

RESOLUTION NO. 2025-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CITY-INITIATED ZONING CODE AMENDMENT P2025-0023-ZCA, AMENDING VARIOUS PORTIONS OF THE CULVER CITY MUNICIPAL CODE (CCMC), TITLE 17 – ZONING CODE, INCLUDING, BUT NOT LIMITED TO, 17.300.020 – SETBACK REGULATIONS AND EXCEPTIONS, 17.320.035 – PARKING DESIGN AND LAYOUT GUIDELINES, CHAPTER 17.520 – TEMPORARY USE, SPECIAL EVENT, AND TEMPORARY EVENT PERMITS, AND 17.700.010 – DEFINITIONS OF SPECIALIZED TERMS AND PHRASES, AND AN EXEMPTION FROM CEQA PURSUANT TO SECTION 15061(b)(3).

(Zoning Code Amendment, P2025-0023-ZCA)

WHEREAS, on February 26, 2025, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2025-0023-ZCA), the Planning Commission, by a vote of 3 to 0, continued the public hearing to March 26, 2025.

WHEREAS, on March 26, 2025, after conducting a duly noticed public hearing on a City-initiated Zoning Code Amendment (P2025-0023-ZCA) amending various portions of the Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), including, but not limited to 17.300.020 – Setback Regulations and Exceptions, 17.320.035 – Parking Design and Layout Guidelines, Chapter 17.520 – Temporary Use, Special Event, and Temporary Event Permits, and 17.700.010 – Definitions of Specialized Terms and Phrases, to update and clarify various development standards and specific land uses for effective implementation and internal consistency, including, but not limited to, equipment setbacks, screening, fences, landscape, parking, and definitions and criteria of specific land uses, including full consideration of the staff report, environmental information, and all testimony presented, the Planning Commission, by a vote of 3 to 0, recommended to the City Council approval of Zoning Code Amendment, P2025-0023-ZCA and adoption of an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

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

SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, the following required findings for an amendment to the Zoning Code, as outlined in CCMC Section 17.620.030.A, are hereby made:

1. The proposed amendment ensures and maintains internal consistency with the goals, policies and strategies of all elements of the General Plan and, in the case of a Zoning Code amendment, will not create any inconsistencies with this Title.

The proposed Zoning Code Amendment is intended to address unintended discrepancies, ambiguities, internal inconsistencies, changes to State law, as well as changes in development trends and needs of the residential and business community. Accordingly, the proposed amendment does not materially change the allowable development intensity and uses, and, therefore, continues to be consistent with the policies and strategies of all elements of the General Plan. The revisions are necessary for the effective and consistent application of the Zoning Code as they apply to: residential and mixed use development standards (e.g., rooftop decks), equipment setbacks/projections, standards for site walls/fences, height measurement of rooftop projections, parking stall measurements and placement, electric vehicle charging equipment, bicycle parking, accessory residential structures (not including accessory dwelling units), temporary storage containers, various definitions, and details relating to land uses such as health and fitness, pet grooming. In addition, the amendment includes revisions required for consistency with recently enacted State law.

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

The proposed amendment seeks to correction and/or update unintended discrepancies in the Zoning Code necessary to apply the Zoning Code effectively and consistently. The proposed Zoning Code Amendments will help ensure that the Zoning Code is clear and internally consistent with regard to residential and mixed use development standards, Zoning Code definitions, and State law. The amendments will serve to improve Current Planning's implementation of the Zoning Code and General Plan by extension, including standards affecting residents, property owners, and developers. Accordingly, the amendments support the public interest, health, safety, convenience, and welfare of the City and would not be detrimental thereto.

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

The proposed Zoning Code Amendment is considered exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), common sense exemption, because it can be seen with certainty there is no possibility the Amendment will have a significant effect on the environment as it does not result in changes to existing land use, density, or an intensification of development. The Amendment, proposes revisions that clarify and update various discrepancies in the Zoning Code, and bring alignment with State law. The changes do not materially alter development standards, but rather clarify or refine the applicability.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of City-initiated Zoning Code Amendment P2025-0023-ZCA, as set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 26th day of March, 2025.


ANDREW REILMAN – CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTIN DEL CAMPO, SECRETARY

EXHIBIT A

17.210.015 RESIDENTIAL ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS

- A. General Requirements.** Table 2-2 (Allowed Uses and Permit Requirements for Residential Zoning Districts) identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Subsection 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements).

Note: Where the last column in the tables (Additional Regulations and Specific Use Regulations) includes a note or section number, the regulations in that note and/or the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts

TABLE 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts	P CUP AUP -	Permitted Use Conditional Use Permit Required Administrative Use Permit Required Use not allowed				
LAND USE	PERMIT REQUIREMENT BY DISTRICT					Additional Regulations and Specific Use Regulations
	R1	R2	RLD	RMD	RHD	
RESIDENTIAL						
Accessory dwelling units and junior accessory dwelling units	P	P	P	P	P	See Section 17.400.095 (Residential Uses - Accessory Dwelling units)
Accessory residential structures and uses	P	P	P	P	P	See Section 17.400.100 (Residential Uses - Accessory Residential Structures)
Child day care - Large family day care homes	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Child day care - Small family day care homes	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Cottage food operation (accessory)	P	P	P	P	P	Cottage Food Operations are allowed pursuant to Section 113758 of the California Health and Safety Code. For guidelines and regulations, go to the LA County Public Health Department website.
Two-family dwelling/duplex	-	P	P	-(2)	-(2)	(2) Existing two-family dwellings/duplexes as of October 9, 2024, in the RMD and RHD zones shall be considered a conforming use, unless the structure is fully demolished. See also Section 17.610.010.G (Single-Family or Two-Family Dwellings in RMD and RHD Zoning Districts).
Home occupations	P	P	P	P	P	See Section 17.400.055 (Home Occupations)
Live/work units	-	-	-	-	-	
Mixed use projects	-	-	-	-	-	
Multiple-family dwelling (4+ units)	-	-	P	P	P	See also Section 17.400.040 (Condominium Conversions)
Residential care facilities, 6 or fewer clients	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	CUP	CUP	

TABLE 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts	P Permitted Use CUP Conditional Use Permit Required AUP Administrative Use Permit Required - Use not allowed					
LAND USE	PERMIT REQUIREMENT BY DISTRICT					Additional Regulations and Specific Use Regulations
	R1	R2	RLD	RMD	RHD	
Senior citizen congregate care housing	-	-	CUP	CUP	CUP	
Single-family dwellings	P	P	P	- (3)	- (3)	(3) Existing single-family dwellings as of October 9, 2024, in the RMD and RHD zones shall be considered a conforming use, unless the structure is fully demolished. See also Section 17.610.010.G (Single-Family or Two-Family Dwellings in RMD and RHD Zoning Districts).
Single room occupancy units	-	-	-	-	-	
Supportive housing	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Triplex	-	-	P	P	P	

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-008 § 1 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2017-007 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. 2018-015 § 2 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2021-012 § 3 (part))

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 and R2 zones shall conform to the requirements in Table 2-3 (Residential Districts Development Standards (R1, R2)). 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. Table 2-5 (Supplemental Standards for Townhouse Developments) shall apply to townhouse developments in RLD and RMD zones.

Table 2-3 Residential District Development Standards (R1, R2)

RESIDENTIAL ZONES (R1, R2)			
Standards	R1	R2	Additional Regulations
Lot and Density Standards			
Maximum residential density	8.7 units/gross acre, maximum 1 unit per parcel	17.4 units/acre, maximum 2 units per parcel	
Maximum dwelling size	0.45 Floor Area Ratio	1,500 square feet plus 40% of gross lot area for parcels less than 8,000 square feet; 60% of gross lot area for parcels 8,000 square feet or more.	See Section 17.400.095 for exceptions for Accessory Dwelling Units. In the R2 Zone, the maximum and minimum allowed floor area does not include any garage or other non-habitable space.

RESIDENTIAL ZONES (R1, R2)			
Standards	R1	R2	Additional Regulations
Minimum dwelling size	1,000 square feet on the ground floor	1,000 square feet for a single-family unit; 750 square feet/unit in a duplex	
Minimum lot size (for new lots)	5,000 square feet		Condominium, townhouse, 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.
Minimum lot width (for new lots)	40 feet	40 feet	
Minimum lot depth (for new lots)	100 feet	100 feet	
Open Space			
Roof deck	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard <u>and rear yard</u> adjacent to a residential zoned property, <u>except the rear setback from the building edge shall not be required where there is an onsite structure of equal or greater height located between the subject roof deck and the adjacent residential zoned property. Rooftop decks shall meet the setbacks applicable to the primary structure.</u>		A permanent, built-in landscape planter with vegetation shall be located within the required setback area to screen views of the deck from neighboring properties. Rooftop decks which are located in a roof well are not required to include a landscape planter.
Open space	Minimum area of a site to remain uncovered by structures, in compliance with Section 17.400.100 (Residential Uses - Accessory Residential Structures)		
<i>Private</i>	None required other than setbacks		
<i>Common</i>	None required		
Maximum front yard paving	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) (e.g., to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area, <u>leading to a street-facing two-car garage</u>). <u>Additional permeable hardscape area may be allowed, but not to exceed a combined total of 20 feet in width when no other parking is provided onsite.</u> In addition to any required driveway paving, 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 width of the connection to the driveway shall not exceed 4 feet.		See Chapter 17.310 (Landscaping) for additional regulations.

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

RESIDENTIAL ZONES (RLD, RMD, RHD)				
STANDARDS	RLD	RMD	RHD	Additional Regulations
Open Space Standards				
Roof decks	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard <u>and rear yard</u> adjacent to a residential zoned property, <u>except the rear setback from the building edge shall not be required where there is an onsite structure of equal or greater height located between the subject roof deck and the adjacent residential zoned property. Rooftop decks shall meet the setbacks applicable to the primary structure.</u>			A permanent, built-in landscape planter with vegetation shall be located within the required setback area to screen views of the deck from neighboring properties. Rooftop decks which are located in a roof well are not required to include a landscape planter.
Minimum usable open space	150 square feet total per unit, of which 60 square feet must be private	150 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A)	100 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A)	See additional regulations in Section 17.210.030 (Supplemental Standards for Multiple-Family Residential) (A) Up to 40% of required common open space may be an indoor common space such as a community room as long as it is adjacent to an outdoor common space.
Maximum front yard paving	No more than 45% of the total area of the front yard setback shall be paved for walkways, driveways, and other hardcover pavement (Townhouses are excluded - see Supplemental Standards for Townhouse Developments in Section 17.210.025)			See Chapter 17.310 (Landscaping) for additional regulations.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2016-001 § 2 (part); Ord. No. 2020-003 § 2 (part); Ord. No. 2020-010; Ord. No. 2020-013 § 2 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-008)

17.220.015 MIXED USE DISTRICT LAND USES AND PERMIT REQUIREMENTS.

- A. Table 2-6 (Allowed Uses and Permit Requirements for Mixed Use Zoning Districts) identifies the uses of land allowed by this Title in the mixed use zoning districts, and the land use permit required to establish each use in compliance with Subsection 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements).

Note: Where the last column in the tables (Additional Regulations and Specific Use Regulations) includes a note or section number, the regulations in that note and/or the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	P	Permitted Use						
	CUP	Conditional Use Permit Required						
	AUP	Administrative Use Permit Required						
	-	Use not allowed						
LAND USES	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
RECREATION, EDUCATION & PUBLIC ASSEMBLY								
Arcade	P	P	P	P (1)	P	P	P	(1) Up to 10 amusement devices allowed in conjunction with a multiplex movie theater subject to Section 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	P CUP AUP -	Permitted Use Conditional Use Permit Required Administrative Use Permit Required Use not allowed						
LAND USES	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Clubs, lodges, and private meeting halls	-	P	P	P (2)	P	P	P	(2) Subject to ground floor restrictions per Section 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements). For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Community garden	P	P	P	-	P	P	P	
Indoor commercial recreation	-	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Event centers	-	AUP	AUP	P	AUP	AUP	AUP	See Section 17.520.035 (Development and Operating Standards) For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Health/fitness facilities	P	P	P	P (3)	P	P	P	(3) Limited to 3,000 square feet on the ground floor.
Outdoor commercial recreation	-	CUP	CUP	-	-	-	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	P	
Private residential recreational facilities	P	P	P	P	P	P	P	
Public Schools - Kindergarten to 12th grade	P	P	P	P	P	P	P	
Private schools - Kindergarten to 12th grade	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP	- (4)	AUP required for schools up to 1,500 square feet in area. (4) See Section 17.610.010 (Nonconforming Uses) for nonconforming school uses.
College/university/trade school	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP/ CUP (2)	AUP/ CUP	AUP/ CUP	AUP/ CUP	AUP required for schools up to 1,500 square feet in area. (2) Subject to ground floor restrictions per Section 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Religious places of worship	P	P	P	P	P	P	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	P	
Theatres	P	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
RETAIL TRADE								
Accessory food service	P	P	P	P	P	P	P	

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	P CUP AUP -	Permitted Use Conditional Use Permit Required Administrative Use Permit Required Use not allowed						
LAND USES	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Accessory retail uses	P	P	P	P	P	P	P	
Adult businesses	-	P	P	-	-	-	P (5)	Use only allowed subject to the approval of an Adult Use Development Permit (see CCMC Chapter 11.13). (5) 10,000 square feet maximum floor area.
Artisan shops	P	P	P	P	P	P	P	
Bars, night clubs	-	CUP	CUP	CUP	CUP	CUP	CUP	For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Building material stores	-	P	P	-	-	-	P	
Construction equipment sales	-	-	-	-	-	-	P	
Convenience stores	P	P	P	-	P	P	P	For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Firearms sales	-	CUP	CUP	-	-	-	-	See CCMC Chapter 11.19 (Firearms And Ammunition Retail Establishments) and Section 17.400.050 (Firearms Sales) of this Title.
Food retail	P	P	P	P	P	P	P	
General retail stores	P	P (6)	P (6)	P	P	P	P	Where alcohol is sold, an AUP or CUP may be required pursuant to Section 17.400.015 (Alcoholic Beverage Sales). Commercial Cannabis Businesses only allowed with a CUP on pre-screened sites. See CCMC Chapter 11.17 (Commercial Cannabis Businesses). For used merchandise, see Section 17.400.105 (Secondhand Stores) (6) Incidental Light Manufacturing. Light manufacturing incidental to the retail sale of goods from the premises only in the MU-1 and MU-2 zoning districts, upon the following provisions. 1. That not more than 25% of the ground floor area of any building may be used for such purpose; 2. That any such portion of any building or premises used for such incidental manufacturing shall not be nearer than 50 feet to any residential zone; 3. That such incidental manufacturing is not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes; 4. That the area required for the storage of materials to be manufactured shall be included within the maximum 25% allowable floor area.

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	P CUP AUP -	Permitted Use Conditional Use Permit Required Administrative Use Permit Required Use not allowed						
LAND USES	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Internet café	P	P	P	P	P	P	P	
Outdoor retail sales and display	AUP	AUP	AUP	AUP	AUP	AUP	AUP	See Section 17.400.075 (Outdoor Retail Sales and Display)
Pawnshops	-	CUP	CUP	-	-	-	-	See Section 17.400.085 (Pawnshops)
Pet shops/grooming	P	P	P	P	P	P	P	
Plant nurseries	P	P	P	P	P	P	P	
Restaurants, table service or take out	P	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015.
Restaurants, outdoor dining (accessory)	AUP	AUP	AUP	AUP	AUP	AUP	AUP	See Section 17.400.070 (Outdoor Dining) For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Secondhand stores	P	-	-	-	-	-	-	
Shopping center	P	P	P	-	P	P	P	
Vehicle sales - Auto and vehicle sales/rental	-	P/CUP	P/CUP	-	CUP/CUP	P/CUP (7)	CUP/CUP	Auto sales establishments selling used vehicles exclusively are subject to the approval of a Conditional Use Permit. (see Chapter 17.530). (7) In the MU-HD zone, this use is permitted only within the boundary of an existing dealership.
Vehicle sales - Auto parts sales, retail	P	P	P	-	P	P	P	
Warehouse retail stores	-	-	CUP	-	-	-	-	

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 § 1 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. No. 2018-011 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2022-003 § 2 (part))

17.220.020 MIXED USE ZONING DISTRICT DEVELOPMENT STANDARDS.

- A. General Requirements. Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the MU-N, MU-1, MU-2, and MU-DT zoning districts, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-7 (Mixed Use I District Development Standards ((MU-N, MU-1, MU-2, MU-DT). Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the MU-MD, MU-HD, and MU-I zoning districts shall be designed, constructed, and/or established in compliance with the requirements in Table 2-8 (Mixed Use District Development Standards (MU-MD, MU-HD, MU-I)). 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 mixed use zoning districts.

Table 2-7. Mixed Use District Development Standards (MU-N, MU-1, MU-2, MU-DT)

MIXED-USE ZONES (MU-N, MU-1, MU-2, MU-DT)					
Standards	MU-N	MU-1	MU-2	MU-DT	Additional Regulations
Development Site Setbacks (Note 1)					
Front and Street Side Setback (Residential Ground Floor)					
Minimum	5 feet	5 feet	5 feet	NA	See Figure 2-5 (Setbacks).
Maximum (3)	10 feet	10 feet	10 feet	NA	
Front and Street Side Setback (Non-Residential Ground Floor)					
Minimum	0 feet	0 feet	0 feet	0 feet	See Figure 2-5 (Setbacks).
Maximum (3)	5 feet	5 feet	5 feet	5 feet	
Interior side setback - minimum	0 feet; 10 feet abutting R1 and R2 zoned property				
Rear Setback					
Minimum	2 feet adjacent to alley for portions of structure 20 feet or less in height; otherwise, 10 feet for portions of structure more than 20 feet in height or where no alley is present 10 feet; <u>When adjacent to alley: 2 feet for portions of structure 20 feet or less in height and 10 feet for portions of building more than 20 feet in height</u>				
Minimum Abutting R1, R2, and RLD	15 feet; 20 feet if over 30 feet in height				One half (1/2) the width of an alley may be credited toward the setback requirement for properties adjacent to R1 and R2 zones.
Open Space Standards					
Roof decks	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard <u>and rear yard</u> adjacent to a residential zoned property, <u>except the rear setback from the building edge shall not be required where there is an onsite structure of equal or greater height located between the subject roof deck and the adjacent residential zoned property.</u> <u>Rooftop decks shall meet the setbacks applicable to the primary structure.</u>				A permanent, built-in landscape planter with vegetation shall be located within the required setback area to screen views of the deck from neighboring properties. Rooftop decks which are located in a roof well are not required to include a landscape planter.
Minimum usable open space – For residential component	150 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A)		100 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A) (B)		See additional regulations in Section 17.210.030 (Supplemental Standards for Multiple-Family Residential) (A) Up to 40% of required common open space may be an indoor common space such as a community room as long as it is adjacent to an outdoor common space. (B) See Section 17.400.060 for open space requirements for Live/Work units.
Minimum usable open space – For non-residential component over 15,000 square feet	Not Required				Common open space may be utilized for employees or publicly-accessible open space, e.g., courtyard, rooftop deck). If the open space is over 1,000 square feet and provided as publicly-accessible, up to 50 percent may count toward the required residential common open space (if applicable). Spaces shall have a minimum dimension of 20 feet in any direction.
Maximum front yard paving for ground floor residential	No more than 70% of the total area of the front yard setback shall be paved for walkways, driveways, and other hardcover pavement				See Chapter 17.310 (Landscaping) for additional regulations.

Notes:

- (1) Applies to lots or development sites consisting of multiple adjoining lots.
- (2) This provision is as approved by Initiative Ordinance No. 90-013½, adopted April 17, 1990, or as may be amended.
- (3) If a development provides a covered arcade, publicly-accessible plazas or forecourts, public art, fountains, or outdoor dining, and there is clear visibility between the sidewalk and building entrance, the maximum setback on the ground floor is waived with Director approval.

Table 2-8. Mixed Use District Development Standards (MU-MD, MU-HD, MU-I)

Mixed-Use Zones				
Standards	MU-MD	MU-HD	MU-I	Additional Regulations
Development Site Setbacks (feet) (Note 1)				
Front and Street Side Setback (Residential Ground Floor)				
Minimum	10 feet	10 feet	10 feet	See Figure 2-5 (Setbacks). Unless specified otherwise, upper floor setbacks shall be the same as the ground floor setback.
Maximum (3)	15 feet	15 feet	15 feet	Unless specified otherwise, upper floor setbacks shall be the same as the ground floor setback.
Front and Street Side Setback (Non-Residential Ground Floor)				
Minimum	0 feet	0 feet	5 feet	See Figure 2-5 (Setbacks). Unless specified otherwise, upper floor setbacks shall be the same as the ground floor setback.
Maximum (3)	5 feet	5 feet	None Required	Unless specified otherwise, upper floor setbacks shall be the same as the ground floor setback.
Interior Side Setback				
Minimum	0 feet			
Minimum Abutting R1 and R2	10 feet			
Rear Setback				
Minimum	5 feet adjacent to alley for portions of structure 20 feet or less in height; otherwise, 10 feet for portions of structure more than 20 feet in height or where no alley is present <u>10 feet;</u> <u>When adjacent to alley: 5 feet for portions of structure 20 feet or less in height and 10 feet for portions of building more than 20 feet in height</u>			
Minimum Abutting R1, R2, and RLD	15 feet; 20 feet if over 30 feet in height			One half (1/2) the width of an alley may be credited toward the setback requirement for properties adjacent to R1 and R2 zones.
Open Space Standards				
Roof decks	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard <u>and rear yard</u> adjacent to a residential zoned property, <u>except the rear setback from the building edge shall not be required where there is an onsite structure of equal or greater height located between the subject roof deck and the adjacent residential zoned property. Rooftop decks shall meet the setbacks applicable to the primary structure.</u>			A permanent, built-in landscape planter with vegetation shall be located within the required setback area to screen views of the deck from neighboring properties. Rooftop decks which are located in a roof well are not required to include a landscape planter.

Mixed-Use Zones				
Standards	MU-MD	MU-HD	MU-I	Additional Regulations
Minimum usable open space – For residential component	100 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A) (B)	100 square feet total per unit; a minimum of 25% of the units must have 60 square feet of private open space (A)(B); 10% of total open space must be publicly accessible	100 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A)(B)	See additional regulations in Section 17.210.030 (Supplemental Standards for Multiple-Family Residential) Up to 40% of required common open space may be an indoor common space such as a community room as long as it is adjacent to an outdoor common space. See Section 17.400.060 for open space requirements for Live/Work units.
Minimum usable open space – For non-residential component over 15,000 square feet	2% of gross floor area			Common open space may be utilized for employees or publicly-accessible open space (e.g., courtyard, rooftop deck). If the open space is over 1,000 square feet and provided as publicly-accessible, up to 50% may count toward the required residential common open space (if applicable). Spaces shall have a minimum dimension of 20 feet in any direction
Maximum front yard paving for ground floor residential	No more than 70% of the total area of the front yard setback shall be paved for walkways, driveways, and other hardcover pavement			See Chapter 17.310 (Landscaping) for additional regulations.

Notes:

- (1) Applies to lots or development sites consisting of multiple adjoining lots.
- (2) This provision is as approved by Initiative Ordinance No. 90-013½, adopted April 17, 1990, or as may be amended.
- (3) If a development provides a covered arcade, publicly-accessible plazas or forecourts, public art, fountains, or outdoor dining, and there is clear visibility between the sidewalk and building entrance, the maximum setback on the ground floor shall be 10 feet, or a greater setback may be allowed with Director approval.

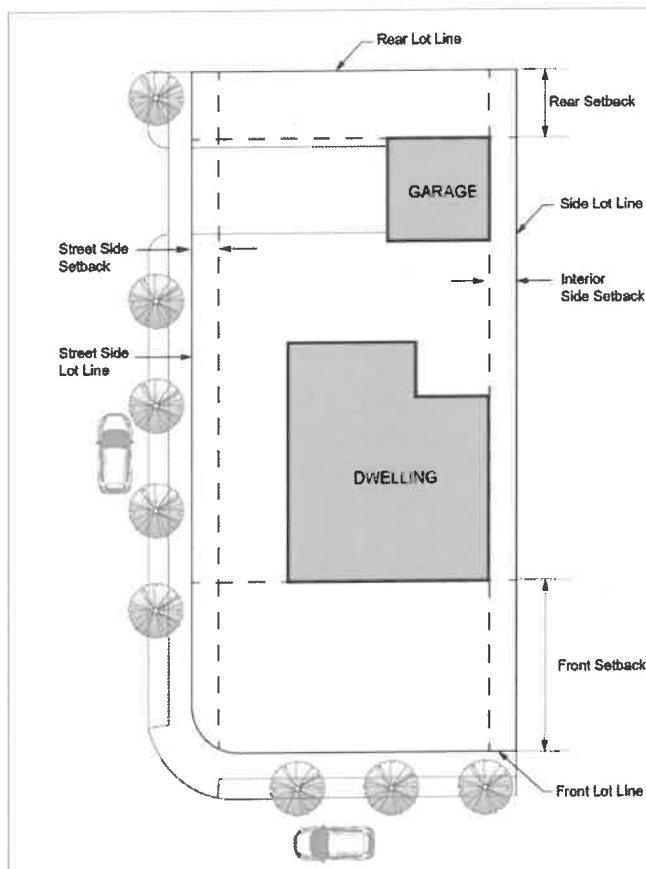
(Ord. No. 2005-007 § 1 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2022-008)

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.

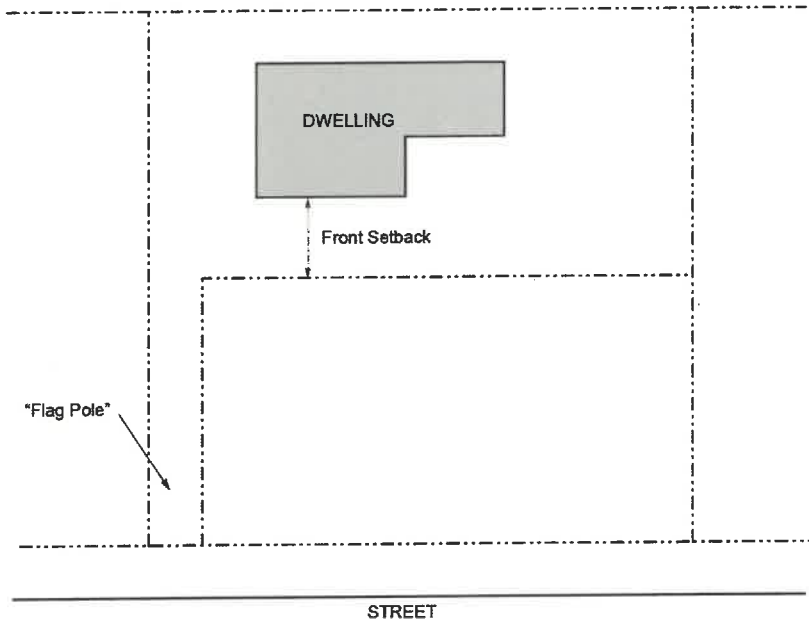
- D. Measurement of Setbacks.** Setbacks shall be measured as follows, see Figure 3-1 (Location and Measurements of Setbacks) below:

Figure 3-1 Location and Measurement of Setbacks



- 1. Front and street side setback.** The front and street side setback shall be measured at right angles from the nearest point on the front or street side property line or street line (if applicable) to the nearest wall of the structure, except as follows:
 - a. Corner parcels.** The setback measurement of corner parcels shall be taken from the nearest point on the structure to the nearest point of the property line or street line (if applicable) adjoining the street that is opposite the rear yard.
 - b. Flag lots.** The setback measurement of flag lots shall be taken from the nearest point on the wall of the structure facing the street to the point where the access strip ("flag pole") meets the bulk of the parcel, establishing a building line parallel to the lot line nearest to the public street or right-of-way. See Figure 3-2 (Flag Lot) below.

Figure 3-2 Flag Lot



2. **Interior side setback.** The interior side setback shall be measured at right angles from the nearest point on the interior side property line to the nearest wall of the structure, establishing a setback line parallel to the interior side property line that extends between the front and rear ~~yards~~ [property lines](#).
 3. **Rear setback.** The rear setback shall be measured at right angles from the nearest point on the rear property line to the nearest wall of the structure, establishing a setback line parallel to the rear property line that extends between the side ~~yards~~ [property lines](#).
- E. Allowed Projections into Setbacks.** Projections such as eaves, cornices, awnings, louvers, porches, stairs, and chimneys may encroach into required setbacks, as well as required open space, in compliance with Table 3-1 (Allowed Projections into Setbacks) below, subject to all applicable requirements of the Building and Fire Code. Where any provision of this Ordinance conflicts with applicable building codes, the more restrictive provision shall apply. The "Limitations/Additional Regulations" column states any dimensional, area, or other limitations that apply to such projections. Any deviation from the standards in Table 3-1 shall require a variance or administrative modification per Chapter 17.550 (Variances and Administrative Modifications).

Table 3-1 Allowed Projections into Setbacks

Projection	Maximum Projection into Setback			Limitations/Additional Regulations
	Front/Street Side Setback	Interior Side Setback	Rear Setback	
All projections	Unless otherwise specified, no projection may extend closer than three feet to an interior lot line.			
Architectural Features (eaves, cornices, overhangs, bay windows, chimneys)	3 feet	3 feet	3 feet	In no circumstances shall they project closer than 3 feet to any property line. Aggregate width of oriel or bay windows shall not exceed 50% of the length of the wall in which they are located and the width of any individual oriel or bay window shall not exceed 10 feet. Any one oriel or bay window shall not project more than 3 feet beyond the exterior finish of the exterior wall of a structure. Upper-floor architectural projections shall have a minimum vertical clearance of 8 feet above grade.

Projection	Maximum Projection into Setback			Limitations/Additional Regulations
	Front/Street Side Setback	Interior Side Setback	Rear Setback	
Weather protection and screening devices (awnings, canopies, louvers, vertical sunshades)	5 feet	No closer than 3 feet to the rear and side property lines.		Weather protection shall have a minimum vertical clearance of 8 feet above grade. Along the front/street side, may project beyond property line with an encroachment permit.
Open, unenclosed fire escapes	None	3 feet or 25% of required setback, whichever is greater	3 feet or 25% of required setback, whichever is greater	May be covered but not enclosed.
Uncovered and unenclosed stairs, landings, decks, and similar features ≤ 3 feet in height	8 feet	5 feet	8 feet	In no circumstances shall these encroach closer than 3 feet to an interior property line, and no closer than 1 foot to a front/street side property line.
Uncovered and unenclosed stairs, landings, decks, and similar features > 3 feet in height	5 feet	3 feet	6 feet	In no circumstances shall these features encroach closer than 3 feet to the property line.
Upper-level balconies and decks	5 feet	5 feet	10 feet	Balconies and decks shall not be closer than 8 feet to the rear property line and 5 feet to the interior side property line. Balconies and decks shall not project beyond the front or street side property line.
Covered or uncovered stoops, patios, and porches	5 feet	5 feet	8 feet	In no circumstances shall these features encroach closer than 3 feet to the property line. May be covered but not fully enclosed.
Porte cochere or carport , with no less than 7 feet of vertical clearance above a driveway, attached to a dwelling unit for a depth of no more than 16 feet, and covered with a solid roof	None	To within 6 inches of an interior side property line only	5 feet	
Utility risers, rain gutters, downspouts, and the like	12 inches	12 inches	12 inches	
Wing wall not exceeding 12 feet in height	None	To within 6 inches of an interior side property line only	None	
Wing wall higher than 12 feet in height	None	None	None	
Landscaping and landscape features	No limit	No limit	No limit	
Freestanding front yard trellis - Residential Zones No more than two (2) per property, and no more than 8 feet in height, 6 feet in width, 3 feet in depth, open on all four sides	No limit	Not Applicable	Not Applicable	These structures shall maintain a clearance of 5 feet from the intersection of a driveway or alley with a public street right-of-way and 15 feet from the intersection of two public street rights-of-way.
Equipment - Air conditioners, ground mounted water heaters, fixed barbecues, sinks, fixed counters, and similar equipment	None	To within 3 feet of rear and side property lines.		Townhouses may locate equipment in the front/street side setback up to maximum encroachment of 3 feet.
Equipment - electric, gas meters, mini-split HVACs , and wall mounted water heaters	24 inches	24 inches	24 inches	Equipment may be located to within 12 inches of a non-conforming interior side or rear setback.
Pools, spas, hot tubs, and other water elements intended for human occupancy	None	To within 3 feet of rear and side property lines.		Distance is measured from outside face of bond beam.
Equipment - Pool and spa	None	None	No Limit	

Projection	Maximum Projection into Setback			Limitations/Additional Regulations
	Front/Street Side Setback	Interior Side Setback	Rear Setback	
Ponds, waterfalls, and other water features not intended for human occupancy, ≤ 24 inches in height	No Limit			
Fences, railings, walls, and landscape planters	No Limit			See Section 17.300.030 (Fences, Hedges, and Walls).

(Ord. No. 2005-007 § 1 (part); Ord. No. 2017-014 § 2; Ord. No. 2022-008)

17.300.025 HEIGHT MEASUREMENT AND HEIGHT LIMIT EXCEPTIONS

All structures shall meet the following standards relating to height, except for fences and walls, which shall comply with Section 17.300.030 (Fences, Hedges, and Walls), and the allowable exceptions identified in Subsection 17.300.025.C. (Exceptions to Height Limits) below.

- C. **Rooftop Projections and Exceptions to Height Limits.** Allowable rooftop projects and ~~E~~exceptions to the height limits identified in this Title shall apply in the following manner, except where otherwise required by the Building Code:
1. Roof-mounted structures for the housing of mechanical equipment, antennas, elevators, stairways, tanks, towers, ventilating fans, or similar equipment required to operate and maintain the structure, shall be allowed as follows.
 - a. In multiple-family residential zones, up to a maximum of 13 feet six inches above the height of the underlying roof surface~~a-building~~. Any roof mounted structure or equipment exceeding the parapet height shall be set back five feet from the edge of the structure, except stairs shall not be required to be set back from the edge of the structure.
 - b. In mixed use and special purpose zones, up to a maximum of 13 feet six inches above the height of a building; except that elevators shall be allowed up to a maximum of 19 feet six inches above the height of the underlying roof surface~~a-building~~.
 - c. In the R1 and R2 zones, mechanical equipment located on roofs, upper level terraces, patios and balconies, and structures housing mechanical equipment shall not exceed the maximum zoning envelope and shall not encroach upon a 1:1 upward- and inward-inclining plane starting at the base of the roof or exterior deck surface along front and side yard-facing facades (See Figure 3-4).
 2. Fire or parapet walls may extend up to five feet above the building height limit of the structure, and as may otherwise be required by the California Building Code. In the R1 Zone, the height limit shall be inclusive of fire or parapet walls.
 3. In RMD, RHD, mixed use, and special purpose zones, architectural features that are non-habitable design elements, such as spires, turrets, bell towers, clock towers, cupolas, and similar design elements, shall be allowed up to a maximum of 13 feet six inches above the height of a building, and are limited to 10% of the total roof area and up to 200 square feet for each individual element. Trellises/pergolas shall be allowed up to a maximum of 13 feet six inches above the height of a building, and are limited to 15% of the total roof area and up to 400 square feet for each individual trellis/pergola.
 4. Chimneys may project up to four feet above the height of the point where the chimney passes through the roof, or as required by the Building Code.
 5. For non-residential uses, trellis and carport-style structures installed on a parking structure roof deck for the purpose of supporting solar panels and solar equipment and installations shall be allowed up to a maximum of 13 feet six inches above the highest elevation of the rooftop parking deck surface~~a-building~~.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2018-012 § 2; Ord. No. 2020-010; Ord. No. 2021-012 § 3 (part))

17.300.030 FENCES, HEDGES, AND WALLS.

- A. Applicability. Fences, hedges and walls shall be installed and maintained in compliance with this Section. These regulations do not apply to fences required by the City for reasons of public safety.
- B. General Height Limitations. Fences, hedges, and walls shall comply with the height limitations of Table 3-2 (Maximum Height of Fences, Hedges, and Walls).

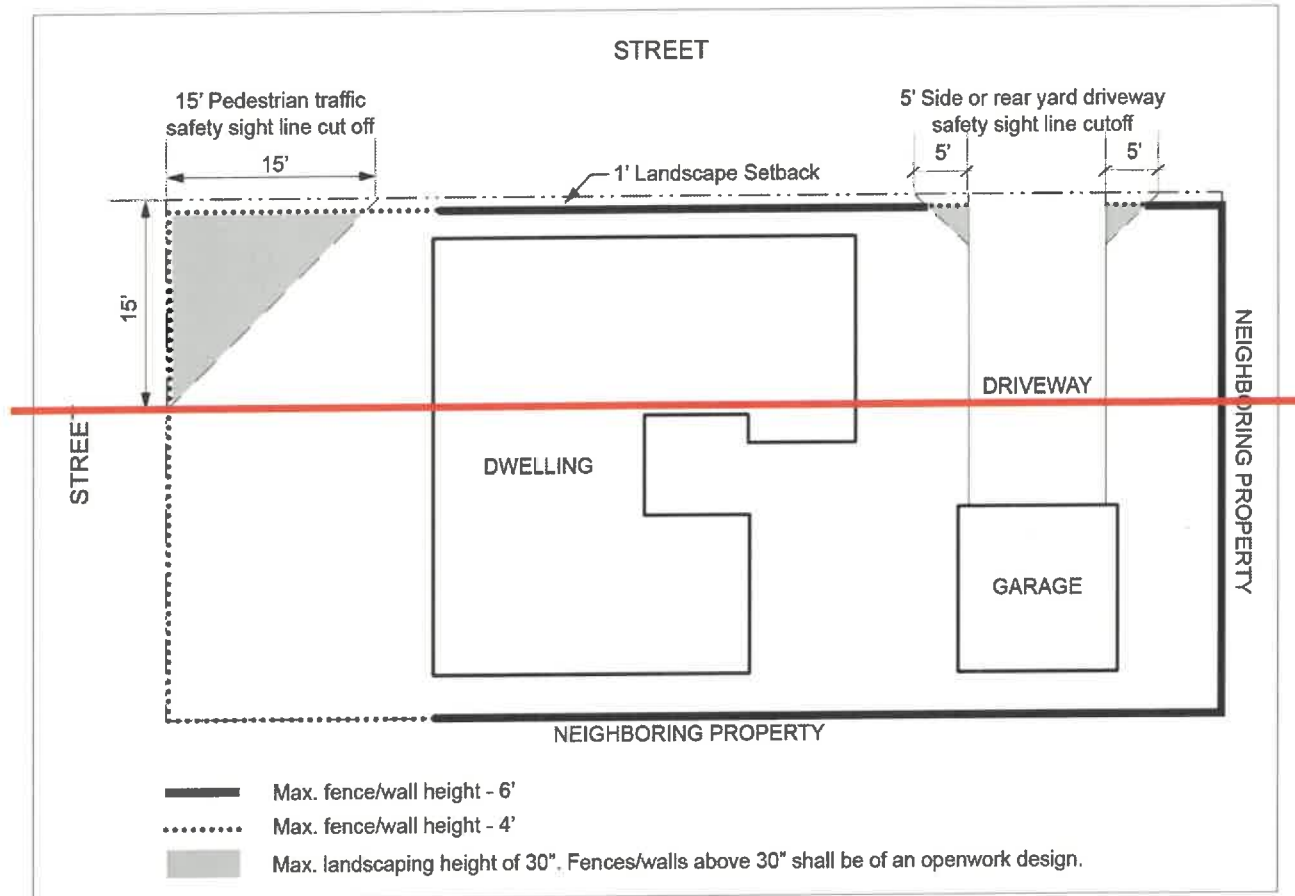
Table 3-2 Maximum Height of Fences, Hedges, and Walls

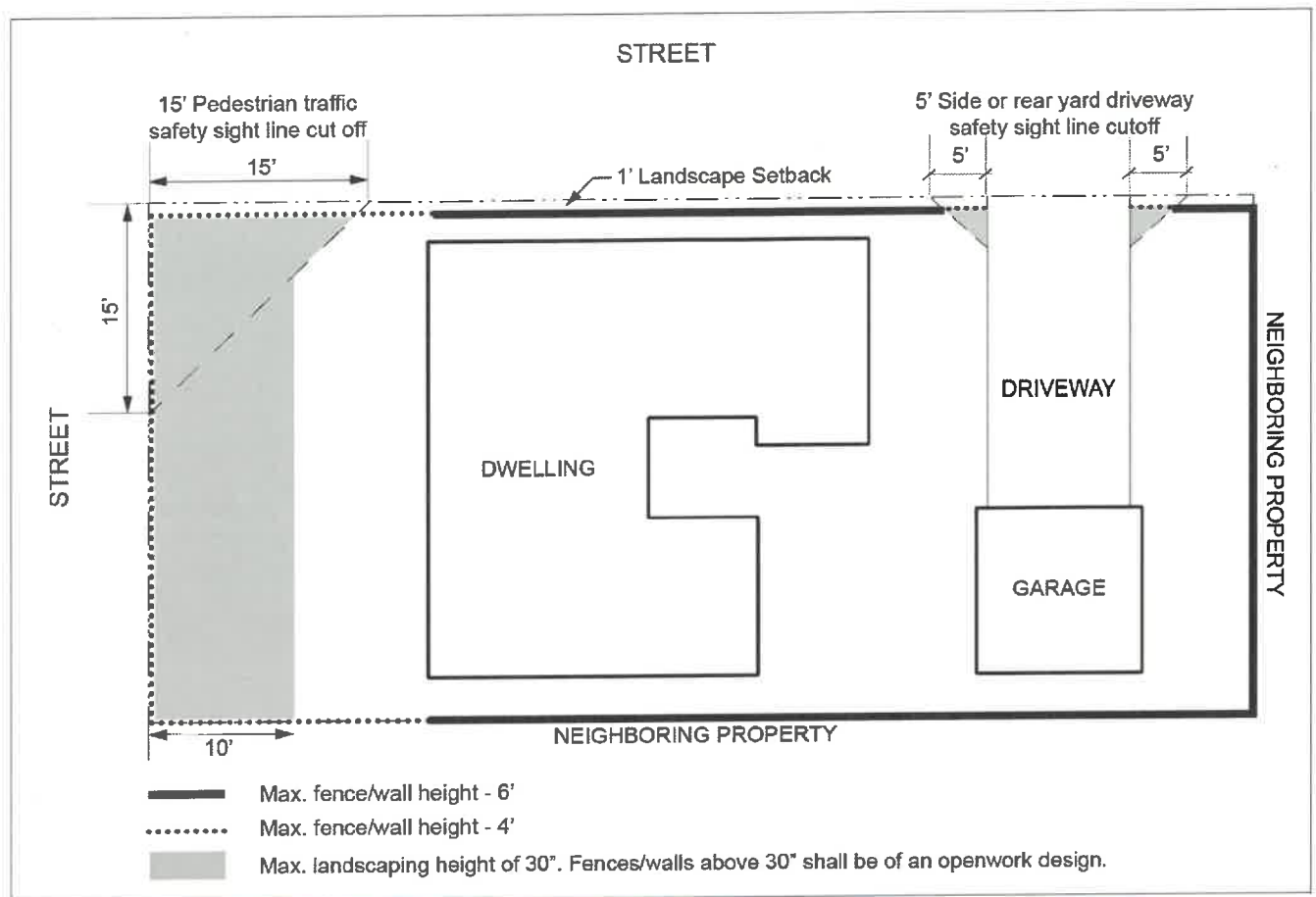
Location	Maximum Height (1)	Additional Requirements
Residential Zones - Within the required front setback	4 feet (2)	When within 10 feet of a public street right-of-way, and 5 feet of the intersection of the driveway or alley with the public street right-of-way, the portion of the fence or wall above 30 inches in height shall be of an openwork design (e.g., wrought iron or other material allowing visibility), to ensure adequate visibility for pedestrian and vehicular traffic.
Residential Zones - Within a 15 foot intersection safety sightline.	4 feet (2)	The portion of the fence or wall above 30 inches in height shall be of an openwork design (e.g., wrought iron or other material), to ensure adequate visibility for pedestrian and vehicular traffic. See Figure 3-5 (Measurement of Fence Height), page 3-12.
Residential Zones - Within a 5 foot side or rear yard driveway safety sightline.	4 feet (2)	The portion of the fence or wall above 30 inches in height shall be of an openwork design (e.g., wrought iron or other material), to ensure adequate visibility for pedestrian and vehicular traffic adjacent to a street right-of-way . See Figure 3-5 (Measurement of Fence Height), page 3-12.
Residential Zones – Within a required side or rear setback.	6 feet (3)(4)	A fence or a wall on a side or rear property line that abuts a public street right-of-way shall have a minimum 1 foot landscaped setback. An 8-foot-high fence may also be allowed between two abutting rear yards by mutual agreement by both property owners. This height is not eligible for a fence height waiver.
Residential Zones – Within a required side or rear setback adjacent to an alley right-of-way or abutting a non-residential zone.	8 feet	Alley adjacent rear and side yard fences are not eligible for fence height waivers.
All Other Zones – Within the required front setback or street abutting setback area.	4 feet	None In Zones with no minimum front or street abutting setback requirements, no fence taller than 4 feet is permitted between a building and the public right-of-way.
All Other Zones – Between a public street right-of-way and parking area.	4 feet	The Director may approve an openwork (e.g., wrought iron) security fence not to exceed 8 feet in height, subject to conditions of approval deemed reasonable and necessary to protect the public interest, including the design and setback of the fence, and landscaping adjoining the fence.
All Other Zones – Within 10 feet of the intersection of a driveway and a public sidewalk.	4 feet	None
All Other Zones – Along an interior property line that abuts a residential zoning district.	8 feet	None
All Other Zones – Along an interior property line that abuts a non-residential use.	9 feet	None

Notes:

- (1) Ornamental features, including finials, caps or other decorative elements, may exceed the height limitations by six inches above the top of a wall or fence a minimum distance of four feet apart.
- (2) A wrought iron or similar decorative openwork fence (minimum 60% openwork) incorporating solid masonry pilasters that are no more than 16 inches thick, and not less than 10 feet apart, shall be considered to provide adequate visibility, and therefore, may meet the four-foot rather than the 30-inch height restriction.
- (3) The maximum six-foot height is not applicable to hedges or other landscaping within a required side or rear setback.
- (4) See Chapter 17.550 (Variances and Administrative Modifications).

Figure 3-5 Measurement of Fences, Walls, and Landscaping Height





- C. Retaining Walls.** Retaining walls shall not exceed six feet in height for any one wall, nor 12 feet for any combination of walls (including required freeboard). Any combination of walls shall be separated by at least three feet horizontally. Retaining walls are permitted in all yards.
- D. Measurement of Height.** For purposes of this Subsection, a wall or fence that is located within five feet of a public street right-of-way shall be measured from the grade of the abutting public right-of-way, except in cases where severe or unusual slope conditions exist, in which case an alternative basis for measurement may be determined by the Director. The height of a wall or fence located along an interior property line shall be measured from the higher natural or established grade of the two abutting properties.
- E. Special Wall and Fencing Requirements.**
1. Jacuzzi, spa, swimming pools, and similar features. Jacuzzi, spa, swimming pool, or similar outdoor water features shall be fenced in compliance with the Uniform Building Code.
 2. Outdoor equipment, storage, and work areas. Screening of outdoor uses and equipment shall be provided in compliance with Section 17.300.035 (Screening).
 3. Temporary fencing. Temporary fencing may be approved as deemed necessary and appropriate by the Director.
 4. Address numbers. If a fence or wall obstructs the view of a property address from the street right-of-way, the address numbers shall be located on the fence so that they are clearly visible from the street right-of-way.
- F. Lighting Fixtures.**
1. Along street-facing property line. Decorative lighting fixtures may be placed on top of a fence along a street-facing property line, provided that the fixtures:
 - a. Are an integral part of the fence design;
 - b. Extend no more than 16 inches above the maximum height allowed; and

- c. Reflect light down and away from adjoining property so that the light emitted does not create a public nuisance or offense, in compliance with other applicable CCMC provisions.
- 2. Along interior property line. Lighting fixtures may be attached to the side of a fence along an interior property line, provided that they do not project above the top of the fence.
- G. Security Fencing.** Fences shall not incorporate electrical currents, razor ribbon, barbed wire, and/or pointed, protruding, or sharp objects or elements. Exception: Wrought iron fences may incorporate decorative arrowhead and curved point tips.
- H. Administrative Waiver.** The Director may administratively approve fences and walls that exceed the maximum heights identified in this Subsection, if at least one of the following circumstances exists:
 - 1. A City-verified nuisance or criminal activity exists on the property or within the nearby area;
 - 2. The property has exceptional or extraordinary geographical circumstances;
 - 3. A residential front setback is located on a designated primary arterial. The fence may be of solid or opaque material, but shall not exceed four feet in height; or
 - 4. The fence or wall is located within a street-abutting setback of a guard-gated residential development, provided that the fence or wall:
 - a. Has a landscaped setback at least equal in depth, on average, to the height of the fence;
 - b. Is decorative, made of brick, stone, stucco, painted steel/aluminum, or wrought-iron; and
 - c. Does not exceed eight feet in height.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2021-012 § 3 (part))

17.300.035 SCREENING.

- A. Compliance.** This Section establishes standards for the screening and separation of adjoining residential and non-residential land uses on adjacent parcels, and standards for equipment, utilities, refuse, service, loading, and outdoor storage areas.
- B. Screening Between Different Land Uses.**
 - 1. Except as limited by height per CCMC Section 17.300.030.B. Table 3-2, an ~~an~~ opaque screen consisting of materials, such as solid masonry wall, fence, and/or plant material, a minimum of six feet in height, shall be installed along the parcel boundaries ~~of whenever~~ a commercial or industrial development that abuts a residential zoning district or stand-alone residential use in a mixed use zone.
 - 2. The maximum height of the walls shall comply with the provisions of Section 17.300.030 (Fences, Hedges, and Walls).
 - 3. The walls shall be architecturally treated on both sides.
 - 4. Plant materials shall be installed adjacent to screening walls and fences in compliance with Chapter 17.310 (Landscaping).
- C. Utilities, Equipment, Service, Loading, and Refuse Areas.**
 - 1. **Location of above-ground utilities, equipment, loading, and service areas.** Except as stated in CCMC Section 17.300.035 C.1.c, in mixed use zones, all ~~all~~ above-ground utilities and mechanical equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), loading docks and ramps, and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):
 - a. Utilities and equipment, service, and non-passenger loading areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall

- be screened from view per Subsection 17.300.035.C.2 (Screening of above-ground utilities, equipment, loading, and service areas) below.
- b. Utilities and equipment, service, and non-passenger loading areas shall not be located within the front or street side setback area of the lot or development site. Additionally, utilities and equipment, service, and non-passenger loading areas shall not be located along mid-block pedestrian connections and/or within 50 feet of a street corner. Loading docks shall be internal to the building envelope, and equipped with closable doors, unless there are clear and identifiable obstructions or site constraints that preclude internal location of the loading dock.
 - c. Notwithstanding CCMC Section 17.300.035.C.1.a and b, in all Residential Zones (R1, R2, RLD, RMD, RHD) and in residential only developments in Mixed Use Zones, equipment projections shall be allowed pursuant to allowed projections in CCMC Section 17.300.020.E. Table 3-1.
2. **Screening of above-ground utilities, equipment, loading, and service areas.** All utilities, equipment, loading, and service areas not housed inside buildings shall meet the following screening standards:
 - a. **Loading areas.** Loading areas shall be screened with a solid masonry wall, at least six feet in height.
 - b. **All other above-ground utilities, equipment, and service areas:**
 - i. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
 - ii. Screening shall be made of a primary exterior finish material used on other portions of the building(s), architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted. Plant materials shall be installed adjacent to screening walls and fences, in compliance with Chapter 17.310 (Landscaping).
 - iii. All vents, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
 3. **Rooftop equipment.** Rooftop elements, including roof access, mechanical equipment, and other features needed for the function of the building, shall be located to minimize visual impact by meeting the following requirements, with the exception of development in the R1 and R2 zones (See Section 17.300.025.C.1.c. for allowable placement for roof-mounted and upper-story mechanical equipment in the R1 and R2 zones). Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features shall be exempt from these requirements.
 - a. Mechanical equipment shall be set back a minimum of 10 feet from the roof edge or screened through the use of parapet walls, towers, or other architectural features such that it is not visible from any point at or below the roof level of the subject building (see Subsection 17.300.035.C.2 (Screening of above-ground utilities, equipment, loading, and service areas)).
 - b. If equipment is visible from adjacent taller buildings or from higher grades, it shall be painted to match the rooftop in color and shall be grouped together as practical.
 4. **Refuse and recycling.** Refuse and recycling enclosures shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following standards:
 - a. Refuse and recycling enclosures are prohibited along primary frontages.
 - b. Refuse and recycling enclosures shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
 - c. Refuse and recycling material containers shared by multiple dwelling units shall be enclosed and screened per Section 17.300.035.C.2 (Screening of above-ground utilities, equipment, loading, and service areas).
 - d. Sizing of the enclosures shall conform to the requirements of the Environmental Programs and Operations (EPO) Division of the Culver City Public Works Department.
 - e. Enclosures shall be adequate in height to fully screen containers and materials.

- f. Refuse and recycling enclosures shall incorporate roof structures to help improve stormwater quality and to screen the enclosure from views from above.
- g. Refuse and recycling enclosures shall be opaque and finished using materials and colors that are from the same color and material palette as the primary building(s). Enclosure gates shall also be opaque.
- h. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used with EPO approval.
- i. Refuse and recycling material containers stored within individual yards shall be screened from street view.

D. Outdoor Storage. Uses with outdoor storage of materials shall be screened per Section 17.400.080 (Outdoor Storage).

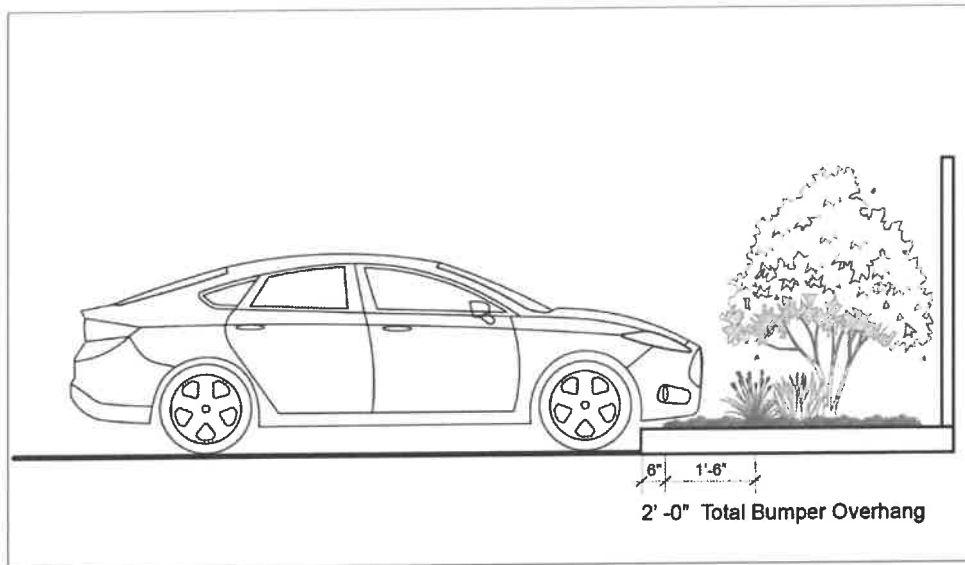
(Ord. No. 2005-007 § 1 (part); Ord. No. 2020-010; Ord. No. 2021-012 § 3 (part))

17.310.020 LANDSCAPE AREA REQUIREMENTS.

Landscaping shall be provided in the locations specified below.

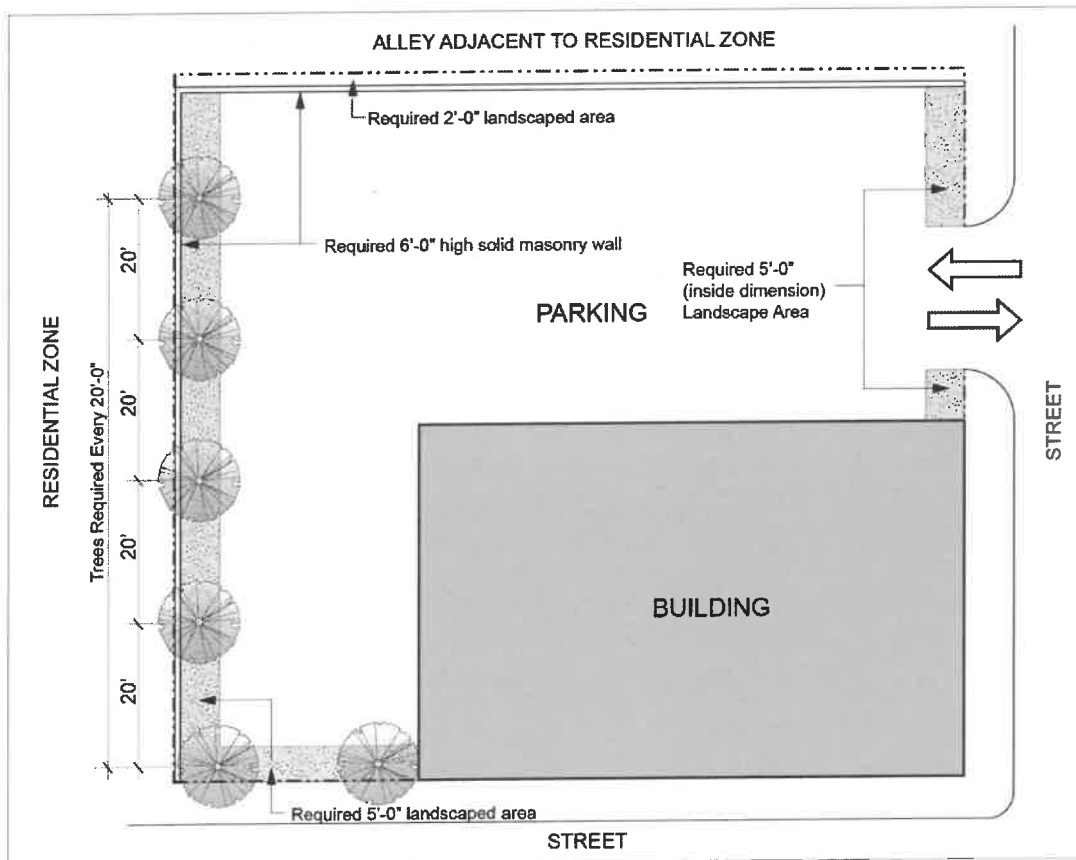
- A. Setbacks.** Setbacks shall comply with the maximum front yard paving requirements by zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards). All front and street side setback areas not occupied by driveways, parking areas, walkways, building projections and approved hardscape areas, shall be landscaped in compliance with this Chapter. Interior side and rear setbacks shall be landscaped when visible to the public.
- B. Unused Areas.** All areas of a project site or a vacant lot not intended for a specific use, including areas held for future development, shall be landscaped.
- C. Parking Areas and Parkways.** Parking areas shall be landscaped in compliance with the following requirements:
 - 1. **Plant materials.** Plant materials shall be evenly distributed throughout the parking lot to the extent feasible using a combination of trees, shrubs, and ground cover.
 - 2. **Curbing.** Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Director.
 - 3. **Location of planted area.** Parking lot landscaping shall be designed so that pedestrians are not required to cross planted areas to reach building entrances from parked cars. This should be achieved through proper orientation of the planted fingers and islands.
 - 4. **Bumper overhang areas.** To increase the parking lot planted area, a maximum of one and a half feet of the parking stall depth may be planted with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang, including the six-inch required curbing, while maintaining the required parking dimensions. See Figure 3-6 (Bumper Overhang Area).

Figure 3-6 Bumper Overhang Area



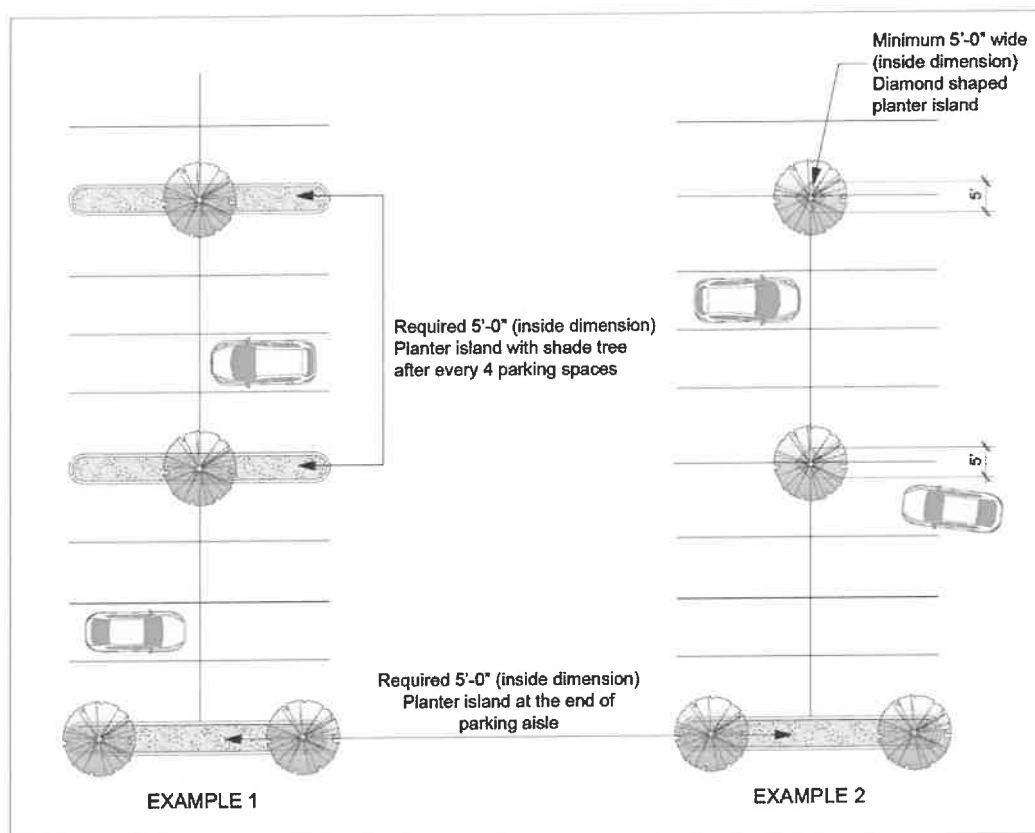
5. **Parking lot perimeter landscaping.** Parking area perimeters shall be planted as follows. The Director may adjust the tree spacing requirements of this Subsection, based upon the growth characteristics and proper maintenance practices for the species of trees proposed. See Figure 3-7 (Parking Lot Perimeter Landscaping Requirements) at top of next page.

Figure 3-7 Parking Lot Perimeter Landscaping Requirements



- a. **Adjacent to streets.** Parking areas for non-residential uses adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area with a minimum width of five feet (inside dimension).
 - i. **Screening plant materials.** The landscaping shall be designed and maintained to screen cars from view from the street, and plant materials shall be selected to provide a minimum height of 36 inches at time of planting. The Director may approve screening of less than 36 inches, when deemed necessary to protect the public interest. Screening materials may include a combination of plant materials, earth berms, solid masonry walls, raised planters, or other screening devices to meet the intent of this requirement; however, screening materials may not use only solid masonry walls without plant cover.
 - ii. **Shade trees.** Shade trees shall be provided at a minimum rate of one for every 20 linear feet of landscaped area and may include areas of clustered trees.
 - b. **Adjacent to residential use.** Parking areas for non-residential uses adjoining residential uses shall be designed to provide a landscaped planting strip between the parking area and the common property line bordering the residential use with a minimum width of five feet (inside dimension). One tree shall be provided for each 20 linear feet of the landscaped planting strip.
 - i. A solid masonry wall with a minimum height of six feet shall be provided along the property line to address land use compatibility issues, such as nuisance noise and light or glare.
 - ii. For properties adjoining alleys, a planting strip of two feet shall be provided on the public right-of-way side of a required masonry wall.
- 6. Interior parking lot planted areas.** Planted areas are required within parking lots to provide shade, reduce pavement heat gain, and soften the appearance of large paved areas. See Figure 3-8 (Examples of Interior Parking Lot Landscaping) below.
- a. **Planter islands.** Planter islands with a minimum width of five feet (inside dimension) and at least one tree shall be provided at the beginning and end of every parking row. In addition, a planter island with a minimum width of five feet (inside dimension) with a shade tree shall be provided at minimum every four spaces within a parking row.
 - b. **Larger projects.** Parking lots with more than 150 spaces shall provide a concentration of landscape elements at primary entrances. Such elements may include specimen trees, flowering plants, enhanced paving, and project identification, as determined by the Director.

Figure 3-8 Examples of Interior Parking Lot Landscaping



(Ord. No. 2020-013 § 2 (part); Ord. No. 2022-008)

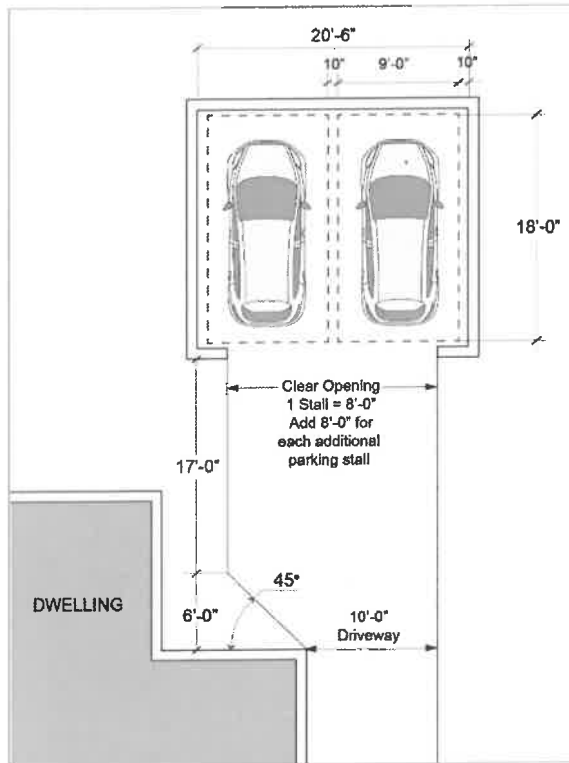
17.320.035 PARKING DESIGN AND LAYOUT GUIDELINES

C. Parking Space and Lot Dimensions.

1. Parking spaces.

- a. Residential spaces. Parking spaces within carports shall have minimum dimensions of nine feet in width by 18 feet in length for each vehicle. Parking spaces within garages shall have minimum dimensions of nine feet in width by 18 feet in length for each vehicle with minimum interior dimensions for a two-car garage of 20 feet, six inches in width by 18 feet in depth; and for a one-car garage 10 feet, six inches in width by 18 feet in depth. Uncovered parking spaces shall have a minimum dimension of eight feet, six inches 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 3-10 (Residential Garage/Carport and Driveway) below.

Figure 3-10 Residential Garage / Carport and Driveway



- b. Tandem parking spaces. Each tandem parking space shall be nine 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. Tandem parking may be arranged to be no more than two spaces in depth.
 - ii. For non-residential uses, tandem parking may be provided where authorized through a Parking Plan approval by the Director. 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 three spaces in depth.
 - c. Compact parking spaces. For non-residential uses, compact spaces may be provided for up to 25% of the off-street parking provided. Compact spaces shall measure a minimum of seven feet, six inches in width by 15 feet in length, 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 space dimensions shall be as shown in Table 3-3 (Parking Space and Drive Aisle Dimensions) and Figure 3-11 (Parking Space and Aisle Dimensions).
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 3-3 (Parking Space and Drive Aisle Dimensions) and Figure 3-11 (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.

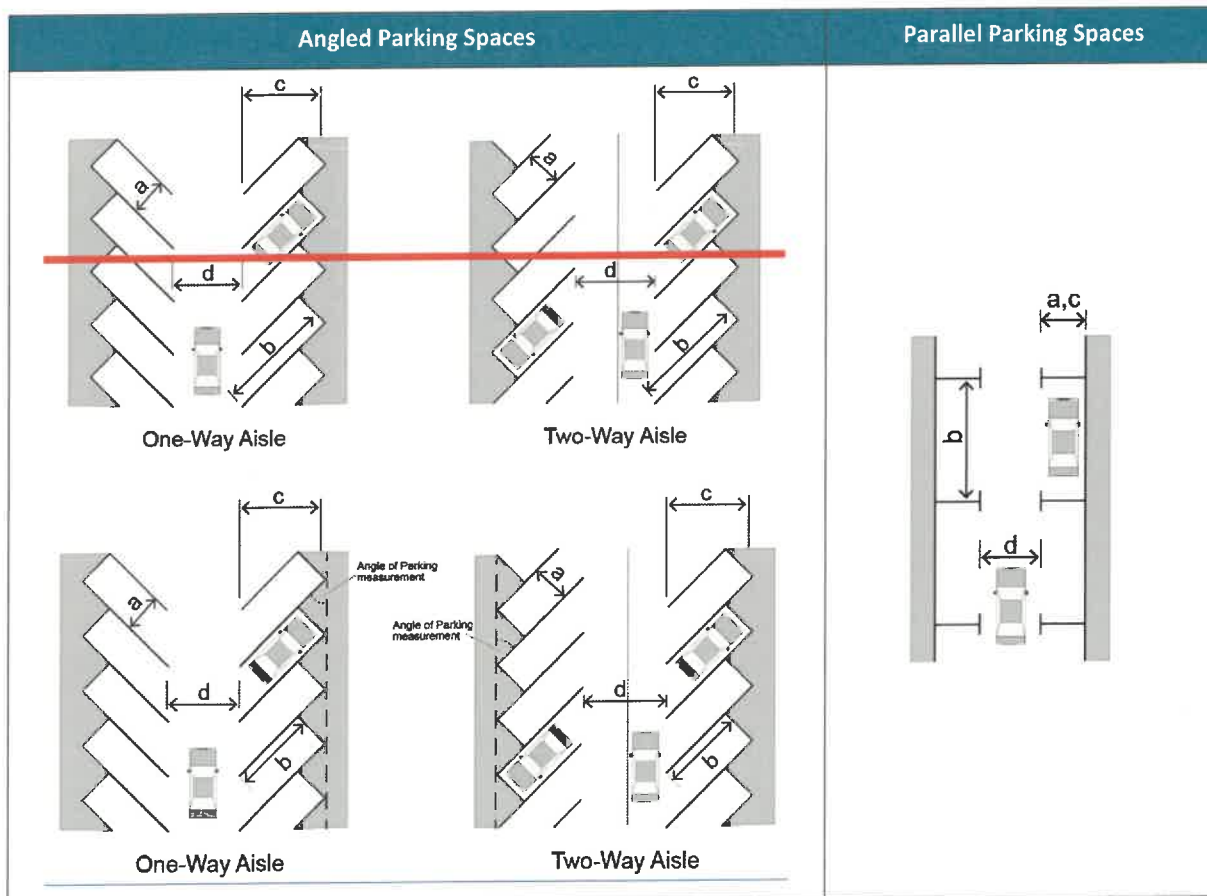
Table 3-3 Parking Space and Drive Aisle Dimensions

Angle of Parking	Minimum Dimensions				
	A Stall Width (1)	B Stall Length	C Stall Depth (aisle to curb)	D Drive Aisle Width and Backup	
				One Way (2)(3)	Two Way (2)(3)
0 degrees (parallel parking)	8 feet, 6 inches	26 feet	8 feet, 6 inches	12 feet	18 feet
30 degrees	8 feet, 6 inches	18 feet	17 feet	13 feet	20 feet
45 degrees	8 feet, 6 inches	18 feet	19 feet	13 feet	20 feet
60 degrees	8 feet, 6 inches	18 feet	20 feet	17 feet	21 feet
90 degrees	8 feet, 6 inches	18 feet	18 feet	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 3-11 Parking Space and Aisle Dimension



Key:

a = Stall width
 b = Stall length
 c = Stall depth
 d = Drive aisle width

D. Curbing.

1. Continuous concrete curbing at least six inches high and six 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 two feet from the front of the space. Curbs are not required where two 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 two feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a two-foot bumper overhang while maintaining the required parking dimensions per Section 17.310.020.C.4 (Bumper overhang areas). See Figure 3-6 (Bumper Overhand Area).

O. 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.

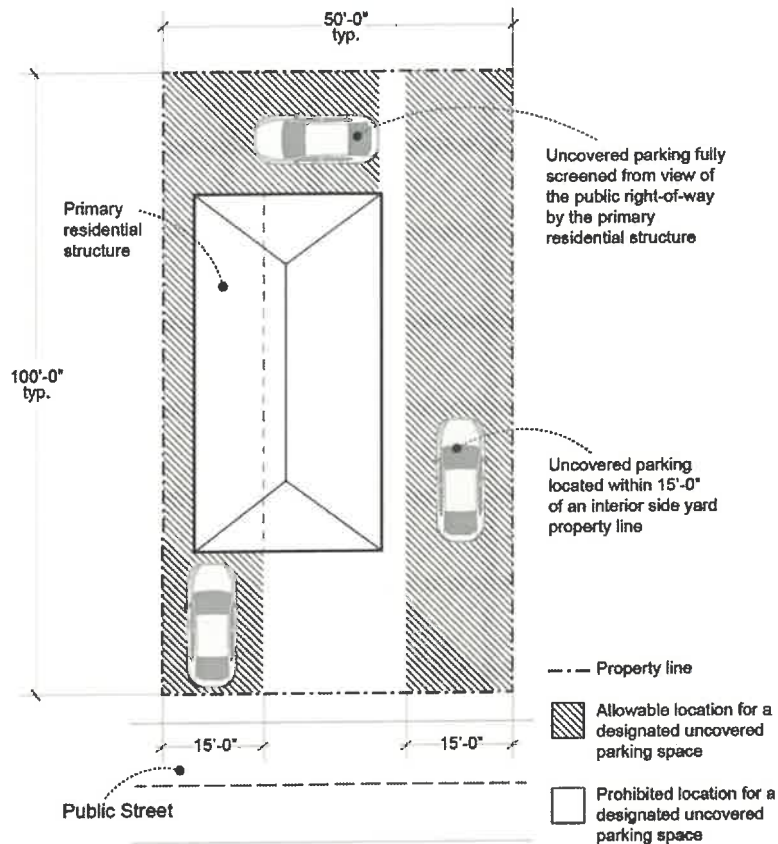
1. Parking structures shall comply with the setback requirements and height limits of the applicable zoning district.
2. Above-ground parking structures and above grade portions of subterranean parking structures shall be screened from the public right-of-way using one or more of the following strategies:
 - a. Parking garage is wrapped by occupiable buildings or portions thereof. Occupiable building area used to screen a parking garage shall be a minimum depth of 30 feet on the ground floor.
 - b. Parking garage is screened with landscaping with a 10-foot minimum depth.
 - c. Parking garage is screened with a solid or semi-solid building material/crafted ornamental metal screens/art installation that is consistent with the chosen architectural style of the project.
 - d. Parking levels above the ground level may extend to the building facade but shall be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas (e.g., facade articulation and modulation, use of real windows with glazing or false windows defined by frames, lintels, or sills).
 - e. Parking structure lighting shall be screened, shielded, and/or directed downward to reduce light trespass and glare onto the public right-of-way and adjacent properties
3. Parking structure facades facing residential zoning district 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.

P. Special Parking Requirements for Residential Uses.

1. Driveway length. Except as otherwise allowed by this Title, within residential zoning districts, access to every parking space or to a common/shared parking area 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 3-12. In the R1 Zone, front-facing garages shall be set back at least 25 feet from the front property line.
2. No setback parking. 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.
3. Allowable R1 and R2 uncovered parking placement. In the R1 and R2 zones, any uncovered parking provided 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. An additional five feet of permeable hardscape area may be allowed when no other parking is provided onsite. Front yard-facing parking not located within 15 feet of an interior side yard property line shall be fully covered and enclosed. See Figure 3-12 (Allowable R1 and R2 Uncovered Parking Placement) below. For corner lots, uncovered

parking accessed from the street side and located in the rear half of the lot, may be screened by a solid six-foot-high fence.

Figure 3-12 Allowable R1 and R2 Uncovered Parking Placement



- Q. Electric Vehicle (EV) Parking. Each land use type shall be provided the number of parking spaces equipped with electric vehicle (EV) charging infrastructure for each of the three levels defined below ~~installation of future EV charging stations and with full EV charging stations~~, as set forth in this Section, except where a greater number of spaces are required through the California Green Building Code, a conditional use permit, or other permit approval. Surplus EV spaces provided at higher EV levels can be credited toward meeting the required quantity for lower EV levels, such that the overall minimum cumulative quantity is provided at the minimum levels or higher. 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. 20% of the parking spaces provided.
- b. Quantity of EV Ready. 10% of the parking spaces provided.
- c. Quantity of Full EV Charger/Charging Station. 10% of the parking spaces provided.
- d. ~~Full EV Chargers/Charging Stations shall be in addition to the EV Ready infrastructure. Where the number of parking spaces provided is less than the cumulative minimum number of required EV spaces,~~

~~the EV Ready requirement shall be applied first; additional spaces shall not be required 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. 20% of the parking spaces provided; ~~a minimum of two spaces.~~
- b. Quantity of EV Ready. 10% of the parking spaces provided; ~~a minimum of two spaces.~~
- c. Quantity of Full EV Charger/Charging Station. 10% of the 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 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 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); Ord. No. 2022-008)

17.320.045 BICYCLE PARKING.

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

B. Bicycle Parking Design.

1. **Parking equipment.** Each bicycle parking space shall include a stationary parking device, as indicated below, 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% 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.**
 - a. Bicycle spaces shall be separated from motor vehicle parking spaces by at least five feet of open area and a physical barrier.
 - b. A minimum five-foot wide access aisle shall be provided for all bicycle parking spaces.
 - ~~c-b.~~ Spaces shall not be required to rely on stairs or escalators for access. For spaces allowed above or below the ground floor, elevators shall be a minimum of six feet, two inches to accommodate a standard adult bicycle with both wheels on the floor.
 - ~~d-e.~~ Short-term spaces shall be located on the ground floor, outside of the building, or with direct access to a 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.

- ~~e-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 the 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 two feet wide by six feet long. Bicycle racks, including those within communal bike enclosures, and shall be spaced at minimum 30 inches apart and 30 inches from a wall or other obstruction on any side, measured from the centerline of the rack. Individual bicycle enclosures such as lockers or cages shall not require clearance from adjacent enclosures or obstructions. A minimum of seven feet of vertical clearance shall be provided at all bicycle parking spaces.
 - c. 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.
 - d. Bicycle rooms shall provide outlets for charging electric bicycles.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2022-008)

Chapter 17.400 STANDARDS FOR SPECIFIC LAND USES

17.400.105 ~~(Reserved)~~ Secondhand Stores

17.400.100 RESIDENTIAL USES - ACCESSORY RESIDENTIAL STRUCTURES.

This Section provides standards for accessory structures allowed in residential and mixed-use zoning districts in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards):

A. General Requirements for Accessory Structures in Residential and Mixed-Use Zoning Districts.

1. **Relationship of accessory use to the main use.** Accessory uses and structures shall be incidental to, and not alter, the residential character of the site. A covenant may be required to be executed and recorded to ensure the accessory use and structure is identified and maintained consistent with the City's approval, in accordance with Section 17.595.045 (Covenants).
2. **Allowable heights.** The maximum allowable heights of accessory structures are specified in Table 4-4 (Maximum Heights for Accessory Structures in Residential Zoning Districts) below.

Table 4-4 Maximum Heights for Accessory Structures in Residential and Mixed Use Zoning Districts

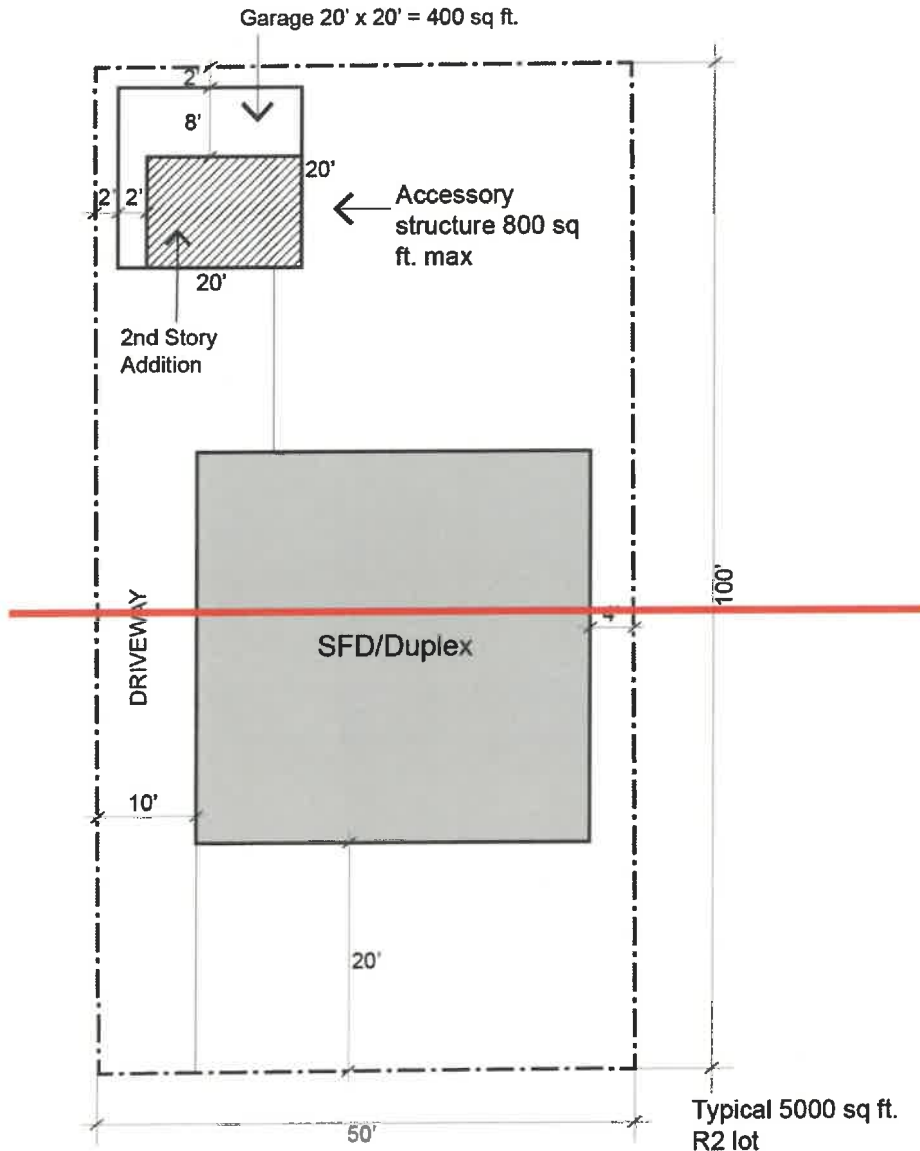
Applicable Zoning District	Maximum Height
Single-Family Residential (R1) and Two-Family Residential (R2) Zoning Districts.	2 stories and 26 feet
Low Density Multiple-Residential (RLD), Medium Density Multiple-Residential (RMD) and High Density Multiple-Residential (RHD) Zoning Districts.	2 stories and 30 feet
All Mixed Use Zoning Districts	

3. Allowable setbacks.

- a. The accessory structure shall have a setback of at least two feet from every ~~side or rear~~perimeter property line abutting all mixed use and special purpose zones, street, or alley and shall have a setback of at least four feet from every ~~side or rear~~perimeter property line when the setback is adjacent to a residential zone, except that the setback shall be the same as that required for the primary dwelling in the zoning district in which the accessory structure is located, whenever the accessory structure:
 - i. ~~Exceeds 12 feet in height;~~or
 - ii. ~~Is within a setback facing a public street right-of-way.~~
- b. A single story, ground-level accessory residential structure containing a second story accessory dwelling unit shall be subject to setback regulations for accessory dwelling units. Any portion of an accessory residential structure that exceeds 12 feet in height, located on the second floor, or is within a setback facing a public street right-of-way shall comply with the same setbacks required for the primary dwelling in the corresponding zoning district.
- c. If the accessory structure is a carport or garage, it shall be set back from a public street right-of-way as necessary to conform with the requirements of Subsection 17.320.035.~~PN~~. (Special Parking Requirements for Residential Uses).
- d. Partial reconstruction and additions to existing legal non-conforming accessory residential structures on through lots with frontages on both Charles Avenue and Milton Avenue shall be subject to provisions of Subsection 17.610.020A.3.c (Alterations or Additions).
- e. **Exceptions.** The following structures are exempt from the accessory structure setback requirements, with a cumulative limit of two maximum of any combination of such accessory structures on one property.

- i. Movable structures not exceeding 12 feet in height, including children's play equipment, pet shelters, and similar structures, may be placed within a required side or rear setback without limitation on location.
 - ii. Portable storage sheds which are prefabricated, do not exceed eight feet in height if flat roofed, nor 12 feet in height with eaves at a maximum of eight feet for slope roofed, and are up to 120 square feet in area, may be placed within a required side or rear setback without limitation on location, except that they shall comply with Subsection 4 (Site Coverage) and 5 (Allowable Floor Area) as specified below.
 - iii. Trash enclosures may be placed within a required rear or side setback without limitation on location.
 - f. Two story accessory residential structures will not be permitted unless:
 - i. Only one story is the accessory residential structure and the other story is a garage and/or accessory dwelling unit.
 - ii. The second story satisfies the same setback requirements that would be applicable to a primary dwelling in the applicable zoning district, unless the second story is an accessory dwelling unit only. See Figure 4-4.
- 4. Site coverage.** Roofed accessory structures shall not occupy more than 50% of the required rear or side setbacks, provided that the Director may approve additional coverage where a replacement open area equivalent to the additional coverage over 50% is substituted elsewhere on the site, provided that:
- a. The Director determines that the usability and location of the substitute area is equally satisfactory.
 - b. The substitute area does not exceed a slope of 10% and has no dimension less than 15 feet.
- 5. Allowable Floor Area.** The cumulative floor area for all accessory structures, including portable storage sheds, on a lot in a residential zone shall not exceed 800 square feet. The floor area of garages shall be included in such calculation; however, the floor area of other non-habitable accessory structures (including carports) shall not. See Figure 4-4.
- 6. Additional Standards.** The following additional standards shall apply to accessory structures:
- a. No more than one 3/4 bathroom shall be permitted in any accessory structure, except for garages which are restricted as noted below.
 - b. Wet bars are prohibited in accessory structures.
 - c. Kitchens, including efficiency kitchens, and any appliances that can be used for preparing and/or cooking meals, are prohibited in accessory structures.
 - d. Only a sink and drain (wash basin) are permitted in garages; bathrooms are not permitted within, nor accessible from garages.

Figure 4-4 Allowable Floor Area



(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-005 § 2 (part); Ord. No. 2017-012 § 2 (part); Ord. No. 2020-010; Ord. No. 2021-012 § 3 (part))

17.400.105 ~~[RESERVED]~~ SECONDHAND STORES.

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

A. Indoor Uses Only. As specified in Section 17.200.020 (Zoning District Regulations) all activities, including donation drop-offs, sorting, and the like, shall be conducted entirely within the enclosed structure(s) within which the secondhand store is located.

B. Deliveries and Donations.

1. All goods shall be directly delivered into the building in which the secondhand store is located and must be received by an employee of the secondhand store.
2. No deliveries, donations, or deposits of goods shall occur outside of the regular business hours of the secondhand store.
- C. Interior areas dedicated to the collection, receipt, processing, sorting, or disposal of used and donated goods shall be limited to no more than 30% of the total floor area of the secondhand store.
- D. Employees of the secondhand store shall be responsible for daily cleaning of the exterior premises of the secondhand stores, including removal of any goods/donations abandoned anywhere at the exterior of the building.

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 parking area unless a Temporary Use Permit is obtained;
 - i. In Residential Zones (R1, R2, RLD, RMD, RHD), Temporary Storage Containers are permitted on existing driveways with the approval of a Temporary Storage Container application, subject to all other applicable standards of this Code.
 - 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, if determined necessary by the Director.
 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); Ord. No. 2022-008)

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

B. Allowed Special Events and Temporary Events.

1. ~~Outdoor~~ Special events. The following ~~outdoor~~ special events may be allowed:
 - a. Entertainment and assembly events. Outdoor and/or indoor 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.
 - b. Display or exhibit events. Outdoor and/or indoor 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 four sales in any calendar year.
 - ii. Each sale shall be limited to three 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); Ord. No. 2022-008; Ord. No. 2024-006)

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.** Increase in area 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 Section 17.610.025 - Exemptions and Exceptions.
- 2. Improvements to nonconforming multiple-family, mixed use, 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

Requirement	Major and Minor Improvement	Minor Improvement
Any sign on the subject site shall be in compliance with Chapter 17.330 (Signs).	✗	✗
All roof equipment screening shall be provided in compliance with Section 17.300.035 (Screening).	✗	✗
All trash enclosures shall be provided, subject to the approval of the Sanitation Manager and the Director.	✗	✗

Parking lot landscaping, paving, screening, and striping shall meet all City requirements.	✗	✗
<u>All required bicycle parking spaces and end of trip facilities (lockers and showers) shall be provided for the proposed uses on-site and meet all City requirements in compliance with § 17.320.045. (1)</u>	<u>✗</u>	
Fences, walls, and hedges shall comply with Section 17.300.030 (Fences, Hedges, and Walls).	✗	✗
The project shall conform to the City's Comprehensive Standard Conditions of Approval for Discretionary Projects as adopted by the Commission.	✗	✗
<u>Notes:</u> <u>(1) Bicycle parking and end of trip facility requirements for minor and major improvements may be adjusted if the Director determines the amount of bicycle parking and end of trip facilities required cannot reasonably be accommodated due to physical constraints of a site.</u>		

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

- a. Reconstruction or partial reconstruction of a nonconforming single-family, two-family, and triplex structure; accessory residential structure; or accessory dwelling unit that is/are not subject to Section 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. 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 triplex 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 Section 17.610.025 - Exemptions and Exceptions, then the nonconforming single-family, two-family, and triplex structure; accessory residential structure; or accessory dwelling, shall be completely reconstructed in conformance with current code required setbacks, and height. 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.
- c. **Through Lots with Frontages on both Charles Avenue and Milton Avenue.** Partial reconstruction, and/or additions to an existing legal non-conforming detached accessory residential structure on through lots with frontages on both Charles Avenue and Milton Avenue may be permitted in accordance with the following standards, provided 1) the work does not result in demolition exceeding the thresholds established in Subsection A.3.a or A.3.b, and/or 2) the accessory residential structure has not been previously modified pursuant to this Subsection A.3.c. In cases where this Subsection A.3.c. does not apply, the work shall comply with the setback requirements in Section 17.400.100 -Accessory Residential Structures, driveway length standards in Section 17.320.035.N., and all other applicable code standards.
 - i. Existing legal non-conforming detached accessory residential structures may be partially reconstructed in the same location and to the same dimensions as the existing accessory residential structure.
 - ii. In addition, when there is an expansion of floor area of an existing legal non-conforming detached accessory residential structure, the proposed expansion may continue the horizontal building plane of the existing structure provided the proposed expansion is no greater than 12 feet in height, complies with the required side setback for the applicable zoning district, and provides a minimum 2-foot setback from one front lot line along the property line that is of greater distance from the primary residence and/or the property line separating the parcel from the street of a higher classification or designation.
 - iii. The existing legal non-conforming driveway length may be continued in conjunction with partial reconstruction of an existing legal non-conforming detached garage pursuant to this Section.

Modifications to an existing garage opening that result in a conforming minimum opening clearance in accordance with Section 17.320.035.C (Parking Space and Lot Dimensions) shall be permitted without requiring conformance to current driveway length standards.

- iv. The accessory residential structure shall comply with all other applicable code standards required by this Title.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-005 § 2 (part); Ord. No. 2019-004 § 2 (part); Ord. No. 2022-008)

Chapter 17.625 REQUIRED COMMUNITY MEETINGS

Section

- 17.625.005 PURPOSE
- 17.625.010 APPLICABILITY
- 17.625.015 TIME AND NUMBER OF MEETINGS
- 17.625.020 LOCATION
- 17.625.025 NOTIFICATION
- 17.625.030 STRUCTURE
- 17.625.040 EXCEPTIONS

17.625.005 PURPOSE

The community meeting is intended for the applicant to meet with neighbors and community members at an early stage to present conceptual plans, provide information regarding the proposed project, and receive feedback on project plans prior to submitting for preliminary project review.

17.625.010 APPLICABILITY

The following entitlement applications are subject to a community meeting(s):

- A. Administrative Site Plan Reviews
- B. Comprehensive Plans
- C. Conditional Use Permits
- D. Site Plan Reviews
- E. Specific Plans

17.625.015 TIME AND NUMBER OF MEETINGS

- A. Number of Meetings. Two community meetings shall be held, one prior to submitting a preliminary project review or an application submittal, whichever is first in the process, and one after application submittal. Except that only one meeting shall be required for any residential project.
- B. Scheduling. Applicants shall work with an assigned planner to ensure community meetings do not conflict with Planning Commission meetings, City Council meetings, or other important city functions. A community meeting as outlined herein, is separate and apart from any other outreach meetings the applicant may conduct at their discretion, and any required public hearings.

17.625.020 LOCATION

The applicant will hold the community meeting at or near the subject property and shall also livestream the meeting, providing the public an opportunity to attend virtually and provide comments. Ample parking for attendees should be provided at the meeting location.

17.625.025 NOTIFICATION

- A. The applicant shall prepare a project website with information on the project, including the project location (with a map), the requested entitlements, a project description, and any architectural or conceptual drawings available.
- B. The applicant shall be responsible for notification to occupants and property owners within a minimum 500-foot radius of the subject property. The notification shall be mailed out a minimum of 14 days prior to the scheduled community meeting. The applicant shall provide the Current Planning Division with an Affidavit of Mailing and all notification costs shall be the responsibility of the applicant. The notification shall include the following minimum information:
 1. The date, time, and location of the community meeting and a link for the public to attend online.
 2. The project location (with a map), the requested entitlements, a project description, web address for the project website, and contact information including mailing address, phone number, and email information for the applicant and representatives.

17.625.030 STRUCTURE

- A. The applicant hosted and facilitated community meeting shall follow the structure and include the material as outlined below:
 1. The meeting shall be held both in person and online, with the ability for all attendees to ask questions and receive responses.
 2. A sign-in sheet which shall include name, address, phone number, and email address of each attendee shall be provided.
 3. Applicant shall give an overview of the project and present plans (i.e., floor plans, site plans, elevations, renderings, etc.) and results of any preliminary environmental studies as applicable.
 4. Applicant shall answer questions about the project from attendees, including requested entitlement and operation details.
 5. Applicant shall consider project changes in response to comments.
 6. Applicant shall keep meeting minutes that include bullet points of all concerns, comments, questions raised, and responses provided.
 7. Applicant shall provide the sign in sheet, bullet point minutes, and applicant presentation to the Project Planner within three working days following the community meeting.

17.625.040 EXCEPTIONS

- A. A community meeting shall not be required where requiring such a meeting is prohibited by State Law.
- B. At the discretion of the Director, the community meeting requirements above may be adjusted to allow a meeting to be held in person or online only, and without creating a project website.

17.630.010 NOTICE OF PUBLIC HEARINGS AND ADMINISTRATIVE REVIEW.

Table 6-2 (Mandatory Public Hearings for Public Reviews Before the Commission or Council), below, identifies the noticing requirements for public hearings or public reviews before the Commission or Council.

Table 6-2 Mandatory Public Hearings or Public Reviews Before the Commission or Council

Type of Discretionary Review	Type of Notice Required		
	Mailed Notice	Published Notice	Posted Notice
A. Deadline	21 days before the date of the public hearing or review	14 days before the date of the public hearing or review <u>(1)</u>	Within 30 days after application deemed complete

Type of Discretionary Review	Type of Notice Required		
	Mailed Notice	Published Notice	Posted Notice
B. Type of Discretionary Review Applications:			
1. Comprehensive Plan	X	X	X
2. Conditional Use Permit (CUP), except No. 3 below	X		
3. CUP for sale of alcoholic beverages	X		X
4. General Plan Amendment			
a. Land use map change	X		X
b. Text amendment		X	
5. Site Plan Review	X		X
6. Specific Plan	X		X
7. Subdivision (CCMC Ch. 15.10)	X		X
8. Variance	X		X
9. Zoning Code/Map Changes (1)			
a. Map change	X	X	X
b. Text amendment		X	
Note: (1) Public notices for Planning Commission public hearings for Zoning Code/Map Changes shall be published 20 days before the date of the Planning Commission public hearing.			

A. Mailed Notice. Written notices for public hearings, identified in Table 6-2 (Mandatory Public Hearings or Public Reviews Before the Commission or Council), scheduled for the Commission or Council shall be given in the following manner.

1. Notices shall be mailed, postage prepaid to the following:
 - a. The applicant, occupants and owner(s), or their agent, of the property being considered;
 - b. The owners and occupants of all property within a radius of 500 feet of the exterior boundaries of the property, or the perimeters of the premises of the proposed use involved in the application. This Subsection establishes the minimum mailed notice requirements, and shall not preclude the provision of notice to a greater number of persons;
 - c. Each local agency expected to provide water, schools, or other essential facilities or services to the project, whose ability to provide the facilities and services may be significantly affected; and
 - d. A person who has filed a written request for notice with the Director and has paid the fee established by the most current City Council Fee Resolution for the notice.
2. Notices shall be mailed at least 21 days before the date scheduled for the public hearing or review.
3. For the purposes of this notification, the last known name and address of each property owner, as identified in the records of the Los Angeles County Assessor, shall be used, unless a more current source of this information is known.

4. The address of occupants shall be determined by visual site inspection or other reasonably accurate means. The occupant notice requirement can be met by mailing the notice to the occupant(s).
 5. At the time of filing the application, the applicant or designee shall provide a list of property owners and occupants within the prescribed area of notification and shall sign an affidavit verifying that the list has been prepared in compliance with the requirements of this Section.
 6. The City shall prepare the notice, which shall clearly state the following information:
 - a. The date, place, and time of the scheduled hearing;
 - b. The name of the hearing body;
 - c. A general explanation of the matter to be considered;
 - d. A general description, in text or by diagram, of the location of the subject property;
 - e. The manner in which additional information may be received;
 - f. Any other pertinent information deemed appropriate by the Director; and
 - g. If a proposed Negative Declaration or final Environmental Impact Report has been prepared for the project, in compliance with the City's use of the State-promulgated CEQA Guidelines, the hearing notice shall include a statement that the hearing body will also consider approval of the proposed Negative Declaration or certification of the final Environmental Impact Report.
 7. The Director has the discretion, on a case-by-case basis, to require the applicant to expand the mailing list beyond the minimum mailing area identified in Subsection 17.630.010. A.1.b. above, based on criteria, including traffic impact, parking demand, building shade and shadow, noise corridor, cul-de-sac street, view impact, and other potential impact(s) and physical boundaries, that could help delineate the impact area.
 8. In the event a public hearing or review is opened but continued to a date certain by the Commission or Council, further notice is not required, but may be given at the Director's discretion.
 9. The failure of any person or addressee to receive a written mailed notice shall not invalidate the public hearing or review proceedings, provided the Commission or the Council may continue the public hearing or review, if deemed necessary, in compliance with Subsection 17.630.010.A.8. above.
 10. If the number of notices to be mailed is greater than 5,000, instead of a mailed notice, the Director may provide a published notice in compliance with Subsection 17.630.010.B, except for cannabis storefront retail notices for Conditional Use Permits.
- B. Published Notice.** Published notices of public hearings or reviews, identified in Table 6-2 (Mandatory Public Hearings or Public Reviews Before the Commission or Council), before the Commission and the Council shall be given in the following manner:
1. **Fourteen-day notice.** A notice shall be published at least once in a local newspaper of general circulation in the City not less than 14 days before the date of the public hearing or review, except that a notice for a Planning Commission public hearing for a Zoning Code Amendment or Zoning Code Map shall be published not less than 20 days before the date of the public hearing or review. The Director has the discretion to publish the notice in other newspapers; and
 2. **Content of notice.** The content of the notice of a public hearing shall be provided in compliance with Subsection 17.630.010.A.6.a.-g. above.
- C. Posted Notice.** In addition to the mailed notice and published notice, identified in Subsections 17.630.010.A. (Mailed Notice) and 17.630.010.B. (Published Notice) above, posted notices for a public hearing or review before the Commission or Council for the applications, identified in Table 6-2 (Mandatory Public Hearings or Public Reviews Before the Commission or Council) concerning specific real property, shall be provided, at the applicant's expense, in compliance with the following provisions:
1. The sign shall be posted within 21 days after the subject application is deemed complete by the Division. More than one sign may be required by the Director for a large project, or a project site with more than one street frontage.
 2. The sign shall be located in a conspicuous place on the property abutting a public street, not less than 1 foot nor more than 10 feet inside the property line. In the event the sign is not visible at this location, the sign may be attached to a structure, freestanding fence, or wall that has a minimal setback.
 3. The sign shall be in compliance with the following requirements:

- a. The size of the sign shall be 12 square feet in sign area, generally measuring 3 feet by 4 feet;
 - b. The sign shall not exceed 8 feet in height from the ground level; however, if the property is surrounded by fences, walls, or hedges at or near the property lines, additional height shall be provided as necessary to ensure visibility of the sign from the public right-of-way;
 - c. The sign shall not be illuminated;
 - d. The sign shall include factual information about the title of the pending development, project case number, brief description of the request, name and telephone number of project proponent, location of property, and the Division telephone number. In addition, the date, location, and time of the scheduled public hearing or review shall be shown on the sign as soon as that information is confirmed by the City, but no later than 21 days before the scheduled public hearing or review;
 - e. The size, style, and color of the sign's lettering shall meet the specifications approved by the Director;
 - f. A Building Permit shall not be required for the posting of a sign, installed in compliance with this Section.
4. The sign shall remain in place until the expiration of the appeal period following a decision by the review authority. If the application requires the Council's final approval, or if an appeal is filed, the sign shall remain in place, with the new hearing date noted, until the final decision by the Council. The sign shall be removed within 10 days of either the end of the appeal period or the final decision by the Council, whichever applies.
 5. The applicant shall submit to the Director an affidavit verifying that the sign was posted on the site in a timely manner in compliance with this Section.
 6. Failure to post the sign, to include required information, or to comply with applicable placement or graphic standards and requirements may result in a delay in the required public hearing or review.

D. Notice of Administrative Use Permits, Administrative Site Plan Review, Administrative Modification, and Reasonable Accommodation Applications.

Table 6-3 (see below) identifies the noticing requirements for administrative actions by the Director.

Table 6-3 Mailed Notification Requirements For Administrative Review Applications

Type of Administrative Review	See Chapter	Notice Requirement	
		Mailed Notice	Mailing Deadline
A. Administrative Use Permits	17.530	All property owners and occupants within a 500-foot radius	15 days before the anticipated date of decision by Director
B. Administrative Modifications	17.550	All adjacent property owners and occupants	15 days before the anticipated date of decision by Director
C. Administrative Site Plan Reviews	17.540	All adjacent property owners and occupants	15 days before the anticipated date of decision by Director
D. Reasonable Accommodations	17.550	None required	N/A

1. In addition to all persons notified in compliance with Table 6-3 (see above), a notice of decision on the Administrative Site Plan Review, Administrative Modification, Administrative Use Permit and Reasonable Accommodation applications shall be mailed to the applicant and other parties directly involved with the application, in compliance with Section 17.630.040 (Mailing of the Notice of Decision) below.
- E. Additional Notice.** In addition to the types of notice required by Subsections 17.630.010.A. (Mailed Notice) through Subsection 17.630.010.D. (Notice of Administrative Use Permits, Administrative Site Plan Review, and

Administrative Modification), above, the Director may provide additional notice, with content or using a distribution method as the Director determines is necessary or desirable (e.g., on the Internet).

- F. Effect of Notification Requirements.** Nothing in the public notification requirements identified in this Section is intended to supersede the procedures established in this Chapter for other discretionary reviews.

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

17.700.010 DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

The following definitions are in alphabetical order.

A. Definitions, "A".

17. Animal Sales and Services.

- c. **Animal Boarding and Kennels.** Public or commercial facilities for the keeping, boarding, or maintaining of common household pets for commercial purposes, except for dogs or cats offered for sale in pet shops.
- d. **Animal Hospitals.** An establishment providing medical and surgical treatment for domestic animals. This classification allows 24-hour accommodation of animals receiving medical services but does not include kennels. Use allowed indoors only.
- e. **Pet Day Care.** A facility for the primary purpose of same day, short-term keeping, boarding or maintaining of animals that do not require medical treatment, and excludes the keeping of animals overnight.
- f. **Pet Shops.** Retail stores selling or offering for adoption birds, cats, dogs, fish, and other common household pets, including supplies for the care and feeding of the animals sold. This use may include pet grooming [as an accessory or standalone use](#), but not the overnight boarding of animals other than those for sale.
- g. **Veterinary Clinics.** Office and medical treatment facilities used by veterinarians, including large and small animal veterinary clinics. Use allowed indoors only.

C. Definitions, "C".

- 7. **Carport.** A roofed structure over a driveway [or a parking area](#), the purpose of which is to shelter a vehicle.

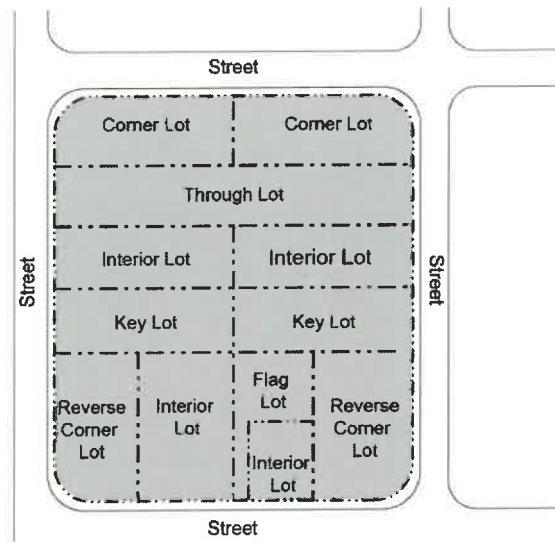
H Definitions, "H".

- 3. **Health/Fitness Facilities.** Fitness centers, gymnasiums, health and athletic clubs, including any of the following: indoor sauna, spa, tanning or hot tub facilities; indoor tennis, handball, racquetball, archery and ~~shooting ranges and~~ other indoor activities.

L. Definitions, "L".

- 6. **Lot or Parcel.** A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and City ordinances, including this Title. Portions of a Lot or Parcel that are within the public right-of-way and restricted by easement, or similar instrument, to sidewalk, alley, or street uses shall not be considered a part of the Lot or Parcel. Types of lots include the following.
 - a. **Corner Lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the lot is considered an interior lot.
 - b. **Flag Lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
 - c. **Interior Lot.** A lot abutting only one street.
 - d. **Key Lot.** An interior lot, the ~~front~~ [side](#) of which adjoins the ~~side~~ [rear](#) property line of a [reverse](#) corner lot.
 - e. **Reverse Corner Lot.** A corner lot, the rear of which abuts a key lot.
 - f. **Through Lot.** A lot with frontage on two generally parallel streets.

Figure 7-1 Examples of Lot Types



P. Definitions, "P".

7. **Porte Cochere.** A solid roofed structure that extends from and is attached for a depth of no more than 16 feet, to the entrance of a building over an adjacent driveway, with no less than 7 feet of vertical clearance, the purpose of which is to shelter a person entering or exiting a vehicle.

R. Definitions, "R".

5. Retail.

- a. **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.
- b. **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.
- c. **Construction Equipment Sales.** Retail establishments selling or renting heavy construction equipment, including cranes, earth-moving equipment, heavy trucks, and the like.
- d. **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.
- e. **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~~ that serves food and non-alcoholic beverages for consumption on the premises or for take-out, which 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 preparing or serving full meals; and ~~does not include wait service, and serves food and non-alcoholic beverages for consumption on the premises or for take-out and limited to~~ includes 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.

- f. **General Retail Stores.** Stores and shops selling lines of merchandise not specifically listed under another use classification, including secondhand stores (thrift retail stores), which are retail establishments that buy and sell used products of the same type. Such types of stores and lines of merchandise include:
- i. Appliances;
 - ii. Florists and houseplant stores (indoor);
 - iii. Antiques;
 - iv. Furniture and home furnishing;
 - v. Art gallery;
 - vi. Grocery stores;
 - vii. Artists' supplies;
 - viii. Hardware;
 - ix. Auto parts (not including repair);
 - x. Bakeries (retail only);
 - xi. Hobby materials;
 - xii. Bicycles;
 - xiii. Jewelry;
 - xiv. Books;
 - xv. Luggage and leather goods;
 - xvi. Cameras and photographic supplies;
 - xvii. Musical instruments, parts and accessories;
 - xviii. Cannabis Dispensary, retail-store front, and ancillary delivery service;
 - xix. Clothing and accessories;
 - xx. Newsstands;
 - xxi. Collectable items sales;
 - xxii. Orthopedic supplies;
 - xxiii. Computer and computer equipment;
 - xxiv. Religious goods;
 - xxv. Consumer electronics;
 - xxvi. Small wares;
 - xxvii. Curio, gift and souvenir shops;
 - xxviii. Specialty shops;
 - xxix. Department stores;
 - xxx. Sporting goods and equipment;
 - xxxi. Stationery;
 - xxxii. Drugstores and pharmacies;
 - xxxiii. Dry goods;
 - xxxiv. Toys and games;
 - xxxv. Fabrics and sewing supplies;
 - xxxvi. Variety stores.
- g. **Pawn Shops.** Retail establishments that accept personal property as collateral for loans, and offer the property for sale to the public.
- ~~h. **Secondhand Stores.** Indoor retail establishments that buy and sell used products, including books, clothing, furniture, and household goods. The sale of cars and other used vehicles is included under "Vehicle Sales."~~

- hi. 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 where the businesses share common pedestrian and parking areas.
- ij. 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

Y. Definitions, "Y".

- 1. Yard.** An area between a lot line and a setback, unobstructed and unoccupied from the ground upward, except for projections permitted by this Title. See Section 17.300.020 (Setback Regulations and Exceptions).
- h. Front Yard.** An area extending across the full width of the lot between the front lot line and the required setback.
- i. Rear Yard.** An area extending the full width of the lot between a rear lot line and the required setback.
- j. Side Yard.** An area extending ~~from the front yard to the rear yard~~ the full depth of the lot between the nearest side lot line and the required setback.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2006-009 § 21; Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 §§ 1, 3 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2016-001 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. No. 2018-011 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-012 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-008)