

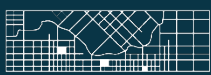


City of Coachella

# Title 17: Zoning

General Plan Consistency Update

Public Review Draft



raimi+  
associates

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## Chapter 17.06 DEFINITIONS

The following definitions shall be added to this chapter:

**Artisan manufacturing/flex space.** Limited fabrication, assembly, or light industrial activities that provide ancillary warehousing and storage, require minimal outdoor storage, and require minimal heavy vehicle delivery/pick-up, and are in support of a primary research and development and/or industrial permitted land use in the applicable zone. Also includes any commercial use (charitable or for profit) or space for the creation, exhibition, or production of artistic or craft pieces, including art installations, ceramic products manufacturing, crafts, glass work, jewelry, painting, sculpture, and welding activities limited to the production of art.

**Polanco park.** Mobile home parks developed under the provisions of the 1992 bill AB 3526, commonly known as the Polanco Bill. These MHPs are intended to serve as farmworker housing and may not contain more than twelve units.

## Chapter 17.08 ZONING DISTRICTS DESIGNATED

### 17.08.010 Zones established.

For the purpose of this title as stated in Chapter 17.02, the city is divided into the following zones:

A-R	Agricultural <del>R</del> eserve zone
<del>A-TR-R</del>	<del>Rural Agricultural transition</del> zone
R-E	Residential <del>E</del> state zone
<del>R-SS-N</del>	<del>Suburban Neighborhood Single-family</del> zone
<del>R-MG-N</del>	<del>General Neighborhood Multiple-family</del> zone
<u>U-N</u>	<u>Urban Neighborhood zone</u>
<u>U-E</u>	<u>Urban Employment zone</u>
<u>R-D</u>	<u>Resort District zone</u>
<u>DT-PV</u>	<u>Downtown Pueblo Viejo zone</u>
<u>DT-TR</u>	<u>Downtown Transition zone</u>
R-MH	Mobilehome <u>Park</u> subdivision zone
C-N	Neighborhood <del>C</del> ommercial zone
C-G	General <del>C</del> ommercial zone
<del>C-TR-C</del>	<del>Regional Tourist C</del> ommercial zone
M-S	Manufacturing <del>S</del> ervice zone
M-H	Heavy <del>I</del> ndustrial zone
M-W	Wrecking <del>Y</del> ard zone
<u>O-S</u>	<u>Open Space zone</u>
<u>SP</u>	<u>Specific Plan</u>
<u>PUD</u>	<u>Planned Unit Development overlay</u>

(Prior code § 014.01)

**17.08.020 Official zoning map.**

The areas assigned to these zones, their designations, and the boundaries of said zones shown on the map hereto attached and made part of this chapter, are hereby established. Said map being designated as the "Official Zoning Map" and such map and its proper notations, references, and other information shown thereon shall be as much a part of this chapter as if the matters and information set forth by such map were fully described in this chapter.

(Prior code § 014.02)

**17.08.030 Interpretation of district boundaries.**

Where uncertainty exists as to the boundaries of any zone shown on the official zoning map, the following rules shall apply:

- A. Where zone boundaries are indicated approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
- B. In the case of unsubdivided property, or where the zone boundary divides a lot, the location of such boundary unless the same are indicated by dimension, shall be determined by use of the scale appearing on said zoning map.
- C. Where any public street or alley is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the zone classification of the property to which it reverts.

(Prior code § 014.03)

**17.08.040 Area zoning symbols.**

- A. Where a number follows the zoning symbol on any zoning map hereafter adopted, the following interpretations shall govern the minimum permitted lot area:
  - 1. Where the number is less than one hundred (100), it shall designate an area in acres;
  - 2. Where the number is greater than one hundred (100), it shall designate an area in square feet;
  - 3. In no case shall an area zoning symbol be established which would reduce the minimum lot area below that required in the zone itself.
- B. The addition or deletion of such numbers to zoning symbols shall be deemed a change of zone, and shall be accomplished in accord with all provisions of Chapters 17.70 through 17.82.
- C. Where no number follows the zoning symbol, the minimum building site shall be that prescribed by the designated zone.

(Prior code § 014.04)

**17.08.050 References to other parts.**

References made in this section to other parts of this chapter are designated thus as Section 17.02.190.

(Prior code § 014.05)

## Chapter 17.10 A-R AGRICULTURAL RESERVE ZONE

### 17.10.010 Intent and purpose.

This zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, Section 51200 et seq. [This zone implements the Agricultural Rancho land use designation in the General Plan.](#)

(Prior code § 018.01)

### 17.10.020 Permitted uses.

The following uses are permitted in the A-R ([Agricultural Reserve](#)) zone subject to all provisions of this chapter:

- A. Primary Uses.
  - 1. The growing of field crops, trees, vegetables, fruits, berries, flowers, and nursery stock.
  - 2. Animal raising, noncommercial, small animals, such as poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
  - 3. Animal grazing, commercial, limited to horses, cattle, sheep, and goats and including their supplementary feeding; provided such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the premises.
  - 4. [Polanco mobilehomes.](#)
  - 5. Public and private parks.
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:
  - 1. Single-Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
  - 2. Storage of tools, supplies, equipment, and petroleum products intended for use on the premises, but not for resale.
  - 3. Housing and storage (including corrals, coops, pens, etc.) for animals and for crop products produced on the premises.
  - 4. Parking facilities, including cars, trucks, and vehicles owned by persons residing on the premises.
  - 5. Accessory living quarters for persons employed on the premises, or for temporary use by guests of occupants on the premises. Such quarters shall not be rented or leased to persons not employed on the premises. Where not a part of the main building, such quarters shall be separated from the main building by twenty-five (25) feet.
  - 6. Permitted Signs. Only the following signs shall be permitted:
    - a. One unlighted identification sign not to exceed twenty (20) square feet in area.

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- b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such signs shall be located at last ten (10) feet from any property line.
- 7. Home occupations, subject to the provisions of Section 17.58.010.
- C. Conditional Uses. The following may be permitted in the A-R (Agricultural Reserve) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
  - ~~21.~~ One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the ~~planning commission~~ Planning Commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the Planning Commission.
  - 2. Animal raising, commercial; small animals, such as poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
  - 3. Apiaries (bee farming).
  - ~~34.~~ Cemeteries, crematories, columbariums, and mausoleums.
  - 5. Dairy farms.
  - ~~4.~~ ~~Reserved;~~
  - ~~5.~~ ~~Reserved;~~
  - 6. Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle.
  - ~~47.~~ Farm labor camps.
  - ~~58.~~ Fruit and vegetable packing houses.
  - ~~119.~~ Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.
  - ~~610.~~ Kennels.

(Prior code § 018.02; Ord. No. 1171-, § 5, 8-25-21)

**17.10.030 Property development standards.**

The following standards of development shall apply in the A-R (Agricultural reserve) Zone:

- A. Residential Density.
  - 1. Maximum Density. 0.025 dwelling units/acre.
- B. Lot Requirements.
  - 1. Minimum Lot Size. Forty (40) acres, or one-sixteenth of a section as determined by government survey.
  - 2. Minimum Lot Width. Six hundred (600) feet.
  - 3. Minimum Lot Depth. Six hundred (600) feet.

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**BC.** Yard Requirements.

1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
2. Side Yard. Each lot shall have side yards of not less than twenty (20) feet.
3. Rear Yard. Each lot shall have a rear yard of not less than twenty-five (25) feet.
4. Animals. Housing for animals (including corrals, coops, pens, stables, etc.) as permitted in this zone shall not be located within thirty-five (35) feet of any building or structure which is used for human habitation or assembly of persons.
5. Feed and Crop Storage. Feed and crop products shall not be stored within:
  - a. Fifty (50) feet of any front lot line.
  - b. Twenty (20) feet of any residential lot line.

**CD.** Height Limits.

- ~~1. The maximum height of buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~
12. The maximum height of the primary structure all dwellings, living quarters, garages, and other buildings permitted in this zone shall be two-and-a-half stories or thirty-five (35) feet, whichever is less.
2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.

**E.** Off-Street Parking.

1. ~~Off-street parking shall be provided for each dwelling unit. Parking for no less than four vehicles shall be provided on-site. Refer to Section 17.54.010.~~

~~**E.** Architectural Review.~~

- ~~1. Allow mobilehomes in any residential zone subject to the architectural review process as set forth in Section 17.72.010 of this title.~~
- ~~2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material. Roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.~~
- ~~3. All mobilehomes shall be compatible with surrounding development.~~
- ~~4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.~~
- ~~5. All mobilehomes shall be allowed to be placed upon any lot of record.~~

(Prior code § 018.03)



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## Chapter 17. ~~12-11~~ R-R (RURAL RANCHO) ~~A-T AGRICULTURAL TRANSITION~~ ZONE

### 17. ~~1211~~ 010 Intent and purpose.

~~This zone has the purpose of permitting the continued agricultural use of those lands suited to eventual development in other uses and zones, pending proper timing for the economical provisions of utilities, major streets, and other facilities, so that compact, orderly development will occur. This zone accommodates low intensity residential development within a preserved rural landscape which is intended to serve as a buffer between Agriculture and any of the urban uses or as the edge of the urbanized City. It is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Rural Rancho land use designation in the General Plan.~~

~~(Prior code § 020.01)~~

### 17. ~~1211~~ 020 Permitted uses.

The following uses are permitted in the ~~A-TR-R (Rural Rancho)~~ zone subject to all provisions of this chapter:

#### A. Primary Uses.

- ~~1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.~~
- ~~2. The growing of field crops, trees, vegetables, fruits, berries, flowers, and nursery stock, including wholesaling of crops produced upon the premises.~~
- ~~23. Animal raising, noncommercial, small animals, such as, poultry, birds, fish, fowl, rabbits, chinchillas, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.~~
- ~~3. Animal grazing, commercial, limited to horses, cattle, sheep and goats and including their supplementary feeding; provided such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the premises.~~
- ~~4. Public and private parks.~~

#### B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

- ~~1. 1. Single Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).~~
- ~~2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.~~
- ~~23. Storage of tools, supplies, equipment, and petroleum products intended for use on the premises, but not for resale.~~
- ~~34. Housing and storage (including corrals, coops, pens, etc.) for animals and for crop products produced on the premises.~~
- ~~5. Keeping of horses with the following specifications:~~

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- 
- a. Minimum Lot Area. Twenty thousand (20,000) square feet.
  - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
  - c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
  - d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
46. Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
7. Parking facilities, including cars, trucks, and vehicles owned by persons residing on the premises.
5. ~~Accessory living quarters for persons employed on the premises, or for temporary use by guests of occupants on the premises. Such quarters shall not be rented or leased to persons not employed on the premises. Where not a part of the main building, such quarters shall be separated from the main building by twenty-five (25) feet.~~
68. Permitted Signs. Only the following signs shall be permitted:
- a. One unlighted identification sign not to exceed ~~twenty-two~~ twenty-two (2012) square feet in area.
  - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such signs shall be located at least ten (10) feet from any property line.
79. Home occupations, subject to the provisions of Section 17.58.010.
10. Public Utility Facilities (City-Initiated)
- C. Conditional Uses. The following may be permitted in the ~~A-TR-R~~ Rural Rancho zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
- 1. ~~Public and private parks;~~
  - 21. Animal Raising, Commercial. Small animals, such as, poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom;
  - 52. Borrow pits, gravel pits, and other recovery of natural mineral resources;
  - 103. Campgrounds, private, containing picnic areas, overnight camping facilities and temporary parking for travel trailers and camper trucks;
  - 4. Cemeteries, crematories, columbariums, and mausoleums;
  - 5. Clubs and lodges, private, nonprofit when site fronting on an arterial street;
  - 6. Dairy farms;
  - 47. Equestrian establishments, provided that in no case shall permanent maintenance or stabling of horses, storage of feed, riding arenas, or storage or maintenance of equipment be permitted within three hundred feet of the boundary of any ~~R-S or RM~~ residential zone except for A-R (Agricultural Reserve) zone;
  - 68. Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle;
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- ~~129.~~ Farm labor camps; ~~and,~~
- ~~1410.~~ Fruit and vegetable packing houses;
- ~~711.~~ Golf courses (public and private).
- ~~1312.~~ Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.
- ~~13.~~ Kennels;
- ~~14.~~ Mobilehomes.
- ~~14.~~ One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the ~~planning commission~~ Planning Commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the Planning ~~C~~ommission;
- ~~1415.~~ Swimming, polo, and country clubs.

(Prior code § 020.02; Ord. No. 1171, § 6, 8-25-21)

**17. ~~1211.~~030 Property development standards.**

The following standards of development shall apply in the R-R (Rural Rancho) Zone:

A. Residential Density.

- 1. Minimum Density. 0.4 dwelling units/acre.
- 2. Maximum Density. 1 dwelling unit/acre.

AB. Lot Requirements.

- 1. Minimum Lot Size. ~~Five acres.~~ One acre.
- 2. Minimum Lot Width. ~~Two hundred sixty~~ One hundred twenty (~~260~~120) feet.
- 3. Minimum Lot Depth. ~~Two hundred sixty~~ One hundred twenty (~~120~~260) feet.

BC. Yard Requirements.

- 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
- 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
- 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.
- 4. Animals. Housing for animals (including corrals, coops, pens, stables, etc.) as permitted in this zone shall not be located within thirty-five (35) feet of any building or structure which is used for human habitation or assembly of persons.
- 5. Feed and Crop Storage. Feed and crop products shall not be stored within:
  - a. Fifty (50) feet of any front lot line.
  - b. Twenty (20) feet of any residential lot line.

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CD. Height Limits.

~~1.~~ ~~2.~~ ~~The maximum height of the primary structure shall be two-and-a-half stories or thirty-five (35) feet, whichever is less.~~

~~2.~~ ~~The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~

~~3.~~ ~~The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).~~

~~The maximum height of all dwellings, living quarters, garages, and other buildings permitted in this zone shall be two stories or thirty five (35) feet, whichever is less.~~

~~1.~~ ~~The maximum height of buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~

DE. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this chapter.

EE. Architectural Review. All development in the R-R, (Rural Rancho) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

1. ~~Allow~~ single-family dwellings (one only per parcel) in the ~~A-TR-R (Rural Rancho)~~ zone are subject to the architectural review process as set forth in Section 17.72.010 of this chapter. Approval of such applications shall be made only after review by the planning division and concurrence by the director therefor.

2. All mobilehomes subject to this review process shall ~~be~~ certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the Building Official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.

3. All mobilehomes shall be compatible with surrounding development.

4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.

5. All mobilehomes shall be allowed to be placed upon any lot of record.

(Prior code § 020.03)

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## Chapter 17.124 R-E RESIDENTIAL ESTATE ZONE

### 17.12.010 Intent and purpose.

This zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Estate Rancho land use designation in the General Plan.

(Prior code § 025.01)

### 17.1412.020 Permitted uses.

The following uses are permitted in the R-E (Residential Estate) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
2. Public and private parks.

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. ~~Accessory structures, habitable, including guest houses, accessory living quarters and servants quarters.~~ Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units)
2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
3. Keeping of horses with the following specifications:
  - a. Minimum Lot Area. Twenty thousand (20,000) square feet.
  - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
  - c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
  - d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
4. Parking facilities, such as cars, trucks, and vehicles owned by persons residing on the premises.
5. Home occupations, subject to the provisions of Section 17.58.010.~~7~~
6. Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
7. Permitted Signs. Only the following signs shall be permitted:
  - a. One unlighted identification sign not to exceed eight (8) square feet in area.

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- b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such sign shall be located not less than ten (10) feet from any property line.
- 8. The growing of field crops, trees, vegetables, fruits, berries, and nursery stock, including wholesaling of crops produced upon the premises.
- C. Conditional Uses. The following uses may be permitted in the RE zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
  - 1. Clubs and lodges, private, nonprofit when site fronting on an arterial street;
  - 2. Public and private golf courses; ~~and~~
  - 3. School, private, nonprofit.

(Prior code § 025.02)

**17.1412.030 Property development standards.**

The following standards of development shall apply in the R-E (Residential Estate) Zone:

A. Residential Density.

- 1. Minimum Density. 1 dwelling unit/acre.
- 2. Maximum Density. 2.2 dwelling unit/acre.

AB. Lot Requirements.

- 1. Minimum Lot Area. Twenty thousand (20,000) square feet.
- 2. Minimum Lot Width. One hundred (100) feet.
- 3. Minimum Lot Depth. One hundred (100) feet.

BC. Yard Requirements.

- 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
- 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
- 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.

C. Height Limits.

- 1. The maximum height of ~~till dwellings, living quarters, garages, and other buildings~~ the primary structure permitted in this zone shall be two-and-a-half stories or thirty-five (35) feet, whichever is less, ~~except provided herein. No two-story structure shall be in any single-family zone where there is another dwelling within one hundred fifty (150) feet of the exterior boundaries of the property boundary.~~
- 2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.
- 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

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- D. Off-Street Parking. Off-street parking shall be provided for, subject to the requirement of Section 17.54.010 of this title.
- E. Architectural Review. All development in the R-E, ~~(Residential Estate)~~ Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
1. ~~M~~Allow mobilehomes in any residential zone ~~are~~ subject to the architectural review process as set forth in Section 17.72.010 of this title.
  2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.
  3. All mobilehomes shall be compatible with surrounding development.
  4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.

(Prior code § 025.03)

## Chapter 17. ~~16-13~~ R-S RESIDENTIAL SINGLE-FAMILY S-N SUBURBAN NEIGHBORHOOD ZONE

### 17. ~~1613~~.010 Intent and purpose.

This zone is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights, and similar aspects of development. This zone implements the Suburban Neighborhood land use designation in the General Plan.

(Prior code § 030.01)

### 17. ~~1613~~.020 Permitted uses.

The following uses are permitted in the R-SS-N (residential single family Suburban Neighborhood) zone subject to all provisions of this chapter:

#### A. Primary Uses.

1. Single-family detached dwelling; No more than one principal dwelling unit shall be located on each lot.
2. Family daycare homes; ~~;~~
3. Public parks and playgrounds; ~~;~~
4. Temporary subdivision sales offices; ~~;~~
5. The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets that shall not be a public nuisance due to odors, noise, or public health considerations; ~~;~~
- ~~6. Licensed day care centers for five or less children; and~~
7. Such other similar uses as are approved by the ~~planning commission~~ Planning Commission.
- ~~8. Public Utility Facilities (City-initiated).~~
- ~~9. Community gardens (subject to site plan review).~~

#### ~~B. Conditional Uses. The following uses are permitted in the R-S (residential single family) zone subject to the acquisition of a conditional use permit in accordance with the provisions of Section 17.74.010:~~

- ~~1. Single family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38;~~
- ~~2. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, commercial child daycare and pre-school facilities, churches, parsonages and other religious institutions;~~
- ~~3. Public and private golf courses;~~
- ~~4. Fire stations, police stations;~~



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- ~~5. — Libraries, museums;~~
- ~~6. — Parks, playgrounds, court games and community centers;~~
- ~~7. — Public utility distribution substations and public service facilities;~~
- ~~8. — Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;~~
- ~~9. — Commercial radio and television towers.~~

CB. Accessory Uses. The uses listed below are allowed as incidental uses to an existing permitted or conditional use on the site.

- 1. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60.
- 2. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60.
- 3. Court games and Outdoor outdoor play courts with lighting up to ten (10) feet in height.
- 4. Greenhouses, date orchards, and other fruit and vegetable gardens for private use.
- 5. Home occupations, and cottage food operations, subject to the provisions of Section 17.58.010.
- 6. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).

~~Secondary housing units, subject to the regulations listed below.~~

- ~~a. — One secondary housing unit may be located on a site that contains a single family residence with an approved two car garage.~~
- ~~b. — The secondary housing unit may be located only on sites with at least five thousand five hundred (5,500) square feet of lot area.~~
- ~~c. — A detached secondary housing unit shall be located in the rear yard portion of the site, and shall not be within ten (10) feet of a corner street line.~~
- ~~d. — The secondary housing unit shall be subject to an administrative architectural review by the planning director, and shall comply with current residential design guidelines and/or match the exterior building materials of the neighborhood.~~
- ~~e. — The habitable floor area of a secondary housing unit may be up to thirty (30) percent of the size of the main dwelling or eight hundred (800) square feet, whichever is greater.~~
- ~~f. — An attached secondary housing unit shall provide a twenty foot rear yard setback, and a combined side yard setback of fifteen (15) feet, with no less than five feet on any one side. A detached secondary housing unit shall provide a minimum rear yard setback of fifteen (15) feet, a minimum side yard setback of five feet, and shall provide a minimum distance of ten (10) feet from any other structure or from any corner street line.~~
- ~~g. — The secondary housing unit shall utilize sewer and water services and shall pay the appropriate fees, subject to review and approval by the city's utilities staff.~~
- ~~h. — Off-Street Parking. A secondary housing unit up to six hundred forty (640) square feet must provide one covered parking space in a garage or carport. A secondary housing unit larger than six hundred forty (640) square feet shall provide two covered parking spaces in a garage or carport. The~~

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~~parking requirements for the secondary housing unit shall be in addition to the two-car garage required for the main residence.~~

~~i. — Address and Building Permit Required. The owner of the property shall obtain a separate address, a building permit, and pay all applicable development impact fees for the secondary housing unit as a separate dwelling unit on the site.~~

C. Conditional Uses. The following uses are permitted in the S-N (Suburban Neighborhood) zone subject to the acquisition of a conditional use permit in accordance with the provisions of Section 17.74.010:

1. Apiaries (bee farming).
- ~~2. Commercial radio and television towers.~~
3. Fire stations, police stations.
4. Libraries, museums.
5. Community centers.
6. Parking lots.
7. Private lighted or unlighted tennis courts and other similar uses, except for ~~not to include~~ swimming pools and spas.

~~Single-family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38;~~

~~82. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, commercial child daycare and pre-school facilities, churches, parsonages, and other religious institutions;~~

~~39. Public and private golf courses;~~

~~4. — Fire stations, police stations;~~

~~5. — Libraries, museums;~~

~~6. — Parks, playgrounds, court games and community centers;~~

~~710. Public utility distribution substations and public service facilities;~~

~~8. — Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;~~

~~9. — Commercial radio and television towers.~~

~~10. — Parking lots~~

~~11. — Apiaries (bee farming)~~

~~112. Single-family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38.~~

~~12. Special Event Establishments on a parcel ~~two~~ (2) acres or greater.~~

D. Prohibited Uses. The following uses are expressly prohibited in the S-N (Suburban Neighborhood) district:

1. Outdoor advertising displays and billboards.

(Prior code § 030.02)

(Ord. No. 1026, § 6, 1-12-11; Ord. No. 1075, § 3, 6-10-15)

**17.1613.030 Property development standards.**

The following standards of development shall apply in the S-N (Suburban Neighborhood) R-S (residential single family) zone:

A. Residential Density.

1. Minimum Density. 2 dwelling units/acre.
2. Maximum Density. 8 dwelling units/acre.

~~General Development Standards:~~

- ~~1. Building height shall not exceed thirty (30) feet; not to exceed two stories;~~
- ~~2. Not more than one principal dwelling unit shall be located on each lot;~~
- ~~3. Front yard setbacks in subdivision developments may be reduced by twenty five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and~~
- ~~4. Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.~~

~~BB.~~ Lot Area Requirements. The minimum lot area for any new lot created in the S-N (Suburban Neighborhood) R-S (residential single family) zone shall be as follows:

1. Interior Lots. ~~Seven-Five~~ thousand ~~fourtwo~~ hundred (~~7,2005,400~~) square feet; however, the average lot size for any subdivision shall be a minimum of ~~seven-five~~ thousand (~~75,000~~) square feet.
2. Corner Lots. ~~Seven-Six~~ thousand ~~two hundred~~ (~~7,2006,000~~) square feet.
- ~~3. Exception. Whenever a lot is adjacent to a lower density zoning district or an existing developed parcel with a larger lot size than required in the R-S zone, a transition or buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to, lot size, lot width, lot depth, increased setbacks or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development. The adequacy of this transition shall be subject to the review and approval of the planning commission and the city council on a case-by-case basis.~~
- ~~4. In the implementation of subsection 3 of this section, any change in a lot size which would leave the lot at a size at least seventy-five (75) percent the size of the largest adjacent developed lot will be presumed appropriate, absent unusual circumstances, and provided the minimum average lot size in the adjacent zone is eight thousand (8,000) square feet or greater. Any application to change a lot to a size lower than said seventy-five (75) percent standard will be permitted only upon showing of good cause. It is the intent of this paragraph to set a standard but also to allow flexibility.~~
- ~~53.~~ Minimum lot width shall be ~~sixty-fifty~~ (~~6050~~) feet; corner lots shall be ~~seventy-sixty~~ (~~7060~~) feet minimum. Knuckle or cul-de-sac lots shall be forty (40) feet, provided the average width is ~~sixty-fifty~~ (~~5060~~) feet.
- ~~64.~~ Minimum lot depth shall be ~~one hundredeighty~~ (~~10080~~) feet.

C. Yard Requirements.

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- ~~71.~~ Minimum side yards shall be ~~fifteen (15) feet combined, one of five feet, the other ten (10) feet five (5) feet and maintained if free and clear of obstructions from ground or wall-mounted equipment.~~
- ~~82.~~ Minimum street side yard shall be ten (10) feet.
- ~~93.~~ Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded garages shall be a minimum of twelve (12) feet ~~from the front property line~~. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face.
- ~~104.~~ Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F).
- ~~35.~~ Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and

~~11D.~~ Maximum Lot Coverage.

- ~~1.~~ The maximum lot coverage by all buildings, main and accessory structures, shall be ~~fifty~~ (54) percent, ~~except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).~~

E. Height Limits.

- ~~1.~~ Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories.
- ~~2.~~ Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story.
- ~~3.~~ The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

F. Off-Street Parking.

- ~~41.~~ Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.
- ~~2.~~ All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.

~~CG.~~ Additional Regulations and Standards.

- ~~1.~~ Architectural review by the ~~planning commission~~ Planning Commission is required for development projects involving the construction of more than three dwelling units. The ~~planning commission~~ Planning Commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director ~~for up to two units concurrent with building plan check. after routing and the director shall determine if the architectural review occur with building permit plan check. The director shall determine if submitted plans for three or fewer units be routed for for agency comments, for projects involving new construction of three or fewer dwelling units.~~

~~2.~~ Minimum Lot Size/Unit Size.

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- ~~a. New single family residential subdivisions in the residential zones shall provide a minimum lot size of seven thousand two hundred (7,200) square feet.~~
- ~~b. All new single family homes shall provide a minimum floor area of one thousand fifty (1,050) square feet for one and two bedroom homes, and one thousand two hundred (1,200) square feet for three bedroom or larger homes.~~
- ~~c. All new single family homes shall provide a four hundred (400) square foot garage.~~
- 32. Covered Parking. All new ~~single family~~single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing ~~single family~~single-family dwelling, and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.
- 43. Landscaping in the front yard and within the public right-of-way abutting a site shall include the following.
  - a. A minimum of one twenty-four-inch box shade tree and one fifteen-gallon shade tree.
  - b. A minimum of twenty (20) shrubs, espaliers, and succulent plants. Landscaping shall include vertical shrubs to adequately screen the sides of utility boxes or cables boxes without obstructing access to the utility boxes.
  - c. Ground cover in the form of decomposed granite for yard or planter areas less than ten (10) feet in width, and ¾-inch pea gravel or larger gravel for planter or yard areas larger than ten (10) feet in width.
  - d. The use of sod shall be limited to no more than ~~fifty~~fifty-two (52) percent of the total ~~required~~ front yard area. The remainder of the yard shall be landscaped utilizing a variety of drought tolerant plant materials including shrubs, espaliers, and succulents.
  - e. The front yard area between the front building line of the home and the street line shall not be paved more than sixty (60) percent of the total front yard area. Those areas that are not paved shall be landscaped in accordance with this section.
  - f. A minimum thirty-inch landscaped planter is required along the interior property line abutting a residential driveway serving an attached garage, unless the side yard serves as an approved driveway, pursuant to Section 17.54.010(H).
  - g. A permanent underground irrigation system shall be installed for the front yard and public right-of-way areas of the site.
  - h. All trees, plants and groundcovers located in the front yard and in the adjacent public right-of-way shall be maintained by the land-owner/occupier as needed to avoid overgrowth, and shall be adequately irrigated to avoid loss of plants. Dead plants shall be re-planted as needed with new plantings to provide a well-maintained front yard appearance.
- ~~5. Walls or fences not exceeding six feet in height shall be constructed in all side and rear yards along the property lines starting at the beginning of any primary structure. In subdivisions of five or more dwellings, solid masonry walls shall be required on side and rear property lines of those dwellings forming the boundaries of the respective subdivision.~~
- 64. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.

- D. Fencing. All developments in the S-N (Suburban Neighborhood) R-S (residential single family) zone shall have fencing as follows:
1. A six-foot high fence on all rear property lines and interior side lot lines. Fences shall be solid and substantially built. Openings in such fences shall be protected by doors which are normally kept closed.
    - a. All wood fences shall be provided with a two-inch by four-inch plate, top and bottom, and shall be well braced.
    - b. The fence material shall be a minimum of three-fourths inch boards and shall be vertical in alignment and without interruption.
  2. In subdivisions of five or more units, fencing on all rear property lines and those side yard lot lines of those units denoting the boundaries of the subdivisions shall be of solid masonry construction. Such walls shall be finished with caps of appropriate size. Opening for pedestrian and bicycle connections shall be provided at no less than 250-foot intervals to improve connectivity with the surrounding neighborhood.
  3. Front and street side yard fencing shall conform to Section 17.60.010(D)(3) of this code.
  4. If a fence exists at the required location, the requirement may be waived. Waiver may be granted if the chief building official, with the concurrence of the director of community development, finds that the existing fence is of sound construction with an expected life of at least ten (10) years.
- E. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- ~~E. Prohibited Uses. The following uses are expressly prohibited in the R-S (residential single family) district:~~
- ~~1. Outdoor advertising displays and billboards.~~
- ~~F. Lot Coverage. In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main building(s) and accessory building(s).~~

(Ord. 909, 2004; prior code § 030.03)

(Ord. No. 1021, § 2, 7-28-10; Ord. No. 1075, § 4, 6-10-15)

## ~~Chapter 17.18 R-O 6000 RESIDENTIAL OVERLAY ZONE~~

### ~~17.18.010 Intent and purpose.~~

~~This zone is intended to provide adequate housing in a satisfying living environment for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor so long as such use is consistent with sound standards of public health and safety. It has the further purpose of maintaining and promoting residential living environments compatible and in harmony with the previously established patterns of development of existing low and moderate income housing. As such, the objective of this chapter is to provide the city with a device needed to correct existing shortages and to meet projected growth needs within the city. The content of this chapter is intended to provide incentives to developers to build a range of housing that is affordable to city residents.~~

~~(Prior code § 031.01)~~

**17.18.020 Permitted uses.**

The following uses are permitted in the R-O 6000 zone subject to all provisions of this chapter:

**A. Primary Uses.**

1. One family dwellings, subject to the following minimum dwelling unit sizes:
  - a. One bedroom units shall not be permitted.
  - b. Two bedroom units shall have a minimum of eleven hundred (1,100) square feet of living area.
  - c. Three bedroom units shall have a minimum of twelve hundred (1,200) square feet of living area.
2. Minimum Dwelling Unit Sizes.
  - a. One and two bedroom units. One thousand (1,000) square feet.
  - b. Three bedrooms or more. One thousand one hundred fifty (1,150) square feet.
3. Household pets and gardens as permitted in the R-S zone.
4. Such other similar uses as are approved by the planning commission.

**B. Conditional Uses.** The following uses may be permitted subject to obtaining a conditional use permit:

1. Secondary housing units subject to the provisions of Section 17.16.020(D).
2. Multiple family dwelling units;
3. Manufactured homes, provided they comply with the city's development standards and design guidelines for new single family homes;
4. Family daycare homes;
5. Boardinghouses, transient occupancy facilities, facilities used for the purposes of providing shelter for migrant agricultural workers, and other such facilities needed for emergency housing;
6. Public utility structures and public service facilities;
7. Hospitals;
8. Schools and colleges, not including art, business or trade schools, both public and private;
9. Parks and recreational facilities such as tennis courts and swimming pools without incidental commercial uses, both public and private; and
10. Planned unit development subject to the provisions of Chapters 17.38 and 17.52.

**C. Prohibited Uses.** The following uses are expressly prohibited in the R-O 6000 district:

1. Outdoor advertising displays or billboards.

(Prior code § 031.02)

(Ord. No. 1075, § 5, 6-10-15)

**17.18.030 Property development standards.**

- A. Required Provisions. At least ten (10) percent of all units in one family and multifamily units constructed will be required to be affordable to persons earning less than one hundred twenty (120) percent of the median-range income group throughout Riverside County. Half of the "below market rate" or subsidized units are

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required to be made available to households earning less than eighty (80) percent of the median county income.

~~B. Lot Requirements. All newly created lots shall meet the following minimum dimensions:~~

- ~~1. Minimum Lot Area. Six thousand (6,000) square feet.~~
- ~~2. Minimum Lot Width. As specified in Section 17.60.010. The width of corner lots shall be sufficient to meet all setback requirements.~~
- ~~3. Maximum Lot Coverage. The maximum lot coverage by all buildings, main and accessory shall be forty (40) percent.~~

~~C. Yard Requirement.~~

- ~~1. Minimum Front Yard Setback Depth. Twenty (20) feet except where the garage is a side entry (the door of the garage is perpendicular to the street) then twelve (12) feet. The percentage of side entry garages with reduced setbacks shall not exceed fifty (50) percent within a subdivision.~~
- ~~2. Rear Yard. Each lot shall have a minimum rear yard of fifteen (15) feet.~~
- ~~3. Minimum Side Yard Width.
  - ~~a. Interior Lots. Side yard setbacks shall be measured from the property line to the point representing the finished surface of the exterior wall of the dwelling unit. The minimum distance allowed shall not be less than five feet.~~
  - ~~b. Corner Lots. Side yard setbacks shall be a minimum of ten (10) feet on the street side and a minimum of five feet on the interior lot side.~~~~

~~D. Height Limits.~~

- ~~1. The maximum height of all dwellings, living quarters, garages and other buildings permitted in this zone shall be two stories or thirty five (35) feet, whichever is less.~~

~~E. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this title.~~

~~F. Application Procedure.~~

- ~~1. Individual one-family and two-family dwellings on random lots shall require the approval of the director of community development.~~
- ~~2. Multiple dwelling units, either one-family or two-family, shall require approval of the planning commission through the architectural review process.~~

~~G. Lot Coverage. In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main building(s) and accessory building(s).~~

~~H. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single family residential tracts in which a previously approved product was constructed.~~

~~{Prior code § 031.03}~~

~~{Ord. No. 1021, § 3, 7-28-10}~~



## Chapter 17.~~20~~14 ~~R-M MULTIPLE-FAMILY RESIDENTIAL~~ G-N GENERAL NEIGHBORHOOD ZONE

### 17.~~20~~14.010 Intent and purpose.

This zone is intended to provide for the establishment and expansion of ~~detached and attached single-family and multiple-family~~multiple-family residential development areas at various medium and high population densities and related open space and community services, all located in conformance with the general plan. This zone implements the General Neighborhood land use designation in the General Plan.

(Prior code § 032.01)

### 17.~~20~~14.020 Permitted uses.

The following uses are permitted in the R-MG-N (General Neighborhood) zone, subject to all provisions of this chapter:

#### A. Primary Uses.

1. Single-family and duplex dwellings: ~~unit sizes.~~
  - a. Detached ~~single-family~~ dwellings shall conform to the standards as set forth in the R-SS-N (single-family Suburban Neighborhood) zone (Chapter 17.16) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
  - b. Duplex dwellings, attached or detached. ~~shall conform to the standards as set forth in the R-O (residential overlay) zone (Chapter 17.18).~~
  - c. Attached single-family such as rowhouses.
  - c. Small lot single-family subdivisions.
2. Triplex or Fourplex.  
~~single family townhouses, two family townhouses and two family detached dwellings.~~
3. Multi-family dwellings (5+ units). ~~3. No mobilehomes shall be allowed.~~

#### B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
23. Permitted Signs. Only the following signs shall be permitted:
  - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.
  - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.
  - c. ~~Conditional Uses. The following uses may be permitted in the R-M zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.~~

C. Conditional Uses. The following uses are permitted in the G-N (General Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. All conditional uses listed in Section 17.16.020(C) of the ~~R-SS-N (Suburban Neighborhood) zone~~;
2. Boarding and lodging houses;
3. Child nurseries, day care centers;
4. Hospitals, convalescent homes, rest homes, and sanitarium, excepting animal hospitals; subject to the following:
  - a. Minimum lot size shall be five acres.
  - b. All buildings shall be at least fifty (50) feet removed from any lot lines.
5. Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
  - a. Minimum lot size shall be twenty thousand (20,000) square feet.
  - b. Access on arterial or collector.

(Prior code § 032.02)

**17.2014.030 Property development standards.**

The following standards of development shall apply in the G-N (General Neighborhood) zone:

A. Residential Density.

1. Minimum Density. 8 dwelling units/acre
2. Maximum Density. 25 dwelling units/acre

AB. Density and Lot Size Area Requirements.

1. Single-family detached residential subdivisions shall ~~comply with the allowable density range of the general plan land use designators.~~ have a minimum lot size of ~~four~~ five thousand (5,000) square feet ~~shall be required.~~ The minimum lot width and depth for an interior lot shall be 40 feet and 75 feet respectively. The minimum lot width for a corner lot shall be 45 feet.
2. Single-family attached residential subdivisions shall ~~comply with the allowable density range of the general plan land use designators.~~ have a minimum lot size of ~~two~~ four thousand five hundred (4,500) square feet ~~shall be required.~~ The minimum lot width and depth for an interior lot shall be 30 feet and 50 feet respectively. The minimum lot width for a corner lot shall be 35 feet.
3. ~~Multiple-family~~ Multiple-family residential developments of five or more dwelling units shall ~~comply with the allowable density ranges (dwelling units per acre) of the general plan land use designators.~~ have a minimum site area of ten thousand (10,000) square feet ~~is required for multifamily developments of five or more dwelling units. Multifamily residential developments on less than ten thousand (10,000) square feet of site area shall be limited one dwelling unit per three thousand two hundred (3,200) square feet of land area.~~ The minimum lot width and depth for an interior lot shall be 60 feet and 100 feet respectively. The minimum lot width for a corner lot shall be 70 feet.

BC. Yard Requirements.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth.

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2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
  - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
  - b. Street Side of Corner Lots. Ten (10) feet.
3. Rear Yard. Each lot or building site shall have a minimum rear yard of twenty (20) feet.

DC. Height Limits.

- ~~1.~~ 1. The maximum height of all buildings shall be three stories, or forty-five (45) feet, whichever is less.
- ~~2.~~ 2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less.
- ~~3.~~ 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

~~DE.~~ Distance Between Buildings.

- ~~1.~~ 1. Between two main buildings: Twenty (20) feet;
- ~~2.~~ 2. Between a main building and an accessory building structure, or between two accessory buildings structures: Ten (10) feet;
- ~~3.~~ 3. Between a single-family dwelling and either another single-family dwelling or a multiple-family dwelling: Twenty (20) feet;
- ~~4.~~ 4. Where one or both of the main buildings above are three stories in height, the distance enumerated above shall be increased by five feet.

~~EE.~~ Usable Open Space.

- ~~1.~~ 1. Single-family detached and attached residential subdivisions shall provide a minimum of 250 square feet per unit.
- ~~2.~~ 2. Multifamily developments shall provide a minimum of 250 square feet total per unit, minimum 150 square feet of private open space required for ground-level units and 80 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area per Section E.3 below.

~~Usable open space equal to twenty-five (25) percent of the indicated required lot area per dwelling unit shall be provided for each multiple-family dwelling unit. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.~~

~~23.~~ Usable Open Space Standards:

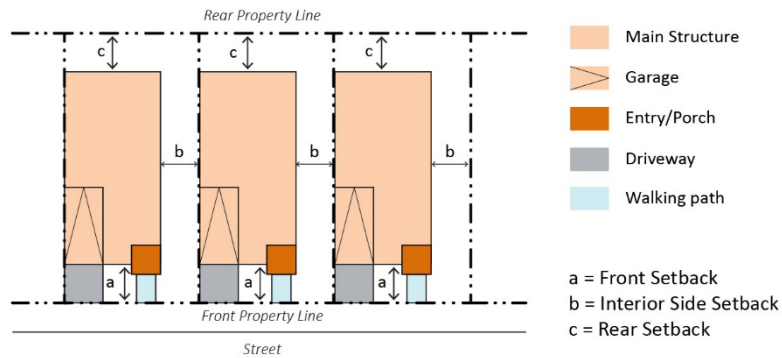
- ~~a.~~ a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
- ~~b.3.~~ b.3. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
  - ~~ia.~~ ia. No more than forty (40) percent of the required front yard may be so used.

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- bii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
  - eiii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
  - dii. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- FF. Off-Street Parking. Off-street parking shall be provided for each dwelling unit subject to the requirements of Section 17.54.010 of this title.

G. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:

1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.
3. Approval of a zero-lot line agreement shall be subject to the following requirements:
- a. All building and fire code requirements related to construction shall be met.
  - b. Approval regarding the provision of adequate access shall be obtained by the Fire Department.
  - c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.
- H. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- I. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

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~~GJ.~~ Architectural Review. All development in the ~~R-MG-N (General Neighborhood)~~ zone is subject to architectural review as set forth in Section 17.72.010 of this title.

~~H. — Minimum Dwelling Unit Sizes.~~

~~a. — Minimum floor area per dwelling unit:~~

<del>Efficiency</del>	<del>600 square feet</del>
<del>One bedroom</del>	<del>750 square feet</del>
<del>Two bedroom</del>	<del>900 square feet</del>
<del>Each additional bedroom</del>	<del>150 square feet</del>

~~b. — Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single family residential tracts in which a previously approved product was constructed.~~

(Prior code § 032.03)

(Ord. No. 1021, § 4, 7-28-10; Ord. No. 1075, § 6, 6-10-15)

## Chapter 17.15 U-N URBAN NEIGHBORHOOD ZONE

### 17.15.010 Intent and purpose.

This zone is intended to provide for the establishment of high-intensity, walkable, transit-ready neighborhoods with a variety of types of housing - predominantly multi-family of various types. These compact neighborhoods are located within easy walking distance of parks, schools, shops, transit, and employment. This zone implements the Urban Neighborhood land use designation in the General Plan.

### 17.15.020 Permitted uses.

The following uses are permitted in the U-N (Urban Neighborhood) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Multi-family dwellings (5+ units).
2. Attached single-family dwellings such as rowhouses.
3. Small lot single-family subdivisions.
4. Duplex, Triplex or Fourplex.
5. Neighborhood retail uses under 10,000 square feet, along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).
6. Restaurants along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
3. Permitted Signs. Only the following signs shall be permitted:
  - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.
  - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.

C. Conditional Uses. The following uses are permitted in the U-N (Urban Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. All conditional uses listed in Section 17.13.020(C) of the S-N (Suburban Neighborhood) zone.
2. Boarding and lodging houses.
3. Child nurseries, day care centers.
4. Hotels.

75. Medical Offices.

D. Prohibited Uses. The following uses are prohibited in the U-N (Urban Neighborhood) zone:

1. Mobilehomes.
2. Motels.
3. Outdoor advertising and billboards.

**17.15.030 Property development standards.**

The following standards of development shall apply in the U-N (Urban Neighborhood) zone:

A. Residential Density and Non-Residential Intensity.

1. Minimum Density. 20 dwelling units/acre.
2. Maximum Density. 38 dwelling units/acre.
3. Maximum non-residential FAR. 0.5, where allowed.

B. Lot Area Requirements.

1. Single-family attached residential subdivisions shall have a minimum lot size of one thousand eight hundred (1,800) square feet. The minimum lot width and depth for an interior lot shall be 25 feet and 45 feet respectively. The minimum lot width for a corner lot shall be 30 feet.
2. Multiple-family residential developments of five or more dwelling units shall have a minimum site area of ten thousand (10,000) square feet.
3. Developments with stand-alone commercial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.

C. Yard Requirements.

1. Front Yard. Each lot or building site shall have a front yard of at least ten (10) feet in depth.
2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
  - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
  - b. Street Side of Corner Lots. Ten (10) feet.
3. Rear Yard. Each lot or building site shall have a minimum rear yard of fifteen (15) feet.

D. Height Limits.

1. The maximum height of all buildings shall be four stories, (50) feet, whichever is less.
2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

E. Usable Open Space.

1. Single-family detached and attached residential subdivisions shall provide a minimum of 200 square feet per unit.

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2. Multifamily developments shall provide a minimum of 200 square feet total per unit, minimum 120 square feet of private open space required for ground-level units and 60 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.

3. Usable Open Space Standards:

a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.

b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:

i. No more than forty (40) percent of the required front yard may be so used.

ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.

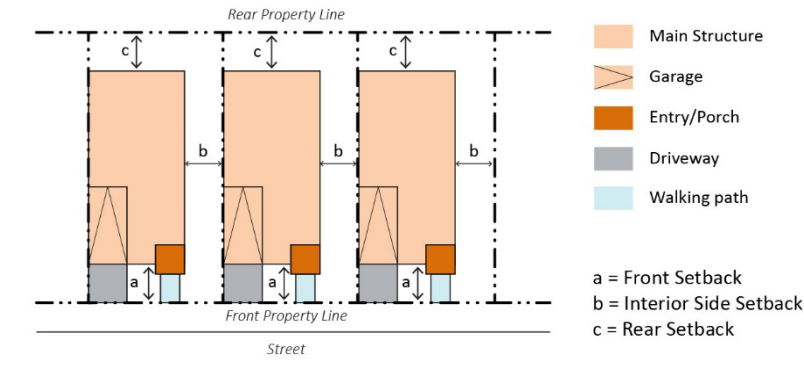
iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.

iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.

G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.

H. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:

1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot



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line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.

3. Approval of a zero-lot line agreement shall be subject to the following requirements:
  - a. All building and fire code requirements related to construction shall be met;
  - b. Approval regarding the provision of adequate access shall be obtained by the Fire Department; and,
  - c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.
- I. All new single-family residential developments shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- J. All new multi-family residential developments shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- K. Architectural Review. All development in the U-N (Urban Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

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## **Chapter 17.16 U-E URBAN EMPLOYMENT ZONE**

### **17.16.010 Intent and purpose.**

This zone is intended to provide for the establishment of a range of employment uses such as office and research and development in a mixed, campus setting. The employment uses are supported by retail, service, and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in an urban setting. This zone implements the Urban Employment Center land use designation in the General Plan.

### **17.16.020 Permitted uses.**

The following uses are permitted in the U-E (Urban Employment) zone, subject to all provisions of this chapter:

#### A. Primary Uses.

1. Office uses of all types, including but not limited to the following:
  - a. Medical and dental offices.
  - b. Administrative, business, executive and editorial.
  - c. Professional offices.
  - d. Financial, insurance, real estate offices, including banks and related institutions.
  - e. General offices.
2. Research and Development.
3. Neighborhood retail uses per Chapter 17.24 (C-N Neighborhood Commercial Zone).
4. Restaurants per Chapter 17.24 (C-N Neighborhood Commercial Zone).
5. Artisan manufacturing/flex space.
6. Multi-family dwellings (5+ units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
7. Public Utility Facilities (city-initiated).

#### B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including arcades (shade structures), parking garages, garden greenhouses, community gardens, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
3. Permitted Signs. Per Chapter 17.56 (Signs).

#### C. Conditional Uses. The following uses are permitted in the U-E (Urban Employment) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. Bars and Cocktail lounges
2. College/University.

43. Community Gardens
4. Hotels/Motels.
5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors.
56. Microbrewery and taprooms.
7. Special Event Establishments.

### **17.16.030 Property development standards.**

The following standards of development shall apply in the U-E (Urban Employment) zone:

A. Residential Density and Non-Residential Intensity.

1. Minimum Density. 30 dwelling units/acre.
2. Maximum Density. 65 dwelling units/acre.
3. Maximum non-residential FAR. 2.0.

B. Lot Area Requirements.

1. Developments with stand-alone commercial or light industrial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
2. Stand-alone multiple-family residential developments shall have a minimum site area of ten thousand (10,000) square feet.

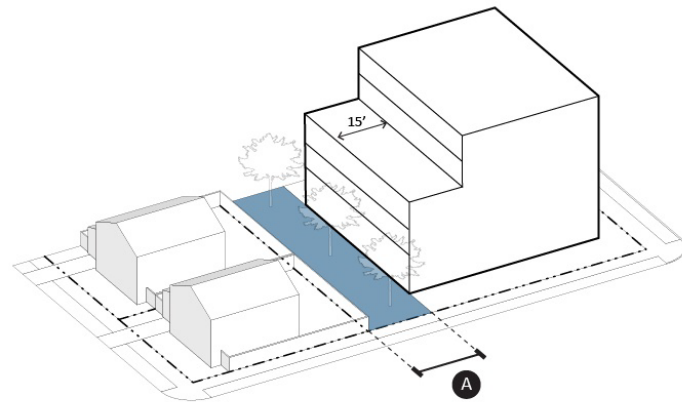
C. Yard Requirements.

1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
2. Side Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the street right-of-way lines.

D. Height Limits.

1. The maximum height of all buildings shall be five stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting from the third floor up, each subsequent floor shall be stepped back by 15 ft for every two floors. See diagram below:

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**A** ■ Minimum Interior Setback  
--- Property Line

Starting from the third floor up, step back each subsequent floor by 15 ft for every two floors

2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less. Accessory structures exceeding 15 feet may be approved up to 35 feet subject to Architectural Review by the Planning Commission.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units)

E. Distance Between Buildings.

1. Between two main buildings: Twenty (20) feet.
2. Between a main building and an accessory structure, or between two accessory structures: Fifteen (15) feet.

F. Usable Open Space.

1. Greater than 25,000 square feet non-residential portion of developments shall provide three percent of the gross building area as usable open space. Common open space may be utilized for employees or publicly accessible open space. 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 in a mixed-use project).
2. Multifamily developments shall provide a minimum of 150 square feet total per unit, minimum 120 square feet of private open space required for ground-level units and 60 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
3. Usable Open Space Standards:
  - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
  - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
    - i. No more than forty (40) percent of the required front yard may be so used.

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- ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
  - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
  - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- H. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- I. Architectural Review. All development in the U-E (Urban Employment) zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- J. Other Property Development Standards.
  - 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit.

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**Chapter 17.17 R-D RESORT DISTRICT**

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**Chapter 17.17 R-D RESORT DISTRICT**

**17.17.010 Intent and purpose.**

This zone is intended to provide for and encourage a neighborhood organized around a recreational, entertainment or vacation destination, providing a range of residential options, neighborhood-serving retail, service and restaurant amenities, and lodging. This zone also allows a range of entertainment and destination uses not allowed in other areas, such as theme parks, that require large amounts of land and that draw visitors to the City. This zone implements the Resort District land use designation in the General Plan.

**17.17.020 Permitted uses.**

The following uses are permitted in the R-D (Resort District) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Hotel.
2. Motel.
3. Restaurants.
4. Retail establishments.
5. Exhibit hall, tourist centers.
6. Single-family and duplex dwellings:
  - a. Detached single-family dwellings shall conform to the standards as set forth in the S-N (Suburban Neighborhood) zone (Chapter 17.13) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
  - b. Duplex dwellings, attached or detached.
  - c. Attached single-family such as rowhouses.
  - c. Small lot single-family subdivisions.
7. Triplex or Fourplex.
8. Multi-family dwellings (5+ units) shall conform to standards as set forth in G-N (General Neighborhood) zone (Chapter 17.14) and the City of Coachella Multi-Family Objective Design Standards.
9. Outdoor Uses. Only the following outdoor uses are permitted:
  - a. Golf courses and driving ranges.
  - b. Private swimming pools; tennis courts, and similar recreational amenities.

B. Tourist-Related Uses. The following uses are permitted only where integrated with and clearly incidental to a primary use, and where part of a hotel or motel building, and where the intent is to serve the needs of tourists:

1. Barber or beauty shop.
2. Drugstores.

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3. Tobacco, candy, newspaper, and magazine counter.
  4. Laundromat, clothes cleaning agency.
  5. Travel agency.
  6. Automobile rental agency office (no auto storage or service permitted.)
- C. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:
1. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
  2. Recreational buildings, structures, and uses designated to serve the patrons of primary permitted use.
  3. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
    - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
    - b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred fifty (250) square feet.
  4. Other accessory uses customarily appurtenant to a primary permitted use.
- D. Conditional Uses. The following uses may be permitted the R-D (Resort District) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
1. Animal hospital and veterinary services.
  2. Automobile service stations.
  3. Bar or cocktail lounge.
  4. Billiard parlor.
  5. Bowling alley.
  6. Bus terminals, depots, and similar transit facilities.
  7. Car washes as part of a multi-tenant retail center.
  8. Clubs and lodges.
  9. Dance hall.
  10. Drive-in or walk-up or other fast-food service establishments.
  11. Pet care services.
  12. Skating rinks.
  13. Special event establishments.
  14. Sports complex.
  15. Taprooms and microbreweries.
  16. Theater.
  17. Tourist camps.
  18. Theme parks.

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Chapter 17.17 R-D RESORT DISTRICT

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**17.17.030 Property development standards.**

The following standards of development shall apply in the R-D (Resort District) zone:

- A. Residential Density and Non-Residential Intensity.
  - 1. Maximum Density. 8 dwelling units/acre.
  - 2. Maximum non-residential FAR. 0.1; an increase to 0.75 may be granted for theme parks and other entertainment related uses.
- B. Lot Requirements.
  - 1. Minimum Lot Size. The minimum lot size shall be ten thousand (10,000) square feet.
  - 2. Minimum Lot Width. None.
  - 3. Minimum Lot Depth. None.
  - 4. Maximum Lot Coverage. None.
- C. Yard Requirement.
  - 1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.
  - 2. Side Yard. There shall be no side yard requirement except where a R-D zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
  - 3. Rear Yard. There shall be no rear yard requirement except where the R-D zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
  - 4. Permitted Encroachments in Required Yards.
    - a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
    - b. Swimming pools provided as an accessory use to a hotel or motel may encroach into the rear two-thirds of the required front yard.
- D. Height Limits.
  - 1. The maximum height of hotel buildings shall be seven stories or eighty-five (85) feet, whichever is less. The maximum height of all other buildings shall be four stories or fifty (50) feet, whichever is less.
  - 2. Notwithstanding the above, the maximum height of any building located within fifty (50) feet of any single-family residential zone, or any agricultural zone, shall be two-and-a-half stories or thirty-five (35) feet, whichever is less. Vehicular rights-of-way shall be included in calculating the distance.



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- E. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- F. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- G. Screening. Where the R-D (Resort District) zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
- H. Other Property Development Standards.
  - 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities; those outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D).
  - 2. No building or structure having exterior walls of sheet metal shall be erected in this zone.
- I. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- J. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- K. Architectural Review. All development in the R-D (Resort District) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

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## Chapter 17.18 DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

### 17.18.010 Intent and purpose.

The Downtown Zone (DT-PV) and Downtown Transition (TR-PV) zones are intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District, the core of the Pueblo Viejo District is envisioned, by the city's General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. The Downtown Zone (DT-PV) zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, public art, and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes. The Downtown Transition (TR-PV) Zone area serves to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran's Park and City Hall. The DT-PV and TR-PV zones implement the Downtown Center and Downtown Transition land use designations in the General Plan respectively.

### 17.18.020 Permitted uses.

The following uses are permitted in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones, subject to all provisions of this chapter:

#### A. Primary Uses.

##### 1. Retail

- a) Antique dealers and shop.
- b) Art dealers.
- c) Art related retail - art and architecture supply shops and studios.
- d) Beer and/or winemaking supply retail stores.
- e) Bookstore.
- f) Candle shops.
- g) Clothing and clothing accessories stores.
- h) Collectors' shops.
- i) Cosmetics, beauty supplies and perfume stores.
- j) Drugstores or retail pharmacies.
- k) Electronics and appliance stores.
- l) Flag and banner shops.
- m) Florist shops.
- n) Fruit and vegetable markets.
- o) Hardware stores.
- p) Health and personal care stores.
- q) Home furnishing stores.
- r) Jewelry, luggage, and leather goods stores.
- s) Meat, fish, and seafood markets (No on-site slaughtering).

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- t) Office machinery and equipment rental and leasing.
  - u) Office supplies, stationery, and gift stores.
  - v) Home security equipment stores.
  - w) Optical goods stores.
  - x) Other building materials dealers or retail stores (Except lumber stores, fencing dealers, garage door dealers and prefabricated building dealers – no construction or trade services permitted).
  - y) Paint and wallpaper stores.
  - z) Pet and pet supply stores.
  - aa) Photographic services and photofinishing.
  - bb) Religious goods store.
  - cc) Restaurants, delicatessens, and other eating establishments (No drive-thru permitted).
  - dd) Retail bakeries.
  - ee) Specialty food stores (No on-site slaughtering).
  - ff) Sporting goods, hobby, musical instrument, toy stores.
  - gg) Supermarkets and other grocery stores.
  - hh) Trophy (including awards and plaques) shops.
2. Lodging
- a) Hotels.
  - b) Resort hotels.
  - c) Motels.
3. Entertainment (Amusement Arcades - Indoor and Bowling Centers).
4. Office, Professional (Medical, construction, finance, real estate, music and video production, health care, newspaper/media, scientific and technical services other than testing laboratories, event promotions, construction industry, telemarketing/contact centers, banks, finance and insurance retail, social advocacy organizations, informational, Independent Artists, Writers, and Performers, Business Professional, Labor, Political and Similar organizations, Tourist Information Centers, Sound Recording Industries, recreational and youth sport teams).
5. Personal Care Services (Including Day Spas, Depilatory or Electrolysis Salons, Beauty Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, or Permanent Makeup Salons, Hair, Nail and Skin Care Services, Barber Shops).
6. Public/Quasi Public and Institutional Uses (Libraries and Archives, Employment Centers, Educational Services, Business Service Centers, Civic and Social organizations, Fitness and Recreational Sports Centers).
7. Residential (Multi-family of 5+ units).
8. Service - business support services except collection agencies, administrative services, Computer Systems Design and Related Services, Travel Arrangement and Reservation Services, Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels, Reupholstery and Furniture Repair, Tailor and Alterations Stores, Jewelry Repair Shops, Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers), Footwear and Leather Goods Repair, Other Personal and Household Goods Repair and Maintenance.
9. Existing single family residential uses built before July 1st, 2019.

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B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including arcades (shade structures), carports, parking garages, garden greenhouses, community gardens, recreation rooms or pool bathhouses and swimming pools.
3. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
4. Outdoor dining areas.
5. Permitted Signs. Per Chapter 17.56 (Signs).

C. Conditional Uses. The following uses are permitted in the DT-PV and TR-PV zones subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. Commercial

- a) Alcoholic beverage sales (For Off-premise consumption).
- d) Appliance repair and maintenance.
- e) Automobile service stations.
- f) Bar or cocktail lounge.
- g) Caterers.
- h) Check cashing establishments (not permitted on 6th Street).
- i) Consignment shops.
- j) Gun and ammunitions sales as a component of a sporting goods store.
- k) Locksmiths.
- l) Microbreweries, Tasting rooms, Wine tasting facilities and Micro-distilleries.
- m) Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.
- n) Post services.
- o) Smoke shop or Hookah shops and lounges.
- p) Scenic and sightseeing transportation.
- q) Thrift stores in which at least 50 percent of the gross receipts are from the sale of a secondhand tangible personal property.

3. Live/Work dwellings.

4. Lodging - Bed and Breakfast Inns.

5. Entertainment.

- a) Billiard and pool halls.
- b) Dance halls.

6. Office, Professional (Laboratory- research, Laboratory - support, Medical and diagnostic laboratories, Performing arts companies, Scientific research and development services, Testing

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laboratories, Outpatient care centers, Animal hospitals and Veterinary services (No Outdoor Facilities).

7. Public/Quasi Public and Institutional Uses (Community gardens, Child day care centers, Emergency services stations (including Police and Fire), Funeral homes and Funeral services, Interurban and Rural bus transportation, Museums, Historical sites, and Similar institutions (Except Zoos), Standalone commercial parking lot or Parking structures (private), Theaters and auditoriums, Urban transit systems.

8. Personal care services (Massage, Tattoo parlor).

9. Unclassified (Jewelry and silverware manufacturing, Recycling center, Neighborhood only, Major Public Utility facilities).

**17.18.030 Property development standards.**

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective Downtown zones.

A. General Development Standards. Table 17.18.030A, Downtown Zone Development Standards, lists the site development standards required for Downtown (DT-PV) and Downtown Transition (TR-PV) Zone projects.

**Table 17.18.030A**

**Development Standards Downtown Zones**

<b><u>Standard</u></b>	<b><u>DT-PV Downtown Zone</u></b>	<b><u>DT-PV Downtown Transition Zone</u></b>
<u>Residential Density &amp; Non-residential Intensity</u>		
<u>    Minimum Density</u>	<u>20 dwelling units/acre</u>	<u>No minimum</u>
<u>    Maximum Density</u>	<u>65 dwelling units/acre</u>	<u>25 dwelling units/acre</u>
<u>    Maximum Floor Area Ratio (FAR) for non-residential uses</u>	<u>3.0</u>	<u>1.5</u>
<u>Lot Area, Minimum -Standalone commercial uses or mixed uses</u>	<u>10,000 square feet</u>	<u>5,000 square feet</u>
<u>Lot Area, Minimum - Multifamily Minimum</u>	<u>5,000 square feet (1)</u>	<u>5,000 square feet (1)</u>
<u>Lot Frontage, Maximum</u>	<u>N/A</u>	<u>70%</u>
<u>Front Yard requirement</u>	<u>Where one or both adjoining zones are zoned residential, the front yard shall be the average of the adjoining zones.</u>	<u>The average of front setbacks for existing structures on the block face. For all other lots, the maximum front setback shall be ten (10) feet. For corner lots, the side setback shall be the average setbacks for existing structures.</u>

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<u>Side Yard Requirement</u>	<u>Where a DT-PV zone adjoins a street or residential zone, the minimum side yard is 10 feet. Otherwise, no side yard is required.</u>	<u>Minimum of five 5 feet. 10 feet if adjacent to single-family residential use.</u>
<u>Rear Yard Requirement</u>	<u>Where the DT-PV zone adjoins a residential zone, the minimum rear yard shall be 10 feet. (2) No other rear yard is required except as required by Building Code.</u>	<u>Minimum 10 feet when adjoining a residential zone. Minimum 20 feet when adjoining a building or structure in residential use.</u>
<u>Encroachments for Colonnades or Arcades</u>	<u>Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.</u>	<u>Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.</u>
<u>Height Limits — Building(s)</u>	<u>5 stories or 75 feet, whichever is less.</u>	<u>3 stories or 50 feet, whichever is less.</u>
<u>Height Limits – Accessory Structure(s)</u>	<u>1 story or 15 feet, whichever is less.</u>	<u>1 story or 15 feet, whichever is less.</u>
<u>Stepbacks</u>	<u>All buildings exceeding four stories in height shall require a minimum of ten (10) foot additional front setback (including corner lots) for stories above the fourth story. (3)</u>	<u>Adjacent to a single-family zone, starting from the third floor up, each floor shall be stepped back by 15 feet for every floor. See diagram in Section 17.16.030 D (1). All buildings over two stories shall have a 10-foot additional front setback.</u>

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<p><u>Usable Open Space Standards</u></p>	<p><u>Multifamily developments:</u>  <u>150 square feet total of private open space per unit minimum.</u>  <u>10 square feet per unit or 1,000 square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area.</u></p> <p><u>Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas (4).</u>  <u>Usable common open space may extend into the required front yard to within five feet of the front lot line (5).</u></p>	<p><u>Multifamily developments:</u>  <u>150 square feet total per unit minimum.</u>  <u>120 square feet of private open space required for ground-level units</u>  <u>60 square feet of private open space for upper-level units.</u>  <u>10 square feet per unit or 1,000 square feet total, whichever is greater required for common open space for common recreation/leisure area.</u></p> <p><u>Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas (4).</u>  <u>Usable common open space may extend into the required front yard to within five feet of the front lot line (5).</u></p>
<p><u>Public Open Space</u></p>	<p><u>Development over one-half (1/2) acre or more in gross land area, must provide a minimum of ten (10) percent of the development for public open space. (6)</u></p>	<p align="center"><u>NA</u></p>

(1) All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than 500 feet.

(2) This standard does not apply where zones are separated by an alley.

(3) An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th Street.

(4) Except in the case of balconies, such areas shall be landscaped.

(5) Subject to the following provisions:

i. No more than forty (40) percent of the required front yard may be so used.

ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.

iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.

iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained."

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(6) Public open space must be accessible from the public realm. Applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

B. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title, except where the following provisions shall supersede those of 17.54.010:

Table 17.18.030B

Off-Street Parking Standards

<u>Mixed-Use Development Parking Requirements</u>		
<u>Standard</u>	<u>DT-PV Downtown Zone</u>	<u>DT-PV Downtown Transition Zone</u>
<u>All Mixed-use development</u>	<u>Three (3) spaces for 1,000 square feet of gross floor area</u>	<u>Three (3) spaces for 1,000 square feet of gross floor area</u>
<u>Single-Use Development Parking Requirements</u>		
<u>Standard</u>	<u>DT-PV Downtown Zone</u>	<u>DT-PV Downtown Transition Zone</u>
<u>Multi-family residential</u>	<u>Minimum: 1.25 spaces per unit plus one guest space per every five (5) units. Maximum: 1.33 spaces per unit plus one guest space per every five (5) units.</u>	<u>Minimum: 1.25 spaces per unit plus one guest space per every five (5) units. Maximum: 1.33 spaces per unit plus one guest space per every five (5) units.</u>
<u>Office</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area.</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area.</u>
<u>Retail</u>	<u>Minimum: 3.75 spaces per 1,000 square feet of gross floor area. Maximum: four (4) spaces per 1,000 square feet of gross floor area</u>	<u>Minimum: 3.75 spaces per 1,000 square feet of gross floor area. Maximum: four (4) spaces per 1,000 square feet of gross floor area</u>
<u>Restaurants and Drinking places</u>	<u>Minimum: twelve (12) spaces per 1,000 square feet of gross floor area. Maximum: fifteen (15) spaces per 1,000 square feet of gross floor area.</u>	<u>Minimum: twelve (12) spaces per 1,000 square feet of gross floor area. Maximum: fifteen (15) spaces per 1,000 square feet of gross floor area.</u>

Notes:

1. No development that was not approved or in existence prior to July 1st, 2019, shall be allowed to locate off-street parking areas adjacent to the primary street.
2. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking subject insofar as the property owner enters into an agreement with the City of Coachella creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends to increase the public parking supply in the Downtown Center Zone.
3. Shared curb-cuts are required for all new development in the DT-PV Zone. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
4. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.



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5. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
6. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
- a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
  - b. The proposed development incorporates paid parking into the development.
  - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
  - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
  - e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.
  - f. The property owner enters into an agreement with the City of Coachella creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends.
7. Exemptions from off-street parking near existing public -parking –within the Downtown Center zone are permitted insofar as the property owner enters into an agreement with the City of Coachella, if determined necessary by the Planning Director, creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends to increase the public parking supply in the Downtown Center zZone. Exemptions are permitted under the following scenarios:
- a. Uses within existing commercial buildings located within five hundred (500) feet of a publicly owned- parking- lot shall be exempt from this subsection.
  - b. Uses within existing buildings more than 500 feet from publicly owned parking will be required to meet the -parking -requirements except that the required number of -parking- spaces may be reduced by sixty (60) percent with the approval of the ~~planning commission~~Planning Commission as a part of architectural review.
  - c. Expansions of any existing buildings will be required to meet the -parking- requirements except that the required number of -parking- spaces may be reduced by sixty (60) percent with the approval of the Planning Commission as a part of architectural review.
- C. Mixed Use Development Standards.
- 1. Buildings may be oriented initially in integrated-horizontal development or vertical mixed-use patterns depending upon current market demands.

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2. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
  3. Residential uses may be allowed on the first floor of a building provided all of the following are met:
    - a. The first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
    - b. The first floor must be reconfigurable to accommodate a transition to non-residential uses in the future.
    - c. No ownership tenure is allowed for first-floor residential use along the primary frontage.
  4. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space along the frontage and are required to follow the architectural guidelines for parking garages.
  5. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space and are required to follow the architectural guidelines for parking garages.
- D. Standards for Outdoor Dining Areas.
1. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
  2. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part © above.
  3. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration, and design must be included on any drawings and application submissions.
  4. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, for clear pedestrian path of travel.
  5. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
  6. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.
- K. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- L. Architectural Review. All non-residential development is subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.
- M. All development in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones is subject to architectural review as set forth in Section 17.72.010 of this title.
- N. Signage. The provisions of Chapter 17.56 and the design guidelines in the Pueblo Viejo Design Guidelines shall apply to all signs within Downtown zones.
- F. Affordable housing Requirements. A minimum of ten (10) percent of all residential units for projects of more than 10 units must be priced for low and/or moderate-income residents. Units should be disbursed

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throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure. See Chapter 17.88 (Density Bonus and Development Incentives) for additional information.

G. Existing Uses and Structures at the Time of Adoption of this Section

1. All uses, lots, structures, and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019, shall remain as legally conforming uses, lots, structures, and characteristics with all the previous entitlements intact provided:
  - a. the use, lot, structure and/or characteristics remain otherwise lawful.
  - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
  - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
  - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in -section 17.17.020, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

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## Chapter 17.19 SUPPLEMENTAL STANDARDS FOR SINGLE-FAMILY RESIDENTIAL

### **17.19.010 Intent and purpose.**

New single-family structures, and alterations to existing single-family structures, shall comply with the supplemental standards in this Section.

### **17.19.020 Detached Single-Family Residential Standards.**

- A. Purpose. The following detached single-family residential design standards are intended to ensure that single-family detached homes are well-designed while allowing for flexibility and creativity. A broad range of configurations are allowed including cluster homes, cottages, auto courts, and other configurations that meet the allowed density requirements and development standards of the applicable zone.
- B. Applicability. This section shall apply to allowed construction or installation of all detached single-family residential structures, additions thereto, and all accessory structures including but not limited to garages, guest houses, and second dwelling units, except as otherwise authorized by State law or per Section 17.60.010.H. (Accessory Dwelling Units).
- C. Site Planning Standards
1. Access and Connectivity
    - a. External Connectivity. Streets within any proposed subdivision or building site shall be aligned with existing and planned streets in the surrounding area to create a continuous street pattern. All streets in any subdivision or development site shall connect to other streets and to existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 300 feet shall be connected to other streets by a pedestrian path. If a development is gated, it shall provide frequent pedestrian and bicycle connections between the gated community and surrounding areas at distances no more than 600 feet apart.
    - b. Pedestrian Pathways/Sidewalks. New development shall be required to provide pedestrian pathways/sidewalks connecting to the public sidewalk and other planned or existing pedestrian routes or trails. A pedestrian pathway/sidewalk shall connect the primary common building entry or entries to the public sidewalk on each street frontage. Pedestrian pathways/sidewalks, a minimum of five feet wide, shall be provided from the public right-of-way to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided). This is not applicable to a typical single-family detached residential subdivision.
  2. Street and Pathway Landscaping. All publicly accessible private streets and pathways shall provide a combination of trees, shrubs, and ground cover in a minimum five-foot-wide planting strip. Trees shall be planted at a minimum of one tree for every 40 feet of linear street/path. Shrubs and groundcover shall cover at least 30 percent of the planting strip.
  3. Parking
    - a. Parking Location. Curb cuts and driveways providing access to parking shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary/private access is feasible. Parking is not allowed in the front setback area for individual lots and building sites, except within approved driveways.
    - b. Garage Design

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1. A fully enclosed two-car garage with a clear and free minimum interior dimension of 20 feet in width and 22 feet in length shall be provided, except on lots having a width of 50 feet or less, a fully enclosed tandem garage with a clear and free minimum interior dimension of 12 feet in width by 44 feet in depth may be provided. All garages shall be constructed in compliance with the City Building & Safety Division requirements.
2. Detached garage structures shall be designed using at least two of the same exterior finish materials and/or colors used on the principal structure and shall be provided with decorative sectional roll-up doors constructed of durable material, such as wood or metal. Doors constructed of plywood sheeting shall not be allowed.
3. When the width of the driveway exceeds 20 feet in width (as measured five feet in front of the garage), a decorative driveway, which may consist of paver treatments, colored concrete, decorative concrete finishes, or other treatments as approved by the Director, shall be required. Stamped concrete shall not be allowed.
4. Services and Utilities
  - a. Utilities. All new utility boxes and equipment and utility connections shall be undergrounded unless otherwise prohibited by the utility provider (e.g., water backflow prevention device that must be placed above ground) or the City Engineer grants an exemption following his/her determination that such undergrounding is not practicable.
  - b. Utility Hookups. Utility hookups and an area to accommodate installation of a clothes washer and dryer shall be provided within the primary structure or within an enclosed accessory structure.
  - c. Location of Above-ground Utilities and Service Areas. All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by adhering to the below standards:
  - d. Utilities and equipment shall be located on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings.
  - e. Utilities and equipment shall be fully screened from view and not be located within the front or street side setback area of the lot or development site.
  - f. Air-Conditioning Equipment. No new roof-mounted air conditioning equipment or evaporative coolers visible from the public right-of-way shall be allowed. Push through air conditioning units or evaporative coolers may be allowed on any side or rear elevation, as long as they are not visible from any public right-of-way. Air conditioning equipment shall be ground-mounted, set back a minimum of five feet from any side or rear property line and shall not be located within the required front yard setback.
5. Refuse and Recycling.
  - a. Single-family residential development projects do not require communal or shared trash and recycling areas/containers. In such cases, no enclosure structure shall be required, however individual trash and recycling containers shall be stored in such a manner that containers are not visible from public view from the front of the property. Containers may be placed in public view for purposes of collection only on the scheduled collection day and shall be removed from public view following said collection.
  - b. For cluster homes, cottages, and auto courts, common refuse and recycling containers and collection areas shall be adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number of containers and collection areas shall be reviewed by

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the local disposal service and approved by the Director. Common refuse and recycling collection areas shall be located inside of enclosures located along alleys, in parking areas, or at the rear or side of buildings and shall be fully screened from view per the screening standard in CMC Section 17.19.020.B.5.c (Service, Utility, and Equipment Screening) below. Communal refuse collection areas shall be prohibited on primary frontages.

- c. Service, Utility, and Equipment Screening. Screening of common refuse collection areas, utilities, and equipment shall be equal to or higher than the height of the equipment to be screened. Screening materials shall consist of a primary exterior finish material used on other portions of the residential units.

**C. Building and Façade Design Standards**

- 1. Architectural Variability. For all developments involving five or more contiguous lots, there shall be multiple “distinctly different” front façade designs. No more than two houses shall be of the same front façade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of “distinctly different.” “Distinctly different” shall mean that a single-family dwelling’s elevation must differ from other house elevations in the following criteria. The number of required different front façade designs shall be in accordance with Table 17.19.020-1 (Architectural Variability).

- a. Number of stories (optional);
- b. Modulation strategies-- at least one ((see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation));
- c. Articulation strategies-- at least one ((see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation)); and,
- d. Variation in materials-- different material palette, with a different primary material.

**Table 17.19.020-1. Architectural Variability**

<b>Total number of Dwelling Units</b>	<b>Minimum Number of Façade Designs</b>
<u>4 – 8</u>	<u>2</u>
<u>9 – 20</u>	<u>3</u>
<u>21 – 30</u>	<u>4</u>
<u>31 – 40</u>	<u>5</u>
<u>41 – 60</u>	<u>6</u>
<u>61 – 100</u>	<u>7</u>
<u>&gt;100</u>	<u>8</u>

**2. Façade Modulation and Articulation**

- a. Modulation. Residential units shall employ at least two of the following building modulation strategies:
  - 1. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
  - 2. Use of balconies, front porches, overhangs, or covered patios; and/or,
  - 3. Projections, offsets, and/or recesses of the building wall at least one foot in depth, including but not limited to bay windows, chimneys, brackets, and cornices.

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- b. Articulation. All building elevations that face a street or a cluster driveway shall employ varied façade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent in design style, which provide articulation and design interest:

  - 1. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
  - 2. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
  - 3. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
  - 4. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
  - 5. Increased roof overhangs at least 18 inches deep.
- c. Side and Rear Elevations. In no case shall any side or rear elevation be a solid blank wall with no articulation. Side facades facing a private street or common driveway shall include details which are compatible with those on the front-façade, with similar types and treatments of roofs, windows, shutters, planter boxes, and other architectural elements.
- 3. Window Trim or Recess. Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall. Foam trim material is prohibited.
- 4. Building Entries.

  - a. Orientation.

    - 1. Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Exceptions to this requirement may be approved by the Director or his/her designee for projects where the project site is located on a Major or Primary Arterial (with and without Bicycle facilities), provided the façade facing the public street is designed with similar details and treatments to those of the front façade.
    - 2. Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street.
  - b. Projection or Recess. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least six feet and a minimum area of 36 square feet. Exceptions to this requirement may be approved by the Director or his/her designee for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.
  - c. Grade. Ground floor/entry height shall be a maximum of three feet above grade.
- 5. Building Roofs.

  - a. Roof Form. Primary roof forms shall be gable, hipped, flat, or shed.
  - b. Roof Pitch. Steep roofs with a rise to run ratio over 6:12 (26.6 degrees) are prohibited.
  - c. Gable Overhangs. All residential structures shall have eave and gable overhangs of not less than 12 inches measured from the vertical side of the residential structure, unless overhangs are architecturally incompatible with the design of the structure as approved by the Director or his/her designee.

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- d. Roof Materials. Roof materials shall be non-combustible; shake and composite shingles shall be prohibited on any new single-family residential structure.
- e. Roof Vents. All roof vents shall be flat or similar style.
- 6. Colors and Materials.

  - a. Variation in Materials. Each home shall incorporate at least three materials for facades.
  - b. Siding Materials. Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic products of a similar appearance, equivalent durability, and providing equivalent fire resistance may be allowed. Metal siding, if utilized, shall be non-reflective and horizontally overlapping. The exterior covering material shall extend to a point at or near grade except that if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
  - c. Building Component Colors. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
- 7. Transitions and Privacy.

  - a. Window Placement. Windows on adjacent units shall be offset by at least three feet to avoid direct sightlines into and from neighboring properties.
  - b. Upper-Story Decks and Balconies. Upper-story decks and/or balconies over 20 square feet in area shall be setback a minimum of 15 feet from the property line when adjacent to a single-family zoned property.
  - c. Landscape Buffer. For development projects of six units or more, a landscaped planter strip of at least three feet in width shall be provided along the abutting property line between a small lot subdivision/development and any adjoining low-density residential zoning district boundaries. Trees shall be planted within this area every 20 to 40 feet on center (depending on the tree species and canopy at maturity) to provide screening between the small lot subdivision/development and the adjacent low-density residential uses.
- 8. Accessory Structures. Accessory structures over 120 square feet such as detached garages, porches, pergolas, and other similar structures shall be architecturally compatible with the primary residential structure by incorporating at least two of the same colors, materials, design elements, or roof materials. Attached solid patio covers with a 3:12 pitch or greater shall substantially match the existing roof material and color. If a pitch less than 3:12 is proposed, the roof shall only be required to match the color of the primary structure roof. If open lattice is proposed, it shall match the existing trim color of the primary structure.



**Chapter 17.20 to 17.21 RESERVED**

**Chapter 17.22 R-MH MOBILEHOME PARK SUBDIVISION**

**17.22.010 Intent and purpose.**

It is the intent of this chapter to provide regulations for the placement of mobilehomes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobilehomes as the dwelling unit. The minimum site that may be zoned for this purpose shall be twenty (20) acres, including one-half but not to exceed thirty-three (33) feet of width of adjacent boundary streets dedicated to the public. This zone implements mobilehomes in several General Plan land use designations.

(Prior code § 036.01)

**17.22.020 Permitted uses.**

The following uses are permitted in the R-MH (Mobilehome) zone, subject to all provisions of this chapter:

- A. Primary Uses.
  - 1. Mobilehomes for residential use; in no event shall more than one mobilehome be used for residential purposes on a lot.
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:
  - 1. Patio slab, awning, carport or garage, swimming pool, pool bathhouse, storage, and washroom building.
  - 2. Permitted Signs. Only the following signs shall be permitted:
    - a. One nameplate not to exceed one foot square in area.
    - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed six feet in area. Such signs shall be located at least ten (10) feet from any property line.
- C. Conditional Uses. The following uses may be permitted in the R-MH (Mobilehome) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
  - 1. Community recreation facilities for the use of individual lot owner within the subdivision may be developed after the provisions for their continued and proper operation have been approved by the ~~planning commission~~ Planning Commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land, providing for participation by the individual lot owners and the responsibility and cost thereof.
  - 2. Temporary real estate tract offices, to be used only during the original sale of the subdivision, but not to exceed a period of one year.

(Prior code § 036.02)

**17.22.030 Property development standards.**

- A. Lot Requirements.
  - 1. Minimum Lot Area. Four thousand five hundred (4,500) square feet.
  - 2. Minimum Lot Width. Forty (40) feet.
  - 3. Minimum Lot Depth. Ninety (90) feet.
  - 4. Minimum Street Frontage. Not less than thirty-five (35) feet.
- B. Yard Requirement.
  - 1. Minimum Front Yard Depth. Twenty (20) feet.
  - 2. Minimum Side Yard Width. Five (5) feet.
  - 3. Minimum Rear Yard. Five (5) feet.
- C. Height Limit.
  - 1. Primary Use. Fifteen (15) feet.
  - 2. Accessory Use. Fifteen (15) feet.
  - 3. Conditional Use. Two (2) stories or thirty-five (35) feet, whichever is less.
- D. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this title.
- E. On-Site Recreation.
  - 1. A concrete slab or other standard metal or wood deck containing at least two hundred (200) square feet shall be installed on each lot prior to placing a mobilehome on each lot for residential purposes. This area is to be in addition to any area required for parking.

(Prior code § 036.03)

**17.22.040 Other regulations.**

- A. No R-MH (Mobilehome) zone shall be applied to an area containing structures that do not conform to the R-MH (Mobilehome) zone.
- B. Camping and boat trailers may be stored on the property providing they are kept on the rear half of the lot. All other materials shall be maintained within a completely enclosed storage structure.
- C. All trailers and mobilehomes shall be kept mobile.
- D. All trailers and mobilehomes shall carry a current state license.

(Prior code § 036.04)

## Chapter 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE

### 17.24.010 Intent and purpose.

This zone is intended to provide for ~~everyday~~every day, convenience shopping intended to serve residential neighborhoods, consistent with the environmental requirements of such neighborhoods. Convenience shopping facilities are those which provide space for retail and service businesses serving the immediate neighborhood. This zone also provides the opportunity for multi-family housing mixed in with the neighborhood serving uses, all within convenient walking or biking distance of nearby neighborhoods. These areas provide gathering places for the residents of surrounding neighborhoods. The provisions of this zone are intended to minimize or eliminate, insofar as possible, any conflicting aspects of commercial land use within residential neighborhoods, particularly as related to traffic, type of activity, and site requirements. This zone implements the Neighborhood Center land use designation in the General Plan.

(Prior code § 040.01)

### 17.24.020 Permitted uses.

The following uses are permitted in the C-N (Neighborhood Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed ~~five~~ten thousand (~~5~~10,000) square feet of floor area, including the following:
  - a. Grocery, fruit, or vegetable store; meat market.;
  - b. Meat, fish, or dressed poultry (no live poultry) sales.;
  - c. Bakery.;
  - d. Drugstore.;
  - e. ~~Reserved;~~
  - f. Hardware store.;
  - g. Restaurant, ~~caf~~café, or soda fountain, not including entertainment, dancing, sale of liquor, beer, or other alcoholic beverages.
2. Local service businesses primarily intended to serve the immediate neighborhood, including the following:
  - a. Barber or beauty shop.;
  - b. Child care centers.;
  - c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated ~~dry-cleaning~~dry-cleaning establishment.;
  - d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors.;
  - e. Tailor, dressmaker.
3. Multi-tenant retail, up to 35,000 square feet of floor area.

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- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:
1. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
    - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
    - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be eighty (80) square feet.
  2. Canopies, arcades, carports, or similar shading devices.
  3. Other accessory buildings, structures and uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the C-N (Neighborhood Commercial) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010 of this title.
1. Those uses allowed as conditional uses by Section 17.~~1612~~.020(C) of the ~~R-SS-N (Suburban Neighborhood)~~ zone;
  2. Multi-family residential (5+ units).
  3. Ambulance services.
  4. Automobile accessories and parts.
  - ~~2. Lodges, fraternal organizations, and clubs;~~
  - ~~3. Automobile service stations;~~
  - ~~4. Dwelling units, Residential (5+ units) multiple family, limited to second story;~~
  - ~~5. Liquor sales, subject to Section 17.74.015; and~~
  - 5.6. Automotive repair garage as an accessory to automobile service station.
  7. Bars and cocktail lounges.
  8. Bowling, pool, or billiard centers.
  9. Bus terminals, depots, and similar transit facilities.
  10. Check cashing services.
  11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
  12. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
  13. Car washes.
  14. Commercial parking lots.
  15. Commercial psychic activities.
  16. Dance halls.
  - ~~17. Drive-in, walk-up, or other fast-food establishments;~~
  18. Engineering research and testing firms and laboratories.
  - ~~19. Hotels, motels;~~

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- ~~7. Bus terminals, depots, and similar transit facilities;~~
- ~~8. Thrift Stores;~~
- ~~9. Ambulance services;~~
- ~~10. Car washes;~~
- 20. Laundromat/coin operated laundry so long as a full-time attendant is provided.
- 21. Liquor sales, subject to Section 17.74.015.
- 22. Lodges, fraternal organizations, and clubs.
- 23. Mattress manufacture.
- 24. Mortuaries.
- ~~25. Neighborhood recycling centers, pursuant to Chapter 17.9011. Pawn shops;~~
- ~~12. Bowling, pool, or billiard centers;~~
- ~~13. Commercial parking lots;~~
- ~~14. Tourist camps;~~
- ~~15. Automotive repair garage as an accessory to automobile service station;~~
- ~~16. Commercial psychic activities;~~
- ~~17. Liquor sales, subject to Section 17.74.015;~~
- ~~18. Automobile accessories and parts;~~
- ~~1926.~~
- 26. New and used automobile sales and mobilehome sales, located on sites with frontage on Cesar Chavez Street provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.;
- ~~27. Pawn shops. 20. Engineering research and testing firms and laboratories;~~
- ~~21. Truck, farm implement and machinery sales and rental, sale of parts;~~
- ~~22. Laundromat/coin operated laundry so long as a full-time attendant is provided;~~
- ~~23. Plumbing shop, provided all outside storage is completely screened;~~
- 248. Parcel or overnight delivery services.;
- ~~259. Photocopying, photo processing and blueprinting.;~~
- ~~2330. Plumbing shop, provided all outside storage is completely screened.;~~
- ~~26.31. Printing establishments.;~~
- 32. Private lodges, clubs, meeting halls.
- 33. Special event establishments.
- ~~26. Mattress manufacture;~~
- ~~27. Reserved;~~
- ~~28. Mortuaries;~~
- ~~2934. Swap meet, indoor.;~~

- ~~305. Swap meet, outdoor;.~~
- ~~36. Taproom.~~
- ~~31. Multi-tenant retail;~~
- ~~327. Tattoo and body piercing parlors;~~
- ~~38. Thrift stores.~~
- ~~39. Truck, farm implement and machinery sales and rental, sale of parts.~~
- ~~23. Neighborhood recycling centers, pursuant to Chapter 17.90;~~
- ~~34. Commercial cannabis testing laboratories, pursuant to Chapter 17.85;~~
- ~~35. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.~~
- ~~36. Hotels, motels;~~
- ~~37. Private lodges, clubs, meeting halls;~~
- ~~38. Check Cashing services;~~
- ~~39. Dance Halls;~~
- ~~40. Bars and Cocktail Lounges;~~
- ~~42. Special Event Establishments;~~
- ~~43. Taproom~~

(Prior code § 040.02)

(Ord. No. 1088, § 1, 12-14-16)

### **17.24.030 Property development standards.**

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Residential Density and Non-Residential Intensity.

1. Minimum Density. 15 dwelling units/acre, when residential uses are provided.
2. Maximum Density. 40 dwelling units/acre.
3. Maximum FAR. 1.5.

AB. Lot Requirements.

1. Minimum Lot Area. Five thousand (5,000) square feet; ~~parcels not contiguous to C-N (Neighborhood Commercial) zoned property shall have a minimum area of one-half acre twenty thousand (20,000) square feet.~~
2. Minimum Lot Width. Fifty (50) feet.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. No limit.

BC. Yard Requirements.

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1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
  2. Side Yard. Where a C-N (Neighborhood Commercial) zone adjoins a street or a residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining such street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
  3. Rear Yard. Where the C-N (Neighborhood Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. In the case of a building or structure for residential use, there shall be a rear yard of not less than twenty (20) feet.
  4. Permitted Encroachments in Required Yard. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
- ~~CD.~~ Height Limit. The maximum height of any building or structure shall be ~~two-three~~ stories or ~~thirty-five~~thirty-five (3550) feet, whichever is less.
- ~~DE.~~ Distance Between Buildings. Buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- ~~EF.~~ Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- ~~FG.~~ Screening. Where the C-N (Neighborhood Commercial) zone abuts upon any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.
- ~~GH.~~ Other Property Development Standards.
1. All residential uses shall follow the site development standards for U-N (Urban Neighborhood) zone, except as noted in this subsection.
  2. Any structure originally designed or intended for residential purposes may be used for service businesses, (except clothes cleaning, etc.) as permitted in this zone, subject to all provisions of this article, and further subject to the following conditions:
    - a. The required front yard of the structure shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4).
    - b. All parking shall be provided to the rear of the residential structure.
    - c. All structures shall conform to all provisions of the applicable building, housing, and fire codes of the city.
    - d. Signs permitted shall be limited to a total surface area twenty (20) square feet.
    - e. No structure shall be used for residential and commercial uses at the same time.
  2. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and automobile service stations permitted subject to Section 17.24.020(C)(3).
- ~~HJ.~~ All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

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J. Architectural Review. All development in the C-N (Neighborhood Commercial) ~~z~~Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

(Prior code § 040.03)



## Chapter 17.26 C-G GENERAL COMMERCIAL USE ZONE

### 17.26.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of commercial areas designed to serve ~~the~~ community-wide needs. Such areas provide a wide variety of goods and services, and must be consistent with the overall development of the city and its environs. The provisions of this zone are intended to ~~insure~~ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements. This zone implements the Suburban Retail land use designation in the General Plan.

(Prior code § 042.01)

### 17.26.020 Permitted uses.

The following uses are permitted in the C-G (General Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All uses permitted by ~~subsection Section 17.24.010 A of this section~~ the C-N (Neighborhood Commercial) zone except laundromats/coin-operated ~~dry cleaning~~dry-cleaning establishments.
2. Retail Uses:
  - a. Antique shop.
  - b. Appliance store.
  - c. Automobile accessories and parts.
  - d. Art gallery.
  - e. Bicycle shop.
  - f. Bookstore.
  - g. Cigar or tobacco store.
  - h. Clothing or apparel sales.
  - i. Confectionery store.
  - j. Department store.
  - ~~k. Dress or millinery shop~~
  - k. Drugstore.
  - l. Electronics store.
  - m. Furniture store.
  - n. Grocery store.
  - ~~n. Hobby shop.~~
  - o. Interior decorator.

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- p. Jewelry store.
- q. Lapidary.
- r. Motorcycle sales and accessories.
- ~~q. Notions store.~~
- s. Pet shop, including grooming, but no kennel.
- t. Photographic supplies.
- ~~u. Radio and television.~~
- u. Restaurant without liquor sales.
- v. Shoe store.
- w. Sporting goods store.
- x. Toy store.
- y. Unfinished furniture sales (new).
- z. Yardage store.

~~313.~~ Multi-tenant retail.;

4. Service Businesses.

- a. Bicycle repair shop.;
- b. Blueprinting service.;
- c. Business, trade schools.;
- d. Drafting service.;
- e. Drycleaning establishments.
- ~~f.~~ Exhibition hall, theater, auditorium.;
- ~~fg.~~ Hotels and motels.;
- ~~g.~~ Job printer.;
- h. Library or reading room.;
- i. Locksmith.;
- j. Medical or dental clinic.;
- k. Microfilm service.;
- ~~1.~~ Mortuary.;
- m. Photo studio.;
  
- ~~n.~~ n. Private lodges, clubs, meeting halls.;
- o. Radio, television repair.;
- p. Rental of household, sickroom, and office equipment.;

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- q. Secretarial service~~;~~
  - r. Shoe repair~~;~~
  - s. Small appliance repair~~;~~
  - t. Studio, dancing, music, art, etc.
  - u. Telephone answering service~~;~~
  - v. Tuxedo/costume rental.
  - ~~u. —drycleaners~~
45. Office uses of all types, including but not limited to the following:
- a. Medical and dental offices~~;~~
  - b. Administrative, business, executive and editorial~~;~~
  - c. Professional offices~~;~~
  - d. Financial, insurance, real estate offices, including banks and related institutions~~;~~
  - e. General offices.
56. Outdoor Uses. Only the following outdoor uses are permitted:
- ~~a. Automobile service stations, including self-service stations or self-service islands at a store, but only if such self-service establishments maintains restroom facilities for both sexes and water and air for the vehicles;~~
  - ~~b. —New and used automobile sales and mobile home~~mobilehome~~ sales, provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained;~~
  - ae. Plant nurseries, provided that all areas devoted to outdoor storage of other than live plant material shall be completely screened from view from arterial highways and abutting residential properties. No bulk storage of sand, gravel, fertilizer, or other chemical or organic materials is permitted~~;~~
  - ~~d. —Auto parking and loading area;~~
  - ~~e. —Storage yards; provided, that a ten (10) foot landscaped setback from planned street right-of-way be permanently maintained and that all outside storage shall be completely screened from view from streets, highways, and abutting properties. Bulk storage of sand, gravel or other materials which may be conveyed by wind onto adjacent properties shall be located within walled structures allowing enclosure on all sides.~~
- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:
- 1. Wholesaling of products.
  - 2. The manufacturing, processing, treatment~~;~~ or storage of products which is clearly incidental to the retail or service business conducted on the premises, provided that:
    - a. The premises are not the primary source of the production of goods sold on the premises.
    - b. Not more than twenty-five (25) percent of the ground floor area shall be used for such purposes.
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- c. No motor exceeding one horsepower be used for manufacturing, treatment, or processing in connection therewith, and that the total horsepower so used shall not exceed five horsepower. This restriction shall not apply to air conditioning equipment.
    - d. No portion of any building or premises so used shall be less than fifty (50) feet from any residential district.
  3. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, ~~provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.~~
  4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
    - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
    - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be one hundred fifty (150) square feet for those establishments with less than one thousand five hundred (1,500) square feet of gross floor area, and two hundred fifty (250) square feet for those establishments with one thousand five hundred (1,500) or more square feet of gross floor area.
  5. Canopies, arcades, carports, or similar shading devices.
  6. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in all sectors of the CG zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.
  1. Ambulance services.
  2. Automobile accessories and parts.
  3. Automotive repair garage as an accessory to automobile service station.
  4. Automobile service stations, including self-service stations or self-service islands at a store, but only if such self-service establishments maintain restroom facilities for both sexes and water and air for the vehicles.
  5. Bars and Cocktail Lounges.
  - ~~6. Bookstores~~
  6. Bowling, pool, or billiard centers.
  7. Bus terminals, depots, and similar transit facilities.
  8. Car washes.
  9. Ceramic products manufacture.
  10. Check Cashing services.
  11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
  12. Commercial parking lots.
  13. Commercial psychic activities.
  14. Dance Halls.
  15. Drive-in, walk-up, or other fast-food establishments.

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~~16.—Drycleaners~~

16. Engineering research and testing firms and laboratories.
17. Laundromat/coin operated laundry so long as a full-time attendant is provided.
18. Liquor sales, subject to Section 17.74.015.
19. Mattress manufacture.
20. Mini-Storage Warehouse as accessory to a permitted use.
21. Multi-bay auto repair.
22. Mortuaries.
23. Neighborhood recycling centers, pursuant to Chapter 17.90;
24. New and used automobile sales and mobilehome sales, provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.
25. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
26. Pawn shops.
27. Parcel or overnight delivery services.
28. Photocopying, photo processing and blueprinting.
29. Plumbing shop, provided all outside storage is completely screened.
30. Printing establishments.
31. Sign manufacture.
32. Special Event Establishments.
33. Taproom.
34. Tattoo and body piercing parlors.
35. Thrift stores.
36. Tourist camps.
37. Truck, farm implement and machinery sales and rental, sale of parts.
38. Swap meet, indoor.
39. Swap meet, outdoor.

~~D.—Area Specific Conditional Uses. Because of unique or special constraints, the following uses may be permitted within certain specified sectors of the C-G (General Commercial) zone subject to obtaining a conditional use permit as specified in Section 17.74.010. Each use is followed by a general location designating areas within the C-G (General Commercial) zoning district where these applications may be approved.~~

~~1.—North of Mitchell Drive and East of Frederick Street:~~

- ~~a.—Automotive repair garage, body and fender works, within a completely enclosed building.~~
- ~~b.—Upholstering and reupholstering establishments within a completely enclosed building.~~
- ~~c.—Prohibited in all other areas.~~

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~~2. North of the Highway 86/Highway III split or south of Avenue 52:~~

~~a. Mini-storage warehouses.~~

~~b. Storage yards:~~

~~(a) Building materials, retail sales.~~

~~(b) Lumber yards, retail sales.~~

~~(c) Equipment rental yards.~~

~~Prohibited in all other areas.~~

ED. Prohibited Uses. The following uses are prohibited in the C-G (General Commercial) zone:

1. Residential.

2. Mobilehomes.

(Prior code § 042.02)

(Ord. No. 1033, § 2, 1-11-12; Ord. No. 1065, § 2, 6-11-14; Ord. No. 1088, § 2, 12-14-16; Ord. No. 1108, § 1, 7-12-17; Ord. No. 1161-, § 2, 5-27-20)

**17.26.030 Property development standards.**

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Non-Residential Intensity.

1. Maximum FAR. 1.0.

BA. Lot Requirements.

1. Minimum Lot Size. Ten thousand (10,000) square feet; Parcels not contiguous to C-G (General Commercial) zoned property shall have a minimum area of five (5) acres.
2. Minimum Lot Width. Fifty (50) feet.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. No limit.

BC. Yard Requirements.

1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
2. Side Yard. Where a C-G (General Commercial) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. Where the C-G (General Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum

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three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way lines.

~~ED.~~ Height Limits.

1. The maximum height of any building within one hundred thirty (130) feet of any residential zone shall be two stories or thirty-five (35) feet, whichever is less. Vehicular rights-of-way shall be included in calculating distance. The distance of one hundred thirty (130) feet is a minimum setback and setbacks requirements may be increased based on safety, privacy, views, noise, and light issues.
  2. The maximum height of all other buildings shall be fifty (50) feet or three stories, whichever is less.
- D. Distance Between Buildings. Buildings not actually joined, shall be provided with a minimum eight-foot separation.
- E. Off-Street Parking And Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- F. Screening. Where the C-G (General Commercial) general commercial zone abuts any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.

~~G. — Other Property Development Standards.~~

1. ~~Any structure originally designed or intended for residential purposes may be used for the purposes indicated below, subject to the following conditions:~~
  - a. ~~The required front yard of the residential structure shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4).~~
  - b. ~~All parking shall be provided to the rear of the residential structure.~~
  - c. ~~All structures shall conform to all provisions of the applicable building, housing and fire codes of the city.~~
  - d. ~~Signs permitted shall be limited to a total surface area of twenty (20) square feet.~~
  - e. ~~No structure shall be used for residential and commercial uses at the same time.~~
  - f. ~~The following uses shall be permitted:~~
    - (A) ~~All uses permitted by Section 17.26.020(A)(4).~~
    - (B) ~~Antique shop;~~
    - (C) ~~Art gallery;~~
    - (D) ~~Bather and beauty shop;~~
    - (E) ~~Bookstore;~~
    - (F) ~~Drafting service;~~
    - (G) ~~Dressmaker;~~
    - (H) ~~Gift shop;~~
    - (I) ~~Hobby shop;~~
    - (J) ~~Interior decorator;~~
    - (K) ~~Knitting shop;~~

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~~(L) — Restaurant; and~~

~~(M) — Tailor.~~

~~2. — All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, those outdoor uses permitted by Section 17.26.020(A)(5) and certain uses permitted subject to a conditional use permit by Section 17.26.020(C).~~

HG. Architectural Review. All development in the C-G (~~G~~general Ccommercial) use zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

H. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1<sup>st</sup> Street to the west, Grapefruit Boulevard to the north, and 9<sup>th</sup> Street to the east.

(Prior code § 042.03)

(Ord. No. 1161-, § 3, 5-27-20)



## Chapter 17.28 ~~C-T TOURIST COMMERCIAL~~ R-C REGIONAL COMMERCIAL ZONE

### 17.28.010 Intent and purpose.

This zone is intended to provide for and encourage ~~to~~ a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. ~~the orderly development of commercial areas designed to serve the needs of tourists and the vacationing and motoring public, consistent with the overall development of the community. Such uses constitute an important and important activity to the community, and are vital to its health and well-being. The provisions of this zone are intended to insure that tourist commercial areas will be compatible with adjacent development. The uses allowed in this zone will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. Implementing the Regional Retail land use designation in the General Plan, the primary purpose of the zone is to provide for commercial opportunities, with residential uses supporting the retail environment.~~

(Prior code § 046.01)

### 17.28.020 Permitted uses.

The following uses are permitted in the ~~C-TR-C~~ (Regional Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All retail establishments including big box retail (>35,000 square feet).
2. Automobile rental.
- ~~13. Hotel;~~
- ~~24. Motel;~~
35. Resort.
- ~~463. Restaurants without liquor sales;~~
- ~~54. Retail establishments for the sale of souvenirs, curios, film, magazines and other products customarily provided to meet the needs of the public;~~
- ~~67.~~
- ~~5. Exhibit hall, tourist centers;~~
- ~~6. Automobile club offices;~~
- ~~7. Outdoor Uses. Only the following outdoor uses are permitted:~~
  - ~~a. Golf courses, driving ranges;~~
  - ~~b. Private swimming pools;~~
7. Automobile rental;
8. Public Utility Facilities (City-Initiated).
  - ~~c. Automobile service station.~~

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~~B. Local service business. All uses permitted by Subsection A of this section 17.26.020 in Chapter 17.26 the C-G (General Commercial).~~

~~primarily intended to serve the immediate neighborhood, including the following:~~

~~a. Barber or beauty shop;~~

~~b. Drugstores;~~

~~c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry-cleaning establishment;~~

~~d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors; and~~

~~e. Tailor, dressmaker.~~

~~B. Tourist-Related Uses. The following uses are permitted only where integrated with and clearly incidental to a primary use, and where part of a hotel or motel building, and where the intent is to serve the needs of tourists:~~

~~1. Barber or beauty shop;~~

~~2. Drugstores;~~

~~3. Tobacco, candy, newspaper and magazine counter;~~

~~4. Laundromat, clothes cleaning agency;~~

~~5. Travel agency;~~

~~6. Automobile rental agency office (no auto storage or service permitted.)~~

C. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:

1. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.

2. Ice vending machines, of three-ton capacity or less subject to all other provisions of this zone. Such machines shall be located so as not to interfere with the movement of traffic on the site.

~~3. Recreational buildings, structures, and uses designated to serve the patrons of primary permitted use.~~

~~4. Signs as follows, subject to all provisions of Section 17.56.010 of this title.~~

~~a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.~~

~~b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred fifty (250) square feet.~~

~~5. Other accessory uses customarily appurtenant to a primary permitted use.~~

D. Conditional Uses. The following uses may be permitted the ~~C-TR-C (Regional Commercial)~~ zone subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Amusement center or theme park.

2. Automotive repair garage as an accessory to automobile service station.

3. Automobile service station.

4. Bars and Cocktail lounges.
5. Billiard parlor.
- ~~63.~~ Bowling alley.
- ~~767.~~ Bus terminals, depots, and similar transit facilities.
- ~~878.~~ Car washes as part of a multi-tenant retail center.
9. Commercial Parking Lot.
10. Drive-in or walk-up or other fast-food service establishments.
11. Exhibition hall, conference center, theater, amphitheater, auditorium.
12. Golf courses, driving ranges.
13. Hospital Uses.
- ~~614.~~ Liquor sales, subject to Section 17.74.015;
- ~~8159.~~ Medical offices. ~~Tourist camps;~~
16. Microbreweries and taproom.
17. Mini-storage warehouse as an accessory to a permitted use.
18. Multiple-family residential (5+ units).
19. New and used automobile sales and recreational vehicle sales.
- ~~1820.~~ Recreational vehicle storage as an accessory to a permitted use.
21. Restaurants with liquor sales.
22. Skating rinks.
23. Special event establishments.
- ~~214.~~ Sports Complex.
25. Theater, including drive-in.

(Prior code § 046.02)

(Ord. No. 1088, § 3, 12-14-16)

### **17.28.030 Property development standards.**

The following standards of development shall apply in the R-C (Regional Commercial) zone:

- A.A. Residential Density and Non-Residential Intensity.
  1. Minimum Density. 10 dwelling units/acre, when residential uses are provided.
  2. Maximum Density. 15 dwelling units/acre.
  3. Maximum Non-Residential FAR. 2.0.
- B. Residential uses shall follow the development standards in Section 17.14.030 for multi-family uses and the City of Coachella Multifamily Objective Design Standards.

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C. Lot Requirements.

1. Minimum Lot Size. The minimum lot size shall be ~~twenty~~ thousand (240,000) square feet for commercial uses.
2. Minimum Lot Width. None.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. None.

DB. Yard Requirement.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.
2. Side Yard. There shall be no side yard requirement except where a ~~C-TR-C~~ (Regional Commercial) zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. There shall be no rear yard requirement except where the ~~C-TR-C~~ (Regional Commercial) zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards.
  - a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
  - b. Swimming pools provided as an accessory use to a hotel or motel may encroach into the rear two-thirds of the required front yard.

C. Height Limits.

1. The maximum height of any building located within one hundred fifty (150) feet of any R-S, single-family residential zone, or any agricultural zone, shall be one story or twenty (20) feet, whichever is less. Vehicular rights-of-way shall be included in calculating the distance.
2. The maximum height of all other buildings shall be two stories or thirty-five (35) feet, whichever is less, except that hotels shall have a maximum height of eighty-five (85) feet.

D. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be ~~provided with a minimum eight foot~~ eight-foot separation determined through site plan review.

E. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

F. Screening. Where the C-T zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.

G. Other Property Development Standards.

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1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, those outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D).
  2. No building or structure having exterior walls of sheet metal shall be erected in this zone.
- H. Architectural Review. All development in the ~~C-T Tourist~~R-C (Regional) Commercial Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

(Prior code § 046.03)

## Chapter 17.30 M-S MANUFACTURING SERVICE ZONE

### 17.30.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to ~~insure~~ ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

(Prior code § 050.01)

### 17.30.020 Permitted uses.

The following uses are permitted in the M-S (Manufacturing Service) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Automotive repair garage, body and fender works, within a completely enclosed building.
2. Bakery.
3. Boat building.
4. Bottling plant.
5. Cabinet shop.
6. Carpet cleaning plant.
7. Ceramic products manufacture.
8. Cleaning and dyeing plant.
9. Dairy products processing.
10. Drugs manufacture.
11. Electrical, electronic, or electro-mechanical machinery manufacturing.
12. Engineering research and testing firms and laboratories.
13. Food products processing, manufacturing, canning, preserving, and freezing.
14. Fruit and vegetable packing house.
15. Furniture manufacturing, refinishing.
16. Garment manufacture.
17. Glass manufacture.
18. Ice and cold storage plant.
19. Laboratories. Experimental, testing, motion picture.
20. Laundry.

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21. Machine shop.
22. Metalworking, fabrication, or welding firm.
23. Newspaper printing plants.
24. Parcel delivery services.
25. Photo-engraving, photocopying, photo-processing, and blueprinting.
26. Plastic, fabrication firm.
27. Plumbing shop.
28. Prefabricated buildings manufacture.
29. Printing establishments.
30. Sales and rental of trucks, autos, farm machinery and implements, and truck and auto parts.
31. Sheet metal shop.
32. Sign manufacture.
33. Textile manufacture.
34. Tire rebuilding, recapping, and retreading.
35. Trailer, camper, mobilehome manufacturer or assembly.
36. Upholstering and reupholstering.
37. Wholesale business, storage buildings, and warehouses.
38. Woodworking shop.
39. Storage yards:
  - a. Contractors' storage yards.
  - b. Building materials
  - c. Lumber yards.
  - d. Machinery, truck rental yards.
  - e. Draying and freight yard.
  - f. Truck terminal.
40. Retail sales.
41. Restaurant.
42. Emergency shelters complying with the following criteria.
  - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
  - b. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants.
  - c. A shelter shall not be approved when another homeless shelter ~~is existing~~exists within three hundred (300) feet of the proposed site.

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- d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
- e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
- f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
- g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

43. Public Utility Facilities (City-Initiated).

- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:
  - 1. Detached dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
  - 2. Retail distribution of products produced on the premises (where not the primary retail outlet for said products).
  - 3. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.
  - 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
    - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
    - b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred (200) square feet.
  - 5. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the M-S (Manufacturing Service) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
  - 1. Automotive repair garage as an accessory to automobile service station.
  - 2. Breweries and Distilleries.
  - 3. Cotton gins, oil mills, vegetable oil plants.
  - 4. Exterminating or disinfecting service firm.
  - 5. Metal plating.
  - 6. Mini storage warehouse.
  - 7. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
  - 8. Oil cloth or linoleum manufacture.
  - 9. Paint, oil, shellac, turpentine, or varnish manufacture.
  - 10. Plastic manufacture.
  - 11. Planing mills.



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12. Poultry dressing and packaging.

~~13. Recreational Vehicle Storage. subject to Development Agreement to ensure the use is revenue generating. Such uses as standalone uses shall not exceed fifteen percent of the M-S Zone.~~

~~14. Restaurant with cocktail lounge.~~

15. Service stations.

16. Stone monument works.

~~17. Taproom.~~

18. Tattoo and body piercing parlors.

19. Wire and wire products manufacture.

D. Industrial-Related Uses. Certain non-industrial uses are functionally related to industrial areas. The following uses are permitted only when ~~not~~ intended to serve industrial areas and employees.

1. Restaurants and coffee shops; ~~and~~

2. Industrial hospitals or clinics; ~~and~~

3. Industrial training center.

(Ord. 925 § 1, 2005; Ord. 918 § 1, 2005; prior code § 050.02)

(Ord. No. 1033, § 3, 1-11-12; Ord. No. 1051, § 2, 5-22-13; Ord. No. 1161-, § 4, 5-27-20)

### **17.30.030 Property development standards.**

The following standards of development shall apply in the M-S (Manufacturing Service) zone:

A. Non-Residential Intensity.

1. Maximum FAR. 1.0.

AB. Lot Requirements.

1. Minimum Lot Size. Ten thousand (10,000) square feet.

2. Minimum Lot Width. None.

3. Minimum Lot Depth. None.

4. Maximum Lot Coverage. None.

BC. Yard Requirements. None, except in the following instances:

1. Where an M-S (Manufacturing Service) zone abuts upon a street or highway where two-thirds of the property in the block on the opposite side of the street is zoned residential, a yard shall be provided of ten (10) feet in depth.

2. Where an M-S (Manufacturing Service) zone abuts upon a street or highway and where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required yards of the adjoining zones.

3. Where an M-S (Manufacturing Service) zone abuts upon a Major Arterial, Major Arterial with Enhanced Bicycle Facilities, Primary Arterial, and Primary Arterial with Enhanced Bicycle Facilities ~~primary highway~~ as designated on the circulation element of the general plan, a yard ~~shall be provided~~ of ten (10) feet in depth shall be provided.

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4. Where an M-S (Manufacturing Service) zone directly abuts a residential zone, there shall be a yard of not less than thirty (30) feet adjoining that zone. This shall be reduced to twenty (20) feet where there exists a public alley separating the two zones.
5. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting shall be maintained adjacent to the planned highway right-of-way line.

~~CD~~. Height Limits.

1. The maximum height of any buildings or structures located within one hundred fifty (150) feet of any residential zone shall be two stories or thirty-five (35) feet, which-ever is less. Vehicular rights-of-way shall be included in calculating distance.
2. The maximum height of all other buildings or structures shall be fifty (50) feet.

~~DE~~. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.

~~EF~~. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

~~FG~~. Walls and Screening.

1. Where an M-S (Manufacturing Service) zone abuts upon any residential zone there shall be provided a solid masonry wall not less than six feet nor more than eight feet in height along the zone boundary. Said wall shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
2. Where property in an M-S (Manufacturing Service) zone is used for operations incidental to a primary permitted use, as a storage yard, or where material necessary to the conduct of a primary permitted use is stored outside, there shall be provided screening not less than six feet or more than eight feet in height. Said screening shall screen storage areas from adjacent residential and/or commercial zones.

~~GH~~. Other Property Development Standards.

1. No structure originally designed or intended for residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling by a proprietor, manager or custodian or custodian of a permitted use.
2. No use shall be established in any M-S (Manufacturing Service) zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety, or general welfare. All uses shall be continuously maintained so that they are neither obnoxious ~~or~~nor offensive by reason of the above emissions.
3. All lot area not in use by buildings shall be paved, planted, or otherwise surfaced to eliminate dust. Use of gravel, decomposed granite and similar materials is permitted, subject to continuous maintenance in a neat and sightly manner. Use of oil is permitted only where treated areas will not be visible from public streets, or adjacent residential or commercial zones. Yards and off-street parking and loading areas shall be treated as required in this title.

~~IH~~. Architectural Review. All development in the M-S-(Manufacturing Service) ~~z~~Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

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- J.** Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 050.03; Ord. No. 1161-, § 5, 5-27-20)

## Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

### 17.32.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of heavy industrial areas within the community. Such areas are vital to the community's health and well-being and must be protected from intrusion by dwellings and inharmonious commercial uses. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to provide an industrial environment which will be compatible with the inherent characteristics of heavy industry, and also to provide proper safeguards and appropriate transition for surrounding land uses.

(Prior code § 055.01)

### 17.32.020 Permitted uses.

The following uses are permitted in the M-H (Heavy Industrial) zone subject to all provisions of this chapter.

A. Primary Uses.

1. All uses permitted by Section 17.30.020 of the M-S (Manufacturing Service) zone, except emergency shelters.;
2. Blacksmith shop.;
3. Cotton gins, oil mills, vegetable oil plants.;
4. Exterminating or disinfecting service firm.;
5. Glass manufacture.;
6. Hemp products manufacture.;
7. Heavy metals fabrication.;
8. Oil cloth or linoleum manufacture.;
9. Oil Paint, oil, shellac, turpentine, or varnish manufacture.;
10. Paper, pulp manufacture.;
11. Plastic manufacture.;
12. Planing mills.;
13. Poultry dressing and packaging.;
14. Railroad yards, repair shops.;
15. Salt works.;
16. Slaughterhouses.;
17. Soap manufacture.;
18. Stone monument works.;
19. Wire and wire products manufacture.

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Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

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- B. Accessory Uses. The following buildings, structures and uses are permitted when clearly incidental and accessory to a primary permitted use:
1. Detached dwelling, where used by a proprietor, manager, or custodian or a use permitted within this zone.†
  2. Retail distribution of products produced on the premises where not the primary retail outlet for said products.†
  3. Signs as permitted in the M-S (Manufacturing Service) zone.†
  4. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.†~~and~~
  5. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the M-H (Heavy Industrial) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.
1. Acid manufacture.†
  2. Animal (including fish) products manufacture or processing.†
  3. Asphalt or asphaltic concrete manufacturing plants.†
  4. Borrow pits.†
  5. Brick yards.†
  6. Breweries and alcoholic beverage manufacture.†
  7. Bulk distributing stations—Hazardous materials.†
  8. Cement block, concrete block manufacture, storage yards.†
  9. Concrete ready-mix plants.†
  10. Community recycling collection facilities, pursuant to Chapter 17.90.†
  11. Creosote manufacture.†
  12. Distillation of alcohol, bones, coal, coal tar, coke, wood.†
  13. Drop forge industries.†
  14. Explosives or fireworks manufacture.†
  15. Feed yards, feed mills.†
  16. Foundry.†
  17. Gas manufacture, including but not limited to chlorine and other noxious gases.†
  18. Glue manufacture.†
  19. Livestock sales and feed yards.†
  20. Lamp black manufacture.†
  21. Prison, jail, correctional facility, or detention facility.†
  22. Quarries.†
  23. Rock crushing operations.†
  24. Smelting operations.†

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Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

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25. Tannery.†
26. Tar distillation or tar products manufacture.†
27. Transfer station, small scale, pursuant to Chapter 17.90.†
28. Winery.†
29. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.

30. Recreational Vehicle Storage subject to Development Agreement to ensure the use is revenue generating. Such uses as such that standalone uses shall not exceed fifteen percent of the M-H Zone.

31. All conditional uses permitted by Section 17.30.020 of the M-S (Manufacturing Service) zone.

D. Industrial-Related Uses. Certain nonindustrial uses are functionally related to industrial areas. The following uses are permitted only where intended to serve industrial areas and employees.

1. Restaurants and coffee shops.†
2. Industrial hospital or clinics; ~~and~~.
3. Industrial training center.

(Prior code § 055.02)

(Ord. No. 1051, § 3, 5-22-13; Ord. No. 1065, § 3, 6-11-14)

(Ord. No. 1161-, § 6, 5-27-20)

**17.32.030 Property development standards.**

The property development standards of Section 17.30.030 shall apply to all M-H (Heavy Industrial) zones.

(Prior code § 055.03)

## Chapter 17.34 M-W WRECKING YARD ZONE

### 17.34.010 Intent and purpose.

This zone is intended to provide for, and to encourage the orderly development of heavy industrial uses and recycling operations deemed to be of regional significance, but of such nature that extra care must be taken in the regulation of said uses to protect the community's health and wellbeing, and where said uses are subject to aesthetic and environmental conditions which require the provision of safeguards to control and suppress some of the heavier manifestations of said uses to prevent adverse effects on the community.

(Prior code § 057.01; Ord. No. 1065, § 4, 6-11-14)

### 17.34.020 Permitted uses.

The following uses are permitted in the M-W (Wrecking Yard) zone subject to all provisions of this chapter.

A. Primary Uses.

1. All uses permitted by Section 17.32.030(A) of the M-H (Heavy Industrial) zone.;

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use.

1. Those uses permitted by Section 17.32.020(B) of the M-H (Heavy Industrial) -zone.

C. Conditional Uses. The following uses may be permitted in the M-W (Wrecking Yard) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

1. Those conditional uses allowed by Section 17.32.020(C) in the M-H (Heavy Industrial) zone.;
2. Automobile dismantling or wrecking yard.;
3. Automobile impounding yard.;
4. Community recycling collection facilities, pursuant to Chapter 17.90.;
5. Construction and demo material recycling facilities pursuant to Chapter 17.90.;
6. Wood and green waste recycling facilities, pursuant to Chapter 17.90.
7. Cannabis cultivation, manufacturing, distribution, testing, non-retail microbusiness, non-storefront retail, non-storefront retail microbusiness, storefront retail, and storefront retail microbusiness, facilities, pursuant to Chapters 17.84 and 17.85.

D. The following uses may be permitted in the M-W (Wrecking Yard) zone subject to obtaining a specific plan adoption pursuant to Chapter 17.36 of this code.

1. Transfer station, large scale, pursuant to Chapter 17.90.

(Prior code § 057.02; Ord. No. 1065, § 4, 6-11-14)

(Ord. No. 1083, § 2, 1-27-16; Ord. No. 1140-, § 2(Exh. A), 7-10-19; Ord. No. 1161-, § 7, 5-27-20)

### 17.34.030 Property development standards.

The following standards of development shall apply in the M-W (Wrecking Yard) zone:

A. Non-Residential Intensity.

1. Maximum FAR. 0.5.

AB. Lot Requirements.

1. Minimum Lot Area. Ten thousand (10,000) square feet.
2. Minimum Lot Width. One hundred (100) feet.
3. Minimum Lot Depth. One hundred (100) feet.
4. Maximum Lot Coverage. None.

BC. Yard Requirements and Height Limits. The yard requirements and height limits as set forth in Section 17.30.030(B) and (C), respectively, shall apply in the M-W (Wrecking Yard) zone.

CD. Enclosure Required. All operations and storage, including all equipment used in conducting an automobile dismantling or junk and salvage business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by screening.

DE. Requirements for Screening. Where screening is provided, it shall be developed as provided in this chapter:

1. All screening shall be of a uniform height in relation to the ground upon which it stands, and shall be a minimum of eight feet and shall not exceed ten (10) feet in height. Where screening exceeds a height of eight feet and is located on street or highway frontages, it shall be set back at least three feet from the lot line. The area between the screening and the lot line shall be fully landscaped.
2. Two gates not less than eight feet in height and not more than twelve (12) feet in width each, may be installed at a convenient place in said screening. Such gates shall be kept closed when not in use. Such gates shall be of material and color compatible with said screening.

EE. Paving. All driveways, fire lanes, or other access ways shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of dust and mud onto public rights-of-way, provided however, the ~~planning commission~~ Planning Commission may approve other paving materials while provide, in their opinion, the equivalent in service and useful life.

FG. Parking Spaces.

1. Regardless of the size of the yard area, a minimum of six parking spaces shall be provided.
2. The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting of such use or of renovated, repaired, or reassembled vehicles which are owned, operated or in the possession of the proprietor of the automobile dismantling yard, or junk and salvage yard.

GH. Landscaping. At least two square feet of landscaping shall be provided for each lineal foot of street frontage and said landscaping shall be developed in accordance with a site plan that complies with the following criteria:

1. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the planning commission.
2. No planting area shall have a horizontal dimension of less than three feet.



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3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted area. When hose bibs are utilized, they shall be located not more than twenty-five (25) feet apart.
4. All landscaped areas shall be continuously and properly maintained in good condition.
- ~~H~~I. Junk Outside Yard. No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area.
- ~~J~~I. Junk Exceeding Height of Wall. No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding screening.
- ~~J~~K. Architectural Review. All development in the M-W, (~~W~~wrecking ~~Y~~yard) zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
- ~~K~~L. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 057.03)

(Ord. No. 1161-, § 8, 5-27-20)

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## **Chapter 17.35 O-S OPEN SPACE ZONE**

### **17.35.010 Intent and purpose.**

The purpose of the Open Space zone is to provide opportunities for outdoor recreation and meet the recreational needs of City residents, and to provide land for development of parks, recreation, and open space that provide services to the community and support existing and new residential, commercial, and industrial land uses.

This zone also reserves areas for passive recreation, open space, habitat protection and enhancement, and hazard avoidance. This zone includes the City's public and private open space, golf courses and support structures. This zone implements the Parks and Open Space land use designation in the General Plan.

### **17.35.020 Permitted uses.**

The following uses are permitted in the O-S (Open Space) zone subject to all provisions of this chapter.

#### A. Primary Uses.

1. Athletic fields, unlighted.
2. Open space, natural.
3. Parks and recreation facilities.
4. Preserved lands.
5. Utilities (city-initiated).

#### B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use.

1. Kiosks.
2. Parking lots.
3. Playground equipment.
4. Swimming pools.

#### C. Conditional Uses. The following uses may be permitted in the O-S (Open Space) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

1. Athletic fields, lighted.
2. Campground.
3. Special events.
4. Outdoor theaters.

### **17.35.030 Property development standards.**

#### A. Lot Requirements.

1. Minimum Lot Area. Minimum lot area sufficient to accommodate all required parking, setbacks, landscaping, loading, trash enclosures and access requirements.
2. Minimum Lot Width. Not established.
3. Minimum Lot Depth. Not established.

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4. Maximum Lot Coverage. 25%.

B. Yard Requirement.

1. Front Yard. Each lot or building site shall have a front yard of at least twenty five (25) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.

2. Side Yard. There shall be no side yard requirement except where a O-S zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.

3. Rear Yard. There shall be no rear yard requirement except where the O-S zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.

4. Permitted Encroachments in Required Yards.

a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.

b. Swimming pools provided as an accessory use may encroach into the rear two-thirds of the required front yard.

C. Height Limits.

1. The maximum height of all buildings shall be two stories or thirty (30) feet, whichever is less.

F. Parking Spaces.

1. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

## Chapter 17.36 SPECIFIC PLAN DISTRICT

### 17.36.010 Intent and purpose.

The purpose of this district includes the following:

- A. To encourage the planned development of parcels and to permit comprehensive site planning and building design;
- B. To provide a more flexible regulatory procedure by which the basic public purpose of the eCity's general plan and the eCity's zoning code may be accomplished;
- C. To encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities, and dwelling types;
- D. To enhance the appearance and living environment of the community through encouragement of creative approaches to the use of land and the design of facilities;
- E. To promote and create public and private open space as an integral part of land development design;
- F. To reduce, when appropriate, the amounts of public and private improvements normally required by developments;
- G. To maximize choice in types of environments available in the city; and
- H. To encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography, and landscape features.

(Prior code § 058.01)

### 17.36.020 General requirements for a specific plan proposal.

- A. Property that is held in single or multiple ownerships may be considered for a specific plan. The city, property owner or his or her representative may initiate the specific plan proposal. Components of the specific plan shall include the submittal of a development plan and text. Land development within the specific plan area shall be initiated and completed by the applicant or his or her agents, whichever the case may be. Unless otherwise provided in the approval of the specific plan, the applicant may divide and transfer units within the specific plan area, provided the total density permitted by the specific plan is not exceeded. The applicant or his or her agent shall complete, use, and maintain the development in strict accordance with the specific plan and subsequent conditions of approval as required. To be in addition to; in concert with etc.
- B. All provisions of this district are supplemental to the city's subdivision ordinance. Any site plans and/or maps contemplated for the specific plan area or for portions thereof may be processed concurrently with the specific plan as specified under this chapter.

(Prior code § 058.02)

### 17.36.030 General provisions and standards for a specific plan district.

The following provisions shall apply in this specific plan district, together with all other applicable provisions of the city's zoning and subdivision ordinances. Where conflict in a regulation occurs, the regulations specified in this district or in an approved specific plan shall supersede and apply:

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- A. Specific plan zones may be established pursuant to the regulations and requirements specified in the specific plan district ordinance codified in this appendix to the Municipal Code. It is the intent of the individual specific plan zones to provide innovative development plan design and development standards in which development standards may vary between specific plan zones.
- B. The specific plan shall consist of a development plan and text material and is recognized as a guide to the developers and designers of land use plans for the property. The development standards are, in effect, performance standards, the ramifications of which become manifest when a site plan has been drawn.
- C. Specific plan zones may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes of this district. Such suitability and scope shall be reviewed and approved by the ~~planning commission~~Planning Commission and shall be in accordance with the general plan.
- D. The purpose of this district may be accomplished only upon satisfactory demonstration by the applicant that the specific plan is in conformance with the intent of the city's general plan and any element thereof, and in accordance with other applicable plans and policies adopted by the city.
- E. Specific plans may combine several land uses on the development plan. Mixed uses may include any combination of residential, commercial, industrial, open space and agricultural uses, and may occur among or within buildings as long as the uses are compatible with each other and with existing and potential uses surrounding the specific plan zone.
- F. Standards for building coverage, light and air orientation, building height, sign placement and design, yard requirements, open spaces, off-street parking, and screening for specific plan uses and other specified standards shall be governed by the development standards set forth in the specific plan and subsequent documents.
- G. The provision of public and private open space, as an integral part of land development planning and design, is set forth as a purpose of this specific plan district. The specific plan shall contain criteria providing for open space and performance standards for the improvement and maintenance of required open space.
- H. All electrical and telephone facilities, fire alarm conduits, street light wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.
- I. Standards for private and public improvements shall be governed by the specific plan and may vary from adopted city standards.

(Prior code § 058.03)

#### **17.36.040 Definitions.**

For the purpose of this chapter, the following words and phrases shall have the meaning indicated:

"Applicant" means the party filing the application for and requesting a specific plan zone designation for particular parcels) of land. The applicant may be the city, a property owner or a group of property owners or their designated representative for the particular parcel(s) of land for which the specified plan zone is requested.

"Building permit" means a permit issued by the city that allows the building of a structure, according to the specified conditions of the permit, where located on the approved grading plan.

"Conceptual" means a working combination of land uses and development intensities designed as a mandatory component of the draft specific plan.

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"Criteria" means the actual means employed to review and judge the effectiveness of the specific plan.

"Dedicated" means land, improvements, or both, dedicated by the landowner or developer to a public or quasi-public agency thereby releasing certain obligations from the ~~land-owner~~landowner or developer.

"Development plan" means a mandatory requirement of the specific plan identifying areas on a map proposed for various land uses, backbone circulation systems, public use areas, open space areas, major landscape features and other general items as required by the city.

"Development standards" means a set of customized standards devised for the purpose of guiding and controlling future development on the property to ensure compliance with the proposed character of design described in the specific plan. They may be developed for a particular project or reference existing zoning districts.

"Draft specific plan" means a preliminary compilation of specific plan components, including conceptual plans of the development plan and an outline of the text material, the purpose of which is to expose the development concept and to solicit city responses and comments on the development concept.

"Environmental studies" includes various requirements of the California Environmental Quality Act.

"Final specific plan" means a final representation of the proposed development for a specific plan area that includes the information required by the city. The final specific plan, as approved by the ~~planning commission~~Planning Commission and ~~city council~~City Council, shall be considered an official zoning document for parcel(s) with approved specific plan (SP) zoning as placed on the official zoning map.

"Grading permit" means a permit issued by the city that allows grading to occur, according to the specified conditions of the permit, on the terrain of the specific plan area.

"Performance standards" means the development standards provided by the specific plan area to be enforced as performance standards when detailed site plans and subdivision maps are prepared. Project design is to be evaluated by the measure of performance described by the development standards.

"Private open space" means open-space lands identified in the specific plan that are recognized as being for the private use, enjoyment, or primary benefit of a limited group of people, generally restricted to the residents and their guests of the specific plan area.

"Public open space" means open-space lands identified in the specific plan that are recognized as being for the use, enjoyment, or primary benefit to the general public.

"Reservation (reserved)" means the setting aside of land for a specific purpose as required in the specific plan.

"Site plan" means a detailed development plan illustrating the precise locations and dimensions of parcels, buildings, circulation systems, public uses, urban design elements and other precise development elements as required by the city, the specific plan district or, as necessary, to illustrate site plan concepts.

"Specific plan" means the legal document consisting of a development plan and text material that describes the character and building intensity of proposed development standards to guide developers and designers of the property.

"Specific plan designation" means a special-purpose specific plan area that is designated in the ~~C~~city's general plan. The development intensity policy is designated on the general plan. All areas that have a specific plan designation in the city's general plan must be developed with an approved specific plan and must have specific (SP) plan zoning.

"Specific plan district" means that district of the Coachella Zoning Ordinance permitting the establishment of specific plan zones.

"Specific plan zones" means an official zone established for specific parcel(s) of land for which particular intensities of land uses or combination of land uses are proposed and guided by a specific plan document. A

designation of (SP) is placed on the city's official zoning map upon approval, by ordinance, of specific plan zoning for parcel(s) of land.

"Subsequent reviews" means reviews of discretionary actions, as required to complete the development process concurrent with or subsequent to specific plan and specific plan (SP) zone approval.

"Text material" means a mandatory requirement of the specific plan describing, in written form, the character of the proposed development standards.

(Prior code § 058.04)

### **17.36.050 Application procedure.**

The application procedure allows the applicant to receive conditional specific plan (SP) zoning prior to final specific plan approval. (See Exhibit "A", Specific Plan Process, found on file in the office of the city clerk). The application for specific plan (SP) zoning shall be made on a form supplied by and submitted to the planning staff for review. It shall be the responsibility of the planning staff to contact interested departments and all agency personnel regarding necessary meetings with the applicant.

(Prior code § 058.05)

### **17.36.060 Conditional specific ~~(SP)~~ plan (SP) zoning procedure.**

The purpose of selecting the process for conditional specific plan (SP) zoning is to allow the applicant to receive an (SP) zoning designation for properties prior to preparing and submitting specific land documents.

- A. Subsequent to acceptance of any application for conditional specific plan (SP) zoning by the planning staff, the city shall conduct the necessary public hearings as provided in Chapters 17.70—17.82 of this title.
- B. At such time as conditional specific plan (SP) is approved, the ~~planning commission~~Planning Commission shall determine the residential, commercial, or industrial development intensity policy, as provided in Section 17.36.070 of this chapter and it shall be placed on the city's official zoning map. This zoning designation will remain conditional until a final specific plan is approved for the subject parcel(s).
- C. The applicant shall submit a draft specific plan to the planning staff for review and comment. The draft specific plan shall consist of conceptual plan for the development plan and a general outline describing the content of the text material, as provided in Section 17.36.080 of this chapter.
- D. The applicant shall submit a final specific plan to the planning staff for processing to the ~~planning commission~~Planning Commission for review and comment. The final specific plan shall consist of the information contained in the draft specific plan and additional information, as provided in Section 17.36.090 of this chapter.
- E. The city shall notice said specific plan and conduct necessary public hearings as provided in Chapters 17.70—17.82 of this code. Upon approval of the final specific plan, the specific plan (SP) zoning designation will be implemented thereby removing the conditional status.

(Prior code § 058.06)

**17.36.070 Residential, commercial, or industrial development intensity policy.**

- A. The residential, commercial, or industrial development intensity policy shall be established for each specific plan zone concurrent with the approval of specific plan (SP) zoning or other applicable zoning district(s). The planning commission shall determine the allowable development intensity for specific plan zones and shall designate said density on the official zoning map of the city and/or as described in the text of the zoning code.
- B. Development intensity for specific plan zones shall be determined by one of two processes described as follows:
  - 1. Development intensity for specific plan zones may be governed by the land use category designated in the city's general plan, or in other city plans and policies that may be in the process of preparation.
  - 2. Development intensity for specific plan areas shall generally be evaluated with reference to other similar specific plan developments or evaluation procedures within the city, or in the case where other similar developments do not exist, with reference to other similar developments in comparable jurisdictions.

(Prior code § 058.07)

**17.36.080 Draft specific plan.**

The draft specific plan shall describe the intensity of land uses proposed and their interrelationship, and shall not be construed to endorse the precise location of uses, configuration of parcels or engineering feasibility. The draft specific plan shall be submitted to the planning staff, and shall include the following information:

- A. A preliminary plan of the development plan for the entire specific plan area delineated on one or more maps showing:
  - 1. Project land uses, densities, existing and proposed major streets, public use areas (schools, parks, fire stations, etc.) and open space and major landscape features.
  - 2. General plan, regional and sub-regional or community plan land use designations.
  - 3. Slope analysis, utilizing categories provided by the planning staff. Included in the slope analysis is the number of acres in each slope category;
- B. A general outline of the text material describing the general objectives/concept; a tabulation of the land area to be devoted to various uses, including open spaces, a calculation of the overall density and the average densities per net residential acre of the various residential areas; and a summary of development standards for commercial or industrial uses when those uses are proposed. The text material shall include development standards to be implemented as performance standards for the specific plan area:
  - 1. A statement proposing the method of maintaining common open areas and facilities.
  - 2. A description of the proposed grading program.
  - 3. Identification of proposed future ownership and maintenance of streets, driveways, sidewalks, pedestrian ways, and open space areas.
  - 4. A discussion of the project as it relates to each of the general plan elements, including land use, circulation, open space safety, noise, housing; conservation and community design. If a community plan is adopted or pending that includes the project site, the relationship of the project with the growth management plan should be discussed.



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- C. After ~~planning commission~~Planning Commission review, the planning staff shall furnish the applicant with written comments regarding, the review conference(s), including appropriate recommendations to inform and assist the applicant prior to preparing the final specific plan.

(Prior code § 058.08)

#### 17.36.090 Final specific plan.

The final specific plan shall consist of the information contained in the draft specific plan and other additional as determined by the planning staff, ~~planning commission~~Planning Commission, ~~city council~~City Council or redevelopment agency. This additional information shall include all or a portion of the following:

- A. Survey of the property, showing existing features including trees, structures, streets, easements, utility lines, land uses, existing zoning, and existing ownerships;
- B. Topographic map showing area of major grading;
- C. Proposed standards for height, open space, building intensity and public improvements;
- D. Copies of legal documents required for dedication or reservation of public or private open space, or for the creation of homeowner's associations for open space maintenance.

(Prior code § 058.09)

#### 17.36.100 Criteria for reviewing specific plans.

Before recommending approval, the ~~planning commission~~Planning Commission and ~~city council~~City Council shall find that the proposed development conforms to the following criteria:

- A. The location and design of the proposed development shall be consistent with the goals and policies of the city's general plan and with any other applicable plan or policies adopted by the city, or in the process of being prepared and adopted.
- B. The proposed location shall allow the development to be well-integrated with or adequately buffered from its surroundings, whichever may be the case.
- C. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.
- D. The final specific plan shall identify a methodology(s) to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances, and as provided elsewhere by this code, the city may require that suitable areas be reserved for schools, parks, and pedestrian ways; or public open spaces shall be dedicated or reserved by private covenant for the common use of residents, establishments, or operations in the development.
- E. The overall design element of the specific plan will produce an attractive, efficient, and stable development.
- F. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of non-significance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.

(Prior code § 058.10)

### 17.36.110 Approval by ordinance.

Approval of the final specific plan and/or establishment of (SP) specific plan zoning may be by resolution or by ordinance. Approval of zoning to the specific plan zone shall include, but not be limited to, the following stipulations:

- A. Unless otherwise specified in the final specific plan, the regulations provided in the city zoning code shall apply. Approval of the specific plan shall not be interpreted as waiving compliance with other provisions of this code, except in those areas where the specific plan expressly regulates a use.
- B. The approved final specific plan shall be filed in the office of the city clerk and in the office of the planning staff.
- C. No building shall be constructed, maintained, or used other than for the purpose specified in the approved final specific plan, as filed, nor prior to the approval of a site plan as required in this chapter.

(Prior code § 058.11)

### 17.36.120 Specific plan approval, denial, and modifications.

- A. The ~~planning commission~~ Planning Commission may recommend to the ~~city council~~ City Council approval or denial of the specific plan, or may recommend approval subject to specified modifications and conditions.
- B. The ~~city council~~ City Council may approve, approve with modifications or conditions, or deny the final specific plan; provided, that in overruling a ~~planning commission~~ Planning Commission recommendation for denial, the ~~city council~~ City Council shall make the finding listed in Section 17.36.100 of this chapter.

(Prior code § 058.12)

### 17.36.130 Concurrent actions.

The ~~planning commission~~ Planning Commission and the ~~city council~~ City Council may act upon a subdivision map and site plan for all portions of the final specific plan concurrently with an approval action on the final specific plan.

(Prior code § 058.13)

### 17.36.140 Site plan and subdivision map review.

- A. The purpose of a site plan is to provide the city with a detailed development plan that utilizes the development standards defined in the specific plan. The following criteria shall be applied to all portions of the specific plan requiring site plan review:
  1. A topographic map or sufficient detail to show all cuts and fills, precise drainage and flood-control proposals, and boundary data;
  2. Detailed site plan, showing lot or site dimensions; traffic and pedestrian circulation; location, widths, grades and types of improvements proposed for all streets, parking areas, driveways, walkways, trails, utilities and other public improvements; building height, location, size and proposed use; yards and space between buildings and distances from property lines and ~~rights-of-ways~~, walls, fences to include location, height and materials; location, size and height of all signs; and loading areas;
  3. Building plans and elevations (typical);

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### Chapter 17.36 SPECIFIC PLAN ZONE

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4. A landscape, staking and irrigation plan;
  5. A tentative subdivision map shall be submitted, if applicable, showing precise divisions of the land for sale or lease of individual property, if any, as provided in the State Map Act and the city's subdivision ordinance;
  6. Location and dimensions of public or quasi-public areas, including, but not limited to, schools, parks, playgrounds, and parking areas. The area of required open space and parks shall be based on this code in effect at the time of tentative map filing;
  7. A statement setting forth a program for installation and continued maintenance of parking areas; location and general design of lighting, courts, public and private grounds, landscaping, streets, utilities, parks, playgrounds or public or quasi-public community buildings and facilities.
- B. Within forty-five (45) days following acceptance of the application for site plan approval, and after all environmental certifications have been obtained, the ~~planning commission~~ Planning Commission may approve, conditionally approve, or disapprove the proposed site plan, and shall notify the applicant of its action.
- C. An appeal of the ~~planning commission~~ Planning Commission action may be made to the ~~city council~~ City Council by the applicant in accordance with the appeal procedure of this district.

(Prior code § 058.14)

#### **17.36.150 Site plan modifications.**

Modifications shall be processed as a site plan amendment and shall be subject to all site plan procedures.

(Prior code § 058.15)

#### **17.36.160 Dedication—Maintenance of open space.**

- A. The ~~planning commission~~ Planning Commission or ~~city council~~ City Council, as the appropriate responsible reviewing body, may, as an approval, require that suitable areas for parks be dedicated or in-lieu fees be paid as determined for the entire specific plan area, and for schools and other public use facilities land be reserved for public use or be reserved for the owners and residents in the development by deed restrictions. Whenever group or common open space is provided, whether required or not, the ~~planning commission~~ Planning Commission or ~~city council~~ City Council shall, as a condition of approval upon review, require that some provision be made for perpetual maintenance of such open space. The form of any instrument used to assure open space maintenance shall be approved by the city attorney and planning staff as to form and content. Agreements and covenants running with the land shall include provisions for charges to be levied for carrying out the specified functions and administrative expenses of such perpetual maintenance. The city shall be a party in interest in any such development and may, by mandatory injunction or other appropriate actions, enforce the provisions of this district.
- B. To assure that open space shall be available for the specific plan zone, public sites, and transfer of development rights within the specific plan area in exchange for open spaces shall be dedicated in advance of development (prior to issuance of the first building permit).

(Prior code § 058.16)

**17.36.170 Tentative and final subdivision map.**

- A. A master subdivision map or parcel map, the purpose of which is to subdivide large parcels, may be prepared and submitted for approval to the city prior to individual site plan and tentative map approval. A grading permit based on all or a portion of this master subdivision map or parcel map may be issued after approval of such master subdivision map or parcel map.
- B. A tentative subdivision map or parcel map, submitted in combination with or after approval of the site plan, shall not be approved for recordation by the ~~city council~~City Council until after the specific plan (SP) zoning and an approved final specific plan have become effective.
- C. No building permit shall be issued until a final subdivision map or parcel map, if required, has been prepared for the site plan or any approved state thereof, in compliance with the State Map Act and city's subdivision ordinance.

(Prior code § 058.17)

**17.36.180 Site plan and tentative subdivision map appeal.**

The applicant may appeal the action of the ~~planning commission~~Planning Commission in writing to the ~~city council~~City Council. Such appeal shall be filed in triplicate with the planning staff within ten (10) days after the decision. The planning staff shall forward the triplicate copy of the appeal to the city clerk and ~~planning commission~~Planning Commission. The ~~city council~~City Council shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the clerk of the triplicate copy, or within such time as the council shall continue the matter. The ~~city council~~City Council shall review the site plan and shall recommend approval, approval with conditions or disapproval.

(Prior code § 058.18)

## Chapter 17.38 PUD PLANNED UNIT DEVELOPMENTS

### 17.38.010 Intent and purpose.

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large areas of land; to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying zone.

(Prior code § 060.01)

### 17.38.020 Procedure and regulations.

- A. Procedure. An application for a planned development project or ~~mobile home~~ mobilehome project shall submit a request for change of zone to allow a "PUD" overlay zone on base district zone, pursuant to Chapter 17.82.
- B. Land Use Regulations. All planned development projects shall comply with the land use and density regulations of the base district, except as may be modified by the PUD overlay zone regulations, subject to compliance with the general plan.
- C. Development Standards. All planned development projects shall comply with the applicable development standards of the base district and other sections of the municipal code, except that an applicant for a PUD project may utilize flexible development standards in order to meet the policy directives of the general plan.
- D. Conditional Use Permit. A conditional use permit must be obtained by the applicant as a part of the PUD overlay zone and related entitlements in order to vest modified land use regulations, utilize flexible standards of the PUD overlay zone and vest the design guidelines for the planned development.

(Ord. No. 1075, § 7, 6-10-15)

Editor's note(s)—Ord. No. 1075, § 7, adopted June 10, 2015, amended § 17.38.020 in its entirety to read as herein set out. Former § 17.38.020, pertained to uses, and derived from prior code, § 060.02; and Ord. No. 1026, § 7, adopted Jan. 12, 2011.

### 17.38.030 Design guidelines.

- A. Design Guidelines. All planned developments shall submit a comprehensive set of design guidelines for the project as part of the conditional use permit required under Section 17.38.020(D), that include the following items.
  - 1. Circulation and Streets Plan. The design guidelines shall incorporate a street network plan showing street and pedestrian connectivity for future neighborhoods of the planned development. This shall include the typical roadway diagrams proposed for neighborhood streets and shall incorporate the use a landscaped parkway with street trees separating the sidewalk from the street curb line. Any

- deviations, for private streets, from the city's public street improvement requirements shall be included in the circulation and streets plan.
2. Open Space Plan. A plan for the major common open space elements of the community shall be included in the design guidelines of the project. This shall include conceptual plans for park amenities, recreational facilities, and gathering spots for the future residents.
  3. Building Massing Plan. A colored site plan showing the typical building massing and relationship of buildings to streets and pedestrian paths and open space features for the various neighborhoods within the planned development shall be included as part of the design guidelines.
  4. Architectural Theming. Detailed architectural and/or artist renderings of allowable building types, architectural themes, and typical front yard landscaping shall be provided for all planned developments. Conceptual design guidelines in text describing the architectural theming and exterior building materials, window treatments, and garage door designs, and landscaping plant palettes, must accompany the planned development submittal.
  5. Signs. A comprehensive sign program shall be included as a part of all planned developments.
- B. Change in Product Size. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.
- (Ord. No. 1075, § 8, 6-10-15)

Editor's note(s)—Ord. No. 1075, § 8, adopted June 10, 2015, amended § 17.38.030 in its entirety to read as herein set out. Former § 17.38.030, pertained to property development standards, and derived from prior code, § 060.03; and Ord. No. 1021, § 5, adopted July 28, 2010.

#### **17.38.040 ~~Mobile home~~ Mobilehome parks.**

- A. Intent and Purpose. These regulations are intended to provide for the development of ~~mobile home~~ mobilehome parks within the city, consistent with the general plan. These provisions are further intended to create standards of development consistent with those in other residential areas of the community.
- B. Review Procedure. A ~~mobile home~~ mobilehome park community may be established in the RM base district zone through a planned development overlay zone, subject to approval of the conditional use permit and design guidelines required under Sections 17.38.020 and 17.38.030, and subject to compliance with the regulations contained herein.
- C. Permitted Uses. The following uses are permitted in any ~~mobile home~~ mobilehome park:
  1. Mobilehomes, trailers, trailer coaches, campers, camp cars;
  2. Recreational buildings, structures, and uses intended to serve only the residents of the ~~mobile home~~ mobilehome park; and
  3. Accessory buildings normally appurtenant to the conduct of a ~~mobile home~~ mobilehome park, including buildings and structures required by law.
- D. Lot Requirements for ~~Mobile home~~ Mobilehome Parks.
  1. Minimum Lot Size. Five acres.
  2. Density Permitted. One ~~mobile home~~ mobilehome for each four thousand five hundred (4,500) square feet of gross lot area.

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3. Lot width and depth shall be determined by the ~~planning commission~~ Planning Commission or ~~city council~~ City Council when the conditional use permit is considered.
- E. Yard Requirements for ~~Mobile home~~ Mobilehome Parks.
1. Front Yard. Each park shall have a front yard of at least twenty-five (25) feet in depth.
  2. Side Yard. Each park shall have side yards of at least fifteen (15) feet in depth.
  3. Rear Yard. Each park shall have a rear yard of at least fifteen (15) feet in depth.
- F. Requirements for Individual ~~Mobile home~~ Mobilehome Sites Within a ~~Mobile home~~ Mobilehome Park.
1. Minimum individual site size shall be three thousand (3,000) square feet.
  2. Each individual ~~mobile home~~ mobilehome site shall have a minimum width of thirty-five (35) feet.
  3. Each ~~mobile home~~ mobilehome shall be set back at least five feet from the edge of any interior site roadway.
- G. Height Limits. Height limits shall be those in the zone in which a ~~mobile home~~ mobilehome park is authorized.
- H. Distance Between Buildings and ~~Mobile home~~ Mobilehomes.
1. There shall be a minimum average distance between ~~mobile home~~ mobilehomes of twenty (20) feet; except that where placed end to end, the distance may be reduced by ten (10) feet.
  2. There shall be a minimum distance between ~~mobile home~~ mobilehomes and accessory buildings of fifteen (15) feet.
  3. There shall be a minimum distance between accessory buildings of ten (10) feet.
- I. Usable Open Space.
1. A common recreational-leisure area shall be provided for each ~~mobile home~~ mobilehome park. Such recreational-leisure area shall be for the purpose of providing usable open space for the residents of the ~~mobile home~~ mobilehome park, and shall not be for the use of the general public.
  2. The size of such recreational-leisure area shall be equal to at least four hundred (400) square feet for each ~~mobile home~~ mobilehome site. Cabanas, swimming pools, decks, game areas, and similar uses may be included in such an area.

(Prior code § 060.04)

(Ord. No. 1075, § 8, 6-10-15)

### 17.38.050 Nonresidential uses.

The ~~planning commission~~ Planning Commission shall approve the appropriate number, location, area requirements, access, parking, identification, and operating conditions for all institutional, recreational, commercial and health facilities in the planned unit development.

(Prior code § 060.05)

### **17.38.060 Special conditions and procedures.**

In addition to the following special conditions and procedures for planned unit development, the ~~planning commission~~Planning Commission may impose such other conditions as it deems necessary or desirable in carrying out the general purpose and intent of this section.

- A. A conditional use permit obtained through procedures contained in this chapter and in Sections 17.74.010 through 17.74.050 of this title is required for any planned unit development.
- B. Tract or Parcel Maps. A tentative tract or parcel map is required to be submitted to the planning director subsequent to approval of the application, but may be filed with the application for zone change and conditional use. However, if the property is located in a hillside area, the tentative tract or parcel map shall be filed concurrently with the application.

No building permit shall be issued for any building within a planned unit development, except for sales models, recreational buildings, or community facilities, unless a final tract or parcel map has first been recorded for the property on which the building or buildings are located.

- C. Project Site Plans.
  - 1. A preliminary project site plan is required to be filed with the application for planned unit development. Contour intervals shall be indicated for property in hillside areas. The site plan required by Section 17.62.010 shall, in addition to other requirements, indicate compliance with the provisions of this chapter.
  - 2. Landscape Plans and List. A plan for landscaping all common area, including plant lists and sprinkler system, shall be approved by the planning director.
  - 3. Phasing Plans. A progress plan delineating the various development phases, if more than one, and specifying a reasonable time allocation for each phase, shall be submitted, and made a condition of approval by the ~~planning commission~~Planning Commission. No phase component shall have a residential density that exceeds by twenty (20) percent the proposed residential density of the entire planned unit development. The total area of common open space provided in each phase shall, at a minimum, be in the same proportion as in the entire development.
  - 4. Highway Access. Each planned unit development shall be located on and have direct access to a major or secondary arterial or a collector street.
  - 5. Utilities. All utility lines necessary to serve the development shall be installed underground.
  - 6. Vehicular Access. The approved site plan shall indicate all vehicular access. In order to encourage inward orientation, increased living amenities, and variety and flexibility of parking areas, direct access to all dwelling units is not required. However, the planning director shall determine the property access system.
  - 7. Specific Plan. The project plans for a planned unit development may be adopted as a specific plan amendment to the general plan.
- D. Condominium Common Areas. Except for property dedicated to the City for inclusion within a public park, school site or park maintenance district, every owner of a dwelling unit or lot shall own as an appurtenance to such dwelling unit or lot, either an undivided interest in the common areas and facilities of the entire project or of the tract in which the ownership is located; or a share in the corporation, or voting membership in an association owning the common areas and facilities of the entire project or of the tract in which the ownership is located.
  - 1. Management Agreement for Control and Maintenance of Common Areas. No lot or dwelling unit in the development shall be sold until a corporation, association, property owner's group or similar entity has been formed with the right to assess all the properties which are jointly owned



with interests in the common areas and facilities in the entire development or in the tract which is a part of the entire development to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development or tract portion thereof. Such entity shall operate under recorded conditions, covenants and restrictions which shall include compulsory membership of all owners of lots and/or dwelling units, and flexibility of assessments to meet changing costs of maintenance, repairs, and services. The developer shall submit evidence of compliance with the requirement to the planning director. This condition shall not apply to land dedicated to the city and included in a park maintenance district or dedication to the city for other public purposes.

2. Maintenance. The right to maintain the buildings and use the property for a residential planned unit development as indicated on the approved revised site plan shall continue in effect only so long as all of the mutually available features, such as recreational areas, community buildings, and landscaping, as well as the general appearance of the premises and buildings are all well maintained.
3. Covenants.
  - a. The provisions of subsections (C)(1) and (C)(2) of this section shall be included in the conditions, covenants, and restrictions applying to the property, which are recorded in the office of the county recorder, and copies of said provisions shall be furnished to the individual purchasers of units in the development.
  - b. The provisions of subsections (C)(1) and (C)(2) of this section shall also be in each of the preliminary and final drafts of the conditions, covenants, and restrictions submitted to the real estate commissioner.
- E. Separate Lots. No portion of land within a residential planned unit development shall be divided in ownership unless it is first recorded as a separate lot on a recorded final tract or parcel map.
- F. Sale of Lots or Units. No dwelling unit or lot shall be sold or encumbered separately from an interest in the common areas and facilities in the development which shall be appurtenant to such dwelling unit or lot. No lot shall be sold or transferred in ownership from the other lots in the total development, unless all approved community buildings, structures, and recreational facilities for the total development, or approved phase thereof, have been completed, or completion is assured, to the satisfaction of the planning director.
- G. Nonconformities. All nonconformities existing prior to development of the project must be eliminated or alleviated to the satisfaction of the ~~planning commission~~ Planning Commission.

(Prior code § 060.06)

**No change to the following chapters.**

**Chapter 17.40 TEMPORARY CLASSIFICATION FOR ASSESSMENT IMPROVEMENTS**

**Chapter 17.42 T TEMPORARY CLASSIFICATION ZONE**

**Chapter 17.44 SUPPLEMENTAL CLASSIFICATION GEOLOGICAL HAZARD ZONE**

**Chapter 17.46 IP INDUSTRIAL PARK OVERLAY ZONE<sup>1</sup>**

**Chapter 17.47 RC RETAIL CANNABIS OVERLAY ZONE<sup>2</sup>**

**Chapter 17.48 SPECIAL USES**

**Chapter 17.49 SHO SENIOR HOUSING OVERLAY ZONE**

**Chapter 17.50 SEXUALLY ORIENTED BUSINESSES**

**Chapter 17.52 MOBILEHOME PARKS**

**Chapter 17.54 OFF-STREET PARKING AND LOADING**

**Chapter 17.56 SIGNS**

**Chapter 17.58 HOME OCCUPATIONS**

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<sup>1</sup>Editor's note(s)—Ord. No. 1140 , § 2(Exh. A), adopted July 10, 2019, amended Ch. 17.46 in its entirety to read as herein set out. Former Ch. 17.46, §§ 17.46.010—17.46.040, pertained to similar subject matter and derived from Ord. No. 1103, § 1, adopted April 26, 2017; and Ord. No. 1108, § 2, adopted July 12, 2017.

<sup>2</sup>Editor's note(s)—Ord. No. 1140 , § 2(Exh. A), adopted July 10, 2019, amended Ch. 17.47 in its entirety to read as herein set out. Former Ch. 17.47, §§ 17.47.010—17.47.070, pertained to similar subject matter and derived from Ord. No. 1115, § 2, adopted Feb. 14, 2018.

## Chapter 17.60 DEVELOPMENT STANDARDS

### 17.60.010 Property development standards.

- A. Intent and Purpose. The following general development standards are set forth in order to assure that property in the various zones of the city will be developed in a uniform and orderly manner which will promote the public health, safety, comfort, convenience, and general welfare. These development requirements shall be in addition to the property development standards set forth in each zone. In addition, the design standards established for single family residential development in Chapter 17.19 (Supplemental Standards for Single-Family Residential Development shall apply.
- B. Responsibility for Measurements. In measuring lot dimensions and other requirements, it shall be the responsibility of the property owner or his or her authorized agent to provide accurate dimensions and calculations. The submission of inaccurate dimensions or calculations which result in a lot or structure not complying with the requirements set forth in this chapter shall constitute a violation of this chapter, and any permits or approvals granted thereunder shall be void.
- C. Lot Widths. Lot widths in residential zones shall vary according to the size of the lot, and shall be determined as provided in the following table or as established in the zone-specific standards (Chapters 17.10 - 17.18 and Chapters 17.22 - 17.35) also apply. The zone-specific standards will govern in case of a conflict:

**Minimum Lot Width Requirements in Residential Zones**

Lot Size in Square Feet	Interior Lot	Corner Lot
6,000 to 6,999	60 feet	Not permitted
7,000 to 7,999	65 feet	70 feet
8,000 to 8,999	70 feet	75 feet
9,000 to 9,999	80 feet	85 feet
10,000 & above	85 feet	85 feet

- D. Yards.
  - 1. Encroachments. Where yards are required in this chapter, they shall not be less in depth or width than the minimum dimensions specified in any part, and they shall be at every point open and unobstructed from the ground to the sky, except as follows:
    - a. Outside stairways, porches, or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet or into the required rear yard a distance not to exceed five feet.
    - b. Awnings, cornice trims, eaves, decks, railings, stoops, and landings, and similar architectural features may encroach two feet into a required front, side, or rear yard.
  - 2. Through Lot Regulations. On through lots either separating such lot from a public thoroughfare may be designated as the front lot line. In such cases the minimum rear yard shall be the average of the yards required on lots next adjoining.
  - 3. Fences, Walls in Yards. Fences or walls not exceeding six feet in height may occupy any portion of a side or rear yard. In a residential single-family zone, where any such fence or wall projects beyond the front yard line or setback toward the front property line it shall not be more than six feet in height if it

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**Chapter 17.60 DEVELOPMENT STANDARDS**

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is of wrought iron, or other such material; provided that such material does not obscure the view to the front lawn through the fence.

- a. Walls and low silhouette plants such as hedges, and other flora along front yard property lines must be approved by city staff and shall not be more than thirty (30) inches in height.
- b. Fences and walls shall not extend beyond the property line.
- c. There shall be no visual obstructions which would interfere with intersection visibility from a corner setback area. In the corner property radius area any fence shall not be more than six feet in height provided it does not cause visual obstruction. In the corner property radius area, visual obstructions are hereby defined as any wall, obstacle mature landscaping or thing allowed, installed, set out or maintained which obscures intersection visibility.
- d. Notwithstanding the above provisions, existing walls and fences shall be permitted to remain unless and until the property owner applies for a building permit to reconstruct, remodel or otherwise perform any construction activity upon the property; at such time any walls or fences shall be brought into compliance with subsections (D)(3)(a) through (c) of this section, as a condition of obtaining such building permit.
- e. In residential districts the use of razor, chain-link, or barbed wire is prohibited. Precision concrete block shall not be used unless exterior surfaces visible from the outside of the property are covered by stucco, paint, or texture coating as approved by the community development director.
- f. Maintenance. All walls and fences shall be continuously maintained in good repair. The property owner shall be provided thirty (30) days after receiving notice from the city to repair a wall or fence. The building official may grant an extension for the repair of the wall or fence.

4. Landscaping.

- a. Except where otherwise provided, required yards and setback areas shall be landscaped with lawn, trees, shrubs, or other plant materials and shall be permanently maintained in a neat and orderly manner as a condition to use. Decorative rock may be used for landscaping in a manner incidental and accessory to the required lawn, trees, shrubs, or other plant materials. Fountains, ponds, sculpture, planters, walkways, flagpoles for display of national, state, city or company ensigns only, light standards, and decorative screen-type walls, forty-two (42) inches or less in height, where an integral part of a landscaping scheme comprised primarily of plant materials are permitted. Entrance and exit drives and walks may be provided into parking areas. Said drives shall not exceed thirty (30) feet in width for each curb opening.

- b. Where walls are required between nonresidential and residential zones, no landscaping zones, no landscaping shall be required.

[c. Additional standards as established in zone-specific standards \(Chapters 17.10 - 17.18 and Chapters 17.22 to 17.35\) and Chapter 17.19 \(Supplemental Standards for Single-Family Residential\) also apply.](#)

5. Measurement. The depth of all required yards which abut a street or highway shall be measured from the street or planned highway right-of-way line, as specified in Section 17.66.010 of this title.

E. Distance Between Buildings. Encroachment into required distances between buildings are permitted as specified for encroachments into yards in subsection D of this section.

F. Accessory Structures. The following regulations shall apply to accessory structures in residential zones:

1. Accessory structures detached from the main dwelling, may not occupy a required front yard, side yard, or corner side yard, except as provided herein.

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2. An accessory structure may occupy a required rear yard provided it is at least five feet from any interior property line, and a minimum of ten (10) feet from any street property line.
  3. An accessory structure may be a maximum of fifteen (15) feet in height and no more than one story in height, or as provided by the specific zone standards.
  4. An accessory structure in the rear yard is limited to a maximum size of four hundred (400) square feet or thirty (30) percent of the size of the main dwelling, whichever is greater. Interior partitions are not allowed within accessory structures. Kitchens and full bathrooms are not allowed inside of any accessory structure, ~~except as allowed in Section 17.16.020.C. for secondary housing units.~~
  5. Except for side loaded garages, the wall planes or sides of an accessory structure must be a minimum of ten (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure. The corner of an accessory structure may be no closer than five feet from the corner of any other structure, provided the wall planes or sides of both structures comply with the distance requirements specified in this subsection.
  6. Accessory structures on a site may not cover more than fifty (50) percent of the required rear yard setback area.
  7. Pools and spas may encroach into any required side or rear yard provided they are at least five feet from any property line. Pools and spas may not occupy a required front yard.
  8. Mechanical and pool equipment may not occupy a required front yard.
  9. Mechanical and pool equipment may occupy a required side yard or corner side yard provided a minimum setback of three feet is provided from any property line.
  10. Mechanical and pool equipment may occupy a required rear yard provided a minimum setback of twelve (12) inches is provided from any property line and provided a minimum distance of three feet is provided from any other structure.
  11. On lots under seven thousand two hundred (7,200) square feet, an attached patio cover may encroach into a required rear yard provided a minimum setback of ten (10) feet is provided. On lots under six thousand five hundred (6,500) square feet, an attached patio cover may encroach into a required side yard or corner side yard provided a minimum setback of five feet is provided.
  12. One freestanding arbor or trellis, up to twelve (12) feet in height and open on all sides, may encroach into a required front yard, provided no more than five percent of the required yard area is covered with the arbor or trellis.
  13. Carports may be allowed in a required rear yard of any single family residential site provided they are accessible through an approved driveway that is at least eleven (11) feet clear in width. All vehicles parked in a carport must be architecturally screened from view to the street, and located behind an opaque metal gate at least six feet in height.
  14. A detached garage or carport must be a minimum of twenty (20) feet from any street property line if front loading. Side-loaded garages may be twelve (12) feet from the street line. Carports must provide a minimum of ten (10) feet from any corner street line.
  15. An attached carport accessed from the corner street must be at least fifteen (15) feet from the rear property line.
- G. Trailers Outside Camps. It shall be unlawful for any person to keep or maintain, or to permit to be placed, kept or maintained, any trailer coach being presently used or being intended for present use for human habitation upon any lot, piece or parcel of land within the city, except in a trailer camp or when all of the following regulations and conditions have been complied with:

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1. Such trailer coach shall be kept or maintained at the rear of a private residential building, other than an apartment house or hotel.
2. Such trailer coach shall not be placed closer than ten (10) feet to any building or closer than five feet to any property line other than a public street or alley line.
3. Such trailer coach shall be used only for sleeping quarters, and none of the sanitary and cooking facilities in such trailer coach shall be used.
4. Such trailer coach shall not be kept or maintained for sleeping purposes as permitted herein for more than three successive nights in any successive ninety (90) days.

H. Accessory Dwelling Units.

1. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22. Notwithstanding any conflicting regulations in this title, the regulations in this subsection shall supersede and be applicable to the new construction of ADUs and JADUs, and the conversion of existing structures for said purpose, in the city's residential and agricultural zones.
2. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:
  - a. Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
  - b. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
  - c. Considered in the application of any local ordinance, policy, or program to limit residential growth.
  - d. Required to correct a nonconforming zoning condition, as defined in subsection (3)(g) below.
3. Definitions. As used in this section, terms are defined as follows:
  - a. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
    - 1) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
    - 2) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
  - b. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
  - c. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
  - d. "Efficiency kitchen" means a kitchen that includes each of the following:
    - 1) A cooking facility with appliances.
    - 2) A food preparation counter or counters that total a minimum of fifteen (15) square feet in area.
    - 3) Food storage cabinets that total a minimum of thirty (30) square feet of shelf space.
  - e. "Junior accessory dwelling unit" or "JADU" means a residential unit that

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- 1) is no more than five hundred (500) square feet in size,
  - 2) is contained entirely within an existing or proposed single-family structure,
  - 3) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and
  - 4) includes an efficiency kitchen, as defined in subsection (3)(d) above.
- f. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- g. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- h. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- i. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- j. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- k. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
4. Approvals. The following approvals apply to ADUs and JADUs under this section:
- a. Building-permit Only. If an ADU or JADU complies with each of the general requirements in subsection (e) below, it is allowed with only a building permit in the following scenarios:
    - 1) Converted on Single-family Lot: Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
      - (i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to one hundred fifty (150) additional square feet if the expansion is limited to accommodating ingress and egress.
      - (ii) Has exterior access that is independent of that for the single-family dwelling.
      - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
    - 2) Limited Detached on Single-family Lot: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (4)(a)(1) above, if the detached ADU satisfies the following limitations:
      - (i) The side- and rear-yard setbacks are at least four-feet.
      - (ii) The total floor area is eight hundred (800) square feet or smaller.
      - (iii) The peak height above grade is sixteen (16) feet or less.
    - 3) Converted on Multifamily Lot: Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed

within an existing multifamily dwelling, and up to twenty-five (25) percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.

- 4) Limited Detached on Multifamily Lot: No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
  - (i) The side- and rear-yard setbacks are at least four-feet.
  - (ii) The total floor area is eight hundred (800) square feet or smaller.
- b. ADU Permit.
  - 1) Except as allowed under subsection (d)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (e) and (f) below.
  - 2) The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU-permit processing fee is determined by the planning director and approved by the city council by resolution.
- c. Process and Timing.
  - 1) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
  - 2) The city must act on an application to create an ADU or JADU within sixty (60) days from the date that the city receives a completed application, unless either:
    - (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
    - (ii) In the case of a JADU and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.
5. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections (4)(a) or (4)(b) above:
  - a. Zoning.
    - 1) An ADU or JADU subject only to a building permit under subsection (4)(a) above may be created on a lot in a residential or mixed-use zone.
    - 2) An ADU or JADU subject to an ADU permit under subsection (4)(b) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
  - b. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
  - c. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.
  - d. No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).



- e. Septic System. If the ADU or JADU will connect to an onsite water-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten (10) years.
- f. Owner Occupancy.
  - 1) All ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.
  - 2) An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.
  - 3) All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
  - 4) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- g. Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the planning director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:
  - 1) The ADU or JADU may not be sold separately from the primary dwelling.
  - 2) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
  - 3) The deed restriction runs with the land and may be enforced against future property owners.
  - 4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the ADU or JADU has in fact been eliminated. The director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.
  - 5) The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.
- 6. Specific ADU Requirements. The following requirements apply only to ADUs that require an ADU permit under subsection (4)(b) above.
  - a. Maximum Size.

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- 1) The maximum size of a detached or attached ADU subject to this subsection (6) is eight hundred fifty (850) square feet for a studio or one-bedroom unit and one thousand (1,000) square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
  - 2) An attached ADU that is created on a lot with an existing primary dwelling is further limited to fifty (50) percent of the floor area of the existing primary dwelling.
  - 3) Application of other development standards in this subsection (6), such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, or open-space requirements may require the ADU to be less than eight hundred (800) square feet.
- b. Floor Area Ratio (FAR). No ADU subject to this subsection (6) may cause the total FAR of the lot to exceed forty-five (45) percent, subject to subsection (6)(a)(3).
- c. Lot Coverage. No ADU subject to this subsection (6) may cause the total lot coverage of the lot to exceed fifty (50) percent, subject to subsection (6)(a)(3).
- d. Minimum Open Space. No ADU subject to this subsection (6) may cause the total percentage of open space of the lot to fall below fifty (50) percent, subject to subsection (6)(a)(3) above.
- e. Height.
- 1) A single-story attached or detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure.
  - 2) A second story or two-story attached ADU may not exceed the height of the primary dwelling.
  - 3) A detached ADU may not exceed one story.
- f. Passageway. No passageway, as defined by subsection (c)(8) above, is required for an ADU.
- g. Parking.
- 1) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above.
  - 2) Exceptions. No parking under subsection (6)(g)(1) is required in the following situations:
    - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (3)(j) above.
    - (ii) The ADU is located within an architecturally and historically significant historic district.
    - (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (4)(a)(1) above.
    - (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
    - (v) When there is an established car share vehicle stop located within one block of the ADU.
  - 3) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- h. Architectural Requirements.

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- 1) Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling.
  - 2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
  - 3) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
  - 4) The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.
  - 5) The interior horizontal dimensions of an ADU must be at least ten (10) feet wide in every direction, with a minimum interior wall height of seven feet.
  - 6) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.
- i. Landscape Requirements.
- 1) Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:
    - a) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every ten (10) linear feet of exterior wall.
    - b) For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, for a ground level ADU, a solid fence of at least six feet in height may be installed.
    - c) For a second-story ADU, plant specimens must be at least twelve (12) feet tall when installed.
  - 2) All landscaping must be desert-friendly and water-efficient plantings and irrigation systems.
7. Fees.
- a. Impact Fees.
- 1) No impact fee is required for an ADU that is less than seven hundred fifty (750) square feet in size.
  - 2) Any impact fee that is required for an ADU that is seven hundred fifty (750) square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.
- b. Utility Fees.
- 1) Converted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADO or JADU is constructed with a new single-family home.
8. Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections (1) through (7)(b) of this section may be allowed by the city with a conditional use permit, in accordance with Chapter 17.74 of this title.

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(Ord. 984 § 1, 2007; prior code § 070.07)

(Ord. No. 1075, §§ 10, 11, 6-10-15; Ord. No. 1150 , Exh. A, 12-11-19)