

TABLE OF CONTENTS

CHAPTER 1	GENERAL PROVISIONS	1-1
ARTICLE 10	INTRODUCTORY PROVISIONS	1-1
Section 10.01	Authority for this Ordinance	1-1
Section 10.02	Short Title	1-1
Section 10.03	Replacement of Previous Ordinances	1-1
Section 10.04	Purpose	1-2
Section 10.05	Prohibitions	1-3
Section 10.06	General Plan Consistency	1-4
ARTICLE 11	SCOPE	1-5
Section 11.01	Minimum Requirements of this Ordinance	1-5
Section 11.02	Replacement of Other Ordinances	1-5
Section 11.03	Compliance with Other Ordinances and Laws	1-5
Section 11.04	Reference to any Portion of this Ordinance	1-5
Section 11.05	Severability of any Portion of this Ordinance	1-6
Section 11.06	Continuation of Previously Granted Variances	1-6
Section 11.07	Continuation of Previously Granted Permits	1-6
Section 11.08	Continuation of Previously Adopted Development Agreements	1-6
Section 11.09	Continuation of Existing Nonconforming Uses	1-7
Section 11.10	Lawfully Established Uses Made Nonconforming Because of Changes in Standards of Development	1-7
Section 11.11	Procedures Regarding Pending Proceedings	1-7
Section 11.12	License Approval Continued	1-8
Section 11.13	Violation of Previous Ordinance	1-8
Section 11.14	Conviction of Crime Continued	1-9
Section 11.15	Private Agreements	1-9
Section 11.16	Interpretation of Language	1-9
Section 11.17	Similar Use Determination	1-9
Section 11.18	Repeals	1-9

TABLE OF CONTENTS

ARTICLE 12	DELEGATION OF AUTHORITY	1-10
Section 12.01	Planning Commission	1-10
Section 12.02	Regulation of Power or Duty by the Commission	1-10
Section 12.03	Assumption of Power or Duty of Public Officer	1-10
ARTICLE 13	DESIGNATION OF ZONES AND DISTRICTS	1-11
Section 13.01	List of Zones	1-11
Section 13.02	Suffixes to Symbols	1-11
ARTICLE 14	MAPS	1-13
Section 14.01	Zoning Maps	1-13
Section 14.02	Uncertainty of Boundaries	1-13
ARTICLE 15	TERMINOLOGY	1-15
Section 15.01	Gender	1-15
Section 15.02	May	1-15
Section 15.03	Oath	1-15
Section 15.04	Plural	1-15
Section 15.05	Shall and Must	1-15
Section 15.06	Singular	1-16
Section 15.07	Tenses	1-16
ARTICLE 16	DEFINITIONS	1-17
Section 16.01	(A)	1-17
Section 16.02	(B)	1-25
Section 16.03	(C)	1-28
Section 16.04	(D)	1-35
Section 16.05	(E)	1-38
Section 16.06	(F)	1-40
Section 16.07	(G)	1-42

TABLE OF CONTENTS

Section 16.08	(H)	1-44
Section 16.09	(I)	1-46
Section 16.10	(J)	1-46
Section 16.11	(K)	1-47
Section 16.12	(L)	1-47
Section 16.13	(M)	1-53
Section 16.14	(N)	1-56
Section 16.15	(O)	1-57
Section 16.16	(P)	1-58
Section 16.17	(Q)	1-62
Section 16.18	(R)	1-63
Section 16.19	(S)	1-67
Section 16.20	(T)	1-75
Section 16.21	(U)	1-76
Section 16.22	(V)	1-77
Section 16.23	(W)	1-78
Section 16.24	(X)	1-79
Section 16.25	(Y)	1-79
Section 16.26	(Z)	1-81
CHAPTER 2	REVIEW PROCEDURES	2-1
ARTICLE 20	GENERAL REVIEW PROCEDURES	2-1
Section 20.01	Review Procedures	2-1
Section 20.02	Notification Procedures	2-2
Section 20.03	Pre-Application Conference	2-9
Section 20.04	Development Applications	2-10
Section 20.05	Time Limitations for Application Acceptance	2-11
Section 20.06	Denial of Incomplete Applications	2-12
Section 20.07	Time Limits for Rendering Land Use Decisions	2-13
Section 20.08	Decisions by Reviewing Authority	2-14
Section 20.09	Effective Date of Land Use Decisions	2-15
Section 20.10	Modifications to Land Use Approvals	2-15
Section 20.11	Appeal Procedures	2-16
Section 20.12	Approval Period for Conditional Land Use Decisions	2-18

TABLE OF CONTENTS

Section 20.13	Pre-Construction Conference	2-19
Section 20.14	Final Clearance	2-19
ARTICLE 21	SITE PLAN REVIEW	2-21
Section 21.01	Purpose	2-21
Section 21.02	General Provisions	2-21
Section 21.03	Application Procedure	2-24
Section 21.04	Approval Requirements	2-26
Section 21.05	Determination by the Approval Authority	2-27
Section 21.06	Revisions and Modifications	2-28
Section 21.07	New Applications Following Denial	2-29
ARTICLE 22	CONDITIONAL USE PERMITS	2-30
Section 22.01	Purpose	2-30
Section 22.02	General Provisions	2-30
Section 22.03	Application Procedure	2-31
Section 22.04	Approval Requirements	2-33
Section 22.05	Determination by the Approval Authority	2-35
Section 22.06	Revisions and Modifications	2-36
ARTICLE 23	VARIANCES AND MINOR EXCEPTIONS	2-40
Section 23.01	Purpose	2-40
Section 23.02	General Provisions	2-40
Section 23.03	Reviewing Authority	2-40
Section 23.04	Application Procedures	2-47
Section 23.05	Approval Requirements	2-47
Section 23.06	Determination by the Approval Authority	2-48
Section 23.07	New Application Following Denial	2-49
Section 23.08	Appeal Procedure	2-50
Section 23.09	Voiding of Variances or Minor Exceptions	2-50

TABLE OF CONTENTS

ARTICLE 24	ZONING ADMINISTRATION	2-52
Section 24.10	Zone Changes	2-52
Section 24.11	Zoning Ordinance Amendments	2-55
Section 24.12	Determination on Unlisted Uses	2-58
ARTICLE 25	PROCESSING OF AGREEMENTS	2-61
Section 25.10	Development Agreements	2-61
Section 25.11	Density Bonus Agreements	2-64
ARTICLE 26	MISCELLANEOUS ADMINISTRATIVE APPROVALS	2-74
Section 26.01	General Provisions	2-74
Section 26.02	Subdivision Development Plan Review	2-74
Section 26.03	Zoning Clearance Review	2-76
Section 26.04	Minor Modifications to Approved Plans	2-79
Section 26.05	Temporary Dependent Housing	2-81
Section 26.06	Home Occupation Permit	2-84
Section 26.07	Exotic Animal Permit	2-91
Section 26.08	Additional Animals Permit	2-94
Section 26.09	Large Family Day Care Permit	2-97
Section 26.10	Requests for Reasonable Accommodation	2-100
Section 26.11	Amateur Radio Antenna Permit	2-103
ARTICLE 27	TEMPORARY USES	2-110
Section 27.01	Purpose	2-110
Section 27.02	General Provisions	2-110
Section 27.03	Permits Required for Temporary Uses	2-111
Section 27.04	Application Procedure	2-132
Section 27.05	Termination of Temporary Uses	2-133
Section 27.06	Review Criteria	2-133

TABLE OF CONTENTS

ARTICLE 28	COMPREHENSIVE DEVELOPMENT PLANS	2-134
Section 28.01	Purpose	2-134
Section 28.02	Applicability	2-134
Section 28.03	Application Procedures	2-135
Section 28.04	Specific Plan Review	2-136
Section 28.05	Planned Development (PD)	2-142
ARTICLE 29	NON-CONFORMING USES AND STRUCTURES	2-149
Section 29.01	Purpose	2-149
Section 29.02	General Provisions	2-149
Section 29.03	Existing Approvals	2-150
Section 29.04	Legal Non-Conforming Structures	2-152
Section 29.05	Findings for Approval of Alteration of a Legal Non-Conforming Structure	2-154
Section 29.06	Abatement of Non-Conforming Structures	2-155
Section 29.07	Legal Non-Conforming Uses	2-158
Section 29.08	Findings for Approval of Alteration of a Non-Conforming Use	2-159
Section 29.09	Abatement of Non-Conforming Uses	2-160
CHAPTER 3	AGRICULTURAL ZONES	3-1
ARTICLE 30	LIGHT AGRICULTURE (A-1)	3-1
Section 30.01	Intent and Purpose	3-1
Section 30.02	Locational Criteria	3-1
Section 30.03	Uses Permitted Without Planning Approval	3-1
Section 30.04	Uses Permitted Subject to Administrative Approval by the Planning Director	3-2
Section 30.05	Uses Permitted Subject to Site Plan Review Approval	3-3
Section 30.06	Uses Permitted Subject to Approval of a Conditional Use Permit	3-4
Section 30.07	Accessory Uses and Structures Permitted	3-6
Section 30.08	Similar Uses Permitted by Planning Director Determination	3-9

TABLE OF CONTENTS

Section 30.09	Standards of Development	3-9
CHAPTER 4	RESIDENTIAL ZONES	4-1
ARTICLE 40	RESIDENTIAL ZONES	4-1
Section 40.01	Designation of Residential Zones	4-1
Section 40.02	Intent and Purpose	4-1
ARTICLE 41	SINGLE FAMILY RESIDENTIAL (R-1)	4-2
Section 41.01	Intent and Purpose	4-2
Section 41.02	Locational Criteria	4-2
Section 41.03	Uses Permitted Without Planning Approval	4-2
Section 41.04	Uses Permitted Subject to Administrative Approval by the Planning Director	4-3
Section 41.05	Uses Permitted Subject to Site Plan Review Approval	4-5
Section 41.06	Uses Permitted Subject to Approval of a Conditional Use Permit	4-5
Section 41.07	Accessory Uses and Permitted	4-6
Section 41.08	Similar Uses Permitted by Planning Director Determination	4-9
Section 41.09	Standards of Development	4-9
ARTICLE 42	MEDIUM RESIDENTIAL (R-2)	4-23
Section 42.01	Intent and Purpose	4-23
Section 42.02	Locational Criteria	4-23
Section 42.03	Uses Permitted Without Planning Approval	4-23
Section 42.04	Uses Permitted Subject to Administrative Approval by the Planning Director	4-24
Section 42.05	Uses Subject to Site Plan Review Approval	4-25
Section 42.06	Uses Permitted Subject to Approval of a Conditional Use Permit	4-26
Section 42.07	Accessory Uses and Structures Permitted	4-27
Section 42.08	Similar Uses Permitted by Planning Director Determination	4-30
Section 42.09	Standards of Development	4-30

TABLE OF CONTENTS

ARTICLE 43	MULTIPLE RESIDENTIAL (R-3)	4-39
Section 43.01	Intent and Purpose	4-39
Section 43.02	Locational Criteria	4-39
Section 43.03	Uses Permitted Without Planning Approval	4-39
Section 43.04	Uses Permitted Subject to Administrative Approval by the Planning Director	4-40
Section 43.05	Uses Subject to Site Plan Review Approval	4-41
Section 43.06	Uses Permitted Subject to Approval of a Conditional Use Permit	4-42
Section 43.07	Accessory Uses and Structures Permitted	4-43
Section 43.08	Similar Uses Permitted by Planning Director Determination	4-45
Section 43.09	Standards of Development	4-45
CHAPTER 5	COMMERCIAL ZONES	5-1
ARTICLE 50	COMMERCIAL ZONES	5-1
Section 50.01	Designation of Commercial Zones	5-1
Section 50.02	Intent and Purpose	5-1
ARTICLE 51	LIGHT COMMERCIAL (ZONE C-1)	5-2
Section 51.01	Intent and Purpose	5-2
Section 51.02	Locational Criteria	5-2
Section 51.03	Uses Permitted Without Planning Approval	5-3
Section 51.04	Uses Permitted Subject to Administrative Approval by the Planning Director	5-3
Section 51.05	Uses Subject to Site Plan Review Approval	5-4
Section 51.06	Uses Permitted Subject to Approval of a Conditional Use Permit	5-7
Section 51.07	Accessory Uses and Structures Permitted	5-8
Section 51.08	Similar Uses Permitted by Planning Director Determination	5-9
Section 51.09	Standards of Development	5-9

TABLE OF CONTENTS

ARTICLE 52	OFFICE PROFESSIONAL (ZONE C-2)	5-13
Section 52.01	Intent and Purpose	5-13
Section 52.02	Locational Criteria	5-13
Section 52.03	Uses Permitted Without Planning Approval	5-14
Section 52.04	Uses Permitted Subject to Administrative Approval by the Planning Director	5-14
Section 52.05	Uses Subject to Site Plan Review Approval	5-15
Section 52.06	Uses Permitted Subject to Approval of a Conditional Use Permit	5-19
Section 52.07	Accessory Uses and Structures Permitted	5-20
Section 52.08	Similar Uses Permitted by Planning Director Determination	5-22
Section 52.09	Standards of Development	5-22
ARTICLE 53	GENERAL COMMERCIAL (ZONE C-3)	5-26
Section 53.01	Intent and Purpose	5-26
Section 53.02	Locational Criteria	5-26
Section 53.03	Uses Permitted Without Planning Approval	5-27
Section 53.04	Uses Permitted Subject to Administrative Approval by the Planning Director	5-28
Section 53.05	Uses Subject to Site Plan Review Approval	5-28
Section 53.06	Uses Permitted Subject to Approval of a Conditional Use Permit	5-35
Section 53.07	Accessory Uses and Structures Permitted	5-38
Section 53.08	Similar Uses Permitted by Planning Director Determination	5-40
Section 53.09	Standards of Development	5-40
ARTICLE 54	COMMERCIAL CENTER (ZONE C-4)	5-44
Section 54.01	Intent and Purpose	5-44
Section 54.02	Locational Criteria	5-44
Section 54.03	Special Development Requirements	5-45
Section 54.04	Uses Permitted Without Planning Approval	5-46
Section 54.05	Uses Permitted Subject to Administrative Approval by the Planning Director	5-47

TABLE OF CONTENTS

Section 54.06	Uses Subject to Site Plan Review Approval	5-48
Section 54.07	Uses Permitted Subject to Approval of a Conditional Use Permit	5-51
Section 54.08	Accessory Uses and Structures Permitted	5-53
Section 54.09	Similar Uses Permitted by Planning Director Determination	5-54
Section 54.10	Standards of Development	5-55
ARTICLE 55	SERVICE COMMERCIAL (ZONE C-5)	5-59
Section 55.01	Intent and Purpose	5-59
Section 55.02	Locational Criteria	5-59
Section 55.03	Uses Permitted Without Planning Approval	5-60
Section 55.04	Uses Permitted Subject to Administrative Approval by the Planning Director	5-60
Section 55.05	Uses Subject to Site Plan Review Approval	5-61
Section 55.06	Uses Permitted Subject to Approval of a Conditional Use Permit	5-70
Section 55.07	Accessory Uses and Structures Permitted	5-73
Section 55.08	Similar Uses Permitted by Planning Director Determination	5-74
Section 55.09	Standards of Development	5-75
CHAPTER 6	INDUSTRIAL ZONES	6-1
ARTICLE 60	INDUSTRIAL ZONES	6-1
Section 60.01	Designation of Industrial Zones	6-1
Section 60.02	Intent and Purpose	6-1
ARTICLE 61	LIGHT INDUSTRIAL (ZONE M-1)	6-2
Section 61.01	Intent and Purpose	6-2
Section 61.02	Locational Criteria	6-2
Section 61.03	Uses Permitted Without Planning Approval	6-3
Section 61.04	Uses Permitted Subject to Administrative Approval by the Planning Director	6-4
Section 61.05	Uses Subject to Site Plan Review Approval	6-4

TABLE OF CONTENTS

Section 61.06	Uses Permitted Subject to Approval of a Conditional Use Permit	6-15
Section 61.07	Accessory Uses and Structures Permitted	6-18
Section 61.08	Similar Uses Permitted by Planning Director Determination	6-20
Section 61.09	Standards of Development	6-20
ARTICLE 62	GENERAL INDUSTRIAL (ZONE M-2)	6-28
Section 62.01	Intent and Purpose	6-28
Section 62.02	Locational Criteria	6-28
Section 62.03	Uses Permitted Without Planning Approval	6-29
Section 62.04	Uses Permitted Subject to Administrative Approval by the Planning Director	6-29
Section 62.05	Uses Subject to Site Plan Review Approval	6-30
Section 62.06	Uses Permitted Subject to Approval of a Conditional Use Permit	6-44
Section 62.07	Accessory Uses and Structures Permitted	6-47
Section 62.08	Similar Uses Permitted by Planning Director Determination	6-49
Section 62.09	Standards of Development	6-49
ARTICLE 63	AIRPORT INDUSTRIAL (ZONE M-3)	6-57
Section 63.01	Intent and Purpose	6-57
Section 63.02	Locational Criteria	6-57
Section 63.03	Uses Permitted Without Planning Approval	6-58
Section 63.04	Uses Permitted Subject to Administrative Approval by the Planning Director	6-58
Section 63.05	Uses Subject to Site Plan Review Approval	6-59
Section 63.06	Uses Permitted Subject to Approval of a Conditional Use Permit	6-62
Section 63.07	Accessory Uses and Structures Permitted	6-63
Section 63.08	Similar Uses Permitted by Planning Director Determination	6-65
Section 63.09	Standards of Development	6-65

TABLE OF CONTENTS

ARTICLE 64	PLANNED INDUSTRIAL (ZONE M-4)	6-73
Section 64.01	Intent and Purpose	6-73
Section 64.02	Locational Criteria	6-73
Section 64.03	Special Development Requirements	6-74
Section 64.04	Uses Permitted Without Planning Approval	6-75
Section 64.05	Uses Permitted Subject to Administrative Approval by the Planning Director	6-76
Section 64.06	Uses Subject to Site Plan Review Approval	6-76
Section 64.07	Uses Permitted Subject to Approval of a Conditional Use Permit	6-86
Section 64.08	Accessory Uses and Structures Permitted	6-87
Section 64.09	Similar Uses Permitted by Planning Director Determination	6-89
Section 64.10	Standards of Development	6-89
CHAPTER 7	SPECIAL PURPOSE ZONES	7-1
Section 70.01	Designation of Special Purpose Zones	7-1
Section 70.02	Intent and Purpose	7-1
ARTICLE 71	PUBLIC FACILITIES (ZONE PF)	7-2
Section 71.01	Intent and Purpose	7-2
Section 71.02	Locational Criteria	7-2
Section 71.03	Uses Permitted Without Planning Approval	7-2
Section 71.04	Uses Permitted Subject to Administrative Approval by the Planning Director	7-3
Section 71.05	Uses Subject to Site Plan Review Approval	7-4
Section 71.06	Uses Permitted Subject to Approval of a Conditional Use Permit	7-5
Section 71.07	Accessory Uses and Structures Permitted	7-7
Section 71.08	Similar Uses Permitted by Planning Director Determination	7-8
Section 71.09	Standards of Development	7-8

TABLE OF CONTENTS

ARTICLE 72	QUARRY AND RECLAMATION (ZONE QR)	7-12
Section 72.01	Intent and Purpose	7-12
Section 72.02	Locational Criteria	7-12
Section 72.03	Special Requirements	7-13
Section 72.04	Uses Permitted Without Planning Approval	7-13
Section 72.05	Uses Permitted Subject to Administrative Approval by the Planning Director	7-14
Section 72.06	Uses Subject to Site Plan Review Approval	7-14
Section 72.07	Uses Permitted Subject to Approval of a Conditional Use Permit	7-15
Section 72.08	Accessory Uses and Structures Permitted	7-16
Section 72.09	Similar Uses Permitted by Planning Director Determination	7-16
Section 72.10	Standards of Development	7-17
ARTICLE 73	MIXED USE OVERLAY (ZONE MX)	7-21
Section 73.01	Intent and Purpose	7-21
Section 73.02	Locational Criteria	7-21
Section 73.03	Uses Permitted Without Planning Approval	7-22
Section 73.04	Uses Permitted Subject to Administrative Approval by the Planning Director	7-22
Section 73.05	Uses Subject to Site Plan Review Approval	7-22
Section 73.06	Uses Permitted Subject to Approval of a Conditional Use Permit or a Comprehensive Development Plan	7-23
Section 73.07	Accessory Uses and Structures Permitted	7-24
Section 73.08	Similar Uses Permitted by Planning Director Determination	7-24
Section 73.09	Standards of Development	7-24
ARTICLE 74	OPEN SPACE AND RECREATIONAL (ZONE OR)	7-28
Section 74.01	Intent and Purpose	7-28
Section 74.02	Locational Criteria	7-28
Section 74.03	Uses Permitted Without Planning Approval	7-29
Section 74.04	Uses Permitted Subject to Administrative Approval by the Planning Director	7-29

TABLE OF CONTENTS

Section 74.05	Uses Subject to Site Plan Review Approval	7-30
Section 74.06	Uses Permitted Subject to Approval of a Conditional Use Permit	7-31
Section 74.07	Accessory Uses and Structures Permitted	7-32
Section 74.08	Similar Uses Permitted by Planning Director Determination	7-33
Section 74.09	Standards of Development	7-33
ARTICLE 75	DOWNTOWN COMEMRCIAL (ZONE C-D)	7-37
Section 75.01	Intent and Purpose	7-37
Section 75.02	Locational Criteria	7-37
Section 75.03	Special Development Requirements	7-38
Section 75.04	Uses Permitted Without Planning Approval	7-43
Section 75.05	Uses Permitted Subject to Administrative Approval by the Planning Director	7-44
Section 75.06	Uses Subject to Site Plan Review Approval	7-44
Section 75.07	Uses Permitted Subject to Approval of a Conditional Use Permit	7-50
Section 75.08	Accessory Uses and Structures Permitted	7-52
Section 75.09	Similar Uses Permitted by Planning Director Determination	7-53
Section 75.10	Standards of Development	7-53
CHAPTER 8	GENERAL STANDARDS OF DEVELOPMENT	8-1
ARTICLE 80	DEVELOPMENT STANDARDS	8-1
Section 80.01	Intent and Purpose	8-1
Section 80.02	Applicability	8-1
Section 80.03	Nuisances	8-1
ARTICLE 81	PARCEL REQUIREMENTS	8-2
Section 81.01	Lot Area	8-2
Section 81.02	Lot Width	8-3
Section 81.03	Lot Frontage and Access	8-3
Section 81.04	Identification or Designation of Lot Lines in Doubt	8-4

TABLE OF CONTENTS

ARTICLE 82	YARDS AND LOCATION OF BUILDINGS	8-6
Section 82.01	Required Yards	8-6
Section 82.02	Location of Accessory Buildings and Structures in Yards	8-7
Section 82.03	Reserved	8-11
Section 82.04	Distance Between Buildings in Residential Zones	8-12
Section 82.05	Use of Yards	8-13
Section 82.06	Line of Site Restrictions	8-14
Section 82.07	Modification of Yard Requirements	8-15
ARTICLE 83	TRANSITION BETWEEN LAND USES AND ZONES	8-16
Section 83.01	Purpose	8-16
Section 83.02	Applicability	8-16
Section 83.03	Development Standards	8-16
ARTICLE 84	PERFORMANCE STANDARDS	8-20
Section 84.01	Applicability	8-20
Section 84.02	Smoke or Other particulate Matter	8-20
Section 84.03	Heat, Light, and Glare	8-20
Section 84.04	Electromagnetic Disturbances and Radiation	8-20
Section 84.05	Noise Standards	8-21
Section 84.06	Outdoor Storage	8-21
Section 84.07	Maintenance of Required Facilities	8-21
Section 84.08	Fire Department Requirements	8-22
Section 84.09	Public Nuisance	8-22
ARTICLE 85	TRASH AND RECYCLING STORAGE	8-23
Section 85.01	Trash Storage	8-23
Section 85.02	Trash Compactors	8-24
Section 85.03	Recycling Containers	8-25

TABLE OF CONTENTS

ARTICLE 86	LANDSCAPING, LIGHTING, SCREENING AND WALLS STANDARDS 8-28	
Section 86.01	Landscaping Requirements	8-28
Section 86.02	Screening Requirements	8-31
Section 86.03	Lighting Requirements	8-35
Section 86.04	Walls and Fences	8-37
ARTICLE 87	OFF-STREET PARKING	8-47
Section 87.01	Intent and Purpose	8-47
Section 87.02	General Provisions	8-47
Section 87.03	Number of Parking Spaces Required	8-48
Section 87.04	Uses of Parking Spaces	8-56
Section 87.05	Design Standards	8-56
Section 87.06	Shared Parking	8-68
Section 87.07	Through	
Section 87.19	Reserved	8-70
Section 87.20	Loading Zone Standards	8-70
Section 87.21	Bicycle Parking Facilities	8-74
Section 87.22	Modification to Parking and Loading Requirements	8-75
ARTICLE 88	SIGNS	8-76
Section 88.01	Applicability	8-76
Section 88.02	Intent and Purpose	8-76
Section 88.03	Definitions	8-78
Section 88.04	Sign Program Requirements and Procedures	8-87
Section 88.05	Change of Copy Requirements and Procedures	8-89
Section 88.06	Sign Program Requirements and Procedures	8-91
Section 88.07	Exemptions to Sign Permit Requirements	8-93
Section 88.08	Prohibited Signs	8-100
Section 88.09	General Development Standards	8-102
Section 88.10	Temporary Commercial Banner Permit	8-109
Section 88.11	Signs in Residential Zones	8-113

TABLE OF CONTENTS

Section 88.12	Signs in Commercial or Public Facility Zones	8-114
Section 88.13	Signs in Industrial Zones	8-116
Section 88.14	Citywide Sign Beautification Program	8-118
Section 88.15	Skyline Signs	8-121
Section 88.16	Outdoor Advertising Sign Structures (Billboards)	8-124
Section 88.17	Amortization and Abatement of On and Off-Premise Signs, Sign Programs and Outdoor Advertising Sign Structures	8-128
Section 88.18	Variance and Minor Exceptions	8-131
Section 88.19	Administration	8-131
CHAPTER 9	SPECIAL REGULATIONS	9-1
ARTICLE 90	GENERAL PROVISIONS	9-1
Section 90.01	Purpose	9-1
Section 90.02	Applicability	9-1
ARTICLE 91	RESIDENTIAL USES	9-2
Section 91.01	Guest House as an Accessory Use	9-2
Section 91.02	Temporary Dependent Housing as an Accessory Use	9-4
Section 91.03	Second Dwelling Unit (SDU) Standards	9-7
Section 91.04	Senior Housing Requirements	9-10
Section 91.05	Manufactured Home Parks	9-14
Section 91.06	Manufactured Home Subdivisions	9-21
Section 91.07	Closures of Mobile Home Parks	9-25
Section 91.08	Garage Sales as an Accessory Use	9-40
Section 91.09	Tennis Courts and Play Courts in Residential Zones	9-41
Section 91.10	Caretaker's Residences	9-44
Section 91.11	Assisted Living Facilities (AFLs)	9-46
Section 91.12	Transitional Housing Facilities	9-50
Section 91.13	Sober Living Home	9-52
Section 91.14	Alcohol & Drug Treatment Facility	9-54

TABLE OF CONTENTS

ARTICLE 92	COMMERCIAL USES	9-58
Section 92.01	Drive-Through Facilities	9-58
Section 92.02	Outdoor Seating Areas	9-61
Section 92.03	Kennels	9-65
Section 92.04	Veterinary Clinics and Animal Hospitals	9-66
Section 92.05	Adult Oriented Businesses	9-68
Section 92.06	Reserved	9-77
Section 92.07	Alcohol-Related Establishments	9-77
Section 92.08	Outdoor Retail Sales	9-94
Section 92.09	Convenience Stores	9-96
Section 92.10	Sales, Rental and Leasing of Vehicle, Recreational Vehicles and Equipment	9-99
Section 92.11	Service Stations (Automotive/Auto Repair)	9-101
Section 92.12	Day Care, Commercial	9-104
Section 92.13	Conversion of Residential Structures to Non-residential Uses	9-106
Section 92.14	Massage as an Accessory Use	9-108
Section 92.15	Tobacco/Smoking Products Retailer	9-111
Section 92.16	Pawn Shops/Secondhand Stores/Purchase and Sale of Secondhand tangible Personal Property	9-117
ARTICLE 93	INDUSTRIAL USES	9-118
Section 93.01	Dismantling, Junk and Salvage Yards	9-122
Section 93.02	Automobile Impound Yards	9-123
Section 93.03	Personal Storage Facilities (Mini-Warehouses)	9-124
Section 93.04	Commercial Vehicle Parking as an Accessory Use	9-128
ARTICLE 94	PUBLIC AND INSTITUTIONAL FACILITIES	9-131
Section 94.01	Religious Assembly Uses	9-131
Section 94.02	Golf Courses	9-132
Section 94.03	Congregate Meal Facilities	9-134
Section 94.04	Homeless Shelters	9-136

TABLE OF CONTENTS

ARTICLE 95	COMMUNICATIONS AND UTILITIES	9-138
Section 95.01	Electric Distribution Substations	9-138
Section 95.02	Satellite Dish Antennae	9-139
Section 95.03	Amateur Radio Antennae	9-141
Section 95.04	Communication Facilities	9-150
ARTICLE 96	HAZARDOUS WASTE FACILITIES	9-160
Section 96.01	Intent and Purpose	9-160
Section 96.02	Definitions	9-160
Section 96.03	Conditional Use Permit Requirements	9-163
Section 96.04	Application of the California Environmental Quality Act (CEQA)	9-164
Section 96.05	Applications	9-166
Section 96.06	Fees	9-166
Section 96.07	Local Assessment Committee	9-167
Section 96.08	Facility Agreement	9-168
Section 96.09	Contents of Application	9-171
Section 96.10	Determination of Completeness and Processing Off-Site and On-Site Hazardous Waste Facility Applications	9-176
Section 96.11	Determination of Consistency	9-177
Section 96.12	Standards and Locational Criteria	9-178
Section 96.13	Safety and Security	9-178
Section 96.14	Monitoring	9-179
Section 96.15	General Conditions	9-179
Section 96.16	Findings	9-181
Section 96.17	Duration of Land Use Decision	9-182
ARTICLE 97	RECYCLING FACILITIES	9-184
Section 97.01	Purpose	9-184
Section 97.02	General Development Standards	9-184
Section 97.03	Permits Required	9-186
Section 97.04	Reverse Vending Machines	9-186
Section 97.05	Small Collection Facilities	9-187

TABLE OF CONTENTS

Section 97.06	Large Collection Facilities	9-189
Section 97.07	Light Processing Facilities	9-190
Section 97.08	Heavy Processing Facilities	9-190
ARTICLE 98	OTHER USES	9-192
Section 98.01	Land Reclamation Projects	9-192
ARTICLE 99	RENEWABLE ENERGY	9-194
Section 99.01	Co-located Small Wind Energy Systems (CSWES)	9-194
CHAPTER 10	ENVIRONMENTAL MANAGEMENT	10-1
ARTICLE 100	HILLSIDE MANAGEMENT	10-1
Section 100.01	Intent and Purpose	10-1
Section 100.02	Applicability	10-2
Section 100.03	Definition of Hillside Area and Slope Steepness	10-2
Section 100.04	Exemptions from Hillside Area Definition	10-3
Section 100.05	Definitions	10-3
Section 100.06	Exclusions	10-6
Section 100.07	Required Approval for Projects in Hillside Areas	10-7
Section 100.08	Processing Procedures and Submittal Requirements for Projects in Hillside Areas	10-8
Section 100.09	Slope Density Standards	10-11
Section 100.10	Construction on Slopes Greater than Fifty (50) Percent	10-13
Section 100.11	Density Transfers	10-14
Section 100.12	Development Proposed on Significant Ridgelines and Prominent Landforms Forming the City's Skyline Backdrop	10-15
Section 100.13	Grading Standards	10-18
Section 100.14	Landform Grading	10-20
Section 100.15	Hillside Street Standards	10-22
Section 100.16	Landscape and Erosion Control Standards	10-24
Section 100.17	Slope Maintenance	10-24
Section 100.18	Hillside Development Findings	10-25

TABLE OF CONTENTS

Section 100.19	Variances to the Hillside Management Ordinance	10-26
ARTICLE 101	TRANSPORTATION DEMAND MANAGEMENT	10-27
Section 101.01	Applicability of Requirements	10-27
Section 101.02	Definitions	10-27
Section 101.03	Development Standards	10-30
ARTICLE 102	SURFACE MINING AND RECLAMATION	10-33
Section 102.01	Incorporation of SMARA and State Regulations	10-33
Section 102.02	Definitions	10-33
Section 102.03	Applicability of Requirements	10-36
Section 102.04	Contents of Applications for Conditional Use Permits For Surface Mining Operations and Reclamation Plans	10-37
Section 102.05	Processing	10-38
Section 102.06	Performance Standards for Reclamation Plans	10-40
Section 102.07	Phasing of Reclamation	10-41
Section 102.08	Findings for Approval	10-41
Section 102.09	Financial Assurances for Reclamation Plans	10-43
Section 102.10	Inspections	10-45
Section 102.11	Interim Management Plans	10-45
Section 102.12	Time Limit for Commencement of a Conditional Use Permit for Surface Mining Operations	10-46
Section 102.13	Modifications to Reclamation Plans	10-47
Section 102.14	Violations and Penalties	10-47
Section 102.15	Fees	10-48