Chapter 4: Non-Residential Development

4.1 Zoning Districts Established (AMC 9-3.102)

The following zoning districts are established:

Non-Residential zoning districts:

1) Commercial Neighborhood—CN;
2) Commercial Professional—CP;
3) Commercial Retail—CR;
4) Commercial Service—CS;
5) Commercial Tourist—CT;
6) Commercial Park—CPK;
7) Downtown Commercial – DC;
8) Downtown Office – DO;
    a) Industrial Park—IP;
    b) Industrial—I;
9) Recreation—L;
10) Special Recreation—LS;
11) Public—P;
12) Open Space – OS.

4.2 Non-Residential Zoning Districts (AMC Chapter 3, Article 3)

The purposes of the individual non-residential zoning districts and the manner in which they are applied are as follows:

CN (Commercial Neighborhood) Zoning District

This zone is established to provide for small scale retail shopping and personal service facilities at the neighborhood level. The Commercial Neighborhood Zone is situated and designed to serve the limited shopping and service needs of the immediately surrounding residential area.

CP (Commercial Profession) Zoning District

This zone is established to provide for offices and limited retail shopping and personal service facilities along arterials and major collectors. The Commercial Professional Zone is situated to serve streets with higher traffic volumes while also serving to provide a compatible transition between such streets and adjacent single family residential areas.

CR (Commercial Retail) Zoning District

This zone is established to provide for a wide range of commercial uses to accommodate most of the retail and service needs of the residents of the City and surrounding areas.

CS (Commercial Service) Zoning District

This zone is established to provide for light manufacturing and large lot service commercial needs of the residents of the City and surrounding areas.

CT (Commercial Tourist) Zoning District

This zone is established to provide for limited commercial uses intended primarily to serve the public traveling along Highway 101.

CPK (Commercial Park) Zoning District

This zone is established to provide for large lot commercial and light manufacturing uses. It is intended that special attention be given to providing for comprehensive development plans to achieve appropriate functional relationships between various uses and preclude “piecemeal” development of existing larger lots.

DC (Downtown Commercial) Zoning District

The Downtown Commercial (DC) Zoning District is intended to enhance the economic viability and pedestrian-oriented character of the downtown by encouraging a wide range of retail shops, including artisan craft sales and production; Restaurants, entertainment facilities, lodging, and non-automotive services (banks, health care, etc.); First floor office uses are allowed with storefront and signage appearance review and approval of the Design Review Committee (DRC); however, office uses are encouraged to locate on upper floors leaving prime first floor spaces available for retail and restaurant spaces; and Residential uses on upper floors.

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DO (Downtown Office) Zoning District

The Downtown Office (DO) Zoning District is intended to apply to properties that border the DC District, where a wide variety of professional and other office uses will encourage a weekday pedestrian flow that can take advantage of the restaurant and shopping opportunities in the overall downtown area.

IP (Industrial Park) Zoning District

This zone is established to provide for the light manufacturing and large lot service commercial needs of the residents of the City and surrounding areas.

I (Industrial) Zoning District

This zone is established to provide suitable locations for heavy manufacturing and industrial uses within the City.

L (Recreation) Zoning District

This zone is established to provide suitable locations and standards for the development of recreational facilities accommodating the needs of the general public.

LS (Special Recreation) Zoning District

This zone is established to provide suitable locations and standards for the development of recreational facilities on land in private ownership. This zone also provides for residential and agricultural uses where intensive recreational activity may not be appropriate.

P (Public) Zoning District

This zone is established to provide suitable locations and standards for the maintenance and development of public and quasi-public facilities and services.

OS (Open Space) Zoning District

This zone is established to cover areas with environmentally sensitive natural or cultural resources and generally is intended to remain free of structures but may be developed with low intensity recreational improvements, where appropriate.

4.3 Non-Residential District Allowable Land Uses (AMC 9-3.330)

Table 4-1 and 4-2 identifies the uses of land allowed in this Zoning Code in each non-residential district, and the planning permit required to establish each use, in compliance with Section 9-1 and Section 9-2 of these code. Where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this article may also apply.

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Table 4.1: Non-Residential Uses

Allowed Land Uses & Permit Requirements **Non-Residential Zones**	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required ☐ Not Permitted										
Use	**Permitted Uses By Zones**										**Special Use Regulation(s)**
	CN	**CP**	**CR**	**CS**	**CT**	**CPK**	**DC**	**DO**	**IP**	**I**	
Agricultural Resources											
Agricultural Produce Stands	A	A			A	A					9-6.117
Farm Equipment & Supplies			A	A		A			A	A	
Farmer's Market	CUP	CUP	CUP		CUP	CUP	A	A			
Horticultural specialties		A	A	A	A	A					9-6.116
Large Scale Ag Manufacturing				CUP					CUP	A	9-6.103
Livestock Specialties		A	CUP								9-6.115
Residential Uses											
Age Restricted Housing							CUP				
Care Taker's Residence / Employee Unit		CUP	CUP	CUP							
Live/Work Unit							A[3]				
Multi-family Dwellings	CUP[1]	CUP[2]	CUP[1]	CUP[2]			A[3]	A[3]			
Single-family dwelling			CUP[4]			CUP[4]	A[3]	A[3]			
Single-Room Occupancy Units			CUP								9-6.184
Recreation, Education, & Public Assembly											
Amusement Services		CUP	CUP	CUP		A				A	
Churches & Related Activities		CUP	CUP								9-6.121
Indoor Recreation Services		CUP	CUP	CUP	A	A	A		CUP	CUP	
Libraries, Museums		A	A	A	A		A	A			
Membership Organizations			A	A		CUP	CUP				
Outdoor Recreation Services			CUP	CUP	A						9-6.123
Parks & Playgrounds							A	A			
Public Assembly & Entertainment			CUP	CUP	A	CUP	CUP				
Schools -Business & Vocational		A	A	A		A	CUP	CUP	CUP	CUP	9-6.125
Schools		A	A	A			CUP	CUP			9-6.125

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Allowed Land Uses & Permit Requirements **Non-Residential Zones**	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required ☐ Not Permitted										
Use	**Permitted Uses By Zones**										**Special Use Regulation(s)**
	CN	**CP**	**CR**	**CS**	**CT**	**CPK**	**DC**	**DO**	**IP**	**I**	
Recreation, Education, & Public Assembly											
Social & Service Organizations		A	A	A							
Sports Assembly			CUP	CUP	A						
Temporary Events			A	A	A	A			A	A	9-6.177
Tourism, Lodging, & Dining											
Bar/Tavern			CUP		CUP	CUP	A				
Bed and Breakfast			CUP	CUP	CUP	CUP					
Drive-Through Sales or Services	CUP	CUP	CUP	CUP	CUP	CUP					9-4.122
Eating &Drinking Places	A	A	A	A	A	A	A				
Hotels, Motels		CUP	A	A	A		CUP				
Microbrewery - Brewpub	A	CUP	A	A	A	A	A			CUP	
Recreational Vehicle Parks					A						9-6.180
Tasting Room	A	CUP	A	A	A	A	A			CUP	
Retail Trade and Sales[6]											
Accessory Storage		A	A	A	A	A			A	A	9-6.103
Adult Oriented Business			A	A					A	A	9-16
Artisan Foods and Products			A	A		A	A[5]		A	A	
Auto Dealers (New & Used) & Supplies			CUP	CUP	CUP	CUP	CUP				9.6.163
Building Materials & Hardware		A	A	A		A			A	A	9-6.165
EV Charging Sites	A	A	A	A	A	A	A	A	A	A	
Fuel Dealer			A	A		A			A	A	9-6.129
General Retail	A	A	A	A	A	A	A				
General Retail greater than 50,00 sf	CUP	CUP	CUP	CUP	CUP	CUP	CUP				
Mobile eating and drinking vendors[7]	A	A	A	A		A	A		A	A	
Sales Lots					CUP	CUP			CUP	CUP	9-6.139
Service Stations	CUP		CUP	CUP	A						9-6.164
Temporary or Seasonal Sales	A	A	A	A	A	A	A		A	A	9-6.176

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Allowed Land Uses & Permit Requirements **Non-Residential Zones**	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required ☐ Not Permitted

Use	Permitted Uses By Zones										Special Use Regulation(s)
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Services-Business, Financial & Professional											
ATM	A	A	A	A	A	A	A	A	A	A	
Financial Services & Banks	A	A	A	A	A	A	CUP	A			
Government Offices & Facilities	A	A	A	A	A	A	A	A	A	A	
Health Care Services		A	A	A	CUP	A	A	A			
Offices	A	A	A	A	A	A	A	A			
Temporary Offices		A	A	A							9-6.176
General Services											
Animal Hospitals			CUP	A		CUP					9-6.110
Auto Repair and Services			CUP	A	A	CUP			A	A	9-6.168
Business Support Services		A	A	A		A	A	A	A	A	
Contact Construction Services				A		A			A	A	
Day Care											
Childcare Center		A	A	A				CUP			9-6.125
Large Family Day Care		A	A	A				CUP			9-6.125
Small Family Daycare							A[3]				
Adult Day Care Facility		A	A	A				CUP			
Kennels			CUP	A							9-6.111
Medical Extended Care Services: 6 Residents or Less	A		A								9-6.134
Medical Extended Care Services: 7 Residents or More	A		A								9-6.134
Mini-Storage				CUP		CUP			A	A	
Mortuary Services			A	A							
Personal Services	A	A	A	A	A	CUP	A				
Personal Service Restricted				A	CUP	CUP					
Printing & Publishing		CUP	CUP			A			A	A	

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Allowed Land Uses & Permit Requirements **Non-Residential Zones**	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required ☐ Not Permitted										
Use	**Permitted Uses By Zones**										**Special Use Regulation(s)**
	CN	**CP**	**CR**	**CS**	**CT**	**CPK**	**DC**	**DO**	**IP**	**I**	
RCFE – Assisted Living	A		A	A							9-6.135
RCFE – Independent living / Senior Apartments	CUP		CUP	CUP							9-6.135
RCFE – Retirement Hotel	CUP		CUP	CUP							9-6.135
Residential Care: 6 Residents or Less							A[3]	A[3]			9-6.135
Residential Care: 7 Residents or More							CUP[3]	CUP[3]			9-6.135
Vehicle & Equipment Storage[6]			CUP			CUP			A	A	9-6.183
Industrial, Wholesale, Manufacturing Uses											
Brewery – Production				CUP		CUP			A	A	
Collection Stations	A	A	A	A	A	A			A	A	9-6.130
Laundries & Dry Cleaning Plants				A		A			A	A	
Medical Research		CUP		A		A		CUP	A	A	
Manufacturing & Processing - Low Intensity		CUP	CUP	A		A			A	A	
Manufacturing & Processing – High Intensity[6]				CUP		CUP			AUP	AUP	
Recycling & Scrap									CUP	CUP	9-6.131
Recycling Centers									CUP	CUP	9-6.132
Research & Development		CUP		A		A	CUP	A	A	A	
Storage, Recycling and Dismantling of Vehicles and Material				CUP					A	A	9-6.131
Warehousing				CUP		CUP			A	A	
Wholesaling & Distribution Center[6]		AUP	AUP	A		A			A	A	
Winery - Boutique			A	A	A	A	A		A	A	
Winery – Production				CUP		CUP			A	A	

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Allowed Land Uses & Permit Requirements **Non-Residential Zones**	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required ☐ Not Permitted

Use	Permitted Uses By Zones										Special Use Regulation(s)
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Transportation Communication & Infrastructure											
Broadcast Studios			A	A							
Data and Computer Services Center		AUP		AUP		CUP			A	A	
Parking Lots	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Telecommunication Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility Facilities		CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Vehicle & Freight Terminals				CUP					CUP	CUP	
Utility Infrastructure	A	A	CUP	A	A	A	CUP	CUP	A	A	

Notes:	**(Only these notes apply to this table below).**
1	Multi-family dwellings permitted when located on the second floor or above.
2	Multi-Family dwellings permitted when located on the second floor or above, or within an existing residential structure of historical significance.
3	Residential uses allowed only on second and third floor, except sites north of Olmeda Avenue. If a project is required to provide a unit in compliance with the Americans with Disabilities Act, the handicapped accessible unit may be located on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space.
4	A single family residence may be permitted if an existing residence is determined to be of historical significance.
5	Handcrafted and artesian food production shall be ancillary to the retail component.
6	Outdoor commercial and industrial sales and storage developments as defined by Section 9-9.102 of ten thousand (10,000) square feet or more, even if such a development is listed as an allowable use in a particular zoning district.
7	Mobile Food vending permitted if use is located outside of right-of-way and located on private property
Zoning District Abbreviations	**CN** – Commercial Neighborhood; **CP** – Commercial Professional; **CR** – Commercial Retail; **CS** – Commercial Service ; **CT** – Commercial Tourist; **CPK** – Commercial Park; **DC** – Downtown Commercial; **DO** – Downtown Office; **IP** – Industrial Park ; **I** – Industrial

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Table 4.2: Public Zone Uses

Allowed Land Uses & Permit Requirements **Public Zones**	**A** Allowed Use, Zoning Clearance Required **CUP** Conditional Use Permit Required **AUP** Administrative Use Permit Required ☐ Not Permitted				
Use	**Permitted Uses By Zones**				**Special Use Regulation(s)**
	L	**LS**	**P**	**OS**	
Agricultural Resources					
Agricultural Accessory Uses		A			
Farm Animal Raising		A			
Farmers Market	A	A	A		
Horticultural Specialties		CUP			
Residential Uses					
Residential Accessory Uses		A			9-6.106
Single-Family Dwelling		A	CUP		
Temporary Dwelling		A			9-6.176
Caretaker's Residence / Employee Unit	CUP				9-6.184
Recreation, Education, & Public Assembly					
Schools-Business & Vocational	A		CUP		9-6.125
Schools			A		9-6.125
Churches & Related Activities			CUP		9-6.121
Membership Organizations	A		CUP		
Indoor Recreation Services	CUP	CUP	A		
Outdoor Recreation Services	A	CUP	A		9-6.123
Libraries, Museums	A	A	A		
Amusement Services	A	CUP			
Public Assembly & Entertainment	CUP		A		
Parks & Playgrounds	A	A	A	A	
Rural Sports & Group Facilities	A	CUP			9-6.124
Social & Service Organizations			CUP		
Sports Assembly	CUP				
Temporary Events	A	A	A		9-6.177
Cemeteries	CUP	CUP	CUP		
Tourism, Lodging, & Dining					
Bed and Breakfast	A	A			
Hotels, Motels		CUP			
Recreational Vehicle Parks	CUP	CUP	CUP		9-6.180
Eating & Drinking Places	CUP	CUP			

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Allowed Land Uses & Permit Requirements Public Zones	A Allowed Use, Zoning Clearance Required CUP Conditional Use Permit Required AUP Administrative Use Permit Required ☐ Not Permitted				
Use	Permitted Uses By Zones				Special Use Regulation(s)
	L	LS	P	OS	
Retail Trade & Sales					
Accessory Storage	A	A			9-6.103
General Retail	A	CUP			
Temporary or Seasonal Retail Sales	A	A	A		9-6.174
EV Charging Sites	A	A	A		
Services-Business, Financial & Professional					
ATM			A		
Government Offices & Facilities			A		
Health Care Services			CUP		
Temporary Offices			A		
Home Occupation		A			
General Services					
Animal Hospitals			CUP		
Residential Care: 6 Residents or Less			CUP		9-6.125
Residential Care: 7 Residents or More			CUP		9-6.125
Medical Extended Care Services: 6 Residents or Less			CUP		9-6.134
Day Care					
Childcare Center			CUP		9-6.125
Adult Day Care Facility			CUP		
Medical Extended Care Services:7 Residents or More			CUP		9-6.134
Mortuary Services			CUP		
Mini-Storage			CUP		
Industrial, Wholesale, Manufacturing Uses					
Collection Stations	A	A	A		9-6.130
Transportation Communication & Infrastructure					
Parking Lots			A		
Transit Stations	CUP		CUP		
Utility Facilities	A	A	A	CUP	
Utility Infrastructure	CUP	CUP	CUP	CUP	
Broadcast Studios			A		
Telecommunication Facilities	CUP	CUP	CUP		

Notes: Zoning District Abbreviations
L – Recreation; LS-Special Recreation; P-Public; OS – Open Space

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4.4 Land Use Definitions – Non-Residential Uses

Purpose (AMC 9-3.501)

This section contains descriptions of the types of land uses which can be established in the various zones. The uses described here are allowed in the various zoning districts established. The description of land uses are intended only to list the various land uses included under each general heading and do not explain what permit requirements or performance standards may be applicable to a given use. If a use here within is not defined in this section, or in other provisions of the City of Atascadero Municipal Code, the Community Development Director shall determine the correct definition.

Definitions (AMC 9-3.520)

As used in Title 9, the following terms and phrased shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

Definitions "A"

Accessory Storage: The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use.

Adult-Oriented Business: Any business defined by Chapter 19 of Title 9 in the Atascadero Municipal Code, or subsequent code section, as an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor (excluding State-licensed massage therapy), sexual encounter establishment, or nude model studio is an adult oriented business.

Age Restricted Housing: Residential multifamily or single-family units that restrict occupancy based on age. This use typically consists of senior housing which restricts age for fifty-five (55) and older.

Agricultural Accessory Uses: Includes any use that is customarily part of an agricultural including structures that are designed to house farm implements, hay, grain, poultry, livestock, or other horticulture products, including non-commercial greenhouse that are incidental and secondary to a residential use. This does not include garages, workshops, or other similar residential accessory structures.

Agricultural Produce Stands: Open structures for the retail sale of agricultural products (except hay, grain and feed sales which are included under "Farm Equipment and Supplies") which are grown on the site in residential or agriculture zones. This does not include Farmer's Markets or "seasonal sales located in non-residential zoning districts, defined under "temporary sales".

Amusement Services: Establishments providing indoor amusement or entertainment on payment of a fee or admission charge, such as: arcades and coin-operated amusements; card rooms, billiard and pool halls as a primary use; alleys; ice skating and roller skating; dance halls, and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and exercise facilities that do not include courts or similar facilities designed for tennis, handball, racquetball or similar indoor participation sports.

Animal Hospitals: Establishments primarily engaged in performing services for animals, including veterinary services and animal hospitals. Does not include kennels, which are listed as a separate category.

Artisan Foods & Products: An establishment that specializes in artisan food production, art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items, where the facility includes a retail component.

Auto Dealers (New & Used) & Supplies: Retail and wholesale trade establishments selling new and used automobiles, including, but not limited to, light trucks (US DOT Class 1, 2, and 3), boats (FBSA Class A and Class 1 boats (under twenty-six (26) feet in length)), recreational vehicles, recreational/utility trailers, motorcycles and mopeds. Also includes establishments selling new parts and accessories within a building for the above. Does not include establishments dealing exclusively in used parts. Includes automobile repair shops only when maintained by establishment engaged in the sale of vehicles on the same site. Does not include "service stations," which are separately defined.

Auto Repair & Services: Service establishments primarily engaged in the repair, alteration, painting, washing or waxing of automobiles, and lube services. May also include rental of cars, trucks or trailers; leasing of cars and trucks. Does not include repair

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shops which are subordinate to and maintained by a vehicle dealership.

Automated Teller Machine (ATM): Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institutions personnel. The machines may be located at or within banks, or in other locations.

Definitions "B"

Bar/Tavern: Establishments where alcoholic beverages are sold for on-site consumption, which is not part of a larger restaurant. Includes bars, taverns, pubs, night clubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Does not include adult entertainment businesses or uses defined under microbreweries or tasting rooms.

Bed & Breakfast: Transient lodging establishments primarily engaged in providing overnight or otherwise temporary lodging for the general public. Such establishments provide limited meal service, generally breakfast, for lodgers

Broadcasting Studios: Commercial and public communications uses including radio, television broadcasting and receiving stations and studios with facilities entirely within buildings. Does not include antennas and towers, which are defined under "telecommunications facilities".

Brewery – Production: An establishment which produces ales, beers, meads, hard ciders, and/or similar beverages on-site. Production breweries are classified as a use which requires a Class 01 type licensure from Alcohol Beverage Control (ABC). Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Building Materials & Hardware: Retail trade establishments primarily engaged in the sale of lumber and other building materials, including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if sales to contractors account for a larger proportion of total sales. Establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesaling and Distribution Centers."

Business Support Services: An establishment or business located within a building and provides services to other business including but not limited to:

- Blueprinting and reprographics, copying and quick printing services;
- Computer related services repair and rental;
- Private mail and mailbox service not affiliated with federal mailing agency;
- Protective services (other than office related) and security system services;
- Outdoor advertising and signage services;
- Services to structures such as window cleaning, exterminators, janitorial services and other similar types.

Definitions "C"

Caretaker Residence/Employee Unit: A permanent residence that is secondary or accessory to the primary use of the property, and used for housing a caretaker employed on the site of any nonresidential use where a caretaker is needed for security purposes or to provide twenty-four (24) hour care or monitoring of plants, animals, equipment, or other conditions on the site. Does not include housing for caretaker-type employees in the Agriculture Zone which is defined as "Agriculture Employee Housing."

Cemeteries: Interment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries and cemetery, mauso-leum and columbarium operations. Excludes funeral parlor and related facilities which are listed under "Mortuary Services."

Churches & Related Activities: Religious organization facilities operated for worship or for promotion of religious activities, including churches and religious Sunday-type schools. Other establishments maintained by religious organizations, such as educational institutions, hospitals and other operations that may be considered commercial in nature if not run by the religious organization (such as a recreational camp) are classified according to their respective activities.

Collection Stations: Facilities for the temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to

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recycling centers or solid waste disposal sites for further processing. Does not include automobile wrecking yards or any recycling processing facilities, which are listed under "Recycling and Scrap." Does not include temporary storage of toxic, mutagenic or radioactive waste materials.

Contract Construction Facilities: Office uses with indoor/or outdoor facilities operated by, or on behalf of a contractor for storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business and can include the storage of materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses by the contractor.

Definitions "D"

Data & Computer Services / Center: A use where the majority of the space is occupied by computers and/or related equipment and where information is processed, transferred, and/or stored (also commonly referred to as "server farms". Data and computer service / centers may contain data technology centers, internet service providers (ISPs), network operation centers, web hosting facilities and other similar establishments primarily engaged in providing direct access through telecommunication networks to computer-held information.

Day Care: Facilities that provide non-medical care and supervision of individuals for periods of less than twenty-four (24) hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services or successor agency. Day care uses include the following:

Child Care Center: Child day care facilities designed and approved to accommodate fifteen (15) or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

Large Family Day Care Home: As provided by Health and Safety Code Section 1596.78 or successor provision, a home that regularly provides care, protection, and supervision for seven (7) to twelve (12) children, including up to two (2) children under the age of ten (10) years who reside in the home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away.

Small Family Day Care Home: As provided by Health and Safety Code Section 1596.78 or successor provision, a home that provides family day care for six (6) or fewer children, including two (2) children under the age of ten (10) years who reside in the home.

Adult Day Care Facility: A day care facility providing care and supervision for adult clients.

Drive-Through Sales or Services: A facility where food or other products may be purchased or where services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo-stores, pharmacies, etc. Examples of drive-through service facilities include drive-through bank teller windows, automated teller machines (ATM), dry cleaners / laundromats, etc. but do not include service stations or other vehicle services, which are separately defined.

Definitions "E"

Eating & Drinking Places: Restaurants and other establishments selling prepared foods and drinks for consumption on the premises, as well as facilities for dancing and other entertainment which are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. Does not include establishments with drive-through facilities or uses defined under adult oriented business.

EV Charging Site: Electric Vehicle (EV) charging site includes level one, level two, and level three charging sites that are an accessory use to a primary use, such as a parking lot, building, or multi-family residence. These charging sites are incidental uses and may or may not charge a fee for use. Does not include stand alone EV charging station as defined in "Service Stations".

Definitions "F"

Farm Animal Raising: The keeping, feeding or grazing of animals as an avocation, hobby, or school project, subordinate to the principal residential use of a property, includes species commonly considered as farm animals as well as exotic species, but does not include household pets. This includes the raising or feeding of beef cattle, sheep and goats by grazing or

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pasturing. Does not include uses defined as "Livestock Specialties."

Farmers Market: The temporary and intermittent use of a public or private property for the outdoor sales of food and farm produce in compliance with California Food and Agriculture Code Section 1392 et. seq., and artesian products or similar famers markets products that include multiple sales vendors.

Financial Services & Banks: Service establishments primarily engaged in the field of finance, including: banks and trust companies; credit agencies other than banks; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies.

Fuel Dealers: Retail trade establishments primarily engaged in the sale to consumers of liquefied petroleum gas (LPG), propane, bottled or other fuels in bulk. Does not include accessory uses as part of a service station.

Definitions "G"

General Retail: Stores and shops selling either many lines of merchandise, or specialized type of merchandise, where the retail sales are conducted within the entire footprint of a building. Examples include but not limited to:

- Antique stores; second hand stores, jewelry stores, hobby materials, specialty stores;
- Art galleries, art supplies, collectibles, hobby materials;
- Bicycles, toys, games, sporting goods and equipment;
- Department stores, drug stores, pharmacies, supermarkets, groceries stores, specialty food markets, membership warehouse clubs;
- Florists, house plant stores (indoor sales), small house wares;
- Home Furniture stores, consumer electronic / audio visual goods, bookstores, home and/or office appliance stores (excludes wholesale sales not open to the general public)
- New clothing, shoes, and accessory retail stores;
- Stationary, dry goods, fabric stores and sewing supplies, and variety stores;
- Stand-alone convenience markets (excludes fuel sales), warehouse retail stores, building supply hardware stores where outdoor sales are limited to under 10,000 sf.

Government Offices & Facilities: Administrative, clerical, or public contact and/or service offices of recognized local, state, or federal agencies. Includes post offices, City Hall, municipal corporation yards, etc.

Definitions "H"

Health Care Services: Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services including: medical, dental and psychiatric offices (mental health) related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicensed individuals, are included under "Offices"; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Also includes hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. Nursing homes and similar long-term personal care facilities are classified in "Residential Care."

Horticultural Specialties: Businesses engaged in the production of ornamental plants, tree farms, and other products, grown under cover or outdoors. Also includes establishments engaged in the sale or on-site production of such product.

Hotels, Motels: Commercial transient lodging establishments, including hotels, motor hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Such establishments shall not provide kitchen facilities in more than twenty-five percent (25%) of the units.

Definitions "I"

Indoor Recreation Services: Facilities for various indoor sports and recreation, including: bowling alleys; ice skating and roller skating; gymnasiums, health and

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athletic clubs; tennis, handball, racquetball and similar indoor sports; shooting and archery ranges; recreation and community centers.

Kennels: A lot, building, structure, enclosure or premises where four (4) or more dogs or cats (four (4) months of age or older) are kept or maintained, including the keeping of such animals for sale, for commercial breeding or for lodging and care. Does not include dogs and cats kept for noncommercial purposes.

Definitions "L"

Large Scale Ag Manufacturing: The large scale processing of agriculture products subsequent to their harvest, with the intent of preparing them for market or further processing including: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packaging of fruits and vegetables; tree nut hulling and shelling; cotton ginning; and wineries in excess of 1,000 square feet in total use area. This does not include the growing, harvesting, and production of medical marijuana, or legally approve uses of marijuana by either the State of California or Federal Government.

Laundries & Dry Cleaning Plants: Service establishments primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pickup stores without dry cleaning equipment, which are classified in "Personal Services."

Libraries, Museums: Permanent public or quasi-public facilities generally of a noncommercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, arboretums and zoos. Also includes historic sites and exhibits.

Livestock Specialties: Agricultural establishments primarily engaged in commercial livestock keeping or feeding as a principal land use which, because of operational characteristics, may generate dust, odors or visual impacts which could have an adverse effect upon adjacent properties. Such uses include dairies, chicken, turkey and other poultry farms; animal specialties (such as rabbit farms and other fur-bearing animals); other specialties such as bee farms, aviaries, worm farms, etc.

Live/Work Units: An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

- Complete kitchen space and sanitary facilities in compliance with the Building Code; and
- Working space reserved for and regularly used by one or more occupants of the unit.
- Working space include uses that are either permitted within the zoning district.

Definitions "M"

Manufacturing, Repair, & Processing – Low Intensity: A facility or business that engages in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing process and the materials used are unlikely to cause significant impacts to the existing surrounding neighborhood or businesses in a indoor setting. Example of manufacturing and processing uses that are considered low intensity include the following but are not limited to:

- Artisan manufacturing and production where no retail component exists;
- Production, assembly, and/or repair where no raw materials are manufactured;
- Production and assembly of precision electronics and scientific instruments, including on-site offices;
- Producing or processing of foods and beverages for human consumption where no retail component exists and does not include noxious odors or excessive noise and no slaughter occurs on-site;
- Small scale manufacturing where assembling and/or manufacturing is completed by hand or precision tools;
- Small product manufacturing not classified in another major manufacturing group.

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Manufacturing, Repair, & Processing – High Intensity: A facility or establishment that accommodates manufacturing process that involve and/or produce building materials, fabricated metal products, machinery, and other similar manufacturing uses, where the intensity or scale of operations is determined to be greater than those classified under "manufacturing & processing – low intensity", but where impacts to surrounding neighborhoods, businesses, and the community may cause a significant impact. Uses may have an indoor setting, however uses may also be conducted outdoors. Examples of manufacturing and processing uses that are considered high-intensity include the following but are not limited to:

- Machinery manufacturing that makes or process raw materials into products;
- Metal fabrication and welding shops engaged in the production and/or assembly of metal, and other similar metal shops;
- Manufacturing that cuts, shapes, and/or finishes building materials used in home or non-residential construction;
- Chemical product manufacturing that produces or uses basic chemicals and other establishments creating products predominantly by chemical processes;
- Product manufacturing that produces bulk concrete, asphalt, and other paving materials;
- Paving and roof materials manufacturing of various common paving and petroleum-based roofing materials including bulk asphalt, paving blocks made of asphalt, creosote wood, and various compositions of asphalt and tar;
- Plastics, other synthetics and rubber manufacturing;
- Primary metal industries engaged in smelting, refining of ferrous and non-ferrous metals;
- Other similar heavy intensive uses.

Medical Extended Care Services: Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

Medical Marijuana: See Section 9-6.186.

Medical Research: Establishment related to medical and/or dental research, testing and analysis, including but not limited to trial and clinical research. Biomedical and pharmaceutical research and development facilities are not included in this definition. Medical Research does not include the storage or use of quantities of hazardous materials nor any toxic gas. Additionally, Medical Research may include storage and use of etiological (biological) agents up to and including Risk Group 2 or Bio Safety Level 2 (Center for Disease Control). Typically uses are a part of a campus like setting such as a business park or stand-alone building.

Membership Organizations: Organizations operating on a membership basis for the promotion of the interests of the members, including: business associations; professional membership organizations; labor unions and similar labor organizations; civic, social and fraternal organizations (not lodging); political organizations and other membership organizations.

Micro-Brewery/Brewpub: An establishment that produces ales, beers, meads, hard ciders / and or similar beverages to serve on-site. Sale of beverages for off-site consumption is also permitted consistent with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Food service for on-site consumption is allowed as an ancillary use. Brewpubs and microbreweries are considered small operations consistent with ABC license type 23, 40, or 42 or State similar licensures.

Mini-Storage: Buildings containing individual storage areas rented or leased to the general public. Does not include warehousing or exterior storage facilities.

Mobile eating & drinking vendors: Any vehicle, wagon, or pushcart that is self-propelled or can be pushed/pulled down a street or sidewalk, on which food is displayed, prepared, or processed for the purpose of selling food or drinks to a consumer.

Mortuary Services: Establishments with facilities for the preparation of the dead for burial, cremation and for the holding of funeral observances and services. Accessory facilities may include a cemetery, columbarium or mausoleum. Includes: funeral homes and parlors, mortuaries and related facilities.

Multiple-Family Dwelling: Two (2) or more dwelling units located on a single lot, each occupied by a single housekeeping unit; includes buildings or groups

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of buildings designated as apartments, duplexes, triplexes and condominiums, but not including motels, hotels, dormitories, or RV parks as herein defined. Also includes transitional housing, supportive housing and single room occupancy housing where people live as independently as possible with the assistance of social services tailored to each person's needs as defined in Section 9-9.102 of the Zoning Ordinance. This does not include secondary units in single family zoning districts.

Definitions "N"

Definitions "O"

Offices: Establishments engaged in performing a service in a professional office including: engineering, architectural and surveying services; real estate agencies; noncommercial educational, scientific and research organizations; accounting, auditing, and bookkeeping services; authors, writers, artists, etc.; advertising agencies; photography studios and small commercial art studios; employment agencies and stenographic services; reporting services; data processing and computer services; management, public relations, and consulting services; detective agencies and other similar professional services; attorneys; and counseling services provided by individuals other than licensed psychiatrists, which are included under "Health Care Services."

Outdoor Recreation Services: Facilities for various outdoor sports and recreation, including: amusement and kiddie parks; golf courses, golf driving ranges and miniature golf courses; skateboard parks; go-cart and miniature auto race tracks; tennis courts, swim and tennis clubs and facilities; play lots, playgrounds and athletic fields; recreation and community centers.

Definitions "P"

Parking Lot: An open area, excluding a street or other public right-of-way, for the exclusive use of parking as a primary use for automobiles and available to either to the public or patrons of adjacent buildings or structures. Parking lots can either be free for use, or may charge a fee for compensation.

Parks & Playgrounds: A public outdoor recreational facility that may provide a variety of recreational activities including playground equipment, open space areas for passive recreation including hiking and biking trails, zoos, picnicking, and sport and active recreation facilities dedicated for use to the public.

Personal Services: Service establishments primarily engaged in providing non-medical services as a primary use and may include accessory retail sales of products related to the services provided. These uses include the following: beauty shops (includes permanent makeup when less than ten percent (10%) of overall sales), barber shops, day spas and massage therapy where each massage therapist is certified/licensed by a State-recognized organization, shoe repair shops, dry cleaning pickup stores, clothing rental, tailors, tanning salons, pet grooming services, nail salons, and other similar uses.

Personal Services—Restricted: Service establishments that may have a blighting and/or deteriorating effect upon the surrounding area which may need to be dispersed in order to minimize their adverse impact. Examples of these uses include, but are not limited to, the following: check cashing and/or payday/sameday loans; smoking, tobacco and vaping products as a primary use, fortunetellers, psychics; palm, tarot and card readers; tattoo and body piercing services; pawn shops, to which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges is done; and hot tubs and saunas that are not an accessory to a permitted use.

Printing & Publishing: An establishment engaged in printing letter press, lithography gravure, screen offset or electrostic copying and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. The use also includes establishments that publish newspapers, books, and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition "Business Support Services".

Public Assembly & Entertainment: Facilities for public assembly and group entertainment such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters and meeting halls; motion picture theaters; legitimate theater facilities for live theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent and similar public assembly uses.

Definitions "R"

Recreational Vehicle Parks: Transient lodging establishments primarily engaged in renting, leasing

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or otherwise providing overnight or short-term sites for trailers, campers, or tents, with or without individual utility hookups, but with other facilities such as public restrooms. Does not include incidental camping areas, which are included under "Rural Sports and Group Facilities."

Recycling & Scrap: Establishments primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Does not include waste disposal sites, which are separately defined. Does not include temporary storage of toxic or radioactive waste materials.

Recycling Centers: An establishment, which is larger than a "collection station," that serves as a community-wide center for the collection and/or processing of recyclable materials such as glass, paper, plastic, aluminum and metal cans.

Research & Development: Research and development offices, devoted to scientific and engineering research and the design, development and testing of new technology and products; usually includes laboratory space or small-scale manufacturing operations.

Residential Accessory Uses: Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property and accessory structures including garages, studios and workshops.

Residential Care: A single-family or multiple-family dwelling unit that is licensed or supervised by a Federal, State, or local health/welfare agency that provides non-medical care of unrelated persons who are in need of personal service, supervision, or assistance essential for sustaining activities of daily living or for the protection of the individual. Use includes the following: children's homes; halfway houses; rehabilitation centers; self-help group homes.

Residential Care Facility for the Elderly (RCFE): A housing arrangement chosen voluntarily by the residents or the residents' guardians, conservators or other responsible person(s) where the following occurs: where seventy-five (75) percent of the residents are at least sixty-two (62) years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary. RCFE uses may include basic services and community space. RCFE uses include the following:

Assisted Living Facility: A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be licensed by the California Department of Social Services, and do not include Medical Extended Care Services.

Independent Living Center/Senior Apartment: Independent living centers and senior apartments are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

Retirement Hotel: Establishments primarily engaged in providing lodging facilities limited to the aged where no medical care is provided. Such establishments may provide housekeeping and meals to the residents

Rural Sports & Group Facilities: Establishments supporting special group activities such as: archery, pistol, rifle, and skeet clubs and facilities; dude ranches; health resorts including outdoor hot spring, spa or hot tub facilities; hunting and fishing clubs; recreational camps; group or organized camps; incidental, seasonal camping areas without facilities; equestrian facilities, including riding academies, schools, stables and exhibition facilities.

Definitions "S"

Sales Lots: Sales lots consist of any outdoor sales area for permanent display of motorized farm equipment, boats (FBSA Class 3 and 4 boats (over twenty-six (26) feet in length)), heavy commercial trucks (US DOT Class 4 through 8), mobilehomes, construction equipment, or other heavy equipment; outdoor equipment rental yards.

Schools—Business & Vocational: Business and secretarial schools; vocational schools offering specialized trade and commercial courses; specialized nondegree granting schools, such as: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; and establishments furnishing educational courses by mail.

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Schools: An institution or establishment that provides a program of instruction and teaching services. Includes: preschools, elementary and secondary schools serving grades K through 12 (or portions thereof); junior colleges, colleges and universities; and similar education institutions. Does not include Sunday schools which are permitted under "Churches and Related Facilities."

Service Stations: Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services incidental to gasoline sales. May also include a towing service but does not include storage of wrecked or abandoned vehicles. Does not include uses defined as auto repair and service, or vehicle equipment storage.

Single-Family Dwelling: An attached or detached building not to contain more than one (1) kitchen wherein the occupants of the dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, membership in the single housekeeping unit is fairly stable as opposed to transient, and members have some control over who becomes a member of the single housekeeping unit. Also includes factory-built, manufactured housing units and mobile homes constructed in compliance with Title 25 of the California Health and Safety Code, or successor provision as defined in Section 9-9.102 of the Zoning Ordinance; transitional housing and supportive housing serving six (6) or fewer persons as defined in Section 9-9.102 of the Zoning Ordinance.

Single Room Occupancy Unit (SRO): A structure that provides separate, single room, residential living units with no on-premises residential medical care. Units within the structure may have individual bathroom facilities, shared bath or toilet facilities for the residents, or any combination thereof. SRO may include structures commonly called rooming houses or boarding houses. SRO facilities shall not be age restricted. Age restricted SRO facilities shall be considered a residential care facility for the elderly (RCFE).

Social & Service Organizations: Public or quasi-public establishments providing social services and rehabilitation services to such as counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, persons with social or personal problems requiring special services and to the handicapped and the disadvantaged. Also included are organizations soliciting funds to be used directly for these related services. Also includes establishments engaged in community improvement and neighborhood development. Does not include child day care services which are classified under "Schools."

Sports Assembly: Facilities for spectator-oriented specialized group sports assembly that includes: stadiums and coliseums; arenas and field houses; race tracks (auto and animals); motorcycle racing and drag strips; and other sports that are considered commercial.

Storage, Recycling & Dismantling of Vehicles & Material: Establishments primarily engaged in the storage, assembling, dismantling, sorting, and distribution of materials, equipment and vehicles. This use may be located either outdoors or indoors and includes, but is not limited to, auto wrecking yards, vehicle storage areas, vehicle impound lots, recyclable/waste material storage and transfer facilities. This does not include waste disposal sites, which are separately defined, or temporary storage of toxic or radioactive waste materials.

Definitions "T"

Tasting Room: Establishment that allows for beer, wine, or spirit tasting on-site with off-site sales directly to the public. Tasting rooms must meet the requirements of the Alcoholic Beverage Control (ABC) license type (Type 02, Type 23, Type 40, Type 42 or Type 74 license, or similar). Tasting rooms may operate within a large scale brewing, winery, or distillery facility as an ancillary.

Telecommunication Facility: Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, cellular data network, and wireless communication towers (cellular phones), including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph, and cable television transmission facilities utilizing hard-wired or direct cable connections. Does not include data processing centers.

Temporary Events: Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include: art shows; rodeos; religious revivals; tent camps; outdoor festivals and concerts.

Temporary Dwelling: Includes the temporary use of

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a mobilehome or recreational vehicle as a dwelling unit, following the issuance of a building permit for a permanent residence while the permanent residence is under construction.

Temporary Offices: The utilization of a mobilehome or recreational vehicle as a temporary office during the period of a construction of a permanent office facility on the same site.

Temporary or Seasonal Retail Sales: Retail trade establishments primarily engaged in the sale of Christmas trees or other seasonal items; or semiannual sales of art or handcrafted items in conjunction with community festivals or art shows. Does not include Farmers Markets or Agricultural Roadside Stands.

Definitions "U"

Utility Facilities: A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply, natural gas distribution, wastewater pump station, fiber optics junction box, or other similar facilities that are not exempted from land use permit requirements by California Government Code section 53091 or successor code.

Utility Infrastructure: Pipelines for water, natural gas, sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also include telephone, cable television, and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service center as defined under "offices" or distribution substations ("Utility Facilities").

Definitions "V"

Vehicle & Equipment Storage: Service establishments primarily engaged in the business of storing cars, buses and other motor vehicles; recreational vehicles (such as campers, motor homes, boats); construction equipment; and farm equipment. Includes both day use and long-term public and commercial garages, parking lots and structures. Does not include wrecking yards (classified in "Recycling and Scrap").

Vehicle & Freight Terminals: Transportation establishments furnishing services incidental to transportation, including: freight forwarding services; transportation arrangement services; parking, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; public warehousing and storage. Includes both railroad transportation and motor freight transportation.

Definitions "W"

Warehousing: Uses engaged in storage of manufactured products, supplies, and equipment excluding bulk storage of materials that are flammable or explosive or that present hazards, or conditions commonly recognizable as offensive. Does not include personal storage as defined as "mini-storage".

Wholesaling & Distribution Centers: Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies.. Also includes storage, processing, packaging, and shipping facilities for mail order and e-commerce retail establishments.

Winery – Boutique: Winery or distillery production for no more than 3,000 cases of wine per year. Uses include fruit processing, fermentation pressing, barrel and bottle storage, bottling, wine tasting, and direct retail sale of wine. Does not include winery production in residential zones, which is defined as Small Scale Agriculture.

Winery – Production: Winery or distillery production of more than 3,001 cases of wine per year. Uses include fruit processing, fermentation pressing, barrel and bottle storage, bottling, wine tasting, and direct retail sale of wine. This also includes uses that produce 3,001 cases of beverages or less, but do not meet the requirements for "winery – boutique", "winery – production", or "brewery – production".

4.4 Property Development Standards (AMC 9-3.340)

New subdivisions, land uses, structures, and alterations to existing land uses and structures shall be designed, constructed and established in compliance with the subsection 9-3.461 through 9-3.450, in addition to applicable standards (e.g. landscaping, parking, fencing, etc) in Chapter 4, and Special Land Use Regulation in Chapter 6 of this Title.

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4.4.1 Non-Residential Zone Specific Development Standards

Table 4.3: Zone Specific Development Standards For CN, CP, CR, CPK, CS, CT, I, IP, L, LS, OS, & P Zoning Districts

Zoning District	Minimum Lot Size	Parking	Freeway Setbacks	Utilities	Other	Section
CN Zone	N/A	N/A	N/A	N/A	Multi-Family Dwelling permitted on second floor with minor CUP.	AMC 9-3.341
CP Zone	N/A	N/A	N/A	N/A	N/A	AMC 9-3.342
CS Zone						AMC 9-3.344
CT Zone						AMC 9-3.345
IP Zone						AMC 9-3.348
I Zone						AMC 9-3.349
OS Zone						AMC 9-3.444
L Zone						AMC 9-3.441
CR Zone	N/A	Landscaped screening required along ECR / freeways to a minimum of 30 inches in height	10 feet minimum from freeway	Under-ground	N/A	AMC 9-3.343
CPK Zone	2 acres, PC approval for smaller lot sizes	Landscaped screening required along ECR / freeways to a minimum of 30 inches in height	10 feet minimum from freeway	Under-ground	N/A	AMC 9-3.346
LS Zone	SFR: 1 acre with sewer / 1 ½ acre without	N/A	N/A	N/A	N/A	AMC 9-3.442
P Zone	SFR: 2 ½ acre	N/A	N/A	N/A	N/A	AMC 9-3.443

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Table 4.4: Zone Specific Development Standards For DC & DO Zoning Districts

Development Feature	Requirement by Zoning District	
	DC	DO
	Downtown Commercial	Downtown Office
Minimum lot size	No minimum	
Setbacks	*Minimum and maximum setbacks required. See Section 9-4.103 for setback requirement, allowed projections into setbacks, and exceptions to setbacks.*	
Front	None allowed, except for building insets designed to accommodate outdoor eating and seating areas, and except for East and West Mall between El Camino Real and Palma Avenue, where a minimum of twenty (20) feet is required.	As required by Section 9-4.106 when adjacent to a residential zone, none required otherwise.
Sides (each)	None required	
Rear	None required	
Creek	To be determined through Design Review	
Height limit	Forty-five (45) feet not to exceed three (3) stories; eighteen (18) feet on the west side of El Camino Real between Atascadero Creek and the lot line common to Lots 19 and 20, Block H-B, Atascadero Colony Map.	Thirty-five (35) feet
Landscaping	As required by Sections 9-4.124 et seq. (Landscaping, screening and fencing)	
Off-street parking	None required, except as required by Section 9-4.114 for hotels, motels, and residential uses, and for all development east of Atascadero Creek.	As required by Sections 9-4.114 et seq.
Signs	See Section 9-15.005(b)	
Density	Twenty (20) dwelling units/acre maximum	Twenty (20) dwelling units/acre maximum

4.5 Non-Residential General Site Design and Development Standards

4.5.1 Setbacks (AMC 9-4.103)

The following sections establish standards for the use and size of building setbacks. The purpose of these standards is to provide for open areas around structures where needed for: visibility and traffic safety; access to and around buildings; access to natural light, ventilation and direct sunlight; separation of incompatible land uses; and space for privacy, landscaping and private recreation.

Exceptions To Setback Standards (AMC 9-4.104)

The minimum setback requirements of this title apply to all uses except the following (see also Section 9-4.110 of this chapter):

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Uncovered decks, terraces, steps, earthworks and other similar landscaping or design elements placed directly on finished grade that do not exceed an average height of thirty (30) inches above the surrounding finished grade, provided that no such wood structure shall extend closer than eighteen (18) inches to a property line.

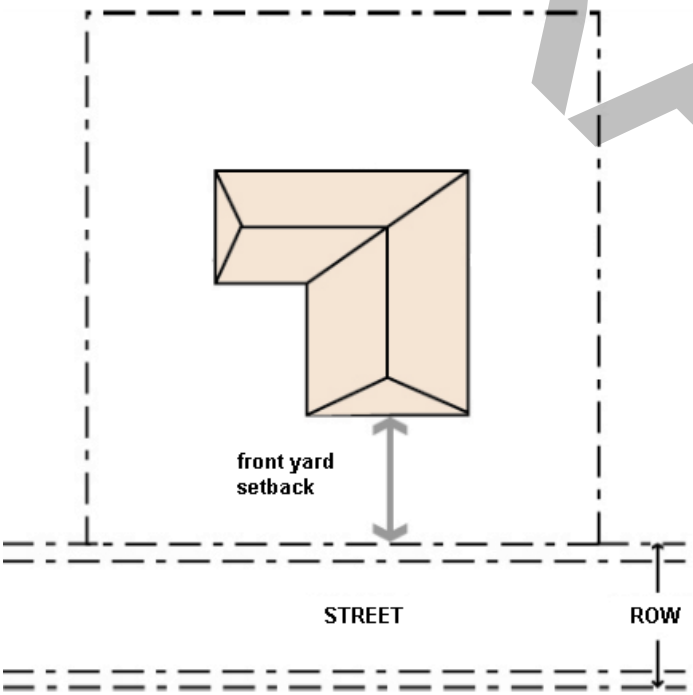
Use Of Setbacks (AMC 9-4.105)

Required setback areas are to be landscaped when required by Section 9-4.125 and shall be unobstructed by any building or structure. The use of setbacks for vehicle parking is subject to Section 9-4.116.

4.5.1A Front Setbacks (AMC 9-4.106)

The front setback is measured at right angles from the nearest point on the front property line to the building line. Front setback landscaping and fencing standards are in Sections 9-4.125(a) and 9-4.128 of this chapter, respectively.

Figure 4.1: Front Yard Setback



Double Frontage Lots

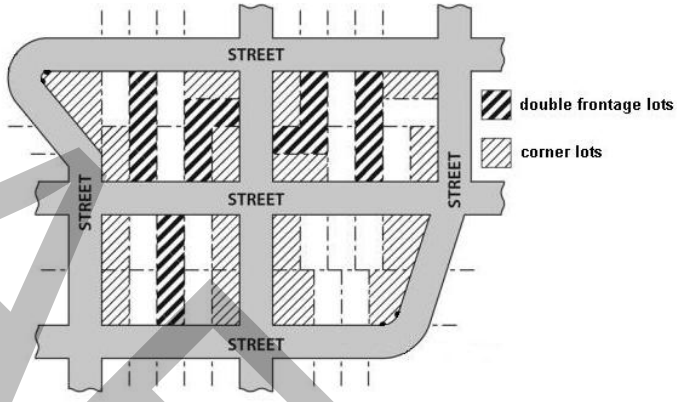
Selecting The Setback Location

Where double frontage setback locations are not specified by subdivision requirements or other applicable regulations, the applicant may select the front setback street unless fifty percent (50%) of the lots on a double frontage block are developed with the same front yard orientation. In that case, all remaining lots are to orient their front setbacks with the majority.

Double Frontage Setback Requirements

A full-front setback is to be provided adjacent to one frontage, and a setback of one-half (1/2) the required front setback depth adjacent to the other frontage.

Figure 4.2: Double Frontage Lots



Establishment Of Front Setback On Zoning Map

The Planning Commission may establish greater front setbacks than those required in this section by delineating the setback on the zoning map. Procedures specified by Section 9-1.115 of this title shall be followed in establishing such setbacks.

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4.5.1B Side Setbacks (AMC 9-4.107)

The side setback is measured at right angles to the side property line to form a setback line parallel to the side property line, which extends between the front and rear setback areas.

4.5.1.C Rear Setbacks (AMC 9-4.108)

The rear setback is measured at right angles to the rear property line to form a setback line parallel to the rear property line.

4.5.1.D Interior Setbacks & Open Areas (AMC 9-4.109)

Detached buildings located on the same site are set by the Building Code.

Table 4.5 Non-Residential Setbacks

General Site Development Standards (measured in feet)	Zoning Districts										
	CN	CP	CR	CS	CT	CPK	IP	I	L	LS	P
Front Setbacks[1,2]	None	None	None	None	None	None	None	None	10	10	10
Side Setbacks[1]	None	None	None	None	None	None	None	None	5	5	5
Rear Setbacks[3,4]	None	None	None	None	None	None	None	None	10	10	10

Notes: 1. Ground floor residential uses are subject to the residential setback requirements.

2. On lots adjacent to a residential zone where more than 50% are zoned for residential use, the front setback shall be 25 feet. A one story building or parking may encroach into 50% of the required setback depth. Does not apply to L, LS, & P Zones.

3. On lots adjacent to an ally, the rear setback shall be a minimum of 5 feet. The rear setback will be a minimum of 10 feet when the alley provides vehicular access. Does not apply to L, LS, & P Zones.

4. On lots adjacent to a residential zone, no rear setback is required on buildings that do not exceed 12 feet in height. Does not apply to L, LS, & P Zones.

Exemptions

The following accessory structures are exempt from the provisions outlined in this section:

a) Decks;

b) Patio covers and landscape structures;

c) Structures under one hundred twenty (120) square feet when exempt from a building permit based on the adopted Building Code and consistent with the standards set forth in Section 9-6.106(b)(3);

d) Similar accessory structures as determined by the Community Development Director.

Projections Into Required Setbacks (AMC 9-4.110)

The setback requirements of this title are modified as follows:

Uncovered Decks

When constructed higher than thirty (30) inches above the surrounding finish grade, a wood deck may extend into required setbacks as follows (decks less than thirty (30) inches high are exempt from these requirements—See Section 9-4.104(c)):

Front Setback

A deck is not to be located therein.

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Side Setback

As determined by the Uniform Building Code.

Rear Setback

A deck may occupy up to thirty percent (30%) of a required rear setback, but is to extend no closer than three (3) feet to the rear property line.

Fire Escapes

A ladder or stairs designed to be used exclusively as an upper floor fire escape may project into a required setback only as provided by the Uniform Building Code.

Roof & Wall Features

Cantilevered and projecting architectural features including chimneys, bay windows, balconies, cornices, eaves, rain gutter, signs (where allowed), display windows, and solar collectors may project into a required setback only as allowed by the Uniform Building Code.

Porches

Front Porch

A covered front porch may project up to six (6) feet into a required front setback, provided that the floor level of the porch is to be no higher than the ground level of the building. An unenclosed front porch is not limited on its projection, provided it is one hundred (100) square feet or less in area.

Side Porch

A porch and/or outside stairway may be located in a required side setback provided the porch is not roofed or enclosed below the steps and does not extend into the side setback more than allowed by the Uniform Building Code.

Rear Porch

A porch in the required rear setback is subject to the same limitations as a deck, pursuant to subsection Rear Setback of this section.

Flag Lots

Six (6) foot fences shall be allowed within the front yard setback area, but in no case shall a six (6) foot fence be allowed within an area connecting the required front yard setback areas for any adjoining lots. Trash enclosures may encroach into the front yard setback area but shall maintain a five (5) foot setback from adjoining property lines and shall not be located within the access strip.

4.5.2 Heights (AMC 9-4.111)

The purpose of the following sections is to limit the height of structures as needed to: support public safety; protect access to natural light, ventilation, and direct sunlight; support the preservation of neighborhood character; and to preserve view sheds and scenic vistas.

The height of a building or structure is to be measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the finish grade.

Height Limitations (AMC 9-4.113)

The maximum height for new structures is as follows:

Table 4.6: Height Restrictions – Non-Residential

Zone	Maximum Height
CN, CP, CR, CS, CT, LS, L, P	35 feet
CPK, IP, I	45 feet

Exceptions To Height Limitations

Planning Commission Waiver

The height limitations of this section may be modified through conditional use permit approval, provided the Planning Commission first finds the project will not result in substantial detrimental effects on the enjoyment and

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use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

Downhill Lot

Where the average front-to-back slope of a lot is greater than one (1) foot of fall in seven (7) feet of distance from the centerline of the street to the rear face of the proposed building, up to ten (10) feet may be added to the rear building face, which is to be excluded from the height measurement (Section 9-4.112).

Uninhabited Structures

The height limits specified in subsection Limitation By Zone of this section do not apply to the following structures (measurement of height is to be from the ground, as set forth in Section 9-4.112):

a) Transmitting antennas used by licensed amateur (ham) radio operators when fifty (50) feet or less in height.

b) Flagpoles fifty (50) feet or less in height.

c) Grain elevators, silos, water tanks, windmills, wind generators and all other similar structures not containing residential uses and located in the CR, CS, CPK, IP and I Zones.

d) Chimneys no more than one hundred (100) feet in height located in the CPK, IP and I Zones and all other chimneys and roof vents extending no more than two (2) feet above the height limit specified in subsection Limitation By Zone of this section.

e) Industrial towers, nonportable equipment and other uninhabited structures no more than sixty (60) feet in height located in the CPK, IP and I Zones.

f) All portable construction equipment.

g) Public utility poles and structures for providing electrical and communications services.

h) Solar collectors not more than five (5) feet above the height limit specified in subsection Limitation By Zone of this section.

i) Satellite receiving and similar communication dishes and devices in commercial and industrial zones, when no more than ten (10) feet above the maximum height in the zone.

4.5.3 Parking & Loading (AMC 9-4.114)

Parking and loading standards are intended to: minimize street congestion and traffic hazards; provide safe and convenient access to businesses, public services, and places of public assembly; and to make the appearance of parking areas more compatible with surrounding land uses. Parking and loading standards are in the following sections:

4.5.3A Off-Street Parking Required (AMC 9-4.115)

All uses requiring an entitlement shall be provided off-street parking as set forth in this section, except parking lots in the following situations:

Compact Car Spaces

Lots with twenty (20) or more spaces may substitute compact car spaces for up to twenty percent (20%) of the total number of spaces. Compact car spaces shall be a minimum of eight (8) by fourteen (14) feet in size. Compact spaces shall be designated by painting the word “compact” or similar, on the surface of the space.

Motorcycle Parking

Lots with twenty (20) or more spaces may replace regular spaces with motorcycle spaces at a ratio of one (1) motorcycle space for each twenty (20) spaces. Motorcycle spaces shall be a minimum size of three (3) by six (6) feet. Motorcycle spaces shall be designated by painting the word “motorcycle,” or similar, on the surface of the space.

Bicycle Spaces

Lots with twenty (20) or more spaces may substitute a bicycle rack providing space for at least five (5) bicycles at a ratio of one (1) bicycle rack for each twenty (20) spaces. It is recommended that all shopping centers provide some bicycle spaces in the project.

Parking District

Parking requirements may be modified within a parking district where the district provides adequate parking within the limits of the district and the parking requirements of a new use are accommodated by the parking district.

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Shared On-Site Parking Adjustment

Where two (2) or more nonresidential uses are on a single site, the number of parking spaces may be reduced through adjustment (Section 9-1.112) at a rate of five percent (5%) for each separate use, up to a maximum of twenty percent (20%); as long as the total number of spaces is not less than required for the use requiring the largest number of spaces.

Shared Peak-Hour Parking

In addition to the reduction of required parking allowed by subsection Shared On-Site Parking Adjustment of this section, where two (2) or more uses have distinct and differing peak traffic usage periods (for example, a theater and a bank), the required number of parking spaces may be reduced through conditional use permit approval, provided that the parking lots of each use are located within three hundred (300) feet of each other (as measured along the most direct pedestrian path). The amount of reduction may be up to seventy-five percent (75%) of the amount of spaces required for the most intensive of the two (2) or more uses sharing the parking.

On-Street Parking Adjustment

Where a proposed driveway from a street to a new parking area would eliminate on-street parking spaces equal to or greater in number than the off-street spaces required, the requirement for off-street spaces may be eliminated through adjustment (Section 9-1.112 of this title) where the access or proposed building cannot reasonably be redesigned to avoid a net loss of parking.

Planning Commission Modification

The parking standards of this title may be modified through conditional use permit approval based upon specific findings of fact that the characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this title and that reduced parking will be adequate to accommodate on the site all parking needs generated by the use.

4.5.3B Location Of Parking On A Site (AMC 9-4.116)

Required parking spaces may be located as needed on a proposed site, subject to the design and construction standards of Sections 9-4.117 and 9-4.119 of this chapter and the following:

Use Of Front Setback

Required parking spaces are not to be located within the required front setback.

Use Of Side And Rear Setbacks

Side and rear setbacks may be used for vehicle parking except on the street side of a corner lot and except where landscaping is required by Section 9-4.125 of this chapter.

4.5.3C Parking Design Standards (AMC 9-4.117)

All off-street parking areas shall be designed and improved as set forth in this section.

Parking Space & Aisle Dimensions

All off-street automobile parking spaces are to be a minimum of nine (9) by eighteen (18) feet in size, except for compact car spaces, handicapped spaces, motorcycle spaces, and bicycle spaces (Section 9-4.115). Parking lot aisles shall be as follows:

Angle Parking

The aisle dimensions for angle parking are to be based upon the angle and width of the parking space as set forth in the following chart. The use of a wider parking space enables reducing the aisle width, as shown.

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Figure 4.3: Angle Parking Illustration

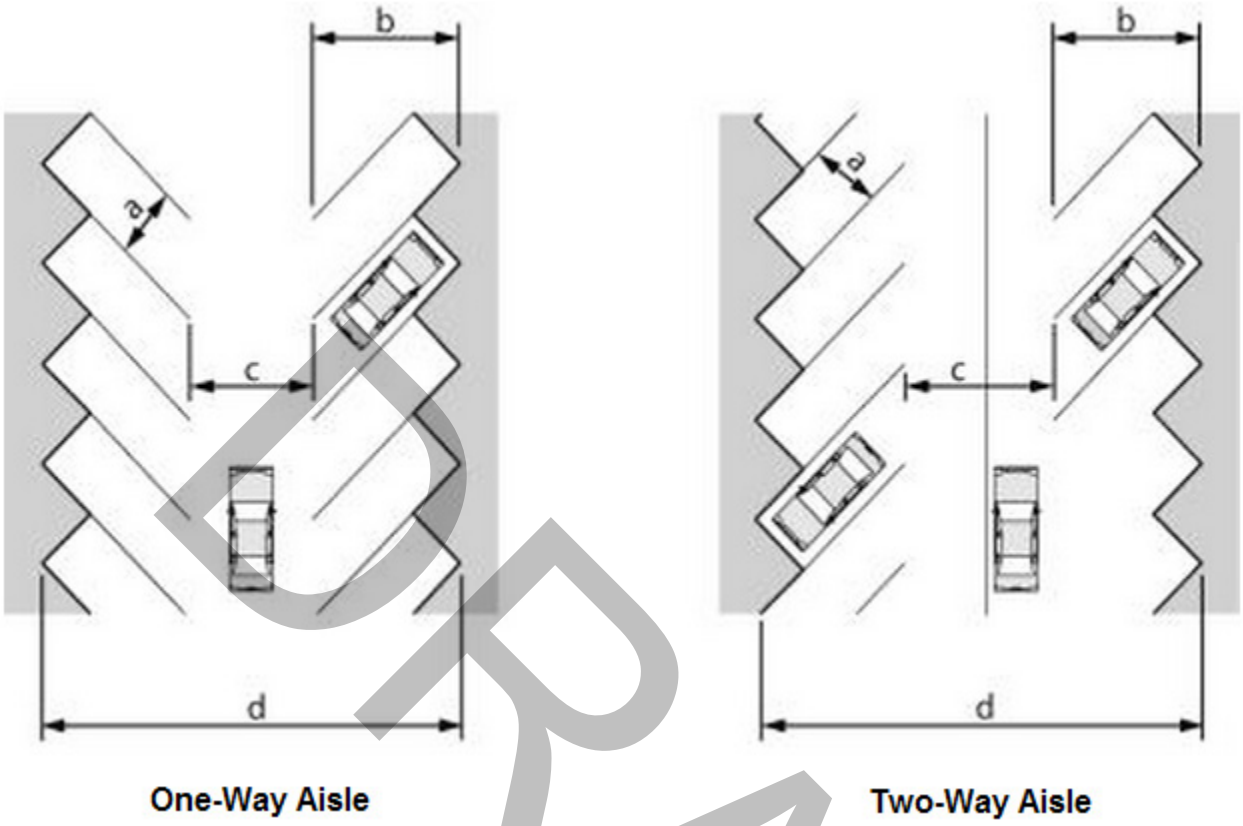

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Table 4.7: Parking Space Dimensions Based On Angle

Angle	Space Width (a)	Space to Curb (b)	Aisle[1] (c)	Tier[2] Width (d)
90 degree	8′ — 0″[3]	14′ — 0″	20′ — 0″	52′ — 0″
	9′ — 0″	18′ — 0″	24′ — 0″	60′ — 0″
	10′ — 0″	18′ — 0″	22′ — 0″	58′ — 0″
60 degree	8′ — 0″[3]	16′ — 0″	14′ — 0″	48′ — 0″
	9′ — 0″	20′ — 0″	18′ — 0″	58′ — 0″
	10′ — 0″	20′ — 8″	16′ — 0″	57′ — 4″
45 degree	8′ — 0″[3]	15′ — 6″	12′ — 0″	43′ — 0″
	9′ — 0″	19′ — 0″	16′ — 0″	54′ — 0″
	10′ — 0″	20′ — 0″	14′ — 0″	54′ — 0″

1. Aisle widths for forty-five (45) degree and sixty (60) degree spaces are one-way only.
2. Tier means two (2) rows of parking spaces, plus an aisle.
3. Compact car spaces only, see Section 9-4.115(a) of this chapter.

Parallel Parking

Space dimensions are to be nine (9) by twenty-two (22) feet. Aisle dimensions for parallel parking are to be twelve (12) feet for one-way aisles, and twenty-four (24) feet for two-way aisles.

Access Drive Location

A driveway from a street to a parking area with four (4) or more spaces is to be located and designed as follows:

Distance From Street Corner

Parking area driveways are to be located a minimum of fifty (50) feet from the nearest street intersection, as measured from the centerline of the driveway to the nearest travel lane of the intersecting street.

Number Of Driveways

Entrance and exit driveways crossing the street property line of a single site are to be limited to two (2) along the frontage of any single street except properties in excess of five hundred (500) feet of frontage may have one additional drive for each two hundred fifty (250) feet. Driveways on the same property are to be separated by a minimum of fifteen (15) feet.

Driveway Design

Driveways shall be designed to provide for entrance and exit in a forward direction and to avoid backing directly into public streets.

Drop-Off Points Required

Parking areas for public assembly facilities shall include a designated on-site location for dropping off passengers at an entrance to the facility in advance of parking the vehicle. Drop-off points are to be provided for: hotels and motels; schools with fifty (50) or more students; churches with a capacity of one hundred (100) or more; restaurants with a capacity of fifty (50) or more customers; public transportation terminals; places of public assembly; public buildings; and offices larger than five thousand (5000) square feet.

Tandem Parking

Each space in a parking lot, area or garage is to be individually accessible, except that automobiles may be parked in tandem in the following situations:

a) In a public garage or public parking area where all parking is performed by attendants at all times, or for public assembly facilities and temporary events where user arrivals and departures are simultaneous and where parking is attendant-directed.

b) For all-day employee parking lots restricted to employee use, provided that required aisle widths are maintained, and no more than fifty (50) percent of the employee spaces are designed for tandem use.

4.5.3C Required Parking Spaces (AMC 9-4.118)

All land uses requiring approval under this title shall provide off-street parking spaces as specified in subsections Company Vehicles and Parking Requirements By Land Uses of this section:

Use Of Charts

The charts in subsection Parking Requirements By Land Uses of this section determine the number of parking spaces required for each use of land, as follows:

Uses Not Listed

For uses not specifically listed in this subsection that do not have parking requirements set by Chapter 9-6, the same parking and loading space is required as for the most similar use of equivalent intensity; except where a use not listed requires conditional use permit approval, in which case the amount of parking and loading space required shall be as determined by the Planning Commission.

Parking & Loading Intensity

Parking lot and loading bay intensity describes the rate of vehicle turnover in parking and loading areas. Turnover factors are assigned to each use by the charts in subsection Parking Requirements By Land Uses of this section. High intensity areas have rapid turnover; medium intensity areas are those where vehicles are parked from two (2) to four (4) hours; low intensity areas have minimum turnover and few repeat users, such as long-term and employee parking lots. Loading bay intensity is used in Section 9-4.121.

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Mixed Use Sites

Where a site contains more than one principal land use (such as a shopping center), the amount of parking required shall be the total of that required for each individual use, except as otherwise provided by Section 9-4.115.

Mixed Function Buildings

Where a building occupied by a single use contains several functions, such as sales, office and storage areas, parking shall be as required for the principal use for the gross floor area (total area of all internal functions); except that when storage areas are larger than two thousand (2000) square feet, the parking requirement is to be determined separately for those areas, as specified for warehousing.

Terms Used in Charts

Active Use Area

All developed areas of a site and buildings except storage, parking and landscaping.

Floor Area

Gross floor area within buildings.

Office Space

Any private interior offices or each one hundred fifty (150) square feet of open work area.

Site Area

Gross site area.

Use Area

All developed areas of a site and buildings, except parking and landscaping.

Number Of Spaces

Where Section 9-4.118 (c) sets parking requirements based on building area (square footage), site or use area, the number of spaces is to be as set forth for each footage increment specified or fraction thereof.

Company Vehicles

Commercial or industrial uses shall provide one parking space for each company vehicle which is parked on the site during normal business hours. Such space may be located within a building.

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Parking Requirements By Land Uses

Agricultural Uses

Table 4.8: Parking Requirements For Agricultural Uses

Types of Use	Parking Spaces Required
Ag processing: packing and processing	1 per 1,000 square feet of use area
Wineries	1 per 1,000 square feet of active use area and 1 per 3,000 square feet of storage, and 1 per 100 square feet of tasting room
Animal husbandry, farm equipment, and supplies	1 per 500 square feet of floor area, and 1 per 1,000 square feet of outdoor use
Exceptions: Improved off-street parking and loading spaces are not required for an agricultural use, as long as sufficient usable area is provided to meet the parking needs of all employees, visitors and loading activities entirely on the site of the use.	

Communication Uses

Table 4.9: Parking Requirements For Communication Uses

Types of Use	Parking Spaces Required
Broadcasting studios	1 per 500 square feet of floor area
Transmission facilities	Not required to have identified spaces, as long as sufficient usable area is provided to meet the parking needs of all employees entirely on the site of the use

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Cultural, Educational, & Recreation Uses

Table 4.10: Parking Requirements For Cultural, Educational, & Recreation Uses

Types of Use	Parking Spaces Required
Active Recreation Facilities:	
Amusement parks/fairgrounds	1 per 75 square feet of use area
Arcades (games) and billiards	1 per 100 square feet of floor area
Bowling alleys	4 per lane
Dance Clubs	1 per 25 square feet of dance floor
Dance studios	1 per 200 square feet of floor area
Golf studios	5 per hole plus any required for clubhouse uses
Golf driving ranges (separate from golf courses)	2 per tee
Miniature golf	2 per hole
Skateboard parks	1 per 500 square feet of use area
Skating rinks	1 per 400 square feet of use area
Swimming pools (public or member)	1 per 100 square feet of pool area, and 1 per 300 square feet of deck area
Tennis courts, racquetball	2 per court
Libraries	1 per 500 square feet
Public Assembly:	
Exhibit facilities (including museums)	1 per 150 square feet of exhibit floor
Seated spectator facilities (including a church, theater, other auditoriums and meeting halls, sports assembly)	1 per 4 fixed seats, or 1 per 40 square feet of spectator area if seats not fixed
Schools:	
Preschools, day care	For facilities with six (6) or less children, no requirement other than that normally required for a residence; for facilities with seven (7) to twelve (12) children, an off-street drop-off area is to be provided with the capability to accommodate at least two (2) cars, in addition to the parking normally required for the residence; to be established through conditional use permit approval for facilities with more than ten (10) children.
Elementary and high school	Off-street parking is to be provided at a ratio of two (2) spaces for each classroom, and one space for one hundred (100) square feet of administrative or clerical office space. Except that where Section 9-4.114 would require more spaces for an on-site auditorium, stadium, gymnasium or other public or sports assembly facility, the larger number of spaces is to be provided.

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Business and vocational	Off-street parking is to be provided at a ratio of one space per seat in the largest classroom or instructional area, in addition to spaces required for any proposed auditorium by Section 9-4.114.
College and University	As determined by Planning Commission

Manufacturing & Processing Uses

Table 4.11: Parking Requirements For Manufacturing And Processing Uses

Types of Use	Parking Spaces Required
Indoor active use	1 per five hundred (500) square feet
Indoor Storage area	1 per one thousand (1000) square feet
Outdoor active use	1 per two thousand (2000) square feet
Outdoor storage area	1 per five thousand (5000) square feet

Residential Uses

Table 4.12: Parking Requirements For Residential Uses

Types of Use	Parking Spaces Required	
Single-family dwellings (including mobile homes)	2 per dwelling, except 1 per dwelling is required where the site is less than 4,000 square feet in area	
Multifamily dwellings (including condominiums and other attached ownership dwellings)	Residential Parking	1 bedroom unit: 1.5 spaces
		2 bedroom unit: 2.0 spaces each additional bedroom: 0.5 space
	Guest Parking	1 space per 5 units, or fraction thereof
Group quarters (including boarding houses, rooming houses, dormitories, and organizational houses)	1 per bed, plus	
	1 per eight beds	

Resource Uses

Table 4.13: Parking Requirements For Resource Uses

Types of Use	Parking Spaces Required
Extraction Uses	No improved parking is required, provided that sufficient usable area is available to accommodate all employee and visitor vehicles entirely on the site.

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Retail Trade Uses

Parking required for a retail use shall be a minimum of two (2) spaces for each use or separate tenancy, except where more spaces are required as follows:

Table 4.14: Parking Requirements For Retail Trade Uses

Types of Use	Parking Spaces Required
Auto and vehicle dealers	1 per 400 square feet of showroom, 2 per service bay, 1 per 3,000 square feet of outdoor use area
Building materials and hardware, nurseries	1 per 500 square feet of floor space, 1 per 3,000 square feet of outdoor use area
Eating and Drinking Places:	
Restaurants and bars (on-site consumption. With dancing facilities, are also to meet dance club parking requirements)	
Customer Spaces:	1 per patron table
	1 per 2 counter stools, plus
Employee Spaces:	1 per 6 tables, 1 per 100 square feet of kitchen
Fast food (includes drive-ins. If patron tables provided, use must also meet restaurant customer space requirement)	1 per 25 square feet of kitchen
Food and beverage retail sales	1 per 200 square feet of floor area, 1 per check stand
Furniture, home furnishings and equipment	1 per 500 square feet of sales area, 1 per 1,000 square feet of storage area
General merchandise stores	1 per 300 square feet of sales area, 1 per 600 square feet of storage area
Mail order and vending	1 per 1,000 square feet of use area

Service Uses

Table 4.15: Parking Requirements For Service Uses

Types of Uses	Parking Spaces Required
Auto repair and service	4 per service bay, 1 per 1,000 square feet of outdoor active use area
Equipment rental	1 per 500 square feet of floor area, 1 per 2,000 square feet of outdoor use area
Copying and reproduction	1 per 400 square feet of floor area
Contract construction services	1 per 500 square feet of floor area
Correctional institutions	As determined by Planning Commission
Financial services service desk	5 per teller window, 3 per
Health care	1 space per 200 square feet of floor area, but not less than 2 spaces per office space and examination room
Hospitals	1 per bed, 1 per office space
Laundries and Dry Cleaning:	

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Plants	1 per 1,000 square feet of floor area, plus 2 per office space
Pick-ups	2 per check stand
Offices:	
Accounting, advertising, agencies, architecture, government, insurance law offices, real estate	1 per 400 square feet but not less than 2 per office space
Other offices	1 per 500 square feet of floor area
Photography studios, commercial art studios	1 per 400 square feet of floor area
Post offices	5 per service window, 1 per 500 square feet of floor area other than customer area
Personal Services:	
Barbershops	2 per chair
Beauty shops	3 per chair
Dry Cleaners	1 per 500 square feet of floor area
Funeral and crematory services	1 per 4 seats in each assembly room, 2 per office or 1 per 40 square feet of floor area in assembly rooms, whichever is greater
Health spas	1 per 300 square feet of floor area
Laundromats	1 per 2 washers
Other personal services	1 per 500 square feet of floor area
Public safety facilities	As determined by Planning Commission
Repair service (consumer)	1 per 400 square feet of floor area
Waste disposal site	As determined by Planning Commission

Transient Lodgings

Table 4.16: Parking Requirements For Transient Lodgings

Types of Use	Parking Spaces Required
Hotels, motels	2 spaces, plus 1 per unit, plus 1 per 10 units

Transportation Uses

Table 4.17: Parking Requirements For Transportation Uses

Types of Use	Parking Spaces Required
Public utility terminals	None, provided sufficient usable area is available to accommodate all employee and visitor vehicles entirely on-site
Transit stations and terminals	1 per 20 square feet of waiting area, 1 per 300 square feet of office space; additional spaces as required for accessory uses (restaurants, etc.)
Truck stops	1 per 1,000 square feet of use area for first 5,000 square feet, 1 per 3,000 square feet of use thereafter

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Vehicle and freight terminals	2 per loading bay, 1 per 300 square feet of office space
Vehicle storage	None, provided sufficient usage area is available to accommodate all employee and visitor vehicles entirely on-site

Wholesale Trade Uses

Table 4.18: Parking Requirements For Wholesale Trade Uses

Types of Use	Parking Spaces Required
Warehousing:	
Commercial storage	1 per 2,000 square feet of use area for first 10,000 square feet, 1 per 5,000 square feet of use area thereafter
Ministorage	2 spaces for manager office
Wholesaling and distribution	1 per 1,000 square feet of use area for first 10,000 square feet of use area, 1 per 3,000 square feet of use thereafter

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4.5.4 Parking Lot Construction Standards (AMC 9-4.119)

All parking areas containing three (3) or more off-street parking spaces are to be improved as follows, except as otherwise provided by this section.

Surfacing

All parking areas are to be surfaced with an asphalt, concrete, chip seal, or crushed rock surface, as specified in the following chart or as required by property development standards listed in this Code. Where concrete or asphalt is required, brick or other masonry paving units may be substituted, including turf block.

Table 4.19 Minimum Required Surface For Parking Areas

Location	High	Medium	Low
Inside urban services line	Asphalt or concrete	Asphalt or concrete	Asphalt or concrete
Outside urban services line	Asphalt or concrete	Asphalt or concrete	Crushed rock or chip seal

Lining & Marking

Parking spaces in paved parking areas shall be marked with paint striping, a minimum of two (2) inches in width. Parking spaces in other types of lots may be identified by wheel stop barriers.

Wheel Stops

Wheel stops or continuous concrete or asphalt curbing are required in all parking lots to define the perimeter of the parking area and to protect landscaping from vehicle encroachment. In addition, wheel stops are required for each parking space in a high turnover parking lot. Wheel stops shall be provided as follows:

Materials & Installation

Wheel stops shall be constructed of concrete, continuous concrete curbing, asphalt, timber, or other durable material not less than six (6) inches in height, or an approved functional equivalent. Wheel stops are to be securely installed and maintained as a safeguard against damage to adjoining vehicles, machinery or abutting property.

Setback

Wheel stops or other vehicle barriers shall be located approximately three (3) feet from the front of the parking space.

Functional Equivalent

Wherever possible, functional equivalents in the form of raised sidewalks or curbs surrounding planters or similar may be used in lieu of wheel stops.

Vertical Clearance

Covered parking spaces are to have a vertical clearance of at least seven (7) feet six (6) inches above the parking lot surface for all uses, except residential.

Slope

The finished grade of a parking lot is not to exceed five percent (5%) slope, unless approved by adjustment (Section 9-1.112 of this title).

Landscaping

A minimum of ten percent (10%) of the interior of all parking lots shall be landscaped, in addition to any perimeter landscaping required by the Screening section below. Shade trees are to be provided at approximately thirty- (30) foot intervals along parking rows. Landscape fingers shall be a minimum of six (6) feet wide shall be provided every eight (8) parking spaces. These landscaping requirements do not apply to parking lots that are underground or within buildings.

Screening

From Residential Areas

Parking lots that abut a residential zone shall be separated from such property by a landscaping strip with a minimum width of five (5) feet and a six- (6) foot high solid fence or wall.

From Streets

Parking lots abutting a public street shall be separated from the street right-of-way by a landscaping strip with a minimum width of ten (10) feet; and, where parking spaces are arranged to head toward the street, by a minimum three- (3) foot high solid fence decorative wall or landscape equivalent located on the parking lot side of the landscaping strip.

4.5.5 Off-Site Parking (AMC 9-4.120)

Where it is not feasible to provide sufficient on-site parking, an adjustment (Section 9-1.112) may be granted to allow the required parking to be located off-site, provided that:

a) The most distant parking space is not more than four hundred (400) feet from the use; and

b) The site of the parking lot is in the same ownership as the principal use, or is under a recorded lease or similar agreement, with the use that provides that the parking will exist as long as the use it serves, unless the parking is replaced with other spaces that satisfy the requirements of this title; and

c) The site of the parking is not located in a residential zone unless the principal use requiring the parking is allowable in a residential zone. Where any such principal use is subject to conditional use permit approval, the off-site parking shall be subject to conditional use permit approval.

Where off-site parking is a conditionally allowed use in a multiple family zoning district, the following criteria and minimum design standards shall be applied:

a) The site for the proposed off-site parking shall be adjacent to the commercial use;

b) The off-site parking shall be maintained for employee use only and shall be supplemental to the normally required parking provided on the commercial site;

c) The off-site parking shall not be used to increase the density of commercial development normally allowed;

d) All vehicular access to the off-site parking area shall be from the commercial site. No access to the off-site parking lot shall be taken from a residential street;

e) A minimum of one-half (½) of the site shall be developed for residential use. The residential

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use shall be so situated that the off-site parking lot is not visible form the street. A minimum of one-half (½) of the allowable residential density shall be provided.

f) The residential portion of the site shall be developed prior to use of the off-site parking facility;

g) Site specific design standards such as landscaping, lighting, and security shall be established through the conditional use permit process.

4.5.6 Off-street Loading Requirements (AMC 9-4.121)

Off-street loading bays are required as provided by this section, based upon the loading bay intensity determined by Section 9-4.118(c).

Number Of Bays Required

Table 4.20: Number Of Off-Street Loading Bays Required Based On Intensity

Number of Bays Required			
Use Area in Square Feet	Loading Bay Intensity		
	High	Medium	Low
Less than 10,000	1	0	0
10,000 — 30,000	2	1	0
30,000 — 60,000	3	2	1
60,000 — 100,000	4	3	2
100,000 — 150,000	5	4	3
Each additional 50,000	1	.5	.25

Adjustment To Number Of Bays

The number of loading bays required may be adjusted (Section 9-1.112) to fifty (50) percent of the required number when such bays are designed to serve two (2) or more uses jointly, provided that each use has access to the loading zone without crossing public streets, alleys, or sidewalks.

Use Of Loading Bays

Loading bays shall not be used for repair work, vehicle storage, or to satisfy space requirements for off-street parking.

Loading Bay Design Standards

Access

Each loading bay shall be accessible from a street or alley or from an on-site aisle or drive connecting with a street or alley. Such access may be combined with access to a parking lot if located so loading activities will not obstruct normal on-site parking and traffic flow. Loading bays shall be designed to preclude the necessity for maneuvering on a street or sidewalk.

Setbacks

Loading bays are to be set back a minimum of twenty-five (25) feet from any residential zone.

4.5.7 Driveway Standards For Single-Family Residential Uses (AMC 9-4.123)

Driveways for single-family residences shall be improved as follows in order to make adequate provision for access including that necessary for emergency vehicles:

Surfacing

Private driveways with an average slope of twelve (12) percent or more shall be surfaced with asphalt, concrete or chip seal while private driveways with an average slope of less than twelve (12) percent shall be provided with an all-weather surface. No driveway shall be allowed to exceed an average slope of twenty (20) percent unless adjusted (Section 9-1.112) upon a determination that no other feasible alternative is available. Plan and profile drawings may be required by the Community Development Director in order to determine the average slope.

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Width

Private driveways shall have a minimum width of twelve (12) feet.

Vertical Clearance

Private driveways shall have a vertical clearance of fourteen (14) feet.

4.5.8 Landscaping, Screening, & Fencing (AMC 9-4.124)

The purposes of landscaping, screening, and fencing standards are to: provide areas on sites which can absorb rainfall to assist in reducing storm water runoff; control erosion; reduce glare and noise; enhance the appearance of structures and property; and to provide visual privacy.

4.5.8A Fencing & Screening (AMC 9-4.128)

Standards for fencing and screening are established by this section to protect certain uses from intrusion, to protect the public from uses that may be hazardous, and to increase compatibility between different land uses by visual screening. Fencing is the enclosure of an area by the materials identified in subsection Standards For Fencing And Screening Materials of this section. Screening is the enclosure of an area by a visual barrier, which may include solid fencing or other materials, as specified in subsection Standards For Fencing And Screening Material of this section.

Fencing & Screening—Where Required

Within the urban services line, the uses and areas listed in this subsection shall be fenced and/or screened, as indicated. Unless otherwise specified, fencing and screening are to be a minimum height of six (6) feet. Fencing and screening materials of a height greater than three (3) feet shall not be located within a required front setback or side setback adjacent to a street.

Mechanical Equipment

When located outside of a building, support equipment, including air conditioning and heating devices, but not including plumbing or exhaust vents, or chimneys, shall be screened to the height of the particular piece of equipment, as follows:

Roof-Mounted Equipment

To be screened by architectural features from the view of abutting streets.

Equipment At Grade

When located on the ground adjacent to a building, mechanical equipment shall be screened by landscaping, a solid wall or fencing from the view of the street or surrounding properties.

This subsection does not apply to single-family residential uses.

Outdoor Storage

To be screened on all sides by a wall or fencing.

Public Utility Substations

To be screened on all sides in a manner that will provide an effective visual barrier as well as the necessary safety clearances required by order of the California Public Utilities Commission.

Side & Rear Lot Lines

The side and rear property lines of all nonresidential uses are to be screened as follows:

Adjacent To A Residential Use Or Zone

A solid wall or fencing shall be located on side and rear property lines of any nonresidential or nonagricultural use abutting a residential use or zone.

Exceptions To Fencing And Screening Requirements

Buildings Abutting Property Lines

Required screening or fencing may be omitted along any lot line where a building wall exists immediately abutting the lot line.

Location Adjustment

Where property fencing or screening is required, the location may be adjusted (see Section 9-1.112 of this title), so the fencing may be constructed at or within the setback line, provided the areas between the

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fence and the property lines are landscaped, or in rural areas, retained in their natural vegetative state.

Planning Commission Modification

Any of the requirements of this section may be waived or modified through conditional use permit approval, provided the Planning Commission first finds that specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

Standards For Fencing & Screening Materials

All fencing and screening shall be allowed as follows:

Height

Fence and screen height shall be permitted as follows:

Gateposts & Other Superstructures

Over site entrances and exits may be up to twelve (12) feet in height.

Height Measurement

Fencing and screening materials shall be measured from the finished grade of the uphill lot.

The Design Review Committee (DRC)

DRC may grant an exemption to the front setback fencing requirement to a maximum of six (6) feet in height if proposed fence would be consistent with the neighborhood character and does not impair site distance for vehicular traffic, as reviewed by the City Engineer.

Permit to Exceed Height

A minor conditional use permit approval is required where fencing is proposed to be greater than six (6) feet in height within or outside any required setback, with the exception of fencing described in subsection Standards For Fencing And Screening Materials and Landscape Screen.

Screening Materials Substitution

Where screening is required to be a solid wall or fence, the following materials may be substituted through adjustment (see Section 9-1.112 of this title), except where screening is required adjacent to a residential use or zone:

Landscape Screen

Screening plant materials may be substituted for a wall or fence, where:

a) Proposed plant materials are certified in writing by a registered landscape architect as having the capability of achieving sixty percent (60%) of total view blockage within eighteen (18) months of planting, and one hundred percent (100%) of total view blockage within thirty-six (36) months of planting; and

b) The applicant agrees in writing to install solid fencing after the expiration of thirty-six (36) months, in the event that the landscaping has not totally blocked the view of areas required to be screened.

Berms

A landscaped berm may be substituted for a wall or fence, provided that the combination of berm and landscaping is no less than the required height of the fence or wall, and that the berm is constructed with a maximum slope of three to one (3:1), with side slopes designed and planted to prevent erosion, and with a rounded surface a minimum of two (2) feet in width at the highest point of the berm, extending the length of the berm. The berm shall be planted with shrubs, lawn or groundcover.

Chain-Link Fencing

Vinyl-coated, chain-link fencing with evergreen landscape screen planting may be substituted for a solid wall or fence in commercial and industrial zones, except where screening fencing is required adjacent to residential uses and zones.

4.5.9 Solid Waste Collection & Disposal (AMC 9-4.129)

Within the urban services line, all land uses requiring a zoning approval, except single family dwellings, temporary uses, agricultural uses, and other uses that do not create a need for solid waste pickup and disposal shall provide an enclosed area for the temporary storage

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of solid waste before disposal truck pickup, as required by this section.

Application Content

Applications for plot plan, precise plan and conditional use permit approval shall include the location of solid waste collection areas, collection containers, and maneuvering areas for disposal trucks, including access driveways where necessary.

Collection Area Standards

Location Of Collection Facilities

The solid waste collection area shall be located within one hundred (100) feet of the dwellings or buildings served, but is not to be located in any front yard setback (Section 9-4.106).

Enclosure Required

Solid waste collection areas that use dumpsters or other containers with a total capacity greater than two (2) thirty-three (33) gallon containers shall be screened from the view of public streets and adjoining properties by a solid fence or wall as high as the collection container, but not less than three (3) feet nor more than six (6) feet in height.

Enclosure Construction Standards

a) The floor or bottom surface of a solid waste collection area shall be of concrete or other impervious materials.
b) The collection shall have unobstructed vertical clearance for a minimum height of twenty-five (25) feet.

4.5.10 Exterior Lighting (AMC 9-4.137)

The standards of this section are applicable to all outdoor night-lighting sources installed after the effective date of this title, except for streetlights located within public rights-of-way and all uses established in the Agriculture Zone. An electrical permit may be required by Title 8.

Illumination Only

Outdoor lighting shall be used for the purpose of illumination only and shall not be designed for or used as an advertising display, except as provided by Sections 9-4.130 et seq.

Nondecorative Exterior Lighting Shielded

All nondecorative exterior lighting shall be shielded to direct light toward buildings or the ground. Light sources shall be designed and adjusted to direct light away from any road or street and away from any property or buildings outside the ownership of the applicant.

Minimization Of Light Intensity

No light or glare shall be transmitted or reflected in such concentration or intensity as to be detrimental or harmful to persons or to interfere with the use of surrounding properties or streets.

Decorative Exterior Lighting Shielded

Where lights are used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site.

Ground Illuminating Lights

Any light source used for ground area illumination except incandescent lamps of one hundred fifty (150) watts or less and light produced directly by the combustion of natural gas or other fuels, shall be shielded from above in such a manner that the edge of the shield is level with or below the lowest edge of the light source. Where any light source intended for ground illumination is located at a height greater than eight (8) feet, the required shielding is to extend below the lowest edge of the light source a distance sufficient to block the light source from the view of any residential use within one thousand (1,000) feet of the light fixture.

Height Of Light Fixtures

Freestanding outdoor lighting fixtures shall not

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