showers for employee use shall be provided per the table below.

<u>Square Feet</u>	<u>Showers Required</u>
<u>25,000-99,999</u>	<u>1 shower for each gender</u>
<u>100,000-199,999</u>	<u>2 showers for each gender</u>
<u>200,000 or more</u>	<u>1 additional shower for each gender for every 100,000 square feet or portion thereof</u>

(Ord. No. 2005-007 § 1 (part))

§ 17.320.050 LOADING AREA REQUIREMENTS.

A. Loading Area Size Categories.

Size	Minimum Dimensions	Minimum Area	Overhead Clearance
Small	8 feet, 6 inches x 18 feet	150 square feet	7 feet
Medium	10 feet x 30 feet	300 square feet	<u>1412 feet</u>
	12 feet x 25 feet		
Large	12 feet x 40 feet	480 square feet	<u>1413.5 feet</u>
Extra Large	12 feet x 60 feet	720 square feet	<u>1413.5 feet</u>
	19 feet x 40 feet		

B. Number of Loading Spaces Required. Non-residential uses shall provide the number of loading spaces in compliance with the following standards.

<u>Floor Area</u>	<u>Loading Size and Quantity Required</u>
2,501 – 7,500 sq. ft.	1 Medium space
7,501 – 50,000 sq. ft.	1 Large space
50,000 sq. ft. or more	1 Extra Large space
<u>Notes:</u>	
(1) Regardless of floor area, for any building having a dock high or depressed ramp accessible to vehicles, one large loading space shall be provided for each dock high or depressed ramp; or one or more extra-large loading areas may be required, if the City determines that tractor and double trailer rigs may use the dock high or depressed ramp	

- ~~— 1. For a building having no door opening larger than 8 feet in width and accessible to vehicles, one small loading area shall be provided on-site.~~
- ~~— 2. For a building having any door opening exceeding 8 feet but less than 12 feet in width and accessible to vehicles, and with no dock high or depressed ramp, one medium loading area shall be provided for each such door opening on-site.~~
- ~~— 3. For a building having any door opening exceeding 12 feet in width, or a dock high or depressed ramp accessible to vehicles, one large loading area shall be provided for each door opening, dock high or depressed ramp; or one or more extra large loading areas may be required, if the City determines that tractor and double trailer rigs may use the door opening, or dock high or depressed ramp.~~

~~**C. Exceptions.**~~

- ~~— 1. The requirement to provide required small loading areas may be satisfied by:

 - ~~— a. Approval by the City Engineer or Traffic Committee of a public street curbside loading zone, which is so painted or signed by the City; provided such loading zone is on the same side of the street, within the same block, and within 100 feet of the uses for which it is to be credited towards loading area requirements; and~~
 - ~~— b. Posting and maintaining one of the required on-site prime access standard parking spaces with a City approved “Loading Only” sign, designating the time period for loading, provided the time period does not exceed one-half hour per day for loading during normal business hours.~~~~
- ~~— 2. A door that only provides access to mechanical, electrical equipment or similar rooms shall not require a loading area.~~

~~**CD. Standards for Loading Areas.**~~ Loading areas shall be provided in the following manner.

- ~~1. **Access.** Loading areas accessible only from a public street right-of-way shall be located to allow head-in and head-out access from and to the public street right-of-way. Back-in access may be permitted if it is determined by the Director that no feasible alternative exists.~~
- ~~2. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of adjacent structure(s).~~

3. Loading ramps/docks. Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances.

4. Location. Loading areas shall be located as follows:

- a. As near as possible to building door openings providing loading access.
- b. Situated to ensure that the loading facility is screened from adjacent streets as much as possible.
- c. Situated to avoid adverse impacts upon neighboring properties.

5. Screening. Loading areas adjacent to residential uses or public streets or alleys shall be screened with a solid masonry wall, at least 6 feet in height and of a design approved by the Director.

6. Identification. Loading areas shall be designed, laid out, and clearly marked as being distinct from required parking spaces and aisles, unless the City approves the use of the parking area as an undesignated overlay loading area during non-business hours.

(Ord. No. 2005-007 § 1 (part))

Article 4 – Standards for Specific Land Uses

CHAPTER 17.400: STANDARDS FOR SPECIFIC LAND USES

Section

- 17.400.005 Purpose
- 17.400.010 Applicability
- 17.400.015 Alcoholic Beverage Sales
- 17.400.020 Animal Boarding, Pet Day Care, Veterinary Clinics and Animal Hospitals
- 17.400.025 Automatic Teller Machines (ATMs)
- 17.400.030 Check-Cashing Businesses
- 17.400.035 (Reserved)
- 17.400.040 Condominium Conversions
- 17.400.045 Drive-In and Drive-Through Facilities
- 17.400.046 Emergency Shelters
- 17.400.050 Firearms Sales
- 17.400.055 Home Occupations
- 17.400.060 Live/Work Development Standards
- 17.400.065 Mixed Use Development Standards
- 17.400.070 Outdoor Dining
- 17.400.075 Outdoor Retail Sales and Displays
- 17.400.080 Outdoor Storage
- 17.400.085 Pawnshops
- 17.400.090 Recycling Facilities
- 17.400.095 Residential Uses - Accessory Dwelling Units
- 17.400.100 Residential Uses - Accessory Residential Structures
- 17.400.105 Residential Uses - Multiple-Family Residential Standards
- 17.400.106 Single Room Occupancy (SRO) Units
- 17.400.110 Telecommunications Facilities
- 17.400.115 Temporary Storage Containers
- 17.400.120 Vehicle Fueling Stations
- 17.400.125 Vehicle Repair Shops

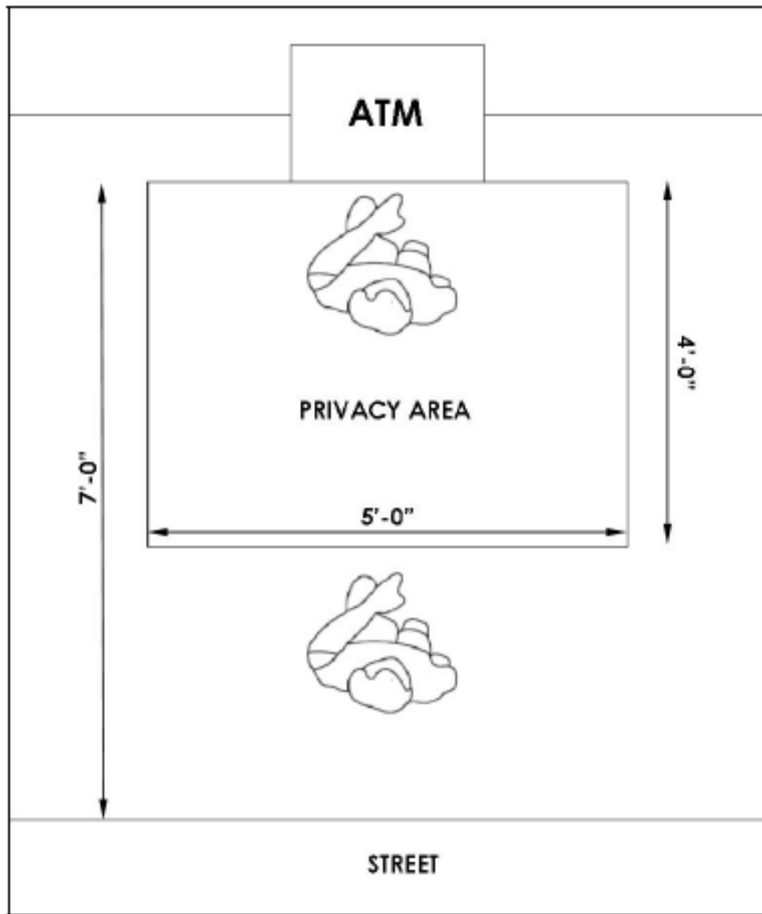
§ 17.400.025 AUTOMATIC TELLER MACHINES (ATMS).

This Section provides location, development, and operating standards for automatic teller machines (ATMs) in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards).

A. Location Requirements. ATMs proposed on the exterior of structures shall be (see Figure 4-1):

1. Setback from an adjacent street curb or alley by a minimum of 7 feet.
2. A privacy area immediately in front of each ATM, measuring at least 5 feet wide by 4 feet deep, shall be provided. Methods for defining the privacy area shall be approved by the Director.
3. Located to not eliminate or substantially reduce any landscaped areas.
4. Located to not allow drive-through access from a vehicle.
5. Located to ensure the safety and security of patrons.

Figure 4-1
ATM Location Requirements



B. Design. All construction and modifications to the exterior of the structure pertaining to the installation of the ATMs shall be completed in a manner consistent with the architectural design of the structure, and in conformance with all applicable City architectural standards and guidelines.

C. Lighting. Each exterior ATM shall be provided with security lighting in compliance with § 17.300.040 (Outdoor Lighting) or State law, whichever is more restrictive.

D. Maintenance. Each ATM shall be provided with receptacles sufficient in size and number to accommodate trash and smoking materials generated by users of the ATM.

~~**E. Parking.** In addition to any other off-street parking required by Chapter 17.320 (Off-Street Parking and Loading) for any other uses located on the site, each exterior ATM shall require one off-street parking space. The required parking shall be located as close as possible to, but not more than 100 feet from, the ATM, and~~

~~shall be marked, as approved by the Director, for the exclusive use of ATM customers. ATMs located within the CD Zone are exempt from both the parking space and proximity requirements.~~

(Ord. No. 2005-007 § 1 (part))

§ 17.400.045 DRIVE-IN AND DRIVE-THROUGH FACILITIES.

This Section provides standards for the location, development, and operation of drive-in and drive-through facilities in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards), which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.

A. Development Standards for Drive-In/Drive-Through Facilities.

1. Drive aisle length. The drive-through aisle shall provide a minimum of 140 feet of queuing length, of which at least 60 feet shall be provided before an on-site menu board. The drive aisle shall be measured along the centerline, from the entry or beginning of a drive-aisle to the center of the farthest service window area.

2. Drive aisle width. Drive aisles shall have a minimum 10-foot interior radius at curves, and a minimum 12-foot width.

3. Drive aisle separation. Each drive aisle shall be separated by curbing and landscaping from the circulation routes necessary for ingress or egress from the property, or access to any off-street parking spaces.

4. Drive aisle entrance. Each entrance to a drive aisle and the direction of traffic flow shall be clearly designated by signs and/or pavement markings, as deemed necessary by the Director.

5. Walkways. To the extent possible, pedestrian walkways should not intersect the drive aisles. Where they do, they shall have clear visibility and be emphasized by enhanced paving or markings, as deemed necessary by the Director.

6. Screening. Each drive aisle shall be appropriately screened with a combination of landscaping, low walls, and/or berms to prevent headlight glare from impacting adjoining land uses, public rights-of-way, and parking lots, as deemed necessary by the Director.

7. Decorative wall. A 6-foot-high, solid decorative masonry wall shall be constructed on each property line that adjoins a residential developed parcel. The design of the wall and the proposed construction materials shall be subject to the approval of the Director.

~~**8. No reduction in parking.** The provision of drive-through service facilities shall not justify a reduction in the number of required off-street parking spaces.~~

(Ord. No. 2005-007 § 1 (part))

§ 17.400.065 MIXED USE DEVELOPMENT STANDARDS.

A. Purpose. This Section provides location, development, and performance standards for mixed use developments in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

F. Site Planning and Design Standards.

1. Building bulk. Projects shall be designed to achieve interesting, graceful and articulated buildings by the use of varied rooflines and vertical attachments; clearly define the base, middle and top of each building and other architectural features; and include building line setback and step backs to create visual interest and reduce monolithic design. See Figure 4-6 (Building Elevation Composition).

Figure 4-6
Building Elevation Composition



Figure 4-7
Section of Street Wall

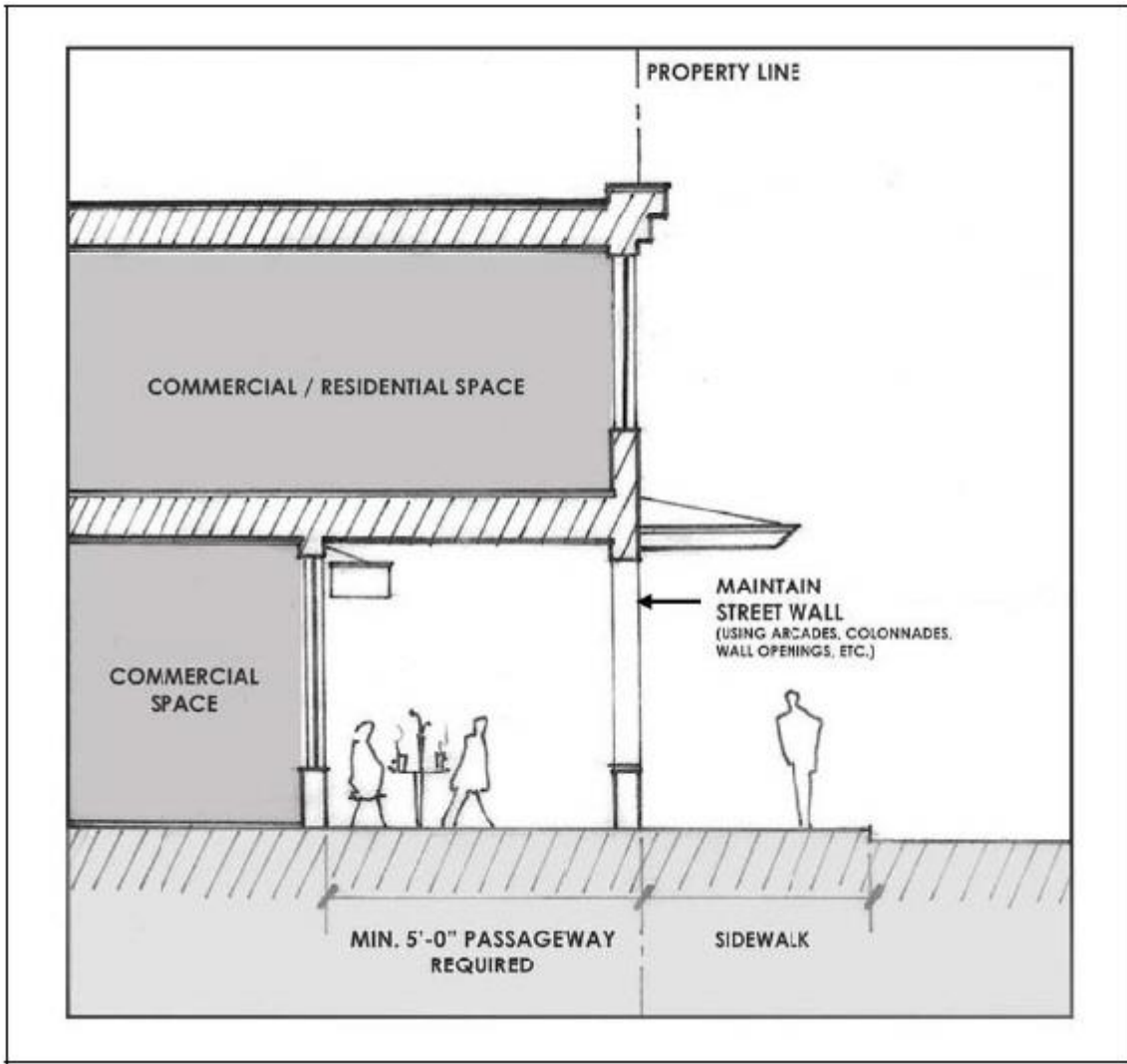
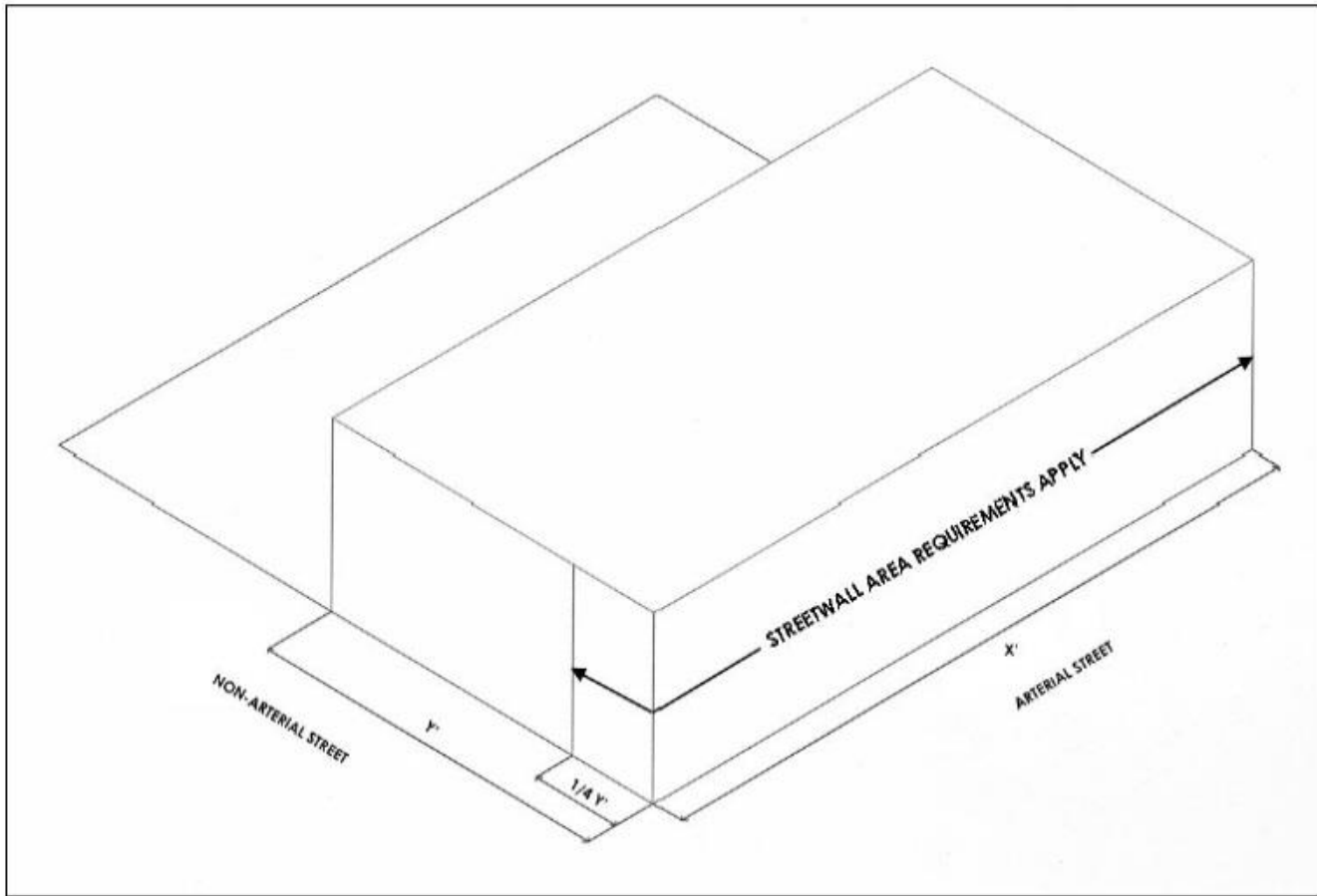


Figure 4-8
Corner Building Street Wall Requirement



2. Street frontage requirements.

a. The street frontage shall be architecturally varied to create visual interest and shall include architectural features and pedestrian amenities such as recessed entries, arcades, colonnades, stairs, art and other architectural features or pedestrian improvements subject to the following:

- 1) Passageways in arcades and colonnades are, at minimum, 5 feet wide. See Figure 4-7 (Section of Street Wall).
- 2) Architectural and ornamental features do not impede pedestrian routes.
- 3) Stairs are decorative and attractive.

b. With the exception of required driveway curb cuts, street frontage requirements shall apply to 100% of the total property frontage parallel to the street and shall include step backs and building line offsets above the ground level to create visual interest and attractive building massing.

c. No blank wall area is permitted in the street frontage wall area. The maximum width of any continuous blank wall in the street frontage shall be no more than 15 feet.

d. Major entrances and corners of buildings shall be articulated within the street wall facade.

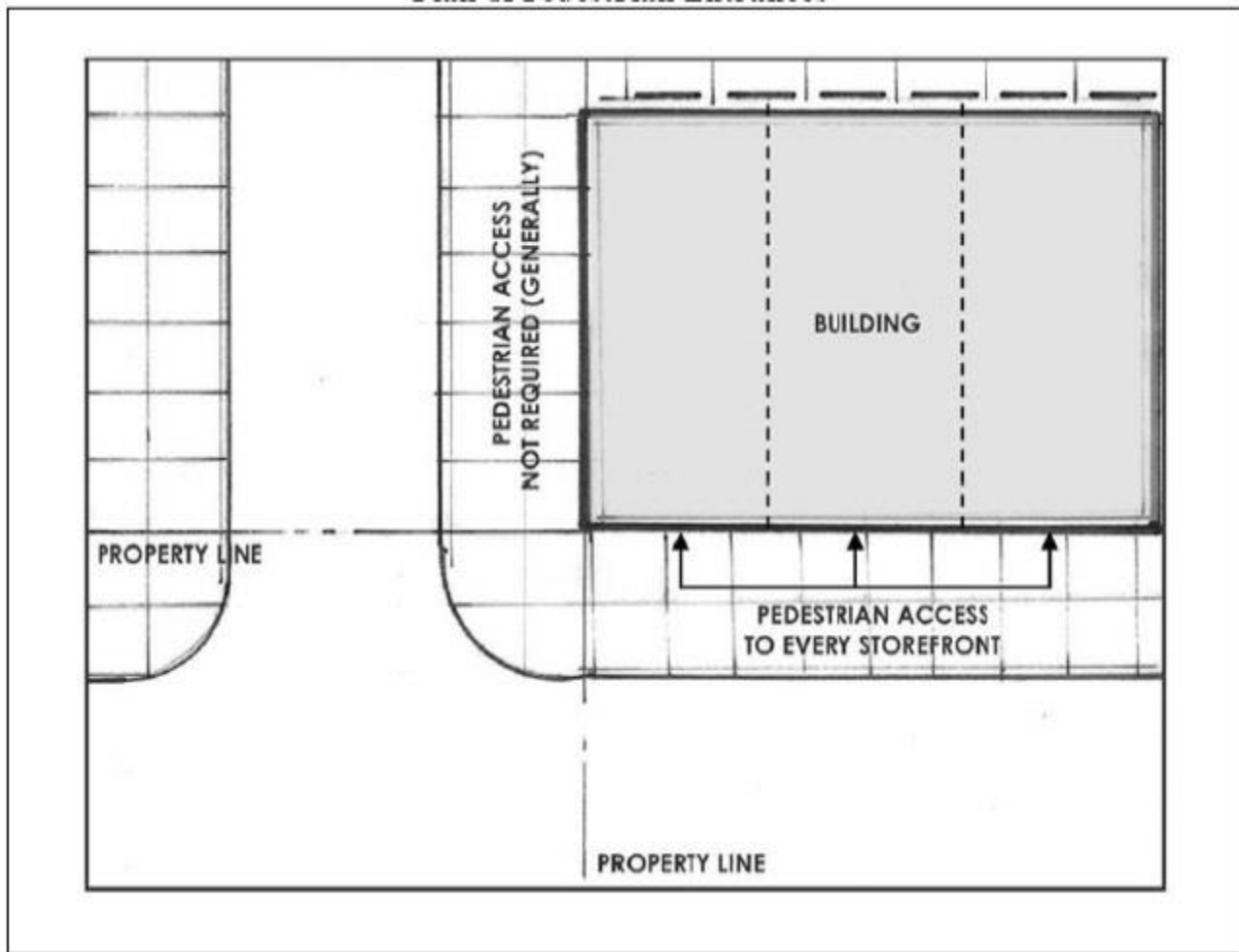
3. Building entrances.

a. Pedestrian entrances shall be provided for all ground floor uses adjacent to arterial streets. Pedestrian entrances are not required on non-arterial streets. See Figure 4-9 (Plan of Pedestrian Entrances).

b. Pedestrian entrances shall be directly accessible from the public right-of-way, and shall have direct access and view from the adjacent sidewalk.

c. Commercial uses and residential uses shall have separate exterior entrances, elevators, and lobbies. The Director may waive this requirement, based on site constraints.

Figure 4-9
Plan of Pedestrian Entrances



4. Signage and lighting. Signs must be developed pursuant to Chapter 17.330 (Signs). Exterior lighting shall comply with the requirements of § 17.300.040 (Outdoor Lighting).

5. Parking and vehicular access.

a. Street level parking facilities and lots shall be screened from view from the adjoining arterial street(s) by ornamental walls or fences, at least 4 feet high above street grade.

b. Two-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 100 feet of street frontage on the street where the vehicular ingress/egress area is located. The Director may waive this requirement, based on site constraints.

c. One-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 75 feet of street frontage on the street where the ingress/egress area is located. The Director may waive this requirement, based on site constraints.

d. Vehicular ingress/egress areas are prohibited on arterial streets where the street frontage of the development site adjacent to the arterial street is less than 75 feet. The Director may waive this requirement, based on site constraints.

6. Refuse storage and collection areas. The commercial and residential components of the project shall maintain separate refuse storage and collection areas; the refuse storage and collection areas shall be clearly marked for separate uses or satisfy alternative standards as approved by the Environmental Programs and Operations Division of the Public Works Department.

G. Residential Development Standards.

1. Minimum unit size. Residential minimum unit sizes are detailed in Table 4-3 (Minimum Residential Unit Size).

Table 4-3 Minimum Residential Unit Size	
Number of Bedrooms	Minimum Unit Size (Gross Floor Area)
Studio Micro-Unit	350
Studio	500
1 Bedroom	700
2 Bedrooms	900
3 Bedrooms	1,100
4 Bedrooms	150 additional gfa/bedroom

2. Unit size mix. No more than 25% of the total number of residential units shall be studios or micro-units.

3. Open space.

a. Each unit, except studio micro-units, shall have a minimum of 75 square feet of common and/or private open space. Studio micro-units are not required to provide private open space. However, a minimum of 100 square feet of common open space per unit shall be required, of which 100% may be located on the rooftop.

b. Common open space areas shall have a minimum dimension of 15 feet in any direction, which may include a combination of open space and adjacent setback area.

c. Private open space areas shall be at least 30 square feet and 5 feet in any direction, to the extent feasible.

d. Private and common open space requirements may be satisfied by a selection or combination of the following: atriums, balconies, courtyards, decks, gardens, gyms/exercise rooms, patios, playgrounds/tot lots, rooftop decks, patios and gardens, and swimming pools. The Director may approve similar amenities not listed above.

4. Facility requirements. Laundry facilities and storage areas shall comply with the requirements of §17.400.105.B Facility and Design Requirements for Multiple Family Residential Standards.

H. Live/Work Development Standards. In addition to the standards detailed in this Section, live/work units within a mixed use development shall meet all applicable standards contained in § 17.400.060 (Live/Work Development Standards).

I. Parking Standards. Mixed use developments shall comply with all requirements contained in Chapter 17.320 (Off-Street Parking and Loading), and the following additional standards.

~~— 1. **Parking access and circulation standards.**~~

~~— a. **Shared parking.** All multi-tenant, mixed-use projects on lots of 10,000 sq. ft. or greater shall provide a shared parking analysis. If the shared parking analysis demonstrates shared parking is feasible and will not negatively impact surrounding commercial or residential neighborhoods, then shared parking of all uses shall be required, subject to the following conditions:~~

- ~~— 1) Residential, live/work and commercial parking spaces are designated with signs.~~
- ~~— 2) Residential, live/work and commercial components require 10 or fewer parking spaces each.~~
- ~~— 3) One use requires 10 or fewer parking spaces and a second use requires more than 10 parking spaces, and the Director determines that site conditions make it infeasible to provide gated or separated parking.~~
- ~~4) Within a designated TOD District, or when located within ½ mile of a “major transit stop” or within a “transit priority area” as defined under Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations, parking may be reduced by resolution of the City Council based upon consideration of proximity to transit and/or a shared parking analysis, which demonstrates that such parking reduction will not negatively impact surrounding commercial or residential neighborhoods.~~
- ~~5) Shared parking analysis used to establish a project’s required parking shall factor in any allowances of reduced parking provided by State statute.~~

~~— b. **Gated parking.** A mixed use project shall have a gated parking area for residents of residential units and live/work units, if the requirements allowing commingled parking are not met. The regulations governing gated parking areas are provided below.~~

- ~~— 1) Common ingress areas to residential, live/work, and commercial parking are permitted.~~
- ~~— 2) The parking layout shall be designed so that residents are not significantly inconvenienced by non-residential parking demands, as determined by the Director.~~

~~— c. **Residential guest parking location.**~~

- ~~— 1) Residential guest parking may be located in the commercial parking area.~~
- ~~— 2) Residential guest parking shall be accessible 24 hours per day.~~
- ~~— 3) Residential guest parking shall be free of charge.~~
- ~~— 4) Residential guest parking shall be appropriately signed.~~

J. Performance Requirements. All mixed use projects shall be designed to meet the following performance standards.

1. Walls on all sides of residential and live/work units shall be constructed to minimize the transmission of noise and vibration. A minimum impact insulation class (IIC) of 60 shall be required for all residential and live/work walls, floors, and ceilings.
2. Shared elevators shall have security code access for residents to reach residential floors and to use the elevators during late evening and early morning hours. Security code access is not required for live/work access areas. Separate commercial and residential elevators are encouraged.
3. No commercial use, activity or process shall be operated in an objectionable manner, due to fumes, noxious odor, dust, smoke, gas, noise or vibrations that may be detrimental to any other uses and occupants on the same property.
4. Residential and live/work units shall be designed to allow for cross-ventilation and have high quality HVAC systems, to the extent feasible.

5. Parking areas shall be illuminated so as to provide appropriate visibility and security.
6. Parking access and circulation design shall minimize vehicle circulation through residential neighborhood streets.
7. Commercial loading areas and outdoor storage areas shall be designed and located away from residential units, and shall be screened from view at ground level from the residential portion of the project and from adjacent residential developments.
8. Commercial loading areas shall not significantly and/or negatively impact the pedestrian environment.
9. Adequate lighting must be provided adjacent to sidewalks and other public spaces to preserve the amenity and safety of those spaces for nighttime pedestrian use.

§ 17.400.070 OUTDOOR DINING.

This Section provides location, development, and operating standards for outdoor dining facilities in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

B. Outdoor Dining (Public Right-of-way).

1. **Standards and procedures.** All standards and procedures for the operation of outdoor dining areas in the public right-of-way are contained in City Council Resolution No. 96-R008, or as may be amended, and in Section 9.08.035 (Use of Sidewalks for Outdoor Dining) of the CCMC.
2. **Agreement required.** Outdoor dining on the public sidewalk may only occur subject to an Outdoor Dining License Agreement, approved by the City Engineer in compliance with § 9.08.035 (Use of Sidewalks for Outdoor Dining) of the CCMC.
3. **Sale of alcoholic beverages.** Establishments serving alcoholic beverages that apply for an Outdoor Dining License Agreement shall meet the additional requirements of the State Alcohol Beverage Control Board. Sale of the alcoholic beverages in outdoor dining areas shall comply with § 17.400.015 (Alcoholic Beverage Sales).
- ~~4. **Parking.** All space used for outdoor dining on the public sidewalk shall be added to the gross square footage of the food service establishment, when calculating parking requirements, as specified in § 17.320.020 (Number of Parking Spaces Required).~~

C. Outdoor Dining (Private Property).

1. **Review requirement.** An outdoor dining or seating area shall require the approval of an Administrative Use Permit, and shall be developed in compliance with an approved site plan, which indicates the areas dedicated for outdoor dining, and the maximum seating capacity for the outdoor dining area.
2. **Location requirements.**
 - a. The outdoor dining area shall be located directly adjacent to the food service establishment it serves.
 - b. When located immediately adjacent to a residential use, provisions shall be made to minimize noise, light, and odor impacts on the residential use.
3. **Operating requirements.**
 - a. **Outdoor cooking.** Cooking within an outdoor dining area may occur only with Administrative Use Permit approval.
 - b. **Placement of tables.** Tables shall be placed only in the locations shown on the approved site plan.

c. Hours of operation. The hours and days of operation on the outdoor dining area shall be identified in the approved Administrative Use Permit.

d. Clean-up and maintenance. Outdoor dining areas shall be kept in a clean condition, and free of litter and food items constituting a nuisance to public health, safety and welfare.

4. Lighting. Illumination for outdoor dining areas shall be installed to prevent glare onto, or direct illumination of, any residential property or use, in compliance with § 17.300.040 (Outdoor Lighting).

5. Landscaping. All outdoor dining areas shall include some landscaping. A landscape plan for the outdoor dining area may include the use of planter boxes and permanent vegetation, which shall comply with Chapter 17.310 (Landscaping).

~~**6. Parking.** All space used for outdoor dining shall be added to the gross square footage of the food service establishment, when calculating parking requirements, as specified in § 17.320.020 (Number of Parking Space Required).~~

7. Sale of alcoholic beverages. Outdoor dining areas serving alcoholic beverages shall meet, and be in compliance with, the requirements of the State Alcohol Beverage Control Board and § 17.400.015 (Alcoholic Beverage Sales).

8. Design compatibility.

a. Outdoor dining areas and associated structural elements, awnings, covers, furniture, umbrellas, or other physical elements shall be compatible with the overall design of the main structures.

b. The use of awnings, plants, umbrellas, and other human-scale elements is encouraged to enhance the pedestrian experience, if applicable.

c. The relationship of outdoor dining areas to churches, hospitals, public schools, and residential uses shall be considered by the Director. Mitigation measures should be utilized to eliminate potential impacts related to glare, light, loitering, and noise.

d. Outdoor dining areas shall not inhibit vehicular or pedestrian traffic flow.

9. Additional standards. At the discretion of the Director, the following additional standards may apply to outdoor dining areas. The applicability of these standards shall be specified in the permit approving the outdoor dining area.

a. Amplified sound and music may be prohibited within the outdoor dining area.

b. A sound-buffering, acoustic wall may be required along property lines adjacent to the outdoor dining area. The design and height of the wall shall be approved by the Director.

c. Separation by a physical barrier to define the limits of the outdoor dining space may be required, with the design to be approved by the Director.

D. Conformance with Chapter 9.11: Smoking Regulations. Outdoor dining shall conform to all standards and regulations pertaining to Outdoor Dining Areas, as set forth in § 9.11.100 et seq. of Chapter 9.11: Smoking Regulations of this Code.

(Ord. No. 2005-007 §1 (part); Ord. No. 2020-013 §2 (part))

§ 17.400.080 OUTDOOR STORAGE.

This Section provides location and operating standards for the establishment of outdoor or open storage of materials in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

A. Location. The storage shall:

1. Be ancillary to the primary use of the main structure;
2. Not comprise more than 25% of the total gross land area of the subject parcel;
3. Be paved in compliance with City standards;
4. Not be located within a required off-street ~~parking~~ or loading area.

B. Enclosure Required. An outdoor area used for storage shall be completely enclosed by a solid masonry wall and a solid gate. The Director may allow the substitution of a solid fence, after determining that the substitution would adequately comply with the provisions of this Section.

1. The required wall or fence shall:
 - a. Not be less than 6 feet nor more than 8 feet in height.
 - b. Incorporate design elements to prohibit or prevent easy climbing and access by unauthorized persons.
 - c. Be subject to the approval of the Director.
2. Walls abutting a right-of-way shall comply with § 17.300.030 (Fences, Hedges, and Walls).

C. Operations. All raw materials, equipment, or finished products stored shall:

1. Be stored in a manner that they cannot be blown by wind from the enclosed storage area.
2. Not be stored above the height of the enclosing wall or fence within 10 feet of the wall or fence.
3. Not be placed outside the enclosed storage area.
4. If abutting a residential zoning district, only be accessed between 8:00 a.m. and 10:00 p.m., to avoid being a nuisance to neighbors.

D. Landscaping. Landscaping shall be installed, wherever possible, to lessen the visual impact of the outdoor storage area. The design, installation, and maintenance of the landscaping shall comply with Chapter 17.310 (Landscaping).

(Ord. No. 2005-007 § 1 (part))

§ 17.400.090 RECYCLING FACILITIES.

This Section provides location, development, and operating standards for various types and sizes of recycling facilities, in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

A. Permit Requirements. Recycling facilities are subject to permit review/approval, in compliance with Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards), provided that the development standards established in this Section are met.

B. Definitions. The following words and phrases as used in this Title are defined as follows.

C. Standards for Specific Types of Recycling Facilities.

1. **Reverse vending machines.** Reverse vending machines shall comply with the following standards.

a. Accessory use only. The machines shall be installed as an accessory use in compliance with the applicable provisions of this Title, and shall not require additional parking.

b. Location requirements. If located outside of a structure, the machines shall not occupy required parking spaces, and shall be located within 30 feet of a building entrance, and shall be constructed of durable waterproof and rustproof materials.

c. Maximum size. When located outdoors, the area occupied by the machines shall not exceed 50 square feet, including any protective enclosure, nor 8 feet in height.

d. Signs. Signs shall not exceed a maximum of 4 square feet on each machine, exclusive of operating instructions.

e. Hours of operation. The machines shall have the same operating hours as those of the primary use.

f. Lighting. The machines shall be illuminated when needed to ensure comfortable and safe operation, as determined by the Director.

2. Small collection facilities. Small collection facilities shall comply with the following standards.

a. Location requirements. Small collection facilities shall:

i. Not be located within 100 feet of any parcel zoned or occupied for residential use.

ii. Be set back at least 10 feet from any public right-of-way, and not obstruct vehicular or pedestrian circulation.

b. Maximum size. A small collection facility shall not occupy more than 1,200 square feet, ~~nor more than 6 parking spaces,~~ not including space that would be periodically needed for the removal of materials or exchange of containers.

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

d. Operating standards. Small collection facilities shall:

i. Not use power-driven processing equipment, except for reverse vending machines.

ii. Accept only glass, metal or plastic containers, paper, clothing, and reusable items.

iii. Use containers constructed with durable waterproof and rustproof materials, secured from unauthorized removal of material, and shall be of a capacity sufficient to accommodate materials collected and the collection schedule.

iv. Not exceed noise levels of 50 dBA, as measured at the property line of the nearest residentially zoned or occupied property, and in no event more than 60 dBA.

v. Collection of recyclable materials and normal maintenance of the facility shall only be performed during the following hours.

(a) Mondays through Fridays, from 7:00 a.m. to 6:00 p.m.

(b) Saturdays, from 8:00 a.m. to 6:00 p.m.

(c) Sundays, from 9:00 a.m. to 6:00 p.m.

(d) If emergency maintenance or repairs must be performed during other hours, the Culver City Police Department shall be notified prior to performing the maintenance or repairs.

vi. Containers for the 24-hour donation of materials shall be at least 100 feet from any residentially zoned property, unless there is a recognized service corridor and acoustical shielding between the containers and the residential use.

vii. Shall be free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day.

e. Signs. Notwithstanding any other CCMC provision, the following information shall be displayed for each facility, on one or more signs that collectively do not exceed 16 square feet.

- i. Identification of the types of material to be deposited.
- ii. Operating instructions.
- iii. Hours of operation.
- iv. Telephone number of the operator, responsible person or company.

f. Lighting. The collection facilities shall be illuminated when needed to ensure comfortable and safe operation, as determined by the Director.

g. Planters. The facility should, wherever feasible, be located adjacent to an existing planter area, if pedestrian or vehicular circulation will not be obstructed or screened with additional landscaping, as determined by the Director.

h. Storage of materials. All recyclable materials shall be stored in containers. Outdoor storage of materials is prohibited.

i. Parking requirements.

~~———i. No additional parking space shall be required for customers of a small collection facility located in the established parking lot of the main use. One space shall be provided for the attendant, if needed.~~

~~———ii. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.~~

~~———iii. Use of parking spaces by the patrons and the attendant shall not reduce available parking spaces below the minimum number required for the main use, unless a parking study shows that existing capacity is not fully utilized during the time the recycling facility would be on the site.~~

3. Large collection facilities. Large collection facilities shall comply with the following standards.

a. Location requirements. The facility shall not abut a parcel zoned or used for residential use.

b. Container location. Containers shall be constructed of sturdy, rustproof materials, have sufficient capacity to accommodate materials collected, and be secured from unauthorized entry or removal of materials.

c. Screening. The facility shall be screened from public rights-of-way by landscaping and solid masonry walls at least 6 feet in height, or shall be located within an enclosed structure. Walls abutting a right-of-way shall comply with § 17.300.030 (Fences, Hedges, and Walls).

d. Setbacks, landscaping. Structure setbacks and landscaping shall be provided as required for the applicable zoning district.

e. Outdoor storage. Exterior storage of material shall be in sturdy containers that are secured and maintained in good condition. Storage, excluding truck trailers, shall not be visible above the height of the required solid masonry walls.

f. Operating standards.

i. The site shall be maintained to be clean, sanitary, and free of litter and any other undesirable materials, and shall be cleaned of loose debris on a daily basis.

ii. Dust, fumes, odor, smoke, or vibration, above ambient levels, shall not be detectable on adjoining parcels.

iii. Noise levels shall not exceed 50 dBA, as measured at the property line of residentially zoned or occupied property, and in no event more than 60 dBA.

4. Processing facilities. Processing facilities shall comply with the following standards.

a. Location requirements. The facility shall not abut a parcel zoned or occupied for residential use, or noise-sensitive receptors (such as hospitals and schools) and shall be located within an enclosed building except for incidental storage. Facilities must be at least 500 feet from residential property or noise-sensitive receptors.

b. Limitation on use. Processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding, and sorting of source-separated recyclable materials, and repairing of reusable materials.

c. Container location. Containers provided for 24-hour donation of recyclable materials shall be permanently located at least 100 feet from any residential zoning district, constructed of sturdy, rustproof materials, have sufficient capacity to accommodate materials collected, and be secured from unauthorized entry or removal of the materials.

d. Screening. A processing facility shall be located within an area enclosed on all sides by a solid masonry wall, not less than 8 feet in height, and landscaped on all street frontages.

e. Outdoor storage. Exterior storage of material shall be in sturdy containers or enclosures that are secured and maintained in good condition. Stored material, excluding truck trailers, shall not be visible above the height of the required solid masonry walls.

f. Operating standards. Dust, fumes, odor, smoke, or vibration, above ambient levels, and free of litter and debris, shall not be detectable on adjoining parcels.

(Ord. No. 2005-007 § 1 (part))

§ 17.400.106 SINGLE ROOM OCCUPANCY (SRO) UNITS.

This Section provides density, development, and operating standards for single room occupancy units in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards):

A. Location. Single Room Occupancy (SRO) units shall only be located in a Mixed Use Project and shall be subject to all applicable provision of § 17.400.065 (Mixed Use Development Standards).

B. Density. SRO residential density shall not exceed the density standards as may be permitted in § 17.400.065 (Mixed Use Development Standards) and in no case shall the number of SRO units exceed more than 25% of a mixed use project's total number of residential units.

C. Unit Size. The minimum size of an SRO unit shall be 200 square feet and the maximum size shall be 350 square feet.

D. Kitchen Facilities. Each SRO unit shall be equipped with a kitchen sink with a garbage disposal and a counter top measuring a minimum of 48 inches wide by 24 inches deep; and shall be provided with a minimum of a refrigerator and a microwave oven.

E. Bathroom Facilities. Each SRO unit shall include a bathroom with a toilet and a shower stall in an enclosed compartment with a door. The bathroom shall be a minimum of 25 square feet in area.

F. Open Space. Each SRO unit shall be provided with open space in compliance with § 17.400.065 (Mixed Use Development Standards).

~~**G. Parking.** 0.5 parking space shall be provided for each SRO unit. SRO units within the TOD District depicted in Map 4-1 of §17.400.065.E are not required to provide parking.~~

GH. Occupancy. SRO units shall be occupied by no more than two persons and shall be offered on a monthly rental basis or longer.

§ 17.400.110 TELECOMMUNICATIONS FACILITIES.

C. Dish Antenna Regulations.

1. **Small satellite dish antennas.** Satellite dish antennas with a maximum diameter of 24 inches for residential installations, up to a maximum of 2 per dwelling unit, and 78 inches for commercial installations, are regulated by Federal law and exempt from the requirements of this Section. When placed on an historic building, designated "landmark" or "significant" per Chapter 15.05, satellite antennas shall comply with the U.S. Secretary of the Interior standards. Compliance with those standards is met if the satellite antenna is placed so that it has no public visibility, and does not permanently alter any design feature or element of an historic building designated "landmark" or "significant." If compliance with the U.S. Secretary of the Interior standards cannot be met, alternate locations that still allow reasonable, functional use of the satellite antenna shall be examined, and an Administrative Certificate of Appropriateness may be required.

2. **Quantity and permit requirements.** Table 4-5 (Dish Antenna Quantity and Permit Requirements) below, outlines the quantity and permit requirements for dish antennas, other than satellite dish antennas exempted above. All dish antennas shall be installed, modified and maintained in accordance with Chapter 15.02 of the CCMC, and the design provisions set forth in Subsection 17.400.130.C.4. (Plans and permits) below.

Location	Size	Quantity	Permit Required	Notes
All Residential Zones	Larger than 24 inches in diameter	1 per lot or 1 per multiple-family residential complex	Building permit only	No transmitting dish antenna shall be permitted in a residential zone.
Non-residential Zones	Less than 6.5 feet in diameter	3	Building permit only	Receiving and/or transmitting permitted. Must be ancillary to a primary use.
Non-residential Zones	6.5 feet in diameter to 12 feet in diameter	3	AUP	Receiving and/or transmitting permitted. Must be ancillary to a primary use.
Non-residential Zones	Greater than 12 feet in diameter	3	CUP	Receiving and/or transmitting permitted. Must be ancillary to a primary use.
Non-residential Zones	Primary dish antenna facility	As determined by CUP	CUP	Receiving and/or transmitting permitted. Must be a primary use.
IL, IG and S Zones	Larger than 24 inches in diameter	4 or more	AUP, if completely screened (1). CUP, if not completely screened (2).	Receiving and/or transmitting permitted. Must be ancillary to a primary use.

Notes:

(1) **Completely Screened** shall mean that the tallest portion of the antenna(s) structure(s) is/are at or below the tallest portion of the screening or parapet wall.

(2) **Not Completely Screened** shall mean that some, or all, of the antenna(s) structure(s) is/are visible from adjoining properties and/or public rights-of-way.

3. Design standards. Every dish antenna shall be installed, modified and maintained in compliance with the provisions of Chapter 15.02 of the CCMC, and with the following standards.

a. Installation requirements.

i. All dish antennas larger than 24 inches in diameter shall be ground-mounted, unless the City determines, after considering all applicable regulations of this Chapter and the particular characteristics of the site and improvements whereon a dish antenna is proposed, that a ground-mounted installation is not reasonably feasible, or that a roof-mounted installation would better enable screening of the antenna, as required in Subsection 17.400.130.C.4.f. below. The Director may determine that a ground-mounted installation may not be reasonably feasible when:

(a) The ground-mounted installation would not provide reasonable functional use, when installed at the maximum height and maximum diameter anywhere on the parcel, as permitted by this Section;

(b) The ground-mounted installation is precluded from location anywhere on the parcel by other requirements of this Chapter, ~~including but not limited to, off-street parking~~; or

(c) The ground-mounted installation impedes on vehicular or pedestrian circulation and access.

ii. The City may require a roof-mounted installation if the City determines that a roof-mounted installation is superior to a ground-mounted installation for purposes of screening.

b. Location, height and setbacks. Every dish antenna shall comply with the location, height and setback regulations of this Title, except that:

i. No dish antenna shall be installed at a height greater than that approved by the City. In determining the maximum allowable height, the City shall consider the manufacturer's and/or installer's recommended specifications and the heights, and potential line-of-sight obstructions resulting from nearby terrain, structures, landscaping and other features having mass impenetrable by electromagnetic waves; and

ii. A roof-mounted dish antenna may be permitted to exceed the maximum allowable building height, but in no case by more than 10 feet. The dish antenna shall be mounted above the roof no higher than is absolutely necessary to safely clear the roof when actuated to its most vertical position.

c. Actuation. A dish antenna may be actuated, provided applicable height and screening regulations of this Section are met with the dish antenna in its most vertical position, and provided applicable setback regulations of this Section are met with the dish antenna in its most horizontal position.

d. Color. No dish antenna shall be of a bright, shiny or glare reflective finish. Every dish antenna shall be finished in colors to insure compatibility with the site and the surrounding area, as determined by the Director.

e. Graphics and signs. No dish antenna shall be used to display a sign or any other graphic. For purposes of this Section, a **Graphic** shall include any display or arrangement of 2 or more colors, patterns, dots, lines or other symbols or characters, the primary use or purpose of which, as determined by the Director, is to attract attention to the dish antenna, its manufacturer or its user. A manufacturer's identification label and/or any government-required identification or safety labels may be affixed to the backside of the dish or the structural support for the antenna.

f. Screening.

i. Every dish antenna larger than 24 inches in diameter shall be screened to the City's satisfaction. In determining acceptability of screening, the City shall take into account:

- (a) All existing and/or proposed improvements on and adjacent to the site, including landscaping, walls, fences or other specifically designed devices that preclude or minimize the visibility of the antenna;
- (b) The grade of the site on which the dish antenna is proposed, as related to surrounding, nearby grades of properties and public street rights-of-way;
- (c) The height of the building(s) on and adjacent to the site above or on which the dish antenna is proposed to be mounted;
- (d) The configuration of roofline(s) of the building(s) on and adjacent to the site;
- (e) The general, existing aesthetic composition and character of the surrounding neighborhood; and
- (f) Any other circumstances the City considers relevant.

ii. No dish antenna greater than 24 inches in diameter shall be permitted on or above that part of a pitched roof sloping towards and having visibility from a street-facing property line.

iii. Where, based on the foregoing considerations, the City determines full 4-sided screening is not reasonably feasible, the emphasis for screening shall be placed from the following prioritized views:

- (a) From all adjoining public streets;
- (b) From all adjoining residentially zoned properties;
- (c) From nearby public streets;
- (d) From nearby residentially zoned properties; and
- (e) From adjoining and nearby non-residentially zoned properties.

iv. Approval of screening may include reasonable conditions deemed by the City necessary to minimize the visual impact of a dish antenna.

g. Security. Every ground-mounted dish antenna shall be secured from access to the general public by fencing, or another deterring device or means as the City may approve or require, so that the antenna is not an attractive nuisance.

h. Material. The City may require a dish antenna to consist of solid or mesh material, as determined most effective in minimizing the appearance of the dish, if it is not fully screened.

4. Plans and permits.

a. In addition to the procedures established in Subsection 17.400.110.C.2. (Quantity and permit requirements), no dish antenna shall be installed or modified except in accordance with plans and a building permit approved by the City. In addition to complying with the structural and electrical requirements of Chapter 15.02 of the CCMC, the plans filed with the building permit application shall include a site plan, drawn to scale and by dimension, showing all dish antenna and site-specific information, and details necessary for the City to determine compliance with all applicable provisions of this Chapter. The City may require supplemental information to be filed with the building permit application and basic site plan pursuant to this Subsection.

b. In addition to the above, plans filed for a transmitting dish antenna shall include microwave interference and radiation data and specifications, all other information required to be filed with the Federal Communications Commission (FCC) in support of the required application for an FCC license, and any other plans and information the City deems relevant.

c. Once a building permit for a dish antenna has been issued by the City, and installation pursuant thereto has started, all work and improvements per the approved plans and permit shall be completed within 6 months. Failure to complete the work and improvements within 6 months shall be grounds for the City to revoke the permit and require removal of the dish antenna.

d. The City may condition any building permit for a dish antenna, issued pursuant to this Section, upon the removal or modification of any other antennas on the site that are nonconforming with applicable Code requirements.

5. Exceptions. The provisions of this Section may be modified or waived by the City in the following cases:

- a. National defense or security dish antenna installations; and
- b. Any receiving dish antenna located in such a manner as to be invisible from any off-site view.

6. Exemptions. The provisions of this Section do not apply to the following.

- a. Temporary installations for testing for telecommunications purposes only, not to exceed 3 days duration on any one lot or parcel for each such purpose;
- b. Portable dish antennas not to exceed 6 feet in diameter and 35 pounds in weight, when set freestanding on the ground in a side yard or rear yard area, which is screened from view from any adjoining public street right-of-way, as would be required for a permanent installation.

D. Cellular Mobile Radio Telephone Utility Facilities.

1. Site selection, order of preference. An application for the approval of a cellular wireless communication facility shall include written documentation provided by the applicant, which demonstrates a good faith effort in locating facilities in compliance with this Subsection. Cellular wireless communication facilities shall be located in the following order of preference.

- a. On existing buildings (e.g., a rooftop, church steeple, rooftop stairwell or equipment enclosures, and the like).
- b. Co-location facilities.
- c. In locations where the existing topography, vegetation, or other structures provide the greatest amount of screening.
- d. On parcels which will not require significant visual mitigation.

2. Design standards. Every facility shall be designed, installed, modified, and maintained in compliance with following standards.

a. Location, height and setbacks.

- i. More than 1 facility shall be allowed on a site, at the Director's discretion.
- ii. The facility shall comply with the height and setback requirements for the zoning district in which it is located.
- iii. The facility shall not be located in a ~~required parking~~, maneuvering, or vehicular/pedestrian circulation area.

b. Screening. The facility shall be screened from adjacent and nearby public rights-of-way and properties. Screening shall be accomplished through the following specific or equivalent measures, as applicable and as determined by the Director.

i. The antennas shall be located in or on existing building features or other site improvements wherever possible, as opposed to creating new building features, site improvements, or monopoles for the support of the antennas.

ii. If new building features or other site improvements are necessary for the support of the antennas, they shall be minimized in scale, or be designed to architecturally match or compatibly blend with the structure and site to which they are added, and shall not be higher than 13-1/2 feet above the roof.

iii. If monopoles are necessary for the support of the antennas, they shall be located near existing utility poles, trees, or other similar objects; consist of colors and materials (e.g., metal or creosote wood) that best blend with their background; and have no individual antennas on the poles other than those approved with the subject Administrative Use Permit.

iv. Unless otherwise expressly approved, all cables for a facility shall be fully concealed from view, and placed underground or inside of the screening or monopole structure supporting the antennas.

v. The facility shall comply with all additional measures deemed necessary to mitigate the visual impact of the facility, as determined by the Director.

c. Signs. Except for required or allowed safety-oriented signs, no facility shall display signs. The telephone numbers to contact in an emergency shall be posted on each facility.

d. Security. Every facility shall be secured from access to the general public by fencing, or other deterring device or means as the City may approve or require, so that the antenna is not an attractive nuisance.

e. Colors. The antennas, equipment, and supporting structure that are not completely screened shall be painted a single neutral, non-glossy color (e.g., earth tones, black, gray, and the like) to match or be compatible with the site and surrounding area, as determined by the Director.

3. Plans and permits.

a. All facilities shall be installed in accordance with the plans and building permit approved by the City. In addition to complying with the structural and electrical requirements of Chapter 15.02 of the CCMC, the plans filed with the building permit application shall include a site plan, drawn to scale, showing the location of all antennas, equipment and supporting structures, and site-specific information and details necessary for the City to determine compliance with all applicable provisions of this Chapter. The City may require supplemental information to be filed with the building permit application and basic site plan pursuant to this Subsection.

b. In addition to the above, plans filed for a facility shall include microwave interference and radiation data and specifications; all other information required to be filed with the Federal Communications Commission (FCC) in support of the required application for an FCC license, and any other plans and information the City deems relevant.

c. Once a building permit for a facility has been issued by the City, and installation pursuant thereto has started, all work and improvements per the approved plans and permit shall be completed within 6 months. Failure to complete the work and improvements within 6 months shall be grounds for the City to revoke the permit and require removal of the facility.

d. The City may condition any building permit for a facility, issued pursuant to this Section, upon the removal or modification of any other antennas on the site that are nonconforming with applicable Code requirements.

(Ord. No. 2005-007 § 1 (part))

§ 17.400.115 TEMPORARY STORAGE CONTAINERS.

This Section provides location, development, and operating standards for temporary storage containers in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards).

A. Approval by the Director. Temporary storage containers shall be allowed, subject to approval of a Temporary Storage Container application or Temporary Use Permit as required in Chapter 17.520.

B. Applicability. Temporary storage containers may be allowed if unusual circumstances exist that require the use of a temporary storage container, as determined by the Director. Unusual circumstances include, but are not limited to, construction, business relocation, natural disasters, and residential rehabilitation activities.

C. Development Standards for Temporary Storage Containers.

1. A temporary storage container shall:

- a. Not be located in a ~~required~~-parking area unless a Temporary Use Permit is obtained;
- b. Not be located in a landscaped area; unless a Temporary Use Permit is obtained;
- c. Be located on-site not more than 180 days during any consecutive 12-month period;
- d. Require the submittal of a Temporary Use Permit with the Planning Division, in accordance with Chapter 17.520 if proposed for more than 180 days during any consecutive 12-month period.

2. Fences, walls, and/or landscaping, or other methods approved by the Director shall be required to properly screen the temporary storage container from a public street, right-of-way, or adjacent residential zoning districts.

3. No signs, other than the operating company identification, shall be allowed on a temporary storage container.

4. The use of a temporary storage container for seasonal storage shall be prohibited.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2017-012 § 2 (part))

Article 5 – Land Use and Development Permit Procedures

CHAPTER 17.520: TEMPORARY USE, SPECIAL EVENT, AND TEMPORARY EVENT PERMITS

Section

17.520.005	Purpose
17.520.010	Applicability
17.520.015	Allowed Temporary Uses, Special Events, and Temporary Events
17.520.020	Review Authority
17.520.025	Application Filing and Processing
17.520.030	Conditions of Approval
17.520.035	Development and Operating Standards
17.520.040	Post-Approval Procedures

§ 17.520.015 ALLOWED TEMPORARY USES, SPECIAL EVENTS, AND TEMPORARY EVENTS.

The following temporary uses, special events or temporary events may be allowed, subject to the issuance of a Temporary Use, Special Event Permit, or Temporary Event Permit by the applicable review authority. Uses other than the following shall comply with the use and development regulations and permit requirements that otherwise apply to the property, except uses that are exempt from the provisions of this Chapter in compliance with § 17.520.010 (Applicability).

A. Allowed Temporary Uses.

- 1. Construction yards.** Off-site contractor construction yards, in conjunction with an approved construction project. The permit shall expire upon completion of the construction project, or the expiration of the companion building permit authorizing the construction project.
- 2. Residence.** A mobile home as a temporary residence of the property owner when a valid building permit for a new single-family dwelling is in force. The Temporary Use Permit may be approved for up to one year, or upon expiration of the building permit, whichever occurs first.
- 3. Seasonal sales lots.** Seasonal sales activities (for example, Halloween, Christmas), including temporary residence or security trailers, on non-residential properties. The sales activity may be approved for a maximum of 30 days or a length of time determined to be appropriate by the applicable review authority.
- 4. Storage.** Enclosed temporary storage, unrelated to a construction project, or exceeding 180 days, but in no case exceeding a maximum of one year. See § 17.400.115 (Temporary Storage Containers) for specific standards.
- 5. Temporary real estate sales offices.** A temporary real estate sales office may be established within the area of an approved development project, solely for the first sale of homes. A permit for a temporary real estate office may be approved for a maximum of one year.
- 6. Temporary structures.** A temporary classroom, office, or similar structure, including a manufactured or mobile unit, may be approved, for a maximum time period of 18 months from the date of approval, as an accessory use or as the first phase of a development project.

7. Temporary work trailers. A trailer or mobile home as a temporary work site for employees of a business may be allowed:

- a. During construction or remodeling of a permanent commercial or manufacturing structure, when a valid building permit is in force; or
- b. Upon demonstration by the applicant that this temporary work site is a short-term necessity, while a permanent work site is being obtained.

The permit for a temporary trailer may be granted for up to one year.

8. Similar temporary uses. Similar temporary uses that, in the opinion of the Director, are compatible with the zoning district and surrounding land uses.

B. Allowed Special Events and Temporary Events.

1. Outdoor events. The following outdoor events may be allowed:

a. Entertainment and assembly events. Outdoor entertainment and assembly events, including carnivals, circuses, concerts, fairs, farmers' markets, festivals, flea markets, food events, fund-raisers, live entertainment, parades, outdoor sporting events, public relations activities, rummage sales, secondhand sales, swap meets and other similar events designed to attract large crowds, and which are held on private or public property, for up to 12 days per calendar year or as determined appropriate by the applicable Review Authority. ~~Parking shall be provided at the same ratio as event centers pursuant to Chapter 17.320 of this Title.~~

b. Display or exhibit events. Outdoor display or exhibit events, including art, cultural, and educational displays, and arts and crafts exhibits on non-residential properties, when not a part of the established primary use of the site, for up to 12 days per calendar year.

c. Outdoor sales events. Special events related to an existing business, with temporary outdoor sale of merchandise, in any commercial zoning district, in compliance with the following provisions:

- i. There shall be no more than 4 sales in any calendar year.
- ii. Each sale shall be limited to 3 consecutive days.
- iii. The merchandise displayed shall be that customarily sold on the site.

iv. The site is utilized for a permanently established business holding a valid business tax certificate as required.

2. Similar special events. Similar special events and temporary events, either indoor or outdoor, that, in the opinion of the Director, are compatible with the zoning district and surrounding land uses, for up to 12 days per calendar year or as determined appropriate by the applicable Review Authority.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2017-012 § 2 (part); Ord. No. 2019-003 § 2 (part))

§ 17.520.030 CONDITIONS OF APPROVAL.

In approving a Temporary Use Permit, Special Event Permit, or Temporary Event Permit, the review authority may impose reasonable and necessary specific design, locational, and operational conditions to ensure that:

A. The use or event is limited to a duration that is no more than the maximum allowed duration, as determined appropriate by the review authority.

B. The site is physically adequate for the type, density, and intensity of use being proposed, including provision of services (e.g., sanitation and water), public access, and the absence of physical constraints.

C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing land uses on-site and in the vicinity of the subject property.

D. The temporary use or activity will be removed and the site restored as necessary to ensure that no changes to the site will limit the range of possible future land uses otherwise allowed by this Title.

~~**E.** Adequate temporary parking will be provided in order to accommodate the vehicle traffic generated by the temporary use or special event, either on-site or at alternate locations acceptable to the review authority.~~

EF. The use or event will comply with all applicable provision of local, State and Federal laws or regulations.

FG. Any other pertinent factors affecting the operation of the temporary use or special event will be addressed, including the following, to ensure the orderly and efficient operation of the proposed use or event, in compliance with the intent and purpose of this Chapter.

1. Conditions may require the provision of:

- a. Sanitary and medical facilities.
- b. Security and safety measures.
- c. Solid waste collection and disposal.

2. Conditions may regulate:

- a. Nuisance factors, including the prevention of glare or direct illumination of adjacent properties, dirt, dust, gasses, heat, noise, odors, smoke, or vibrations.
- b. Operating hours and days, including limitation of the duration of the use or event to a shorter time period than that requested.
- c. Temporary signs.
- d. Temporary structures and facilities, including height, placement, and size, and the location of equipment and open spaces, including buffer areas and other yards.

(Ord. No. 2005-007 § 1 (part))

CHAPTER 17.550: VARIANCES, ADMINISTRATIVE MODIFICATIONS AND REASONABLE ACCOMMODATIONS

Section

- 17.550.005 Purpose
- 17.550.010 Applicability
- 17.550.015 Application Filing, Processing and Review
- 17.550.020 Findings and Decision
- 17.550.025 Conditions of Approval
- 17.550.030 Post-Approval Procedures

§ 17.550.010 APPLICABILITY.

A. Administrative Modification. The Director may grant an Administrative Modification for only the development standards identified in Table 5-2 (Administrative Modifications). An Administrative Modification may be granted only once for a specific type of request per parcel. A request exceeding the limitations identified in Table 5-2 (Administrative Modifications) shall require the filing of an application for a Variance. Nonconforming parcels that comply with the criteria for a legal building site pursuant to Zoning Code §

17.610.035 shall be eligible for an administrative modification request and may be granted an administrative modification provided findings pursuant to CCMC § 17.550.020.A can be made.

Table 5-2 Administrative Modifications	
<i>Types of Administrative Modification Allowed</i>	<i>Maximum Adjustment</i>
1. Dwelling unit size. A decrease in the minimum square footage requirements for dwelling units.	10%
2. Fence, walls, or retaining walls. Fences, gates, pilasters, or walls in the side or rear yards that exceed 6 feet in height.	Not to exceed 8 feet
3. Distances between structures. A decrease in the minimum distance between a detached accessory structure and the main structure.	10%
4. Open space. A decrease in the minimum open space requirements.	10%
5. Parking. A decrease in the minimum number of parking spaces and parking lot and loading dimensions (e.g., aisle, driveway, and space widths).	10%
6. Projections. An increase in the allowed projections into setbacks in compliance with § 17.300.020 (Setback Regulations and Exceptions)	10%
7. Setbacks. A decrease in the minimum required setbacks.	10%
8. Structure height. An increase in the maximum allowable structure height; provided that the increase complies with the height limitation established by the 1990 City of Culver City initiative.	10%

B. Variance. The Commission may grant a Variance from the requirements of this Title; except that a Variance shall not allow a use of land not otherwise allowed in the applicable zoning district by Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards).

C. Reasonable Accommodation. The Director may grant reasonable accommodations from the requirements of this Title that may be necessary to ensure equal access to housing for an individual with a disability.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-008 § 3 (part); Ord. No. 2019-004 § 2 (part))

CHAPTER 17.560: COMPREHENSIVE PLANS

Section

- 17.560.005 Purpose
- 17.560.010 Applicability
- 17.560.015 Application Filing, Processing, and Review
- 17.560.020 Findings and Decision

17.560.025 Comprehensive Plan Modifications, Major and Minor

17.560.030 Conditions of Approval

17.560.035 Post-Approval Procedures

§ 17.560.015 APPLICATION FILING, PROCESSING, AND REVIEW.

A. Filing. An application for a Comprehensive Plan shall be completed, filed, and processed in compliance with Chapter 17.500 (Applications, Processing, and Fees). The application package shall include all information specified in the application, any applicable Division handout, and any additional information required by this Title or the Director in order to conduct a thorough review of the proposed project. It is the responsibility of the applicant to establish evidence in support of the findings required by § 17.560.020 (Findings and Decision) below; or the findings required by Subsection 17.250.030.E. (Comprehensive Plan Findings) for the OS Zone.

B. Comprehensive Plan Requirements. All Comprehensive Plans shall be prepared and endorsed by a professional team, which shall include a licensed landscape architect, a registered civil engineer and a licensed architect, as applicable, and shall include, but not be limited to, the following.

1. A site plan, showing building(s), various functional use areas, parking and circulation.
2. A description of development standards, which may include, but not be limited to, building heights, setbacks, ~~and parking, and the like~~ requirements.
3. Preliminary building plans, including floor plans and exterior elevations.
4. Landscaping plans, including a plant palette.
5. Lighting and signage plans.
6. Civil engineering plans, including site grading, public rights-of-way improvements, drainage, trash/recycling areas, and public utility extensions, as necessary.
7. Proposed use and occupancy, construction type, building height and area of each building or structure, and proposed distances between buildings or structures, and setbacks to property lines.
8. Other information or applicable materials as may be deemed necessary by the Director.

C. Notice and Hearings. Notice and hearings regarding an application for a Comprehensive Plan, or a modification to an approved Comprehensive Plan, shall be provided in compliance with Chapter 17.630 (Public Hearings and Administrative Review).

D. Review Authority. A Comprehensive Plan shall be approved by the adoption of an ordinance or disapproved by a resolution of the Council, after consideration of the Commission's recommendation.

(Ord. No. 2005-007 § 1 (part))

Article 6 – Zoning Code Administration

CHAPTER 17.610: NONCONFORMING USES, STRUCTURES, AND PARCELS

Section

17.610.005	Purpose
17.610.010	Nonconforming Uses
17.610.015	Loss of Nonconforming Status
17.610.020	Nonconforming Structures
17.610.025	Exemptions and Exceptions
17.610.030	Maintenance and Repair
17.610.035	Nonconforming Parcels
17.610.040	Unlawful Uses and Structures
17.610.045	Public Nuisance Abatement

§ 17.610.020 NONCONFORMING STRUCTURES.

A. Alterations or Additions. The construction, enlargement, expansion, extension, or reconstruction of a nonconforming structure shall be subject to the following.

1. Increase in area. The work shall be allowed if it results in an increase or enlargement of the area, space, or volume of the structure only if the structure is nonconforming with respect to setbacks, height, distance between structures, architectural projections, staircase and landing area encroachments, and the requirements of the Uniform Building Code are met. New additions and replacement structures shall meet the setback and height requirements of the zoning district in which the nonconforming structure is located except replacement structures required pursuant to § 17.610.025 - Exemptions and Exceptions.

2. Improvements to nonconforming multiple-family and non-residential primary structure(s).

a. Major improvement defined. A **Major Improvement** is an improvement that will add 10% or more, with a minimum of 750 square feet, to the existing gross floor area of the multiple-family or non-residential structure(s) on the site, as determined by the Building Official.

b. Minor improvement defined. If the City determines that the estimated value of the work for which the permit is requested is equal to 10% or more of the replacement value of the multiple-family or non-residential structure(s) on the site, but at least \$50,000 (to be adjusted annually each July 1st to reflect the increase in the Consumer Price Index for all Urban Consumers, Los Angeles/Riverside/Orange County Area, as established by the U.S. Department of Labor for the period from March of the preceding year through March of the current year), it shall be considered a **Minor Improvement**. In application of this Section, “work value” and “replacement value” shall be determined as follows.

i. Work value. Each permit shall indicate the value of the work to be performed. If the Building Official believes the work value estimate indicated on the permit is too low, the Building Official shall estimate the value of the proposed work for the purpose of this calculation.

ii. Replacement value. The replacement value of an existing structure shall be determined using tables of reconstruction costs published by the International Conference of Building Officials. The type of

construction is determined, and a cost per square foot is derived from the table. This cost is multiplied by the number of gross square feet in the structure to obtain the estimated reconstruction cost of the structure.

iii. Commercial revitalization area. If the proposed minor improvements include exterior building facade improvements to an existing structure located within an area designated by the Council as a Commercial Revitalization Area, the portion of the work value devoted to exterior building facade improvements shall not be included in determining the 10% or \$50,000 enforcement threshold for minor improvements.

c. Incidental improvements defined. An improvement that does not qualify as a major or minor improvement shall be considered an **Incidental Improvement**.

d. Requirements. Whenever a permit for a major improvement or minor improvement to an existing nonconforming structure is requested, the Director shall not approve the application unless the requirements of Table 6-1 (Requirements for Major and Minor Improvements) are met.

Table 6-1 Requirements for Major and Minor Improvements		
<i>Requirement</i>	<i>Major Improvement</i>	<i>Minor Improvement</i>
1. The appropriate number of parking spaces shall be provided for the type of uses proposed for the site, in compliance with Chapter 17.320 (Off-Street Parking).	X	
12. Any sign on the subject site shall be in compliance with Chapter 17.330 (Signs).	X	X
23. All roof equipment screening shall be provided in compliance with § 17.300.035 (Screening).	X	X
34. All trash enclosures shall be provided, subject to the approval of the Sanitation Manager and the Director.	X	X
45. Parking lot landscaping, paving, screening, and striping shall meet all City requirements; provided, compliance with the requirements does not decrease the number of available parking spaces, in compliance with Chapter 17.320 (Off-Street Parking).	X	X
56. Fences, walls, and hedges shall comply with § 17.300.030 (Fences, Hedges, and Walls).	X	X
67. The project shall conform to the City's "Comprehensive Standard Conditions of Approval for Site Plan Review and Other Discretionary Planning and Zoning Applications," as adopted by the Commission.	X	X
8. Notwithstanding requirement 5 above, the addition of floor area to an existing structure shall not be allowed, unless there is additional parking to serve the newly added floor area, in compliance with Chapter 17.320 (Off-Street Parking).		X

3. Improvements, reconstruction, and new construction to nonconforming single-family, two-family, and three-family structure(s); accessory residential structures; and accessory dwelling units.

a. Reconstruction or partial reconstruction of a nonconforming single-family, two-family, and three-family structure; accessory residential structure; or accessory dwelling unit that is/are not subject to § 17.610.025 - Exemptions and Exceptions, and that results in more than 50% demolition of both of the exterior wall surface area and building footprint, (measured from exterior wall to exterior wall), shall be completely reconstructed in conformance with current code required setbacks, and height,~~and parking~~. For purposes of this section, exterior wall surface area shall mean full height exterior walls from grade to roof including existing framing, exterior sidings, and interior sidings of said exterior walls.

b. If over a five (5) year period, the cumulative demolition of a nonconforming single-family, two-family, and three-family structure; accessory residential structure; or accessory dwelling unit exceeds 50% of both the exterior wall surface area and building footprint, (measured from exterior wall to exterior wall), that is/are not subject to § 17.610.025 - Exemptions and Exceptions, then the nonconforming single-family, two-family, and three-family structure; accessory residential structure; or accessory dwelling, shall be completely reconstructed in conformance with current code required setbacks, and height,~~and parking~~. For purposes of this section, exterior wall surface area shall mean full height exterior walls from grade to roof including existing framing, exterior sidings, and interior sidings of said exterior walls.

~~**B. Nonconforming Due to Parking.** A structure that is nonconforming due to the lack of compliance with off-street parking standards may undergo changes in compliance with this Section, subject to the following provisions.~~

~~**1. Residential additions.** Additional parking spaces shall not be required for additions to single-family homes, duplexes or triplexes that result in no more than 4 bedrooms per unit. However, additions resulting in 5 or more bedrooms per unit shall provide the minimum parking required.~~

~~**2. Multiple-family residential structures.** Additional parking spaces shall not be required, provided the change does not result in an increase in the number of dwelling units, nor the elimination of the only portion of the parcel that can be used for the required/existing vehicle parking or access.~~

~~**3. Non-residential structures and uses.** Structures with parking space deficiencies shall be allowed to expand or accommodate a change of use, provided that:~~

~~**a.** The expansion or new use has the same or lesser parking requirement as the existing or previous use or structure;~~

~~**b.** The expansion or new use has a greater parking requirement than the existing or previous use or structure, and a sufficient number of additional parking spaces have been provided to accommodate the net increase of required spaces in the following manner:~~

~~**i.** The net new parking spaces shall equal the number of spaces directly required by the change in use only;~~

~~**ii.** The number of additional parking spaces shall equal the number of spaces directly required by the expansion area only;~~

~~**iii.** Where there are 2 or more nonconforming structures on a site, but not all structures are proposed for additions, changes, or intensifications, parking nonconformities for the structures not proposed for additions, changes, or intensifications may remain as they are.~~

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-005 § 2 (part); Ord. No. 2019-004 § 2 (part))

Article 7 – Definitions

§ 17.700.010 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES.

R. Definitions, “R”.

Retail.

1. **Artisan Shops.** Retail stores selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

2. **Building Material Stores.** Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, tile, fixtures, nursery stock, lawn and garden supplies. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies to the trade are classified in “Wholesaling and Distribution.” Hardware stores are listed in the definition of “General Retail Stores,” even if they sell some building materials.

3. **Construction Equipment Sales.** Retail establishments selling or renting heavy construction equipment, including cranes, earth-moving equipment, heavy trucks, and the like.

4. **Convenience Stores.** Retail stores of 3,500 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility.

5. **Food Retail.** A retail establishment where less than 750 square feet is utilized for on-site consumption of any food and/or beverage, including seating, counter space, or other eating arrangement, where the number of seats does not exceed 30 and is distinguished from a restaurant as it does not have kitchen equipment such as a grill, cook top or other similar equipment and is not capable of serving full meals; does not include wait service; and serves food and non-alcoholic beverages for consumption on the premises or for take-out and limited to bakeries, bagel shops, donut shops, cookie and candy shops, juice stores, coffee and tea shops, ice cream and yogurt shops, and other similar uses as determined by the Director.

6. **General Retail Stores.** Stores and shops selling lines of merchandise not specifically listed under another use classification. Such types of stores and lines of merchandise include:

Appliances;	Florists and houseplant stores (indoor);
Antiques;	Furniture and home furnishing;
Art gallery;	Grocery stores;
Artists' supplies;	Hardware;
Auto parts (not including repair);	
Bakeries (retail only);	Hobby materials;
Bicycles;	Jewelry;
Books;	Luggage and leather goods;
Cameras and photographic supplies;	Musical instruments, parts and accessories;
Cannabis Dispensary, retail-store front, and ancillary delivery service;	

Clothing and accessories;	Newstands;
Collectable items sales;	Orthopedic supplies;
Computer and computer equipment;	Religious goods;
Consumer electronics;	Small wares;
Curio, gift and souvenir shops;	Specialty shops;
Department stores;	Sporting goods and equipment;
Drugstores and pharmacies;	Stationery;
Dry goods;	Toys and games;
Fabrics and sewing supplies;	Variety stores.

7. Pawn Shops. Retail establishments that accept personal property as collateral for loans, and offer the property for sale to the public.

8. Secondhand Stores. Indoor retail establishments that buy and sell used products, including books, clothing, furniture and household goods. The sale of antiques is included under “Art, Antique, Collectible and Gift Sales.” The sale of cars and other used vehicles is included under “Auto, Mobile Home and Vehicle Sales.”

9. Shopping Center. A site occupied by a mix of commercial uses that are primarily retail stores, but may also include personal service uses, eating and drinking establishments, or other uses ~~with higher parking requirements~~, where the businesses share common pedestrian and parking areas.

10. Warehouse Retail. A retail store emphasizing product lines other than groceries, with a sales floor of 40,000 square feet or larger, that typically package and sell products in large quantities or volumes, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

character. Patrons may be required to pay membership fees.

S. Definitions, “S”.

Storage.

1. Warehouse Storage. Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include personal storage facilities offered for rent or lease to the general public. The storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use.

2. Personal Storage Facility. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces ~~and characterized by low parking demand~~.