March 31, 2014 | Draft

Draft Zoning Code

For the City of Corcoran

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PART 1

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Chapter 11-1 PURPOSE AND EFFECT OF THE ZONING CODE

Sections:

11-1-1 Title and Authority
11-1-2 Purpose of the Zoning Code
11-1-3 Relationship to the General Plan
11-1-4 Responsible for Administration
11-1-5 Applicability of the Zoning Code

11-1-1 Title and Authority

A. Title 11 of the Corcoran City Code shall be known and officially cited as the "Corcoran City Zoning Code" and referred to in this Title as "the Zoning Code."

B. The Zoning Code is adopted pursuant to the authority contained in Section 65850 of the California Government Code.

11-1-2 Purpose of the Zoning Code

A. General. The City of Corcoran adopts the Zoning Code to implement the General Plan and to protect and promote the health, safety, and welfare of Corcoran residents.

B. Specific. The Zoning Code is intended to:

1. Provide a zone plan that guides the physical development of the City consistent with the General Plan.
2. Preserve and enhance Corcoran's unique character and quality of life through a sustainable pattern of development.
3. Designate appropriate land for commercial and industrial activities to strengthen the City's economic base.
4. Allow for public services and facilities to adequately serve the city population.
5. Support compact and contiguous development to minimize urban sprawl and excessive infrastructure extensions.
6. Preserve and protect natural resources and habitat areas.
7. Provide adequate neighborhood parks, recreational facilities, and open spaces for residents and workers, as well as visitors.
8. Promote a safe and efficient traffic circulation system by coordinating with planned land uses.

11-1-3 Relationship to the General Plan

A. The Zoning Code implements the goals and policies of the Corcoran General Plan by regulating the uses of land and structures within the city. The Zoning Code and the General Plan shall be

consistent with one another. If there are inconsistencies between the Zoning Code and the General Plan, the General Plan governs.

B. All actions and procedures pertaining to the granting or denial of various permits or other entitlements provided for by this Title, including Use Permits, Site Plan Reviews, Planned Unit Developments, and amendments, shall be consistent with applicable policies and land use arrangements set by the Corcoran General Plan.

C. Where ambiguity or uncertainty exists concerning how best to achieve consistency with the General Plan, the Planning Commission shall make a written determination as established in Chapter 11-02 (Interpretation of the Zoning Code).

11-1-4 Responsible for Administration

The Zoning Code shall be administered by the Corcoran City Council, the Planning Commission, and the Community Development Department as established in Chapter 11-21 (Administrative Responsibility).

11-1-5 Applicability of the Zoning Code

A. **Applicability to Property.** The Zoning Code applies to all land, uses, and structures within the Corcoran city limits and to property for which applications for annexation and/or subdivisions have been submitted to the City of Corcoran.

B. **Exception.** The Zoning Code does not apply to following:

1. Public streets and alleys.
2. Underground utility lines and facilities.
3. Overhead communication lines.
4. Overhead and underground electric and gas distribution and transmission facilities, subject to the provisions of Chapter 11-18 (Wireless Communication Facilities).
5. "Railroad rights of way," as defined in Chapter 11-31 (Glossary).
6. Other exemptions specifically allowed by State law.

C. **Governmental Agencies**. Any governmental agency shall be exempt from the provisions of this Title only to the extent that such property may not be lawfully regulated by the City of Corcoran.

D. **Compliance with Regulations.** No land shall be used and no structures built, occupied, modified, moved, or destroyed except in accordance with the Zoning Code.

E. **Conflicting Regulations.** Where conflict occurs with other City regulations or with State or federal laws, higher law shall control over lower law unless local variation is permitted. Where conflicting laws are of equal stature, the more restrictive provision shall control unless otherwise specified in the Zoning Code or in State or federal law.

F. **Private Agreements**. The Zoning Code is not intended to interfere with, repeal, abrogate, or annul any easement; covenant; deed restriction; Covenants, Conditions, and Restrictions (CC&Rs); or other agreement between private parties. Where conflict occurs between the

Zoning Code and a private agreement, the City shall follow the Zoning Code. Corcoran shall not be responsible for monitoring or enforcing private agreements.

G. Relation to Prior Codes. The provisions of this Title supersede all prior Zoning Codes codified in Title 11 of the Corcoran City Code and any amendments. No provision of this title shall validate any land use or structure that violates the prior Zoning Code, unless such validation is specifically authorized by this title and is in conformance with all other regulations.

H. Enforcement. The Zoning Code shall be enforced in the manner determined to be the most appropriate, which may include, but not be limited to, the procedures as established in Corcoran City Title 1 (Administration) as well as any other procedures available in State or federal law.

Chapter 11-2 INTERPRETATION OF THE ZONING CODE

Sections:

11-2-1 Authority
11-2-2 Rules of Interpretation
11-2-3 Procedures for Interpretation

11-2-1 Authority

The City Council delegates to the Community Development Department the responsibility and authority to interpret the meaning and applicability of the Zoning Code.

11-2-2 Rules of Interpretation

A. General Rules. The following general rules apply to the interpretation and application of the Zoning Code.

1. The specific control over the general.
2. Where there is a conflict between text and any figure, illustration, graphic, heading, map, table, or caption, the text governs.
3. The words "shall," "will," "is to," and "are to" are mandatory. "Should" means a regulation that is not mandatory, but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation. "May" is permissive.
4. The following conjunctions are interpreted as follows
   a. "And" means that all items or provisions so connected apply.
   b. "Or" means that all items or provisions so connected apply singularly or in any combination.
   c. "Either . . . or" means that one of the items or provisions so connected apply singularly, but not in combination.
5. All officials, bodies, agencies, Codes, policies, and regulations referred to in the Zoning Code are those of Corcoran unless otherwise noted.
6. In interpretation and application, the provisions of this Title are minimum requirements, except where they are stated otherwise

B. Calendar Days. Numbers of days specified in the Zoning Code are continuous calendar days unless otherwise noted. Where the last of a number of days falls on a holiday or weekend, time limits specified in the Zoning Code are extended to the following working day.

C. Land Use Regulation Tables. Land use regulation tables in Part 2 (Zoning District Standards) establish permitted land uses within each zoning district. Notations within these tables shall have the following meanings:

1. **Permitted Uses**. A "P" means that a use is permitted by right in the respective zoning district and is not subject to discretionary review and approval.

2. **Conditionally Permitted Uses.** A "C" means that a use requires approval of a Conditional Use Permit.

3. **Administrative Permitted Uses.** An "A" means that a use requires approval of an Administrative Permit.

4. **Uses Not Allowed**. A "-" in a cell means that a use is not allowed in the respective zoning district.

D. Unlisted Land Uses. If a proposed land use is not specifically listed in the Zoning Code, the use is not permitted except as follows:

1. The Community Development Department may determine that an unlisted proposed use is equivalent to a permitted use and is permitted if all of the following findings can be made:

   a. The use is no greater in density or intensity than other uses in the applicable zoning district.

   b. The use will meet the purpose and intent of the applicable zoning district.

   c. The use is consistent with the goals, objectives, and policies of the General Plan.

   d. The use is compatible with permitted or conditionally permitted uses in the applicable zoning district.

   e. The use will not be detrimental to the public health, safety, or welfare.

2. A proposed use unlisted in the land use regulation table for a zoning district shall not be permitted if that land use is listed as a permitted use in one or more other zoning district. In such a case, the absence of the use in the land use regulation table shall be interpreted as a prohibition of the use in the respective zoning district.

3. When the Community Development Department determines that a proposed use is equivalent to a permitted listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required, and all applicable requirements of the Zoning Code.

4. It is within the discretion of the Community Development Department to forward questions about equivalent uses directly to the Planning Commission for a determination at a public hearing.

E. Uses Prohibited by State or Federal Law. No use that is prohibited by federal or State law, or any provision in this Zoning Code, shall be permitted in any zoning district within the City of Corcoran.

F. Zoning Map Boundaries. Where uncertainty exists as to the boundaries of zoning districts as shown on the official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, railroad right of way, highways, alleys, or drainage channel or other watercourses shall be construed to follow such centerlines.

2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

3. Boundaries indicated as approximately following city limits shall be construed as following city limits

4. Boundaries following neither centerlines nor lot lines shall be determined by the use of the scale designated on the zoning map.

5. In unsubdivided property or where a zoning district boundary divides a parcel, the location of the boundary, unless the same is indicated by dimensions shown upon the map, shall be determined by the use of the scale appearing on the map.

6. In case further uncertainty exists, the Planning Commission, upon written application or upon its own motion, shall determine the exact location of the boundaries.

G. Parcels Containing Two or More Zoning Districts.

1. For parcels containing two or more zoning districts ("split zoning"), the location of the zoning district boundary shall be determined by the Community Development Department.

2. For parcels containing two or more zoning districts, the applicable regulations for each zoning district shall apply within the zoning district boundaries as identified on the Zoning Map.

3. When a zoning district boundary interferes with existing structures or setbacks, the Community Development Department may approve a minor adjustment of the boundary.

11-2-3 Procedures for Interpretation

A. Request for Interpretation.

1. The Community Development Department shall respond in writing to written requests for interpretation of the Zoning Code if, in the opinion of the Community Development Department, the requested interpretation would substantially clarify an ambiguity, which interferes with the effective administration of the Zoning Code.

2. When the Community Development Department makes such a determination, the following procedures shall apply.

   a. The request shall be in writing and shall state which provision is to be interpreted.

   b. The request shall provide any information that the Community Development Department requires to assist in its review.

   c. The Community Development Department shall respond to an interpretation request within 30 days of receiving the request.

B. Form and Content of Interpretation. Official interpretations prepared by the Community Development Department shall be in writing, and shall quote the provisions of the regulations that are being interpreted. The interpretation shall describe the circumstance that caused the need for the interpretation.

C. Official Record of Interpretations. The Community Development Department shall keep and regularly update an official record of interpretations. The record of interpretations shall be available for public inspection during normal business hours.

D. Referral. The Community Development Department may refer any request for interpretation of the Zoning Code to the Planning Commission for review and interpretation.

E. Appeals. Any official interpretations by the Community Development Department may be appealed to the Planning Commission and the interpretation of the Planning Commission may be appealed to the City Council as provided in Chapter 11-27 (Appeals) of this Zoning Code.

Chapter 11-3 RULES OF MEASUREMENT AND EXCEPTIONS

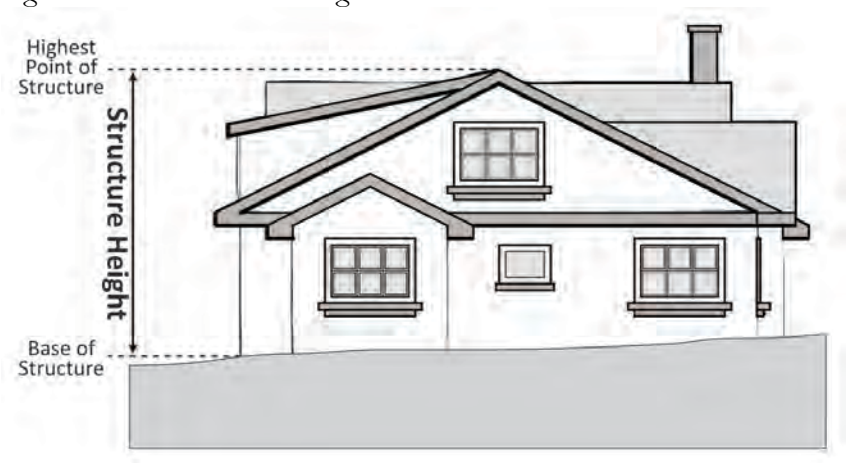
Sections:

11-3-1 Height Measurement
11-3-2 Permitted Height Exceptions
11-3-3 Setback Measurement
11-3-4 Projections

11-3-1 Height Measurement

The height of a structure is measured as the vertical distance from the average contact ground level at the front wall of the structure to the highest point of the structure, excluding chimneys, vents and other similar projecting features. See Figure 11-3-1 below.

Figure 11-3-1 Structure Height Measurement



11-3-2 Permitted Height Exceptions

A. Any structure necessary for public safety or as required by law is exempt from height requirements of the Zoning Code.

B. The following features may exceed the maximum permitted structure height in the applicable zoning district:

1. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air conditioning equipment, or similar equipment required to operate and maintain buildings.
2. Fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures.
3. Following features may be erected above the height limit but shall not be allowed for the purpose of providing additional floor space.

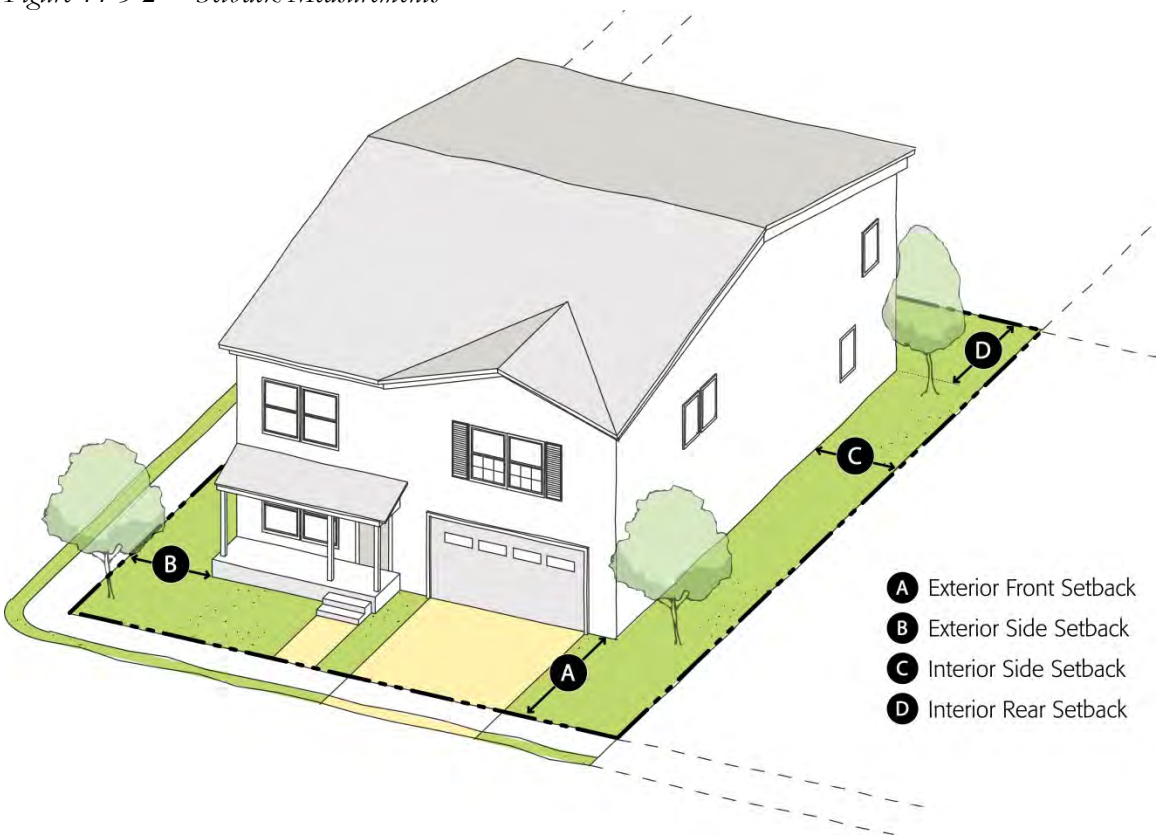
C. Height exceptions for Subsection B above are not allowed for the purpose of providing additional floor space.

D. Height exceptions are not permitted within the Airport Environs (-AE) overlay zone.

11-3-3 Setback Measurement

Setbacks are measured as the distance between the property line and the nearest point of the structure along a line at a right angle to the property line. See Figure 11-3-2.

Figure 11-3-2 Setback Measurements



11-3-4 Projections

A. Projections over Property Lines. Structures may not extend beyond a property line or into the public right-of-way.

B. Projections into Required Setback. Building features may extend into required setback areas as shown in Table 11-3-1, subject to the requirements of the California Building Code.

TABLE 11-3-1 PROJECTIONS INTO REQUIRED SETBACK

Projecting Features	Maximum Projection into Required Front or Rear Setback	Minimum Distances from Property Lines
Cornices, eaves, canopies, and similar roof projections	5 ft.	One-half of the required setback
Bay windows, sills, fireplaces, and similar wall projections [1]	1.5 ft.	None
Entry porches, balconies, stairways, fire escapes, landing places, and similar entry features [2][3]	3 ft.	None
Wheelchair ramps and similar features for the disabled	None	None

Notes:

[1] Wall projections may not exceed one-third of the width of the wall in which it is located.

[2] Projecting features shall be open and without a roof except for lattice type guard railing.

[3] Fire escapes required by law, ordinance, or regulation of a public agency may project into any front, side, or rear setback up to 4 feet.

Chapter 11-4 ZONING DISTRICTS AND ZONING MAP

Sections:

11-4-1 Purpose
11-4-2 Zoning Districts
11-4-3 Zoning Map

11-4-1 Purpose

This chapter identifies the zoning districts that apply within the Corcoran city limits and establishes the official Corcoran Zoning Map.

11-4-2 Zoning Districts

A. Base Zoning Districts. Corcoran is divided into zoning districts that implement the General Plan Land Use Map as shown in Table 11-4-1.

TABLE 11-4-1 BASE ZONING DISTRICTS

Zoning District Symbol	Name of Base Zoning Districts	General Plan Land Use Designations
Residential Zoning Districts		
RA	Residential Acreage	Very Low Density Residential
R-1	Single-Family Residential	
R-1-6	6,000 Square Feet Minimum Site Area	Low Density Residential
R-1-10	10,000 Square Feet Minimum Site Area	Low Density Residential
R-1-12	12,000 Square Feet Minimum Site Area	Very Low Density Residential
RM	Multi-Family Residential	
RM-3	3,000 Square Feet Minimum Site Area Per Dwelling Unit	Medium Density Residential
RM-2.5	2,500 Square Feet Minimum Site Area Per Dwelling Unit	Medium Density Residential
RM-2	2,000 Square Feet Minimum Site Area Per Dwelling Unit	High Density
RM-1.5	1,500 Square Feet Minimum Site Area Per Dwelling Unit	High Density
Commercial Zoning Districts		
CN	Neighborhood Commercial	Neighborhood Commercial
CS	Service Commercial	Service Commercial
CH	Highway Commercial	Highway Commercial

Zoning District Symbol	Name of Base Zoning Districts	General Plan Land Use Designations
CD	Downtown Commercial	Downtown Commercial
CC	Central Commercial	Central Commercial
PO	Professional Office	Professional Office; High Density Residential
Industrial Zoning Districts		
IL	Light Industrial	Light Industrial
IH	Heavy Industrial	Heavy Industrial
Natural Resources and Agriculture Zoning Districts		
RCO	Resource Conservation and Open Space	Open Space/Park
A	Agriculture	Very Low Density Residential

B. Overlay Zoning Districts. The Zoning Code and Zoning Map include the overlay zoning districts shown in Table 11-4-2. Overlay zoning districts impose additional regulations on properties beyond what is required by the underlying base zoning district.

TABLE 11-4-2 OVERLAY ZONING DISTRICTS

Zoning District Symbol	Name of Overlay Zoning Districts
-AE	Airport Environs
-IP	Planned Industrial
-PUD	Planned Unit Development
-MHP	Mobile Home Park

11-4-3 Zoning Map

A. Adoption. The City Council hereby adopts the Corcoran Zoning Map ("Zoning Map"), which establishes the boundaries of all base zoning districts and overlay zoning districts provided for in the Zoning Code.

B. Incorporation by Reference. The Zoning Map, including all legends, symbols, notations, references, and other information shown on the map, is incorporated by reference and made a part of the Zoning Code.

C. Location. The Zoning Map is kept, maintained, and updated electronically by the Community Development Department, and is available for viewing by the public at the Department and on the official Corcoran City website.

PART 2

Zoning District Standards

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Chapter 11-5 RESIDENTIAL ZONING DISTRICTS

Sections:

11-5-1 Purpose of the Residential Zoning Districts
11-5-2 Land Use Regulations
11-5-3 Development Standards for Residential Zoning Districts
11-5-4 Second Units

11-5-1 Purpose of the Residential Zoning Districts

A. Residential Acreage (RA). The RA zoning district is intended to provide opportunities for large lot residential development in a rural setting.

B. Single-Family Residential (R-1). The R-1 zoning district is intended to provide an area for detached single-family dwellings and other land uses typically compatible with a low-density residential setting. The R-1 zoning district is divided into three subzones allowing for a range of minimum lot sizes.

C. Multi-Family Residential (RM). The RM zoning district is intended to provide an area for a full range of residential uses, including single-family dwellings, duplex homes, multi-family dwellings, and other land uses typically compatible with a medium density residential setting. The RM zoning district is divided into two subzones allowing for a range of permitted residential densities.

11-5-2 Land Use Regulations

A. Permitted Land Uses. Table 11-5-1 identifies land uses permitted in residential zoning districts.

TABLE 11-5-1 PERMITTED LAND USES IN RESIDENTIAL ZONING DISTRICTS

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**RA**	**R-1**	**RM**
Residential Uses			
Caretakers Homes	P	P	P
Duplex Homes	-	-	P
Farmworker Housing	-	P[1]	P[1]
Group Housing			
Small (6 persons or fewer)	P	P	P
Large (more than 6 persons)	-	-	C
Guest Houses and Accessory Living Quarters	P	P	P
Mobile Home Parks	C	C	C
Multiple-Family Homes			
Less than 5 Units	-	-	P
5 Units or More	-	-	C

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**RA**	**R-1**	**RM**
Nursing Homes	C[2]	C	C
Residential Care Facilities			
Small (6 persons or fewer)	P	P	P
Large (more than 6 persons)	C	C	C
Secondary Dwelling Units	P	P	P
Senior Congregate Care Housing/Assisted Living	-	C	C
Single-Family Homes	P[3]	P[3]	P[3]
Single-Room Occupancy	-	-	-
Public and Quasi-Public Uses			
Cemeteries and Columbarium	-	-	-
Community Assembly			
Community Centers [6]	-	-	C
Membership Organizations	-	-	C
General	-	-	C
Meeting Halls	-	-	C
Cultural Institutions			
Libraries and Museums [6]	C	C	C
Other Cultural Institutions	C	C	C
Day Care Centers	C	C	C
Educational Institutions			
Colleges and Universities	C	C	C
Schools, Public and Private	C	C	C
Schools, Studios for Instructional Services	C	C	C
Schools, Trade and Vocational	C	C	C
Golf Course	C	C	-
Health and Exercise Clubs	-	-	-
Home Day Care, Licensed			
Small (14 persons or fewer)	P[3]	P[3]	P[3]
Large (More than 14 persons)	C	A	P
Offices, Government	C	C	C
Parks and Recreational Facilities	C	C	C
Penal Institutions	-	-	-
Public Safety Facilities	C	C	C
Religious Institutions	C	C	C
Social Services and Charitable Institutions	C	C	C
Commercial Uses			
Medical Institutions			
Hospitals and Extended Care	C[2]	C	C
Public/Mini Storage	-	A	A

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**RA**	**R-1**	**RM**
Agriculture and Natural Resources Uses			
Animal Keeping and Raising			
Beekeeping	A	A	A
Fish Farming	-	-	-
Household Pets	P	P	P
Livestock	See Chapter 11-15-2 (Supplemental Standards, Animal Keeping)		
Small Animals	See Chapter 11-15-2 (Supplemental Standards, Animal Keeping)		
Crop Cultivation			
General	P[4]	P[4]	P[4]
Greenhouses and Hydroponics	-	-	-
Transportation, Communication, and Utilities Uses			
Parking Facilities, Commercial	-	-	P[5]
Utilities and Public Infrastructure, Major	C	C	C
Utilities and Public Infrastructure, Minor	A	A	A
Other Uses			
Accessory Uses	See Chapter 11-11 (Accessory Structures and Uses)		
Home Occupations	See Chapter 11-15-1 (Home Occupations)		
Medical Marijuana Dispensaries and Cultivation **[Note to Planning Commission: Please provide input]**	-	-	-
Temporary Uses	See Chapter 11-16 (Temporary Uses and Structures)		

Note:
[1] A Conditional Use Permit required for farmworker housing in excess of 5 dwelling units per lot of 7 or more occupants.
[2] Not including hospitals, nursing homes, or rest homes for mental, drug addiction, or liquor addiction cases.
[3] An Administrative Review Permit is required when all street implements are not yet completed.
[4] Permitted only for the incidental use to a single-family home.
[5] Permitted only for a downtown commercial motel/hotel use on a multi-family residentially zoned lot that is across the alley from the proposed project.

11-5-3 Development Standards for Residential Zoning Districts

A. Basic Standards. Table 11-5-2 identifies development standards that apply in residential zoning districts. See Figure 11-5-1.

Figure 11-5-1 Residential Development Standards

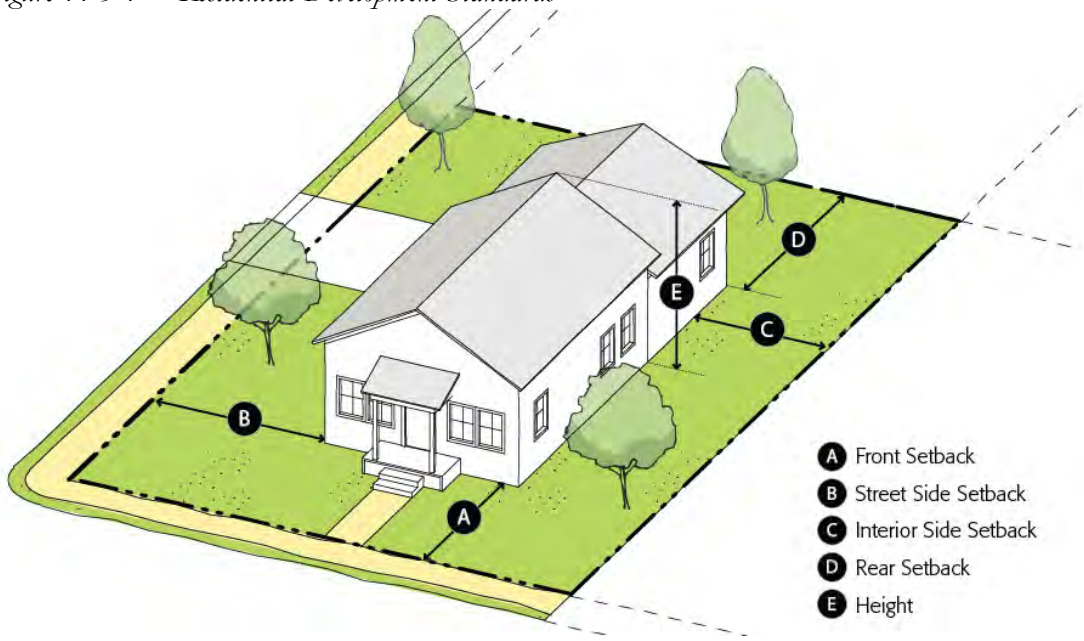


TABLE 11-5-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

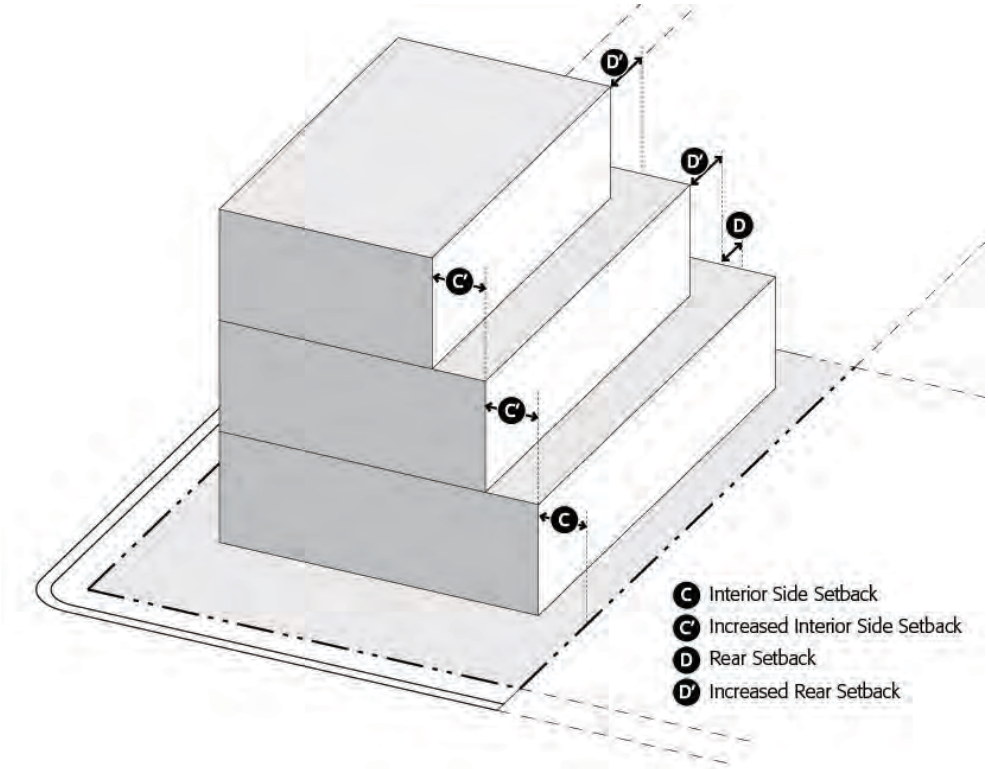
	Figure Number	Standard by Zoning District [1]						Additional Standards
		RA	R-1-12	R-1-10	R-1-6	RM-2.5	RM-1.5	
Lot and Density Standards								
Lot Area (min.)		20,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	See Section 11-5-3 C
Lot Width (min.)								
Interior Lots		100 ft.	60 ft.	60 ft.	60 ft.	50 ft.	50 ft.	
Corner Lots		150 ft.	65 ft.	65 ft.	65 ft.	65 ft.	65 ft.	
Cul-De-Sac or Curved Lots [2]		100 ft.	40 ft.[3]	40 ft.[3]	40 ft.[3]	40 ft.[3]	40 ft.[3]	
Lot Depth (min.)		150 ft.	90 ft.	90 ft.	90 ft.	100 ft.	100 ft.	
Density (max.)		2.2 du/ac.	3.7 du/ac.	4.4 du/ac.	7.3 du/ac.	17.5 du/ac.	29 du/ac.	
Primary Structure Standards								
Setbacks (min.)								
Front	A	35 ft.	20 ft.[4]	20 ft.[4]	20 ft.[4]	20 ft.	20 ft.	
Street Side (of Corner Lots or Reversed Lots)	B	25 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Interior Side	C	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Rear	D	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Increased Setbacks (for each additional story)								See Section 11-5-3 B
Interior Side	C'	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	See Figure 11-5-2
Rear	D'	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	
Height (max.)	E	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.[5]	35 ft.[5]	

	Figure Number	Standard by Zoning District [1]						Additional Standards
		RA	R-1-12	R-1-10	R-1-6	RM-2.5	RM-1.5	
Other Standards								
Accessory Structure Standards		See Chapter 11-11 (Accessory Structures and Uses)						
Lot Coverage (max.)		40%	40%	40%	40%	60%	70%	
Off-Street Parking		See Chapter 11-14 (Parking and Loading)						
Separation Between Structures (min.)[6]		10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Walls and Fences		See Chapter 11-12 (Walls and Fences)						

Note:
[1] Variance needed to deviate.
[2] Lot width shall be measured at the front setback line.
[3] Minimum lot width at front setback line shall be 60 feet.
[4] In addition to a minimum of 20-foot setback, the distance between the structure and the front curb line shall be greater than 30 feet.
[5] A Conditional Use Permit required for a building higher than 35 feet.
[6] Except as provided in the California Building Code requirements.

B. Upper Story Setbacks. For multi-story structures, the rear and side setbacks shall be increased for each additional story as identified in Table 11-5-2. See Figure 11-5-2.

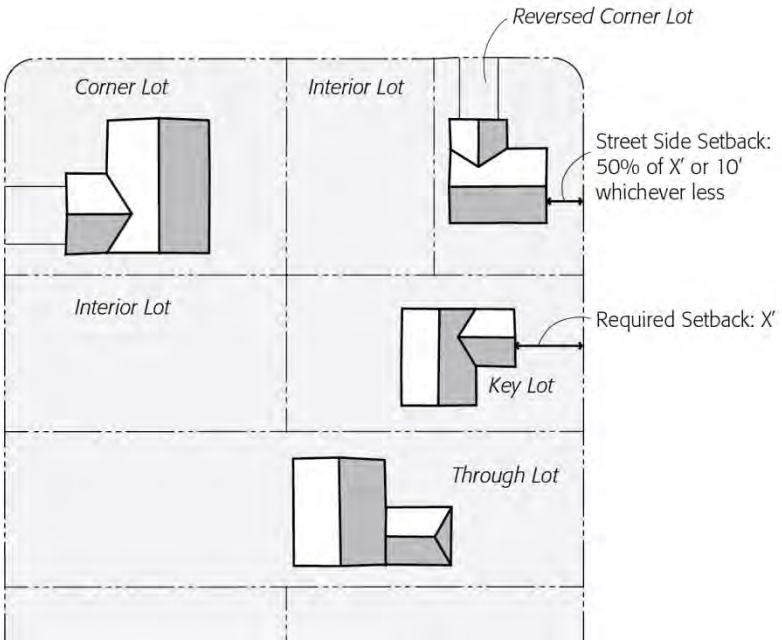
Figure 11-5-2 Upper Story Setbacks



C. RA Subdivision. The minimum average size of all lots created by a subdivision within a RA zoning district shall be 40,000 square feet. At least 50 percent of all lots shall be 40,000 square feet or larger.

D. Reversed Corner Lot. In the R-1 and RM zoning districts, the street side setback of a reversed corner lot shall be no less than ten feet or 50 percent of the required front setback on the adjoining key lot, whichever is less. See Figure 11-5-3.

Figure 11-5-3 Reversed Corner Lot Front Setback



E. R-1 Zoning District Standards.

1. The Planning Commission may reduce front setback requirements to a minimum of 10 feet for lots where the distance from the center line of the public street to the required front setback line is less than 50 feet.
2. Where a new home is to be located between lots with existing homes, the front setback shall be greater than the average front setback of the two abutting lots.

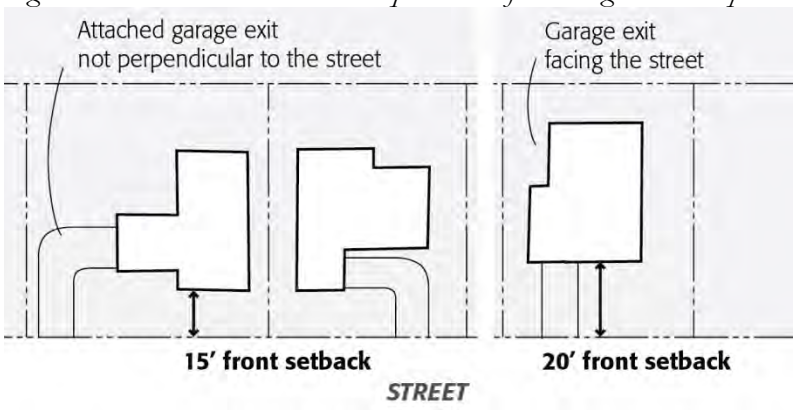
F. RM Zoning District Standards.

1. The Planning Commission may reduce front setback requirements to a minimum of 10 feet for lots where the distance from the center line of the public street to the required front setback line is less than 45 feet.
2. Where off-street parking is provided interior to a grouping of dwellings, the minimum front setback shall be 15 feet.
3. The minimum side setback shall be 10 feet when the side yard provides the main access to a dwelling unit.

G. Setback Standards for Garages and Carports in All Zoning Districts

1. A 15-foot front setback is allowed where a garage is attached to a main structure and the garage opening is facing the side property line, requiring a curved driveway. See Figure 11-5-4.

Figure 11-5-4 Front Setback Requirements for Garages and Carports



2. Garages or carports on the street side yard of a corner lot shall be set back 15 feet from the property line in the following cases:

   a. The street right-of-way is at least 60 feet in width, and the sidewalk is adjacent to the curb.

   b. The garage or carport opening is not perpendicular to the curb line and requires a curved driveway approach.

   c. In all other cases, the garage or carport shall be set back a minimum of 20 feet from the property line.

3. Where a garage or carport is accessed from an alley, it shall be set back a minimum of 5 feet from the alley right-of-way.

H. Refuse Collection Areas

1. Except for residential developments that include no more than 2 dwelling units on a single site, all areas used for refuse collection shall be enclosed by a solid-walled enclosure with stucco, split-block masonry, or a similar finished surface.

   a. In multiple-family residential and professional office developments where trash cans that hold no more than 50 gallons of material are used for refuse collection, the enclosure shall have a minimum height of 42 inches.

   b. In all other non-residential developments, enclosures shall have a minimum height of 6 feet.

2. Gates for refuse collection areas shall consist of a pre-manufactured solid material, such as metal or a similarly durable material.

3. All refuse collection areas shall be placed on concrete slabs.

11-5-4 Second Units

A. Purpose. This section establishes standards for the location and construction of second units in conformance with Section 65852.2 of the California Government Code. These standards are intended to allow for second units as an important form of affordable housing while preserving the character and integrity of residential neighborhoods within the city.

B. Application Required. An application for a second unit shall be submitted to the Community Development Department on a form prescribed by the department. The application shall be approved provided that no adverse impact on traffic congestion or overburdening of existing infrastructure would occur from allowing the second unit.

C. Site and Design Standards

1. **Location**. Second units are permitted on lots that contain an existing single-family home in residential zoning districts.

2. **Site Requirements.**

   a. Second units that comply with this chapter are permitted on all legally established parcels, regardless of lot size.

   b. A second unit may only be established if a single-family dwelling unit ("primary dwelling") presently exists on the lot.

3. **Maximum Number Permitted.**

   a. Only one second unit shall be allowed on a single parcel.

   b. A second unit is not permitted on parcels already containing two or more dwelling units. Agricultural Worker Housing approved by the State of California shall not be counted as a dwelling unit pursuant to this section.

4. **Size.**

   a. **Attached Second Units**. The floor area of an attached second unit shall not exceed 30 percent of the floor area of the primary dwelling. Garages and carports are excluded from floor area calculations for both the primary dwelling and second unit.

   b. **Detached Second Units**. The floor area of a detached second unit shall not exceed 1,200 square feet or the square footage of the primary unit, whichever is less, excluding any space devoted to a carport or garage.

5. **Relationship to Primary Dwelling.**

   a. A second unit may be within, attached to, or detached from the primary dwelling. A second unit shall be considered attached to primary dwelling if it shares a common interior wall or common roof.

   b. A second unit shall have its own kitchen, bathroom facilities, and entrance separate from the primary dwelling.

   c. A second unit shall be clearly subordinate to the primary dwelling by size, appearance, and location on the parcel.

   d. The address of the second unit shall be the same as that for the primary dwelling.

6. **Development Standards.**

   a. A second unit shall comply with all development and design standards of the Zoning Code that are applicable to the primary dwelling unit, including, but not limited to, building setbacks, lot coverage, building height, and architectural design.

   b. The minimum distance between a detached second unit and the primary unit shall be 10 feet.

c. A garage may be converted to a second unit if it will be occupied by the owner of the primary unit.

7. **Design Requirements.**

a. A second unit shall be compatible with the primary dwelling and the surrounding neighborhood with respect to structure height, scale, and massing.

b. The architectural design and detailing, roof material, roof overhang, siding material, exterior color, and other finish materials of a second unit shall match the primary dwelling.

c. The parcel shall retain a single-family appearance and the second unit shall be integrated into the design of the existing improvements of the property.

d. The addresses of both the primary dwelling and the second unit shall be displayed and clearly visible from the street.

8. **Parking.** Off-street parking shall be provided consistent with the parking requirements in Chapter 11-14 (Parking and Loading).

9. **Utilities.** A detached second unit shall have separate utilities, such as sewer, water, and gas.

D. Occupancy. The owner of a parcel occupied by a second unit shall reside in either the primary dwelling or the second unit. Administrative approval shall be required for non-owner occupancy of the second unit where the owner does not occupy the primary structure.

E. Deed Restrictions. Prior to the issuance of a building permit for a second unit, a covenant of restriction to run with the land shall be recorded which specifies that the second unit cannot be sold separately, that the property owner shall reside in either the primary or second unit, and that these restrictions shall be binding on successors in ownership.

Chapter 11-6 COMMERCIAL AND OFFICE ZONING DISTRICTS

Sections:

11-6-1 Purpose of the Commercial and Office Zoning Districts
11-6-2 Land Use Regulations for Commercial and Office Zoning Districts
11-6-3 Development Standards for Commercial and Office Zoning Districts

11-6-1 Purpose of the Commercial and Office Zoning Districts

A. Neighborhood Commercial (CN). The CN zoning district is intended to provide areas for retail and personal service facilities that serve the day-to-day needs of residential neighborhoods.

B. Central Commercial (CC). The CC zoning district is intended to be applied both to the central commercial core of the city and to certain commercial areas outside the central core as designated by the General Plan. These areas constitute the primary commercial zoning districts of the community and encourage a wide range of retail, financial, governmental, professional, business service, and entertainment uses.

C. Highway Commercial (CH). The CH zoning district is intended to provide retail business opportunities near the intersections of State Highway 43 and major local streets. A broad range of retail businesses and services are envisioned, including restaurants, motels, truck stops, fueling, convenience shopping, vehicle services, and similar services used by the traveling public.

D. Downtown Commercial (CD). The CD zoning district is intended to stabilize and expand the retail and commercial opportunities for businesses serving the community in the downtown core. A broad range of business opportunities are allowed in combination with residential uses.

E. Service Commercial (CS). The CS zoning district is intended for establishments which use equipment, materials, and products, but which do not require manufacturing, assembling, packaging, or processing of articles or merchandise for distribution and retail sale. Most service commercial uses require locations along arterial streets, which mainly lie close to Central Commercial, Highway Commercial, and Industrial zoning districts, in accordance with the General Plan.

F. Professional Office (PO). The PO zoning district is intended to provide areas for professional and nonretail commercial offices and businesses and while protecting offices from noise, disturbances, traffic hazards, and potentially incompatible land uses, which could adversely affect professional and business practices.

11-6-2 Land Use Regulations for Commercial and Office Zoning Districts

A. Permitted Uses. Table 11-6-1 identifies land uses permitted in commercial and office zoning districts.

TABLE 11-6-1 PERMITTED LAND USES IN COMMERCIAL AND OFFICE ZONING DISTRICTS

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**CN**	**CC**	**CH**	**CD**	**CS**	**PO**
Residential Uses						
Caretakers Homes	A	A	A	P	A	P
Duplex Homes	-	-	-	P	-	P
Group Homes						
Small (6 persons or fewer)	-	-	-	-	-	C
Large (More than 6 persons)	-	-	-	-	-	C
Guest Houses and Accessory Living Quarters	A	A	A	A	A	C
Mobile Home Parks	-	-	-	-	-	C
Multiple-Family Homes						
Less than 5 Units	-	-	-	P	-	P
5 Units or More	-	-	-	P	-	C
Nursing Homes	A	A	A	A	A	C
Residential Care Facilities						
Small (6 persons or fewer)	A	A	A	A	A	P
Large (More than 6 persons)	A	A	A	A	A	C
Secondary Dwelling Units	A	A	A	A	A	P
Single-Family Homes	A	A	A	P	A	P[1]
Single-Room Occupancy	C	C	C	C	C	-
Public and Quasi-Public Uses						
Cemeteries and Columbarium	-	-	-	-	C	-
Community Assembly						
Community Centers [2]	C	C	C	P	C	C
Membership Organizations	C	A	A	A	C	C
General	C	C	C	C	C	C
Meeting Halls	C	C	C	P	C	C
Cultural Institutions						
Libraries and Museums [2]	C	C	-	P	C	C
Other Cultural Institutions	C	C	C	P	C	C
Day Care Centers	P	P	-	P	-	C
Educational Institutions						
Colleges and Universities	C	C	C	C	C	C
Schools, Public and Private	-	A	C	A	A	C
Schools, Studios for Instructional Services	A	P	A	P	C	C
Schools, Trade and Vocational	A	A	C	P	A	C
Emergency Shelters **[Note to Planning Commission: The Housing Element requires allowing emergency shelters by right in all CS zoning districts.]**	-	-	-	-	P	-
Health and Exercise Clubs	P	P	A	P	A	A
Home Day Care, Licensed						

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**CN**	**CC**	**CH**	**CD**	**CS**	**PO**
Small (14 persons or fewer)	A	A	A	P	A	P[1]
Large (More than 14 persons)	C	C	C	C	C	C
Offices, Government	P	P	P	P	P	C
Parks and Recreational Facilities	C	C	C	C	C	C
Public Safety Facilities	P	P	P	P	P	C
Religious Institutions	A	A	C	P	A	C
Social Services and Charitable Institutions	C	C	C	C	C	C
Commercial Uses						
Adult Businesses	-	C	-	C	-	-
Animal Services						
Pet Stores and Grooming Services	C	P	-	P	P	-
Kennels, Commercial	-	-	-	-	-	-
Veterinary Clinics and Hospitals	-	P	-	A	A	-
Banks and Financial Services						
Stand-Alone ATMs	A	A	A	P	A	-
Branch Offices	-	A	C	P	-	-
Bars, Taverns, Nightclubs, and Lounges	-	C	C	C	C	-
Bed and Breakfast, Hostels, Hotels, and Motels	-	A	A	A	C	-
Building Supplies and Home Improvement Stores	A	P	A	P	A	-
Business Support Services	-	P	A	P	C	P
Commercial Recreation and Entertainment, Indoor						
Cardrooms	-	C	C	C	-	-
General	C	A	A	A	C	-
Indoor Recreation and Fitness Centers	P	P	A	P	A	-
Pool and Billiard Rooms	C	A	C	A	C	-
Movie Theatres	C	C	C	P	C	-
Video Arcades	C	A	C	A	C	-
Commercial Recreation and Entertainment, Outdoor	C	A	A	A	C	-
Convenience Market						
With Fuel Service	A	A	A	A	C	-
With Alcoholic Beverage Sale (including liquors)	C	C	C	C	C	-
Funeral Parlors and Mortuaries	-	C	C	-	C	C
Gas and Service Stations	A	A	A	A	C	-
Medical Institutions						
Hospitals and Extended Care	-	-	-	A	-	C
Medical Clinics and Labs, Large	-	-	-	A	-	-
Medical Clinics and Labs, Small	C	C	C	P	C	P
Laundromats and Self-Service Dry Cleaners	A	P	C	P	C	-
Nurseries, Plant, and Garden Shops	C	A	A	-	P	-

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**CN**	**CC**	**CH**	**CD**	**CS**	**PO**
Personal Services						
Barber and Beauty Shops	A	P	A	P	P	-
General	A	P	A	P	P	-
Massage and Physical Culture Studios	C	C	C	C	C	-
Tattoo Parlors and Body Piercing	-	-	-	C	-	-
Public/Mini Storage	C	-	-	-	A	-
Offices						
General	C	A	-	P	A	P
Professional Services	A	A	-	P	A	P
Retail Sales and Services						
Alcoholic Beverage Sales	C [3]	C	C	C	C	-
Antique Sales	-	P	-	P	-	-
Bulk Merchandise	-	P	P	P	P	-
Drive-In and Drive-Through Sales and Services	C	P	P	P	A	-
Drug Stores	P	P	P	P	A	-
Farm Equipment Sales and Services	-	C	A	A	P	-
Furniture, Home Equipment and Appliance Stores	A	P	P	P	P	-
General Merchandise	A	P	P	P	A	-
Groceries	P	P	P	P	A	-
Outdoor Retail Sales and Activities	-	A	C	C	C	-
Secondhand Stores	C	A	-	A	C	-
Shopping Centers	C	C	C	A	-	-
Swap Meet	-	-	-	-	-	-
Rental Services						
Equipment and Tools	C	P	A	A	P	-
Vehicles	-	P	A	A	A	-
Repair and Maintenance Service						
Non-Vehicular	-	A	C	P	A	-
Vehicular, Major	-	C	C	C	A	-
Vehicular, Minor	C	A	A	C	P	-
Restaurants/Cafes						
Limited Service, No Alcoholic Beverage Sale	A	A	P	P	A	-
Limited Service, Limited Alcoholic Beverage Sale	C	C	C	C	A	-
Limited Service, Take Out	A	A	P	A	A	-
Full service	-	C	-	C	-	-
Vehicle Sales and Services						
Car Washing, Coin-Operated or Manual	C	A	A	A	A	-
New and Used Sales and Services	-	A	C	A	C	-
Tire Sales and Service	C	C	C	C	P	-

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**CN**	**CC**	**CH**	**CD**	**CS**	**PO**
Upholstery Shops	C	C	-	A	P	-
Vehicle Parts and Accessory Sales	P	P	P	P	P	-
Vehicle Storage (Commercial)	-	-	-	-	A	-
Industrial Uses						
Building and Construction Trade						
Concrete Manufacturing and Distribution	-	-	-	-	-	-
Construction, Maintenance, and Repair Services	C	C	A	A	P	-
Equipment and Building Materials Storage Yards	-	-	-	-	P	-
Lumberyards	-	-	-	-	P	-
Chemical Products Manufacturing, Compounding, Packaging, and Bottling						
General	-	-	-	-	-	-
Heavy	-	-	-	-	-	-
Light	-	-	-	-	-	C
Food and Beverage Preparation, Packing, and Distribution						
Beverage Bottling and Distribution	-	-	-	-	P	-
Breweries, Distilleries, and Wineries	-	-	-	-	-	-
Butchering or Packaging of Food Items (excluding dairy products and canning)	-	-	-	-	-	-
Commercial Bakeries	-	-	-	-	C	-
Dairy Products Processing and Packaging	-	-	-	-	-	-
Food Processing	-	-	-	-	-	-
Food Products	-	-	-	-	-	-
Fruit and Vegetable Brokers and Shippers	-	-	-	-	-	-
Fruit and Vegetable Canning and Processing	-	-	-	-	-	-
Ice Manufacturing and Storage	-	-	-	-	P	-
Sugar Refineries	-	-	-	-	-	-
Printing and Publishing						
Desktop, Blueprint, and Photocopy	-	-	P	P	P	P
Publishing, Printing, and Binding	-	-	-	C	C	-
Junk, Wrecking, and Salvage Yards	-	-	-	-	-	-
Manufacturing, Assembly, and Processing						
General	-	-	-	-	-	-
Heavy	-	-	-	-	C [4]	-
Light	-	C	-	-	C	-
With Potential Nuisances, Dangers, or Hazards	-	-	-	-	-	-
Raw Materials Manufacturing	-	-	-	-	-	-
Research and Development/Laboratories	-	-	-	-	-	-
Waste-Related Facilities	-	-	-	-	-	-
Hazardous Waste Treatment Facilities	-	-	-	-	-	-

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**CN**	**CC**	**CH**	**CD**	**CS**	**PO**
Transfer Station	-	-	-	-	-	-
Landfills and Dumps	-	-	-	-	-	-
Warehousing, Wholesaling and Distribution						
Bus Yards	-	P	A	P	P	-
Warehouse and Office Combined	-	-	-	-	P	-
General, Warehousing Only	-	-	-	-	P	-
General, Wholesale Trade Facility, Warehouse and Storage	-	-	-	-	C	-
Refrigerated, Wholesale Trade Facility, Warehouse and Storage	-	-	-	-	P	-
Storage Tanks, Non-Fuel	-	-	-	-	-	-
Trucking and Storage	-	-	-	-	P	-
Truck Freight Terminals/Distribution Facilities	-	-	A	-	P	-
Agriculture and Natural Resources Uses						
Animal Keeping and Raising						
Beekeeping	-	-	-	-	-	-
Fish Farming	-	-	-	-	-	-
Household Pets	P	P	P	P	P	P
Livestock	See Chapter 11-15-2 (Supplemental Standards, Animal Keeping)					
Small Animals	See Chapter 11-15-2 (Supplemental Standards, Animal Keeping)					
Agricultural Operation	-	-	-	-	-	-
Agricultural Services	-	-	-	-	-	-
Crop Cultivation						
General	C	A	A	-	P	P[5]
Greenhouses and Hydroponics	-	-	-	-	-	-
Transportation, Communication, and Utilities Uses						
Parking Facilities, Commercial	C	-	-	-	A	-
Recycling Collection Facilities, Large	C	A	A	A	A	-
Recycling Processing Facilities						
Heavy	-	-	-	-	-	-
Light	-	-	-	-	C	-
Communication Facilities						
Broadcasting Station Buildings and Facilities	C	C	C	C	C	-
Antennas and Telecommunications Towers	C	C	C	C	C	-
Transportation Terminals and Bus Depots	A	A	A	A	C	-
Utilities and Public Infrastructure, Major	C	C	C	C	C	C
Utilities and Public Infrastructure, Minor	A	A	A	A	A	A
Other Uses						
Accessory Uses	See Chapter 11-11 (Accessory Structure and Use)					
Home Occupations	See Chapter 11-15-1 (Home Occupations)					

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**CN**	**CC**	**CH**	**CD**	**CS**	**PO**
Medical Marijuana Dispensaries and Cultivation [Note to Planning Commission: Please provide input]						
Photovoltaic Equipment	See Chapter 11-15-9 (Photovoltaic Panel Systems)					
Temporary Uses	See Chapter 11-16 (Temporary Uses and Structures)					

Notes:
[1] An Administrative Permit is required when all street implements are not yet completed.
[2] Only allowed with CUP when part of a public or quasi-public facility.
[3] Liquor stores are prohibited.
[4] Pallet making and refurbishing are prohibited.
[5] Permitted only for the incidental use to a single-family home.

11-6-3 Development Standards for Commercial and Office Zoning Districts

A. Basic Standards. Table 11-6-2 identifies development standards that apply in commercial and office zoning districts.

TABLE 11-6-2 DEVELOPMENT STANDARDS FOR COMMERCIAL AND OFFICE ZONING DISTRICTS

	Figure Number	**Standard by Zone [1]**					
		CN	**CC**	**CH**	**CD**	**CS**	**PO**
Parcel Area [2]		-	-	-	-	-	6,000 sq. ft.
Lot Width		-	-	-	-	-	50 ft.[3]
Depth		-	-	-	-	-	100 ft.
Floor Area Ratio (FAR)		0.5	0.5	0.5	2.0	0.5	0.6
Setbacks (min.)							
Front	A	15 ft.	15 ft.	10 ft.	0 ft.	0 ft.	15 ft.
Side	B	10 ft.	0 ft. [4]	0 ft. [4]	0 ft. [4]	0 ft. [4]	5 ft. [4]
Rear	C	10 ft.	0 ft.	0 ft.	0 ft.	0 ft.	5 ft.
Height (max.)	D						
Feet		25 ft.	45 ft.	35 ft.	45 ft.	35 ft.	40 ft.
Stories		1	3	2	3	2	-
Other Standards							
Accessory Structure Standards		See Chapter 11-11 (Accessory Structures and Uses)					
Distance to Residential Structure		10 ft.	10 ft.	10 ft.	0 ft.	10 ft.	-
Distance between Structures		-	-	-	-	-	10 ft. [5]
Lot Coverage (max.)		-	-	-	-	-	50%

	Figure Number	Standard by Zone [1]					
		CN	CC	CH	CD	CS	PO
Off-Street Parking		See Chapter 11-14 (Parking and Loading)					
Walls and Fences		See Chapter 11-12 (Walls and Fences)					

Notes:
[1] Variance needed to deviate.
[2] Applies only to the creation of new parcels.
[3] A lot fronting on a cul-de-sac or loop-out street may have a minimum of 40 feet of frontage provided that the width of the lot at the front setback line is at least 50 feet.
[4] If a lot is adjacent to any residential land use or professional office zoning district, the minimum setback shall be 10 feet. The street side setback on a reversed corner lot shall be no less than 10 feet or one-half of the required front setback on the adjoining key lot, whichever is less.
[5] Except as provided in the California Building Code requirements.

B. Additional Standards and Exceptions.

1. PO Zoning District Standards.

a. **Multi-Family Home Lot Size.** The minimum lot area per multi-family dwelling unit shall be 2,000 square feet.

b. **Setbacks and Step backs.** All new development shall conform to the setback and step back requirements for the RM zoning district as described in Section 11-5-3 F.1. However, an additional 5-foot rear setback shall only be applied when the rear property line abuts a residential zoning district.

c. **Residential Development.** Single-family and multi-family residential homes shall conform to the setback requirements of the R-1 or RM zoning district as identified in Section 11-5-3 (Development Standards for Residential Zoning Districts).

d. **Ornamental Covers.** The Community Development Department may approve ornamental covers, such as a sidewalk/entry awning, trellis, or other similar improvements, within any part of the front yard for nonresidential uses when said improvement is intended solely for aesthetic purposes and enhances the architectural integrity with the building to which it is attached. Supports shall be 90 percent open and shall not be enclosed.

2. Commercial Zoning District Standards.

All businesses, services, and processes shall be conducted entirely within a completely enclosed structure, except for the following:

a. Open display areas under the roof of the storefront on private property behind the public sidewalk (canopies over the public sidewalk are not considered the roof of the storefront)

b. Parking and loading areas

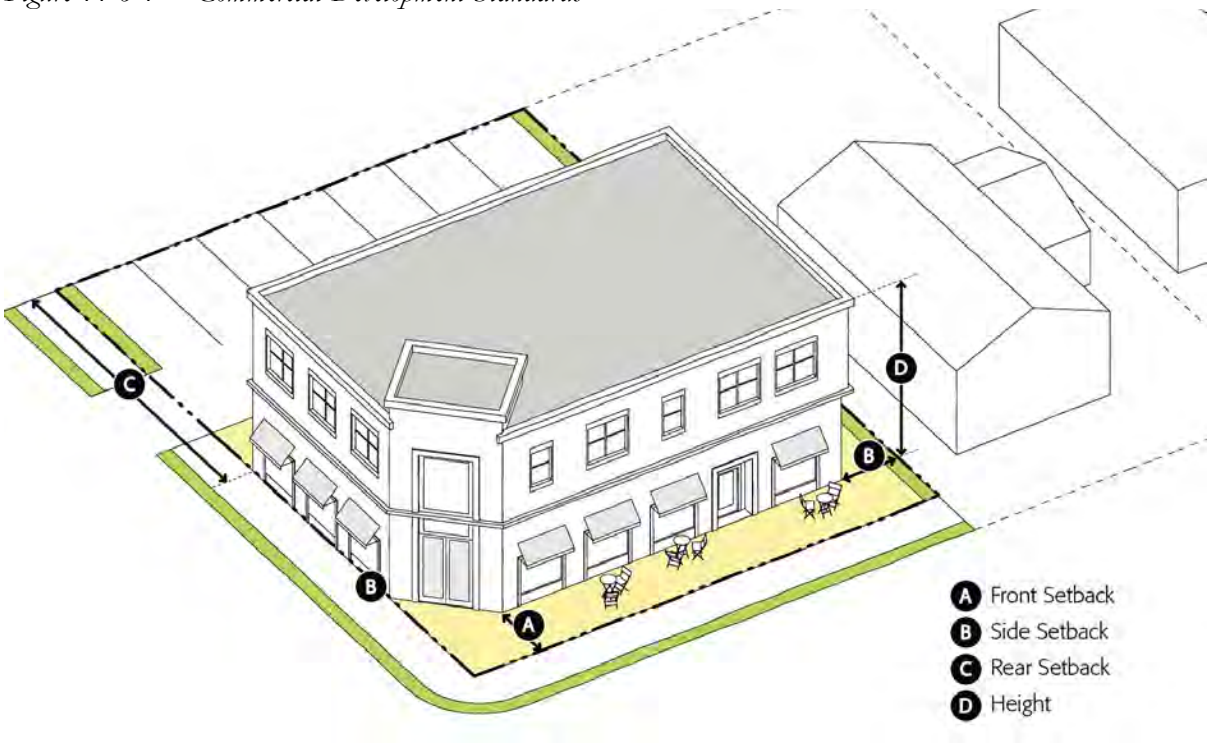
c. Service stations

d. Outdoor dining areas

e. Nurseries and plant/garden shops

f. Christmas tree sales

Figure 11-6-1 Commercial Development Standards



g. Bus stops

h. Public utility stations

i. Vehicle sales

3. **Commercial Design Guidelines and Street Standards.** New businesses and development in the CC, CH, CD, and CS zoning districts may be subject to special development standards as adopted in the Commercial Design Guidelines and Street Standards.

4. **Existing Single Family Homes.** Construction of new, or expansion, rehabilitation, or reconstruction of existing single family dwellings requires an Administrative Permit pursuant to Chapter 11-23 (Permit Requirements) of the Zoning Code and the following conditions:

   a. Rehabilitation of existing single-family dwellings may be allowed when the unit does not front on main commercial streets in the commercial core and when the location would not significantly impact, or be impacted by commercial uses.

   b. Construction of new detached single-family residential dwellings on existing lots in commercial zoning district shall only be allowed where the proposed dwelling is infill between existing residential units that are likely to remain in place for at least 20 years.

   c. Subdivision, parceling of lots, or lot line adjustments for the purposes of constructing new single-family dwellings is prohibited in commercial zoning district.

Chapter 11-7 INDUSTRIAL ZONING DISTRICTS

Sections:

11-7-1 Purpose
11-7-2 Land Use Regulations
11-7-3 Development Standards

11-7-1 Purpose

A. Light Industrial (IL). The IL zoning district is intended to provide areas for light industrial and heavy commercial land uses with little potential to create noise, odor, vibration, or other similar impacts to adjacent uses and surrounding areas.

B. Heavy Industrial (IH). The IH zoning district is intended to provide areas for a full range of industrial land uses, including operations that necessitate the storage of hazardous or unsightly materials, or which produce dust, smoke, fumes, odors, or noise at levels that would affect surrounding uses.

11-7-2 Land Use Regulations

A. Table 11-7-1 identifies land uses permitted in industrial zoning districts.

TABLE 11-7-1 PERMITTED LAND USES IN INDUSTRIAL ZONING DISTRICTS

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**IL**	**IH**
Residential Uses		
Caretakers Homes	A	A
Guest Houses and Accessary Living Quarters	P	P
Nursing Homes	A	A
Residential Care Facilities		
Small (6 persons or fewer)	A	A
Large (More than 6 persons)	A	A
Secondary Dwelling Units	A	A
Single-Family Homes	A	A
Single-Room Occupancy	C	C
Public and Quasi-Public Uses		
Cemeteries and Columbarium	C	C
Community Assembly		
Community Centers [1]	C	C
Membership Organizations	C	C
General	C	C
Meeting Halls	C	C
Cultural Institutions		

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**IL**	**IH**
Libraries and Museums [1]	C	C
Other Cultural Institutions	C	C
Day Care Centers	C	C
Educational Institutions		
Colleges and Universities	C	C
Schools, Public and Private	C	C
Schools, Studios for Instructional Services	C	C
Schools, Trade and Vocational	C	C
Emergency Shelters	C	C
Health and Exercise Clubs	A	A
Home Day Care		
Small (14 persons or fewer)	A	A
Large (More than 14 persons)	C	C
Offices, Government	C	C
Parks and Recreational Facilities	C	C
Public Safety Facilities	C	C
Religious Institutions	C	C
Social Services and Charitable Institutions	C	C
Commercial Uses		
Animal Services		
Pet Stores and Grooming Services	P	P
Kennels, Commercial	-	-
Veterinary Clinics and Hospitals	A	A
Bars, Taverns, Nightclubs, and Lounges	C	C
Bed and Breakfast, Hostels, Hotels, and Motels	C	C
Building Supplies and Home Improvement Stores	A	A
Business Support Services	C	C
Commercial Recreation and Entertainment, Indoor		
Cardrooms	-	-
General	C	C
Indoor Recreation and Fitness Centers	A	A
Pool and Billiard Rooms	C	C
Movie Theatres	C	C
Video Arcades	C	C
Commercial Recreation and Entertainment, Outdoor	C	C
Convenience Market		
With Fuel Service	C	C
With Alcoholic Beverage Sale (including liquors)	C	C
Funeral Parlors and Mortuaries	C	C

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**IL**	**IH**
Gas and Service Stations	P	P
Medical Institutions		
Hospitals and Extended Care	-	-
Medical Clinics and Labs, Large	-	-
Medical Clinics and Labs, Small	C	C
Laundromats and Self-Service Dry Cleaners	C	C
Nursery, Plant, and Garden Shops	P	P
Personal Services		
Barber and Beauty Shops	P	P
General	P	P
Massage and Physical Culture Studios	C	C
Tattoo Parlors and Body Piercing	-	-
Public/Mini Storage	A	A
Offices		
General	A	A
Professional Services	A	A
Retail Sales and Services		
Alcoholic Beverage Sales	C	C
Antique Sales	-	-
Bulk Merchandise	P	P
Drive-In and Drive-Through Sales and Services	A	A
Drug Stores	A	A
Farm Equipment Sales and Services	P	P
Furniture, Home Equipment and Appliance Stores	P	P
General Merchandise	A	A
Groceries	A	A
Outdoor Retail Sales and Activities	C	C
Secondhand Stores	C	C
Shopping Centers	-	-
Swap Meet	C	-
Rental Services		
Equipment and Tools	P	P
Vehicles	A	A
Repair and Maintenance Service		
Non-Vehicular	A	A
Vehicular, Major	A	A
Vehicular, Minor	P	P
Restaurants/Cafes		
Limited Service, No Alcoholic Beverage Sale	A	A

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**IL**	**IH**
Limited Service, Limited Alcoholic Beverage Sale	A	A
Limited Service, Take Out	A	A
Full service	-	-
Vehicle Sales and Services		
Car Washing, Coin-Operated or Manual	A	A
New and Used Sales and Services	C	C
Tire Sales and Service	P	P
Upholstery Shops	P	P
Vehicle Parts and Accessory Sales	P	P
Vehicle Storage (Commercial)	A	A
Industrial Uses		
Building and Construction Trade		
Concrete Manufacturing and Distribution	C	C
Construction, Maintenance, and Repair Services	P	P
Equipment and Building Materials Storage Yards	P	P
Lumberyards	P	P
Chemical Products Manufacturing, Compounding, Packaging, and Bottling		
General	C	P
Heavy	-	C
Light	P	P
Food and Beverage Preparation, Packing, and Distribution		
Beverage Bottling and Distribution	P	P
Breweries, Distilleries, and Wineries	-	C
Butchering or Packaging of Food Items (excluding dairy products and canning)	-	P
Commercial Bakeries	P	P
Dairy Products Processing and Packaging	C	C
Food Processing	-	C
Food Products	-	-
Fruit and Vegetable Brokers and Shippers	P	P
Fruit and Vegetable Canning and Processing	-	C
Ice Manufacturing and Storage	P	P
Sugar Refineries	-	C
Printing and Publishing		
Desktop, Blueprint, and Photocopy	P	P
Publishing, Printing, and Binding	P	P
Junk, Wrecking, and Salvage Yards	-	C
Manufacturing, Assembly, and Processing		
General	C	P

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**IL**	**IH**
Heavy	-	P
Light	P	P
With Potential Nuisances, Dangers, or Hazards	-	C
Raw Materials Manufacturing	-	C
Research and Development/Laboratories	P	P
Waste-Related Facilities		
Hazardous Waste Treatment Facilities	-	C
Transfer Station	-	C
Landfills and Dumps	-	C
Warehousing, Wholesaling and Distribution		
Bus Yards	P	P
Warehouse and Office Combined	P	P
General, Warehousing Only	P	P
General, Wholesale Trade Facility, Warehouse and Storage	P	P
Refrigerated, Wholesale Trade Facility, Warehouse and Storage	P	P
Storage Tanks, Non-Fuel	P	P
Trucking and Storage	P	P
Truck Freight Terminals/Distribution Facilities	P	P
Agriculture and Natural Resources Uses		
Animal Keeping and Raising	See Chapter 11-15-2 (Supplemental Standards, Animal Keeping)	
Crop Cultivation		
General	P	P
Greenhouses and Hydroponics	-	-
Oil and Gas Extraction	-	C
Transportation, Communication, and Utilities Uses		
Parking Facilities, Commercial	A	A
Recycling Collection Facilities, Large	A	A
Recycling Processing Facilities		
Heavy	C	A
Light	C	A
Communications		
Broadcasting Station Buildings and Facilities	C	C
Antennas and Telecommunications Towers	P	P
Transportation Terminals and Bus Depots	C	C
Utilities and Public Infrastructure, Major	C	C
Utilities and Public Infrastructure, Minor	A	A
Other Uses		
Accessory Uses	See Chapter 11-11 (Accessory Structures and Uses)	

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**IL**	**IH**
Home Occupations	See Chapter 11-15-1 (Home Occupations)	
Medical Marijuana Dispensaries and Cultivation **[Note to Planning Commission Please provide input]**		
Photovoltaic Equipment	A	A
Temporary Uses	See Chapter 11-16 (Temporary Uses and Structures)	

Notes:
[1] Only allowed with CUP when part of a public or quasi-public facility.

11-7-3 Development Standards

A. Design Standards.

1. No use shall be erected on any lot or site in an industrial zoning district until the site plan has been submitted to, and approved by, the Planning Commission in accordance with the provisions of Chapter 22 (Permit Application and Review) of this Title.
2. Any proposed use must meet the standards shown below in Table 11-7-2. See Figure 11-7-1.

Figure 11-7-1 Industrial Development Standards

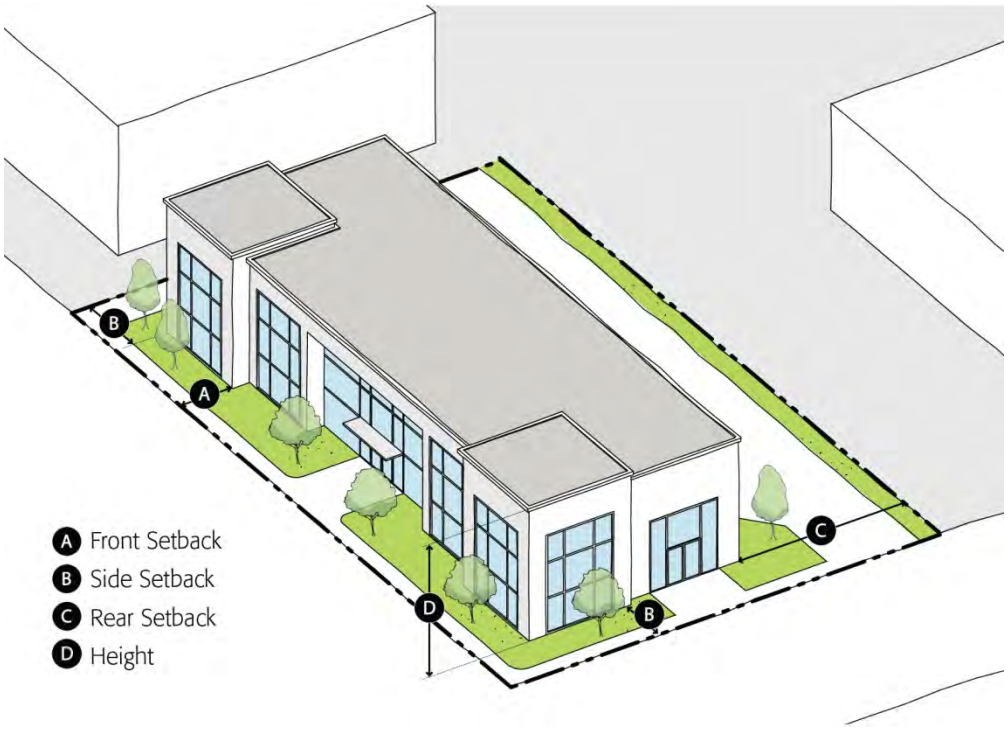


TABLE 11-7-2 DESIGN STANDARDS

	Figure Number	Standard by Zone [1]	
		IL	IH
Lot and Intensity Standards (min.)			
Parcel Area		None	None
Lot Width		None	None
Depth		-	-
Floor Area Ratio (FAR)		1.0	2.0
Primary Building Standards			
Setbacks (min.)			
Front	A	10 ft.	10 ft.
Side [2][3]	B	0 ft.	0 ft.
Rear [4]	C	0 ft.	0 ft.
Height (max.)	D		
Feet [4]		75 ft.	75 ft.
Stories		1	3
Other Standards			
Accessory Structure Standards		See Chapter 11-11 (Accessory Structures and Uses)	
Distance to Residential Structure (min.)		10 ft.	10 ft.
Distance between Structures		0 ft. [5]	0 ft. [5]
Lot Coverage (max.)		-	-
Off-Street Parking		See Chapter 11-14 (Parking and Loading)	

Notes:
[1] Variance needed to deviate.
[2] On a reversed corner lot adjoining a key lot in an RA, R, RM, PO, or C zoning district, the minimum side yard adjoining the street shall not be less than ½ the required front yard on the key lot.
[3] The minimum side or rear yard abutting an RA, R, RM, PO, or C zoning district shall be 15 feet.
[4] A greater height may be approved for tanks, towers, silos and similar facilities under the provisions of Chapter 11-22 (Permit Application and Review) of this Title.
[5] No limitations, except for California Building Code requirements.

B. Performance Standards

1. **Maintenance.** All open and un-landscaped portions of any lot shall be maintained in good condition, free from weeds, dust, trash and debris.

2. **Health hazards.** No use shall be permitted, and no process, equipment or materials shall be employed that are found by the Community Development Department to be injurious to persons residing or working in the vicinity.

3. **Waste.** No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system, except in compliance with applicable regulations of the State.

4. **Air pollution.** No use shall emit particulate matter or other air pollutants in excess of the applicable air pollution emission standards of the Air Pollution Control District, State or federal Government.

Chapter 11-8 RESOURCE CONSERVATION OPEN SPACE AND AGRICULTURE ZONING DISTRICTS

Sections:

11-8-1 Purpose
11-8-2 Land Use Regulations
11-8-3 Development Standards

11-8-1 Purpose

A. Resource Conservation Open Space (RCO). The RCO zoning district is intended to provide for permanent open spaces in areas of the community that exhibit significant vegetation, scenic qualities, wildlife or recreation potential, and that are designated as open space or school sites by the General Plan.

B. Agricultural (A). The A zoning district is intended to provide space for predominantly open uses of land that are not injurious to agricultural uses, but that may not be harmonious with urban uses near the city's boundaries, acting as a buffer between the more intensive agricultural uses of the General Agricultural District of Kings County and more urban uses. The zoning district allows for the continuation of Agricultural Preserve Contracts within the city.

11-8-2 Land Use Regulations

A. Permitted Land Uses. Table 11-8-1 identifies land uses permitted in the RCO and A zoning districts.

TABLE 11-8-1 PERMITTED LAND USES IN RCO AND A ZONING DISTRICTS

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**RCO**	**A**
Residential Uses		
Caretakers Homes	-	A
Farmworker Housing	-	C[1]
Guest Houses and Accessory Living Quarters	-	C
Multiple-Family Homes		
Less than 5 Units	-	C
5 Units or More	-	C
Nursing Homes	-	C
Residential Care Facilities		
Small (6 persons or fewer)	-	A
Large (More than 6 persons)	-	C
Single-Family Homes	-	A
Public and Quasi-Public Uses		
Cemeteries and Columbarium	-	C

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**RCO**	**A**
Cultural Institutions		
Libraries and Museums [1]	-	C
Other Cultural Institutions	-	C
Day Care Centers	-	C
Educational Institutions		
Colleges and Universities	-	C
Schools, Public and Private	C	C
Schools, Studios for Instructional Services	C	C
Schools, Trade and Vocational	C	C
Golf Course	-	C
Home Day Care, Licensed		
Small (14 persons or fewer)	-	A
Large (More than 14 persons)	-	-
Offices, Government	P	C
Parks and Recreational Facilities	P	-
Penal Institutions	-	C
Public Safety Facilities	P	C
Religious Institutions	-	C
Social Services and Charitable Institutions	-	C
Commercial Uses		
Animal Services		
Pet Stores and Grooming Services	-	C
Kennels, Commercial	-	C
Veterinary Clinics and Hospitals	-	C
Bars, Taverns, Nightclubs, and Lounges	-	C
Commercial Recreation and Entertainment, Outdoor	-	C
Medical Institutions		
Hospitals and Extended Care	-	C
Medical Clinics and Labs, Large	-	C
Medical Clinics and Labs, Small	-	-
Nursery, Plant, and Garden Shops	-	A
Personal Services		
Barber and Beauty Shops	-	C
General	-	C
Massage and Physical Culture Studios	-	C
Tattoo Parlors and Body Piercing	-	-
Retail Sales and Services		
Alcoholic Beverage Sales	-	-
Antique Sales	-	-

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**RCO**	**A**
Bulk Merchandise	-	-
Drive-In and Drive-Through Sales and Services	-	-
Drug Stores	-	-
Farm Equipment Sales and Services	-	P
Furniture, Home Equipment and Appliance Stores	-	-
General Merchandise	-	-
Groceries	-	-
Outdoor Retail Sales and Activities	-	-
Secondhand Stores	-	-
Shopping Centers	-	-
Swap Meet	-	-
Industrial Uses		
Building and Construction Trade		
Concrete Manufacturing and Distribution	-	C
Construction, Maintenance, and Repair Services	-	-
Equipment and Building Materials Storage Yards	-	C
Lumberyards	-	C
Chemical Products Manufacturing, Compounding, Packaging, and Bottling		
General	-	C
Heavy	-	C
Light	-	C
Food and Beverage Preparation, Packing, and Distribution		
Beverage Bottling and Distribution	-	A
Breweries, Distilleries, and Wineries	-	A
Butchering or Packaging of Food Items (excluding dairy products and canning)	-	P
Commercial Bakeries	-	A
Dairy Products Processing and Packaging	-	C
Food Processing	-	C
Food Products	-	-
Fruit and Vegetable Brokers and Shippers	-	A
Fruit and Vegetable Canning and Processing	-	C
Ice Manufacturing and Storage	-	P
Sugar Refineries	-	C
Printing and Publishing		
Desktop, Blueprint, and Photocopy	-	C
Publishing, Printing, and Binding	-	C
Research and Development/Laboratories	-	C
Waste-Related Facilities		

Key **P** Permitted Use **C** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**RCO**	**A**
Hazardous Waste Treatment Facilities	-	C
Transfer Station	-	C
Landfills and Dumps	-	C
Agriculture and Natural Resources Uses		
Animal Keeping and Raising		
Beekeeping	-	P
Fish Farming	-	P
Household Pets	P	P
Livestock	See Chapter 11-15-2 (Supplemental Standards, Animal Keeping)	
Small Animals	See Chapter 11-15-2 (Supplemental Standards, Animal Keeping)	
Agricultural Operation	-	P
Agricultural Services	-	A
Crop Cultivation		
General	P	P
Greenhouses and Hydroponics	-	P
Land Excavations for Farming Purposes		
Less than 1 Foot	-	P
Between 1 – 1 ½ Feet	-	A
More than 1 ½ Feet	-	C
Oil and Gas Extraction	-	C
Transportation, Communication, and Utilities Uses		
Airports and Heliports	-	C
Recycling Collection Facilities, Large	-	C
Recycling Processing Facilities		
Heavy	-	C
Light	-	C
Communications		
Broadcasting Station Buildings and Facilities	-	C
Antennas and Telecommunications Towers	-	P
Utilities and Public Infrastructure, Major	-	C
Utilities and Public Infrastructure, Minor	P	P
Other Uses		
Accessory Uses	See Chapter 11-11 (Accessory Structures and Uses)	
Home Occupations	See Chapter 11-15-1 (Home Occupations)	
Medical Marijuana Dispensaries and Cultivation **[Note to Planning Commission Please provide input]**		
Photovoltaic Equipment	A	A
Temporary Uses	See Chapter 11-16 (Temporary Uses and Structures)	

Notes:
[1] A Conditional Use Permit required for farmworker housing in excess of 5 dwelling units per parcel, having 7 or more occupants.

11-8-3 Development Standards

A. General Standards. Table 11-8-2 identifies development standards that apply in resource conservation open space and agriculture zoning districts.

TABLE 11-8-2 DEVELOPMENT STANDARDS FOR RESOURCE CONSERVATION OPEN SPACE AND AGRICULTURE ZONING DISTRICTS

	Standard by Zoning District	
	RCO	**A**
Parcel Area (min.)[1]	½ acre	10 acres [2]
Lot Width (min.)	-	330 ft. [3]
Height (max.)	35 ft. [4]	-
Other Standards		
Accessory Structure Standards	See Chapter 11-11 (Accessory Structures and Uses)	
Off-Street Parking	See Chapter 11-14 (Parking and Loading)	
Walls and Fences	See Chapter 11-12 (Walls, Fences, and Screening)	
Separation Between Structures (min.)	10 ft.	-
Signs	See Chapter 11-19 (Signs)	

Notes:
[1] Any division of land which is restricted by California Land Conservation Act of 1965 contracts must comply with the minimum parcel sizes required by the Act regardless of parcel size exceptions in this Title.
[2] Lots of not less than one acre may be allowed for irrigation, flood control and drainage facilities, percolation basins, groundwater recharge wells and evaporation ponds and other conditional uses.
[3] Lots smaller than 10 acres, but not less than one acre, may be allowed for conditional uses. Such lots shall have a minimum width of 125 feet.
[4] A Conditional Use Permit required for height over 35 feet.

Chapter 11-9 OVERLAY ZONES

Sections:

11-9-1 Purpose of Overlay Zones
11-9-2 Mobile Home Park (MHP) Overlay Zone
11-9-3 Airport Environs (AE) Overlay Zone
11-9-4 Planned Industrial (IP) Overlay Zone
11-9-5 Planned Unit Development (PUD) Overlay Zone

11-9-1 Purpose of Overlay Zones

The overlay zones in this article establish standards and regulations that apply to specified areas, in addition to the requirements established by the underlying base zoning district. Whenever a requirement of an overlay zone conflicts with a requirement of the underlying base zoning district, the overlay zone requirement shall control. When two or more overlay zone requirements conflict, the Community Development Department shall determine the appropriate requirement.

11-9-2 Mobile Home Park (MHP) Overlay Zone

[Note to Planning Commission: Since manufactured housing is allowed by right in all residential zoning districts, we propose replacing the RMH combining district with a mobile home park overlay zone.]

A. Purpose. The MHP overlay zone is intended to provide a place for the establishment and operation of mobile home parks.

B. Applicability. The MHP overlay zone applies to properties within RA, R-1, RM, and PO zoning districts identified by the City Council as suitable for the accommodation of mobile home parks.

C. Land Use Regulations. Permitted and conditionally permitted uses in the MHP overlay zone are the same as the base zoning district, except for the following uses, which are permitted by right.

1. Mobile homes constructed or purchased after October 1976 and certified under the National Mobilehome Construction of Safety Standard Act of 1974 (42 USC Section 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code.
2. Accessory structures per California Code of Regulations, Title 25, Division 1, Chapter 2, Article 9.

D. Development and Design Standards. The same zoning and subdivision standards that apply to a conventional single-family home within the base zoning district apply to manufactured and mobile homes. In addition, the design standards for mobile homes and manufactured housing, described in Chapter 11-10 (Mobile Homes), shall apply.

E. Application Requirements.

1. **Rezoning.** Rezoning of any parcel to a MHP overlay zone shall comply with the requirements for a Zoning Map Amendment, as specified in Chapter 11-29 (Zoning Code Amendments).

2. **Site Review.** The development of property within the MHP overlay zone shall be subject to all of the regulations and procedures prescribed in Chapter 11-23-3 (Site Plan Review).

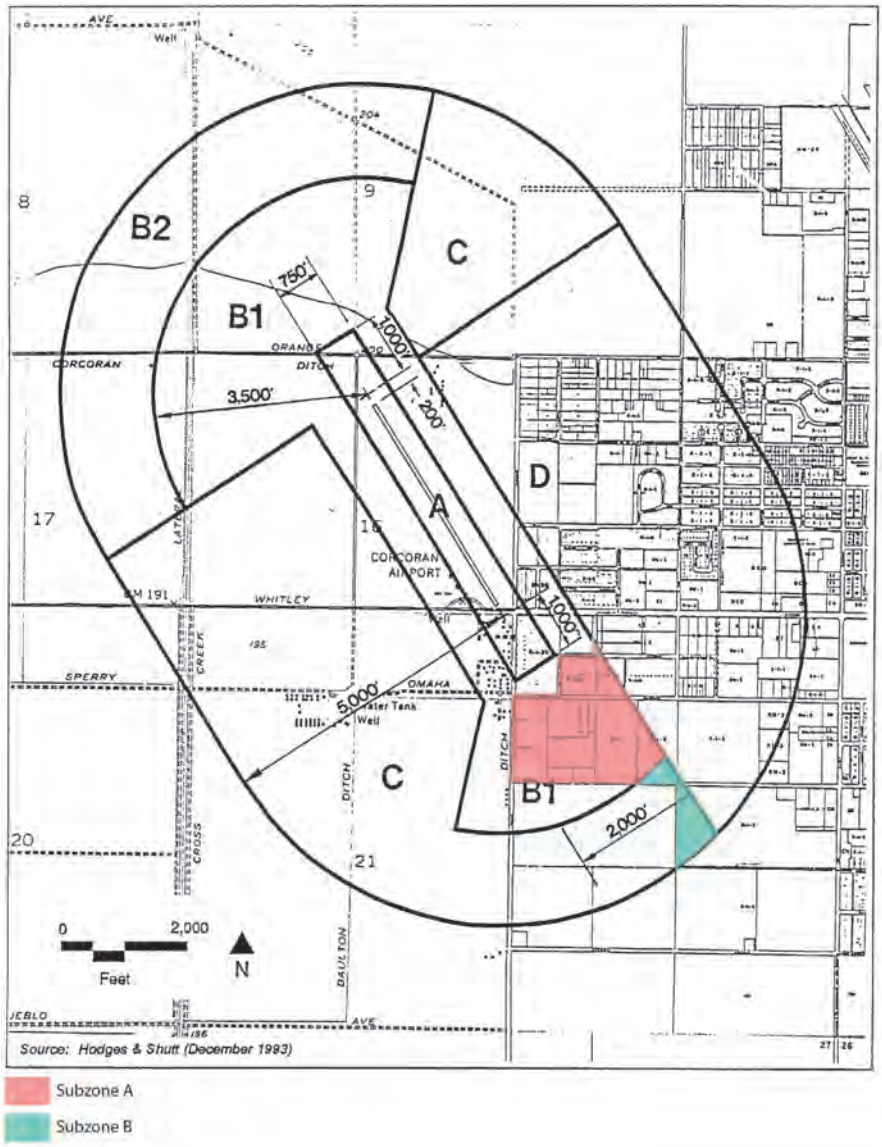
11-9-3 Airport Environs (AE) Overlay Zone

A. Purpose. The AE overlay zone identifies areas where additional requirements apply to ensure the compatibility of land uses and development with nearby airport operations.

B. Applicability. The AE overlay zone applies to the areas designated as Airport Environs Subzones in Figure 11-9-1.

C. Land Use Regulations. All development projects and land use actions proposed within the AE overlay zone shall comply with the compatibility criteria specified in the 1994 Kings County Airport Land Use Compatibility Plan (ALUCP), excluding those criteria specifically overruled by the Community Development Department.

Figure 11-9-1 Airport Environs Subzones



11-9-4 Planned Industrial (IP) Overlay Zone

A. Purpose. The IP overlay zone is intended to promote industrial development by allowing certain use, which is otherwise permitted only within industrial districts.

B. Applicability. The IP overlay zone may be applied to any zoning district in Corcoran.

C. Land Use Regulations. Permitted and conditionally permitted uses in the IP overlay zone are the same as the IL and IH zoning districts.

D. Development Standards. The City may impose more restrictive development and design standards in the IP overlay zone than those specified for industrial zoning districts in Chapter 11-7 (Industrial Zoning Districts).

E. General Rezoning Requirements. The rezoning of any parcel to an IP overlay zone shall comply with the requirements for a Zoning Map Amendment, as specified in Chapter 11-29 (Zoning Code Amendments).

F. Application Requirements. An IP overlay zone rezoning application shall include:

1. A list of the intended uses that are permitted by right, by Administrative Permit, and conditionally in the IL and IH zoning districts.
2. A statement of performance and design standards that are more restrictive than, but still meet the intent of, those in the standard Industrial zoning districts.
3. The property owners shall record in the office of the County Recorder deed restrictions running with the land corresponding to the Council-approved uses and performance and design standards before written approval from the Planning Commission and City Council.

11-9-5 Planned Unit Development (PUD) Overlay Zone

A. Purpose. The PUD overlay zone is intended to promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts that vary from the City's development standards. It provides land owners with enhanced flexibility to take advantage of unique site characteristics to develop projects that will provide public benefits for residents, employees, and visitors to Corcoran.

B. Applicability.

1. A PUD overlay zone may be applied to one or more parcels totaling one acre or more in size.
2. Parcels shall be contiguous, abutting, or separated only by a roadway.
3. Parcels shall be located in a base zoning district assigned by the City.

C. Land Use Regulations.

1. Permitted and conditionally permitted uses in the PUD overlay zone are the same as the base zoning district.
2. Uses not permitted in the base zoning district are permitted in the PUD overlay zone with a Conditional Use Permit. **[Note to Planning Commission: we propose allowing non-permitted uses with a CUP]**

D. Development Standards. Development standards (e.g. setback, height, parcel coverage) within the PUD overlay zone are the same as in the base zoning district, unless specifically waived or adjusted by the City.

E. Regulatory Flexibility. Adjustments to development standards may be approved by the City Council if the application demonstrates that the adjustments will result in a higher quality of development than would be possible using conventional zoning standards.

F. Application Requirements.

1. **Rezoning.** Rezoning of any parcel to a PUD overlay zone shall comply with the requirements for a Zoning Map Amendment, as specified in Chapter 11-29 (Zoning Code Amendments).

2. **Site Review.** The development of property within the PUD overlay zone shall be subject to all of the regulations and procedures prescribed in Section 11-23-3 (Site Plan Review).

PART 3

General Regulations

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Chapter 11-10 MOBILE HOMES

Sections:

11-10-1 Mobile Home Parks
11-10-2 Mobile Home Sites
11-10-3 Manufactured Housing within Residential Zoning Districts

11-10-1 Mobile Home Parks

A. Permit Required. A Conditional Use Permit is required for a mobile home park.

B. General Standards.

1. **Location**. Mobile home parks shall be located only within Multi-family Residential (RM) zoning districts.

2. **Access.** A Conditional Use Permit is required to establish a vehicle access way from a mobile home park to an arterial or collector street.

C. Development Standards. Table 11-10-1 identifies development standards for mobile home parks.

TABLE 11-10-1 DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS

	Mobile Home Park
Lot and Density Standards	
Lot Area (min.)	5 acres [1]
Density (max.)	8 mobile home sites per acre
Setback Standards (min.) [2]	
Front	20 ft.
Side, Interior	10 ft.
Side, Street	10 ft.
Rear, Interior	10 ft.
Rear, Street	20 ft.

Note:
[1] The first phase of a mobile home park development shall be at least 5 acres and shall include all required recreational and service amenities.
[2] Setback standards apply to mobile home park boundaries, not individual mobile home sites.

D. Additional Standards.

1. **Streets**. Streets within a mobile home park shall be constructed to City standards and shall be reviewed and approved by the City Engineer.

   a. Entrance streets shall be located to assure safe access to and from the public street system.

   b. Minimum paved street width shall be 32 feet for minor streets and 40 feet for collector streets. Paving shall be in accordance with State standards.

   c. Positive drainage, concrete curbs, and gutters are required.

d. Parallel parking is permitted on both sides of a collector street and on only one side of a minor street. On-street parking shall be in addition to the minimum required off-street parking.

2. **Off-Street Parking.** All parking areas and spaces shall be designed and constructed in compliance with Chapter 11-14 (Parking and Loading).

   a. One guest parking space shall be provided for each mobile home site at a location centrally located among mobile home sites which it serves.

   b. No guest parking is required for mobile home sites along collector streets constructed to City standards.

   c. On-street parking is permitted for guest parking.

   d. One parking space is required for each 400 square feet of gross floor area of central recreation buildings, park offices, and other similar buildings.

   e. One supplemental parking space for ten mobile home sites shall be provided for pleasure boats, recreation vehicles, and non-occupied travel trailers.
      (1) Supplemental parking shall be used only by mobile home park tenants.
      (2) Supplemental parking shall be clustered, easily accessible via interior drives, and screened from view with a solid ornamental fence or wall and landscaping.

3. **Common Recreation Areas**

   a. Mobile home parks shall provide common recreation areas of a size no less than 10 percent of the total gross area of the mobile home park. Common recreation areas shall be located where easily accessible and convenient to park residents.

   b. The calculation of common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

   c. Common recreation areas shall be landscaped and maintained. All landscaped areas shall be irrigated by an automatic underground sprinkler system.

4. **Pedestrian Ways.**

   a. Pedestrian ways shall be provided throughout the mobile home park, connecting all mobile home sites with common recreation areas.

   b. Pedestrian ways shall be provided, where possible, at locations away from the interior street system to avoid conflict between pedestrian and vehicle traffic.

5. **Landscaping and Screening:** Mobile home parks shall provide permanently maintained landscaped areas and site screening as follows:

   a. A landscaped border along the entire street frontage yard area and along the rear yard if such yard is adjacent to a public street.

   b. Ornamental screen wall or fencing, 6 feet in height, along all interior side property lines and along all rear property lines which do not abut a public street.

   c. Ornamental screen wall or fencing, 6 feet in height along street side yard and street front yard setback lines.

E. Other Required Facilities. Each mobile home park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying.
2. Trash enclosures at locations along the interior street system, which are convenient to all residents and to refuse trucks, integrated with guest parking areas.

11-10-2 Mobile Home Sites

A. General Standards.

1. **Location**. Mobile homes shall only be located:
   a. Within a licensed mobile home park.
   b. Within a mobile home sale yard.
   c. In an approved storage area within following zoning districts:
      (1) Service Commercial (CS)
      (2) Highway Commercial (CH)
      (3) Light Industrial (IL)
      (4) Heavy Industrial (IH)
2. **Permitted Uses**. Mobile home may not be occupied or used for living or sleeping purposes. The following uses may be allowed for mobile homes within a mobile home park:
   a. An office for a construction project, circus, or carnival.
   b. A residence of a watchman on the site of a construction project or an industrial use.
   c. Temporary living quarters for circus or carnival personnel with approval of a Conditional Use Permit.
   d. A single-family dwelling when set on a permanent foundation, which is not within an established mobile home park, within following zoning districts:
      (1) Residential Acreage (RA)
      (2) Single-family Residential (R-1)
      (3) Multi-family Residential (RM)
      (4) Professional Office (PO)

B. Development Standards. Table 11-10-2 identifies development standards for mobile home sites.

TABLE 11-10-2 DEVELOPMENT STANDARDS FOR MOBILE HOME SITES

	Mobile Home Site	Additional Regulations
Site and Density Standards		
Site Area (max.)	3,000 sq. ft. [1]	
Site Width (max.)	30 ft.	
Site Coverage (max.)	75%	
Setback Standards		
Setbacks (min.)		

	Mobile Home Site	Additional Regulations
Front	10 ft.	
Side	5 ft.	
Rear	10 ft.	
Other Standards		
Off-Street Parking (max.)	2 spaces [2]	Chapter 11-14 (Parking and Loading)
Patio, Hard-surfaced (min.)	200 sq. ft.	Section 11-10-2 B.3 (Patios and Pads)

Note:
[1] The maximum area shall include pad, parking, private access, landscaping, and private storage areas.
[2] One parking space may be tandem to the other.

1. **Placement.** At the time of placement on the site, all mobile homes shall be fitted with appropriate skirts to obscure stands, pads, and undercarriage equipment.
2. **Required Yard Space.** No mobile home shall be located in any required yard space, except:
   a. Tow bars may be extended into such yard space.
   b. Other incidental structures may be located and shall comply with the Multi-Family Residential (RM) zoning district yard and setback requirements.
3. **Patios and Pads.**
   a. Patio areas shall not be used for parking of vehicles.
   b. A permanent porch greater than 20 square feet in area may be counted as part of the required patio area, not to be used as a carport.
   c. Each mobile home shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, will be adequate to support the mobile home on a level plane.
4. **Driveways.** Driveways for individual mobile home sites shall be installed subject to approval of the City Engineer.
5. **Signs.**
   a. Only one identification sign shall be allowed displaying the name of the mobile home park.
   b. Signs shall be located near the park entrance drive, within the front yard area of the mobile home park, parallel to the abutting street, with landscaping at its base.
   c. Signs shall not exceed 32 square feet in total readable surface area, and 8 feet in height.
   d. Additional directional and identification signs may be installed within the mobile home park subject to the approval of the Community Development Department.

C. Additional Standards.

1. **Underground Utilities**. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, and community television antenna connections

and ducts for cable television. A community television antenna with underground ducts and connections to each mobile home site may be provided.

2. **Sales of Mobile Homes.**

   a. Mobile homes may be displayed and sold within a mobile home park similar to the sale of model homes within a residential subdivision.

   b. Mobile homes shall not be sold for delivery to any location other than the mobile home park in which it is displayed. All mobile homes displayed for sale shall be placed on mobile home sites and connected to utility services.

   c. No more than four mobile homes shall be offered for sale at any one time

   d. One non-illuminated for sale sign, not exceeding 4 square feet in area, shall be allowed on the site of each mobile home offered for sale.

11-10-3 Manufactured Housing within Residential Zoning Districts

A. Applicability. All single-family dwellings, including manufactured housing and mobile homes on permanent foundations, shall comply with the requirements of this section.

B. Development Standards.

1. **Minimum Floor Area.** A floor area of manufacture housing shall be no less than 775 square feet. The minimum floor area is required for manufacture housing that is located within an RA, R-1, RM, or PO zoning district and that is not a part of a mobile home subdivision. The minimum floor area shall be calculated without the garage or carport.

2. **Minimum Unit Width.** A minimum of 20 foot-unit-width is required when a manufacture housing unit is located outside of a mobile home subdivision.

3. **Garages**. A garage shall be provided for every dwelling located on a lot in an R-1 or RM zoning district, which is not a part of a mobile home subdivision.

4. **Roof Overhang**. All main buildings shall have a pitched roof with a minimum 12-inch roof overhang on each of the dwelling's perimeter walls. The overhang shall be architecturally integrated into the design of the dwelling unit.

5. **Materials**. All main buildings and detached garages and carports located on the front half of the lot shall comply with the following standards.

   a. **Roof**. Roofs shall be constituted of wood shakes, asphalt, composition or wood shingles, clay, tile, concrete or metal tile, slate or built up asphaltic gravel materials.

   b. **Exterior Siding**.

      (1) Exterior siding shall consist of wood, masonry, concrete, stucco, Masonite, or metal lap.

      (2) Exterior siding material shall extend to ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top foundation.

      (3) Detached garages and accessory buildings may be constructed of metal siding provided the structure is premanufactured and at least 14-gauge metals. The premanufactured unit and installation must be approved by the Building Official.

6. **Foundations**. All main buildings shall be placed on a permanent engineered foundation.

   a. Detached garages and accessory buildings shall have a concrete foundation and slab. The structure shall be attached according to the California Building Code.

   b. The foundation shall meet applicable Building Code requirements and California Health and Safety Code Section 18551.

   c. The floor elevation of the dwelling shall be reasonably compatible with the floor elevations of the surrounding dwelling units.

C. Additional Regulations.

1. **Surrender of Registration.**

   a. Pursuant to California Health and Safety Code Section 18551(b), the owner of a mobile home on a permanent foundation shall request a certification of occupancy from the Building Official, after applying for a building permit but before occupancy of a mobile home on a permanent foundation. After request of a certification of occupancy, any vehicle license plate, certificate of ownership and certificate of registration issued by a State agency is to be surrendered to the issuing State agency.

   b. Any mobile home on a permanent foundation must bear a California insignia or federal label pursuant to California Health and Safety Code Section 18550(b).

2. **Certification**. Mobile homes must be less than 5 years old or certified under the National Mobile Home Construction and Safety Act of 1974 (42 USC section 5401 et seq.) and on a permanent foundation system, pursuant to California Health and Safety Code Section 18551.

D. Deviations. The Community Development Department may approve deviations from one or more of the standards of this section if following findings can be provided:

1. The architectural style proposed provides compensating design features.

2. The proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

E. Appeal. The determination on deviation by the Community Development Department may be appealed to the Planning Commission and City Council in compliance with Chapter 11-27 (Appeals).

Chapter 11-11 ACCESSORY STRUCTURES AND USES

Sections:

11-11-1 General Requirements
11-11-2 Residential Zoning Districts
11-11-3 Non-Residential Zoning Districts

11-11-1 General Requirements

A. Relationship to Primary Use. An accessory structure shall be incidental and subordinate to the primary structure of the same lot.

B. Separation Between Structures. Accessory structures shall be set back from primary structures, including the primary structure, on the same lot at least 10 feet or as otherwise required by the California Building Code.

C. Attached Structures. Accessory structures attached to a primary structure shall be considered a part of the primary structure and shall comply with all standards applicable to the primary structure.

D. Permit Required. A primary structure that requires a Conditional Use Permit requires an Administrative Permit for an accessory structure. All other accessory structures are permitted by right except as otherwise required by this chapter.

11-11-2 Residential Zoning Districts

A. Permitted Accessory Uses and Structures. Table 11-11-1 identifies permitted accessory uses in residential zoning districts.

TABLE 11-11-1 PERMITTED ACCESSORY USES AND STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

P Permitted Use **A** Administrative Review Permit Required **–** Use Not Allowed	**RA**	**R-1**	**RM**
Accessory Use or Structure			
Barns, Stables, Coops, and Other Farm-Type Outbuildings	P [1]	-	-
Garages or Carports	P	P	P
Garden Structures	P	A	A
Greenhouse	P	-	-
Recreation Rooms, Hobby Rooms, or Hobby Shops	P	-	-
Storehouses	P	-	-
Swimming Pools	P	P	P
Tennis Courts	-	A	A
Underground Storage of Petroleum Products	P [1][2]	-	-

Notes:
[1] Allowed only on lots 40,000 square feet or larger.
[2] The storage of petroleum products shall comply with current Building and Fire Codes. The storage shall be allowed only for the use of persons residing on the lot.

B. Development Standards.

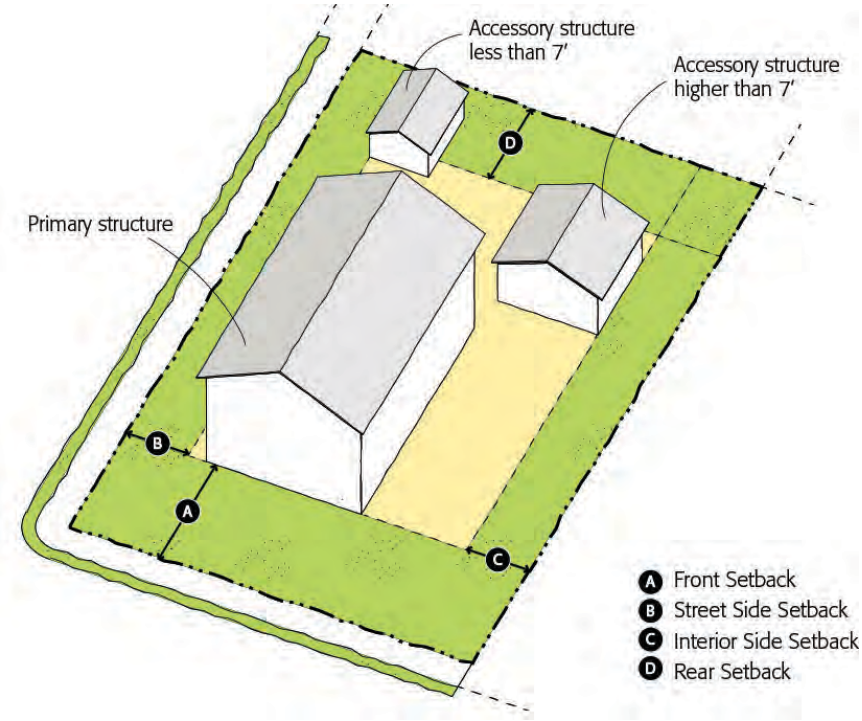
1. The minimum setbacks for accessory structures that are taller than 7 feet in residential zoning districts are shown in Table 11-11-2 and in Figure 11-11-1. Accessory structures less than 7 feet in height may be located within any portion of a side or rear yard.
2. Setback standards for attached garages and carports are identified in Chapter 11-5 (Residential Zoning Districts).
3. In the RA zoning district, structures housing live animals shall be setback a minimum of 25 feet from any side yard property line or dwelling unit.
4. The height limit for accessory structures is the same as for the primary structure.

TABLE 11-11-2 SETBACK STANDARDS FOR RESIDENTIAL ACCESSORY STRUCTURES

	RA	R-1	RM
Setbacks (min.)			
A Front	35 ft.	20 ft.	20 ft.
B Street Side (of Corner Lots or Reversed Lots)	25 ft.[1]	5 ft.[2]	5 ft.
C Interior Side	5 ft.	5 ft.	5 ft.
D Rear	5 ft.	5 ft.	5 ft.

Notes:
[1] For accessory structures with more than one story, side setback shall be increased by 10 feet for each additional story.
[2] On a reversed corner lot, the minimum required street side setback for accessory structures is ½ the required front setback of the adjoining key lot or 10 feet, whichever is less.

Figure 11-11-1 Development Standards for Residential Accessory Structures



C. Mechanical Equipment. Required setbacks for mechanic equipment are shown in Table 11-11-3.

TABLE 11-11-3 SETBACK STANDARDS FOR MECHANICAL EQUIPMENT

Setbacks (min.)	**R-1**	**RM**
Front	Same as Primary Structure	Same as Primary Structure
Street Side	Same as Primary Structure	Same as Primary Structure
Interior Side	5 ft. [1]	5 ft. [2]
Rear	5 ft. [1]	Same as Primary Structure

[1] Required for properties abutting any residential lot.
[2] Required for properties abutting an interior lot in the street side yard of a reversed corner lot.

D. Swimming Pools.

1. Only individual, family, non-commercial, or community-use swimming pools are allowed in residential zoning districts.
2. Fences and barriers for swimming pools shall be provided as required by the California Building Code.
3. No swimming pool shall be located within a utility easement.
4. In-ground swimming pools are considered structures and must comply with setback requirements in Section 11-11-2.B (Development Standards).

E. Outdoor Storage and Sea Trains. Outdoor storage of equipment, materials, and merchandise is prohibited in residential zoning districts. Use of commercial storage containers, including sea trains, is prohibited.

11-11-3 Non-Residential Zoning Districts

A. Permitted Accessory Uses and Structures.

1. Table 11-11-4 identifies permitted accessory uses in non-residential zoning districts.

TABLE 11-11-4 PERMITTED ACCESSORY USES AND STRUCTURES IN NON-RESIDENTIAL ZONING DISTRICTS

P Permitted Use **A** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**Agricultural Zoning Districts**	**Commercial and Office Zoning Districts**	**Industrial Zoning Districts**
Accessory Use or Structure			
Accessory Retail Uses or Retail Stores	-	A	P
Automatic Teller Machines (ATMs)	-	A [1]	-
Car Washing, Coin-operated or Manual	-	C [2]	-

P Permitted Use **A** Conditional Use Permit Required **A** Administrative Review Permit Required **–** Use Not Allowed	**Agricultural Zoning Districts**	**Commercial and Office Zoning Districts**	**Industrial Zoning Districts**
Farm Offices, Barns, Stables, Coops, Tank Houses, Storage Tanks, Wind Machines, Windmills, Silos, and Other Farm Outbuildings	P	-	-
Food Lockers and Accessory Sale	-	-	P
Guest Houses	P [3]	-	-
Offices	-	-	P
Personal Storage, Accessory to Primary Building	-	P [4]	-
Private Garages and Carports	P	-	-
Recreation Rooms, Hobby Rooms, or Hobby Shops	P	-	-
Reverse Vending Machines[6]	C	A	A
Small Collection Facilities [6]	C	A	A
Storehouses, Garden Structures, or Greenhouses	P	-	-
Swimming Pools and Tennis Courts	P	-	-
Watchman's Living Quarters	-	-	P
Underground Storage of Petroleum Products [7]	P	-	-

Notes:
[1] ATMs shall be permitted by right in the CD zoning district.
[2] The use shall be prohibited in the PO zoning district.
[3] One guest house or accessory living quarters without kitchen only.
[4] Personal Storage is only permitted by right in the CS zoning district, permitted with an Administrative Permit in the CH and CD zoning districts, and permitted with a Conditional Use Permit in CC zoning district.
[5] Only allowed as an accessory use to a commercial use or community service facility. See Section 11-11-3 D below.
[6] The storage of petroleum products shall comply with current Building and Fire Codes. Resale or distribution is prohibited.

B. Development Standards in Non-Residential Zoning Districts. Accessory structures in non-residential zoning districts are subject to the same development standards as primary structures.

C. Outdoor Storage and Sea Trains

1. **Zoning Districts**. Outdoor storage of equipment, materials, and merchandise is permitted as an accessory use in commercial and industrial zoning districts.

2. **Location**.

   a. All outdoor storage areas shall be located on the same lot as the primary land use.

   b. Outdoor storage areas shall be setback from the front property line 60 feet or 50 percent of the lot depth, whichever is greater.

3. **Screening.** Outdoor storage areas, sheds, and containers, including sea trains, shall be completely screened from view from public streets through the use of building walls, freestanding walls, gates, fences, landscaped berms, or other similar method as approved by the Community Development Department.

4. **Height.** Items within an outdoor storage area shall not exceed the height of walls, fences, or other structures designed to screen items from public view.

5. **Hazards**. Combustible materials stored outside shall be placed no closer than 20 feet from any property line. A minimum 20-foot-wide clear access drive shall be provided to the storage area to permit free access of fire trucks or any other safety vehicles at any time.

6. **Condition of Stored Materials.** All waste material shall be stored in an enclosed area, accessible to service vehicles.

D. Small Recycling Facilities

1. **Zoning Districts**. Small recycling facilities, such as reverse vending machines and small collection facilities, are permitted as an accessory use in Agricultural (A), commercial, and industrial zoning districts.

2. **Permit Expiration.**

   a. The permit for a small collection facility expires after 18 months, unless the applicant requests a renewal approved by the City.

   b. If the permit expires without renewal, the collection facility shall be removed from the site on the day following permit expiration.

3. **General Operating Standards.**

   a. **Maintenance.** Small recycling facilities shall be maintained in a clean, litter-free condition on a daily basis.

   b. **Operating Hours.** Operating hours shall be at least the operating hours of the primary use.

4. **Sign.**

   a. Size.
      (1) 4 square feet per reverse vending machine, excluding operating instructions.
      (2) 16 square feet per small collection facility.

   b. Additional signs or adjustment on size may be allowed upon finding that it is compatible with adjacent businesses.

   c. Signs shall clearly identify:
      (1) The type of materials to be deposited.
      (2) Operating instructions.
      (3) The contact information of the operator or responsible person.
      (4) The hours of operation

   d. Signs shall be consistent with the character of the location.

   e. Signs shall be illuminated to ensure safe operation between dusk and dawn.

f. Directional signs without advertising message may be installed to facilitate traffic circulation, or if the facility is not visible from the public right of way.

g. Signs shall state that no material shall be left outside the recycling enclosure or containers.

5. **Parking.**

a. No additional parking spaces are required for small recycling facility customers located in the established parking lot of a primary use.

b. One space shall be provided for a facility attendant, if present.

c. Occupation of parking spaces by the facility and by the attendant may not reduce available parking for the primary use unless all of the following conditions exist:
(1) The proposed facility is located in a convenience zone or a potential convenience zone as designated by the California Department of Conservation.
(2) A parking study shows that existing parking capacity is not already fully utilized during the time the proposed recycling facility will be on the site.

6. **Landscaping.** The facility shall not create conflicts with any City landscaping requirements.

7. **Specific Standards for Reverse Vending Machines.**

a. **Location.**
(1) Reverse vending machines located outside of a structure shall be located within 30 feet of the entrance to the primary structure on the lot, not obstructing pedestrian or vehicular circulation.
(2) Reverse vending machines shall not occupy required on-site parking spaces.

b. **Size.** No more than 50 square feet of floor space per unit, including any protective enclosure.

c. **Height.** No more than 8 feet in height.

d. **Materials.** Reverse vending machines shall be constructed and maintained with durable, waterproof, and rustproof materials.

8. **Specific Standards for Small Collection Facilities**

a. **Location.** Small collection facilities allowing 24-hour donation of materials shall not be located within 30 feet of a residential zone or use unless:
(1) The facility is located within a recognized service corridor; and
(2) Acoustical shielding is installed.

b. **Setback.** Small collection facilities shall be set back at least 10 feet from any public right-of-way and shall not interrupt pedestrian or vehicular traffic.

c. **Size.**
(1) A small collection facility shall occupy no more than 500 square feet of area.
(2) A small collection facility shall occupy no more than five parking spaces, excluding space that will be periodically needed for removal of materials or exchange of containers.

d. **Screening.** Small collection facilities adjacent to a residential zone shall be enclosed in a structure or screened from view by an opaque fence or wall at least 6 feet in height.

e. **Noise.** Small collection facilities shall not produce noise levels exceeding 60 dBA as measured at the property line of a residential zone or use; 70 dBA in all other locations.

f. **Operating Standards.**
   (1) All recyclable materials shall be stored in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present.
   (2) Attended facilities located within 100 feet of a property zoned or occupied for residential use shall operate only during the hours between 9:00 a.m. and 7:00 p.m.
   (3) Small collection facilities shall not use power-driven processing equipment.
   (4) Small collection facilities shall only accept glass, metal, plastic containers, paper, and reusable items. Used motor oil may be accepted only with permission from local public health official.

g. **Recycling Containers.** Recycling containers shall:
   (1) Use durable, waterproof, and rustproof materials.
   (2) Be covered when site is not attended.
   (3) Be secured from unauthorized entry or removal of material.
   (4) Have sufficient capacity to accommodate materials collected.

h. **Mobile Recycling Facilities.**
   (1) Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.
   (2) The facility shall be swept when the mobile units, such as a truck or containers, are removed at the end of each collection day.
   (3) For the wheeled facility, the informational sign shall be 16 square feet at a maximum and shall be measured from the pavement to the top of the container.

Chapter 11-12 FENCES, WALLS, AND SCREENING

Sections:

11-12-1 Measurement of Fence and Wall Height
11-12-2 Height Limits
11-12-3 Design Standards
11-12-4 Screening

11-12-1 Measurement of Fence and Wall Height

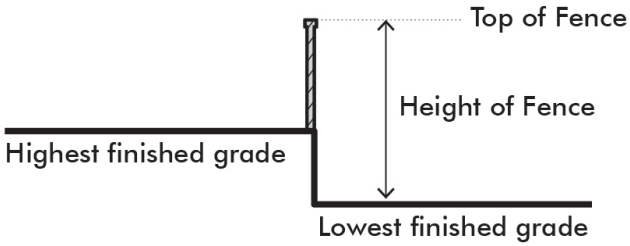
A. The height of a fence or wall is measured from the adjacent finished grade at the base of the fence or wall to the top edge of the fence or wall.

B. Ornamental features that provide a screening function and are 50 percent or more opaque are included in the height measurement of a fence or wall.

C. If a fence is atop a wall, the total height is measured from the base of the wall. See Figure 11-12-1.

D. If the adjacent finished grade is different on opposite sides of the fence or wall, the height is measured from the side with the highest finished grade to the highest point on the fence.

Figure 11-12-1 Fence and Wall Height



11-12-2 Height Limits

A. A fence or wall shall not exceed the maximum permitted height as shown in Table 11-12-1 and Figure 11-12-2.

TABLE 11-12-1 MAXIMUM HEIGHT OF FENCES AND WALLS

Fence or Wall Location	Figure Number	Residential Zoning Districts (RA, R-1, RM) and Professional Office (PO)	Industrial Zones	Resource Conservation and Open Space (RCO)
Within front setback area	A	3 ft.[1]	3 ft. [2]	-
Within street side setback area	B	7 ft.	-	-
Within side and rear setback areas	C D	7 ft.	6 ft.	-
Traffic Safety Visibility Area		3 ft.	4 ft. [3]	-

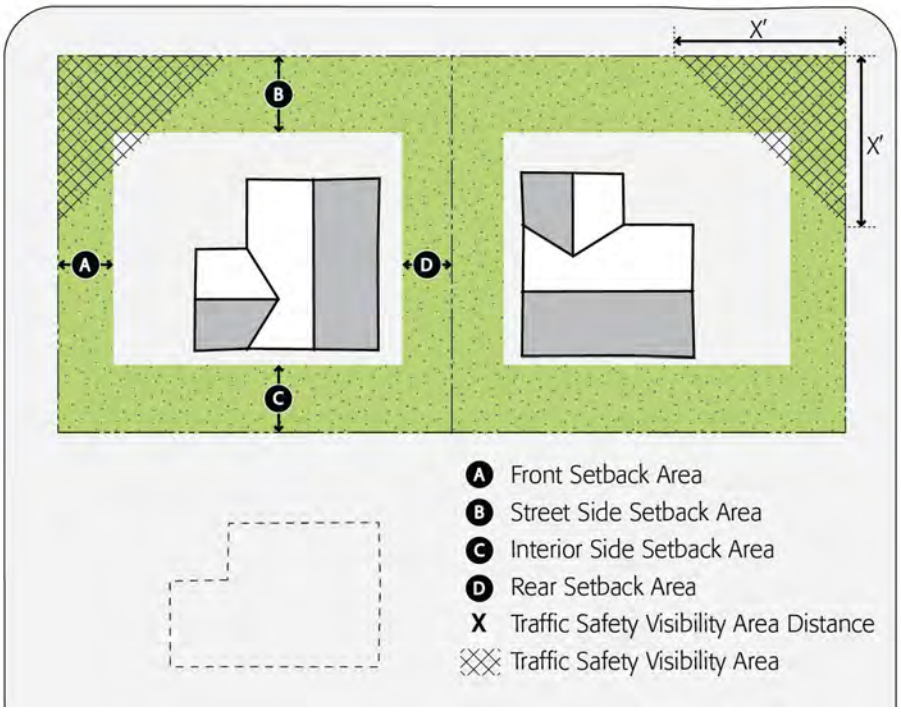
Notes:
[1] A 4 feet height is permitted, provided that the top one foot is at least 50 percent open.
[2] A chain link fence greater than 3 feet in height may be located in any portion of a required front setback.
[3] The top one foot shall be 50 percent or more open.

B. Traffic Safety Visibility Area. The minimum requirement for a traffic safety visibility area is based on a zoning district as shown in Table 11-12-2. The traffic safety visibility area is the area formed by measuring the distance "X" along the front and side property lines from the point of intersection, and then diagonally connecting the ends of the two lines. See Figure 11-12-2.

TABLE 11-12-2 TRAFFIC SAFETY VISIBILITY AREA DISTANCE BY ZONING DISTRICT

District	Distance "X"
Residential and PO	25 feet
Industrial	30 feet

Figure 11-12-2 Height Limits for Fences and Walls



C. Within residential zones, an additional 2 feet of height is permitted for ornamental features that do not provide a screening function, such as an archway over a gate or ornamental figures intermittently situated along the top of a fence or wall.

11-12-3 Design Standards

The following design standards for fences and walls shall apply in all zoning districts.

A. Fences and walls shall be constructed of decorative masonry, ornamental steel or iron, bricks, stone, formed vinyl, or wood. Other materials may be considered if the Community

Development Department determines the design to be compatible with adjacent structures and its surrounding neighborhood.

B. Fences and walls shall not be constructed of inappropriate materials such as sheet metal, vehicles, underground/above-ground tanks, garage doors, aluminum siding, corrugated tin, non-constructed or dumped piles of rock, soil or debris, OSB sheets, plywood sheets, word sheets, corrugated metal or plastic, vinyl, cloth tarps, and other similar materials not specifically designed for use as fencing.

C. Fence and wall design shall conform to the California Building Code and all development standards required for safety.

D. Materials of fences, walls, hedges, and trellis shall be uniform in its construction.

E. The use of barbed wire, razor wire, electrified wire, and other similar materials requires administrative approval in industrial and commercial zoning districts. The use of such materials is prohibited in residential zoning districts unless required by federal or State regulations.

11-12-4 Screening

A. Material and Height. An ornamental solid fence, masonry wall, compact growth of natural plant materials (with solid gates where necessary), or other similar type of screening device not less than 6 feet in height shall be used for screening.

B. Outdoor Uses. The following outdoor uses shall be screened:

1. Any agricultural use involving a business, service, or process not completely enclosed in a structure shall be screened when located on a site abutting on or across a street or alley from a residential district.
2. Any industrial use not conducted entirely within a completely enclosed structure on a site across a street or an alley from an RA, R-1, or commercial zoning district.

C. Outdoor Storage. Open storage of materials and equipment shall be screened, except as may be modified under the site plan review provisions of Chapter 11-22 (Permit Application and Review) of this Title. Materials or equipment stored shall not be visible above said fence or wall.

D. Property Lines.

1. Where a commercial lot adjoins or is located across a street or alley from an RCO, RA, R-1, RM, or PO zoning district, screening shall be located on the property line common to such zoning districts, except in a required front yard.
2. Where an industrial lot adjoins an RA, R-1, PO, or commercial zoning district, screening shall be located on the property line common to such zoning districts, except in a front yard.

Chapter 11-13 LANDSCAPING

Sections:

11-13-1 Purpose
11-13-2 Applicability
11-13-3 Water Efficient Landscape Design and Installation Ordinance
11-13-4 Landscape Plans
11-13-5 Required Landscape Areas
11-13-6 Landscape Standards

11-13-1 Purpose

The landscaping standards in this chapter are intended to enhance the aesthetic appearance of developed areas within Corcoran and to promote the efficient use of water resources.

11-13-2 Applicability

This chapter applies to all new development requiring Site Plan Review or Conditional Use Permit approval.

11-13-3 Water Efficient Landscape Design and Installation Ordinance

In addition to the standards contained in this chapter, all applicable development in Corcoran shall also comply with Municipal Code Chapter 7-8 (Water Efficient Landscape Design and Installation). Chapter 7-8 implements the California Water Conservation in Landscaping Act (Government Code Section 65591 et seq.) If conflicts occur between the Act and Chapter 7-8 or the Zoning Code, the more restrictive shall control.

11-13-4 Landscape Plans

A. Landscape Plan Required. Projects subject to the requirements of this chapter shall submit a landscape plan as part of Site Plan Review and Conditional Use Permit applications and as part of subsequent Building Permit applications.

B. Required Contents. Landscape plans shall be prepared at a maximum scale of 1 inch to 40 feet and include the following features and information:

1. Site boundaries.
2. Existing conditions on the property, including contours and existing structures.
3. Structures immediately adjacent to the property.
4. All new structures and improvements proposed as part of the development project.
5. Existing landscaping, trees, and vegetation to be retained.
6. All new landscaping proposed as part of the development project specifying plant location, species, and size.
7. Irrigation plan specifying the location, type, and size of all components of the irrigation system.

8. Proposed grading.
9. Any additional information as determined by the Community Development Department to demonstrate compliance with the requirements of this chapter.

C. Review and Approval. The Community Development Department shall review all landscape plans to verify compliance with the requirements of this chapter. Landscape Plans for projects requiring Site Plan Review shall be approved by the Community Development Department. Landscape Plans for projects requiring a Conditional Use Permit shall be approved by the Planning Commission.

D. Changes to Approved Landscape Plans.

1. Substantial modifications to an approved landscape plan shall be made only by the review authority which approved the landscape plan.
2. The Community Development Department may approve minor modifications to a landscape plan previously approved by the Planning Commission. Minor modifications are defined as changes to a landscape plan that do not decrease the total amount of landscaped area, alter the general design character of the landscaped area, or alter a feature of the landscaped area specifically required by the Planning Commission.

11-13-5 Required Landscape Areas

A. Residential Zoning Districts.

1. All required yards, excluding areas required for access to the property, shall be landscaped and maintained. See Figure 11-13-1.
2. Front yards landscaping is required, and shall include trees, shrubs, and ground cover. Bare dirt is not allowed.
3. Landscaping may consist of any combination of living plants, such as trees, shrubs and grass or related natural features, such as rock, stone, or mulch. Decorative hardscape featuring pervious materials are permitted within required landscaping areas.
4. Each residential lot shall have a minimum of one medium sized tree (30-60 feet at maturity) per residential unit. Two small trees (15-30 feet at maturity) shall be counted as one medium sized tree.
5. For new construction, addition, repairs on substandard buildings with more than $20,000 construction cost, the property owner or occupant are responsible for the maintenance and care of all trees, shrubs, plants, and vegetation in the front yard and the street right-of-way abutting the property.

B. Non-Residential Zoning Districts.

1. The minimum landscaped area on a site shall be as shown in Table 11-13-1. Outdoor dining areas, courtyards, and other similar quasi-public areas do not count toward landscaping requirements.
2. All required exterior setback areas shall be landscaped, excluding areas required for access to the property and public or quasi-public open space such as courtyards and outdoor seating.

Figure 11-13-1 Required Landscape Area for Residential Zoning Districts

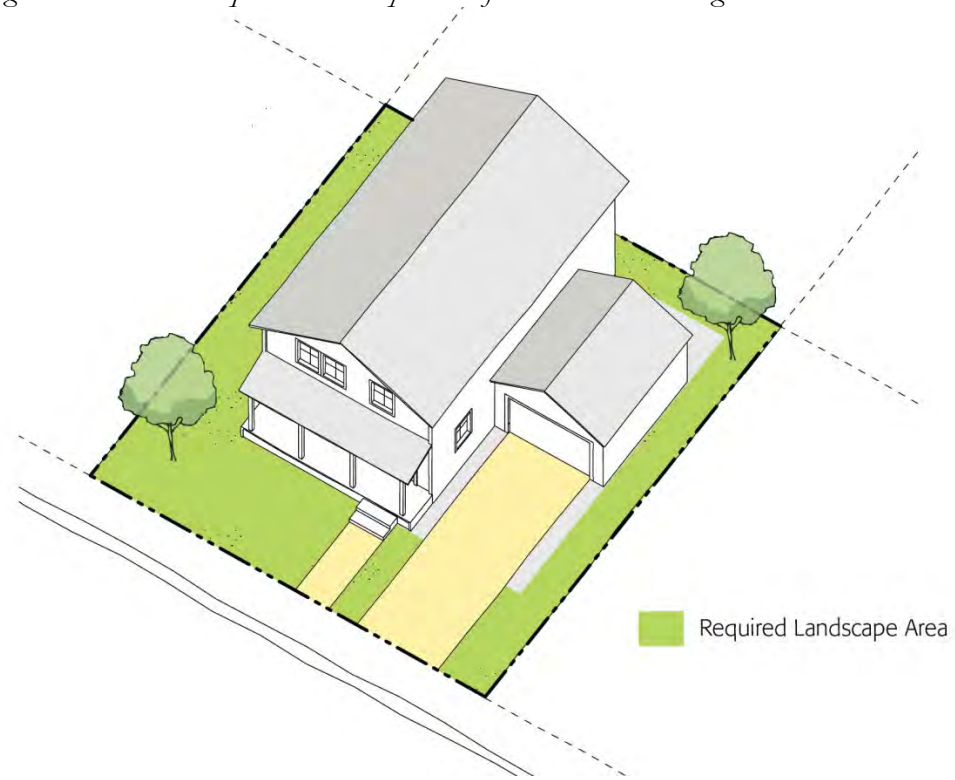


TABLE 11-13-1 MINIMUM LANDSCAPED AREA IN NON-RESIDENTIAL ZONING DISTRICTS

Zoning Districts	Minimum Landscaped Area
CN, CS, CH, CD, CC, PO	15%
IL, IH, A, RCO	None
PUD, IP	As determined by the permit approval process

11-13-6 Landscape Standards

A. General Standards. The following standards apply within all zoning districts.

1. **Plant Selection**. A minimum of 90 percent of plants and trees shall be drought-tolerant, non-invasive species. Landscaped areas shall be planted with live and healthy plan materials suitable for screening or ornamenting the site, whichever is appropriate.

2. **Turf Lawns.**

   a. Turf areas shall be limited to 25 percent of the landscaped area. The Planning Commission may approve larger areas if the lawn area provides functional open space.

   b. Drought-resistant grass species shall be used exclusively.

   c. Turf shall not be used on berms, slopes, or median islands where runoff is a problem.

3. **Plant Groupings**. Where irrigation is proposed, plants shall be grouped in separate hydrozones (i.e. plants within each irrigation valve area shall have the same watering requirements).

4. **Water Features**. Decorative water features (e.g. fountains, ponds, waterfalls) shall have recirculating water systems.

5. **Public Safety.** Plant species shall be selected and located so that at maturity they do not interfere with pedestrian, bicycle, or vehicular circulation and do not conflict with overhead lights, or utility lines.

6. **Mulch.** Mulch shall be added periodically to the soil surface in all landscape areas.

B. Irrigation and Water Efficiency. Landscaped areas shall comply with the following irrigation and water efficiency.

1. **Irrigation System**. Water-efficient irrigation systems (e.g. bubbler type, drip, mini-spray) shall be required. Irrigation systems shall include check valves to prevent low head drainage, appropriate nozzles to prevent overspray, and automatic and self-adjusting irrigation controllers that include moisture and/or rain sensor shutoff.

2. **Irrigation Schedule**. Landscape irrigation shall be scheduled between the hours of 6:00 p.m. and 10:00 a.m. to avoid irrigating during times of high wind, high temperature and high water usage.

3. **Irrigation Audit**. All existing landscaped areas to which the City provides water that are 1 acre or more, including green belts, common areas, multifamily housing other than mobile home parks, schools, businesses, parks, and publicly owned landscapes shall have a landscape irrigation audit at least every five years. The irrigation audit shall determine whether the landscaped area complies with the requirements of this chapter and identify methods to improve water efficiency as appropriate.

C. Timing of Installation. Required landscaping systems shall be installed prior to final building permit inspection or certification of occupancy.

D. Maintenance.

1. **General**. Landscape areas shall be maintained in a neat and healthful condition at all times. Every property owner or occupant shall be responsible for the maintenance and care of all landscaped areas in front yard and in the street right-of-way abutting such property.

2. **Replacement of Dead or Dying Plants**. Within 90 days of a determination by the Community Development Department that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner in accordance with the standards specified in this chapter.

3. **Removal of Landscaping**. Any removed mature landscaping shall be replaced with landscaping of similar size and maturity as that which was removed.

4. **Irrigation Systems**. Irrigation systems shall be maintained in a fully functional manner as approved by the City and required by this chapter.

Chapter 11-14 PARKING AND LOADING

Sections:

11-14-1 Purpose
11-14-2 Applicability
11-14-3 Required Parking Spaces
11-14-4 General Requirements
11-14-5 Off-Street Parking Design Standards
11-14-6 Off-Street Loading Facilities

11-14-1 Purpose

This chapter establishes off-street parking requirements in order to:

A. Provide a sufficient number of off-street parking spaces for all land uses.

B. Provide for functional off-street parking areas that are safe for vehicles and pedestrians.

C. Ensure that parking areas are well-designed and contribute to a high-quality design environment within Corcoran.

D. Allow for flexibility in off-street parking requirements to support a multi-modal transportation system, sustainable development patterns, and economic development.

E. Ensure that off-street parking areas do not adversely impact land uses on neighboring properties.

11-14-2 Applicability

A. **New Structures and Uses**. All new structures and uses shall comply with the standards in this chapter.

B. **Existing Structures and Uses.**

1. Additional parking is required for any modification to an existing structure or use that results in an increase in the amount of required off-street parking as specified in Table 11-14-1.

2. Additional off-street parking is required only to accommodate the incremental change or expansion of the existing structure or use. Additional parking shall not be required to remedy parking deficiencies existed prior to the change.

C. **City Improvement Standards.** City Improvement Standards supersedes this Chapter when there is a conflict between City Improvement Standards and this Chapter.

11-14-3 Required Parking Spaces

A. **Number of Spaces.** All land uses shall provide a minimum number of off-street parking spaces, as specified in Table 11-14-1.

TABLE 11-14-1 OFF-STREET PARKING REQUIREMENTS

Use, Activities, and Facilities	Number of Required Parking Spaces
Residential Uses	
Accessory Living Quarters, Guest Houses, Caretaker Housing, Second Units	One or two bedrooms: 1 per unit Three or more bedrooms: 2 per unit
Assisted Living/Nursing Home	1.5 per 1,000 sq. ft.
Group Homes, Senior Congregate Care Housing	1 per two beds
Multi-Family Homes	Studio: 1 per unit One Bedroom: 1 per unit Two Bedroom: 1.5 per unit Three Bedroom: 2 per unit
Residential Care Facilities Emergency Shelters	1 per two beds plus 1 per 300 sq. ft. of office and other non-residential areas
Single-Family and Duplex Homes	2 per dwelling, with at least 1 space within a garage or carport
Single-Room Occupancy	1 per unit
Public and Quasi-Public Uses	
Community Assembly	1 per 4 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats
Cultural Institutions	1 per 4 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats
Day Care Centers, Day Care Homes	3 per 1,000 sq. ft.
Educational Institutions	
Colleges and Universities	25 per 1,000 sq. ft. of classroom space
Schools, Public and Private	2 per classroom
Schools, Trade and Vocational, Studios	25 per 1,000 sq. ft. of classroom space
Medical Institutions	
Hospitals and Extended Care	Hospitals: 5.25 per bed, or as determined by parking generation study Clinics: 5 per 1,000 sq. ft.
Medical Clinics and Labs	4 per 1,000 sq. ft.
Offices, Government	3 per 1,000 sq. ft.
Public Safety Facilities	1 per 1,000 sq. ft. plus 2 additional parking spaces for station vehicles
Religious Institutions	1 per 4 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats
Commercial and Industrial Uses	
Banks and Financial Services	3 per 1,000 sq. ft.
Bed and Breakfast, Hostels, Hotels, and Motels	1 per guestroom
Indoor Commercial Recreation and Entertainment, Health and Exercise Clubs	3 per 1,000 sq. ft.
Bowling Alleys	4 per alley
Theaters	0.25 per seat
Outdoor Commercial Recreation and Entertainment	

Use, Activities, and Facilities	Number of Required Parking Spaces
Golf Courses	1 per hole plus 1 per 300 sq. ft. of office or other non-residential area
Other	1 per 4 fixed seats or 5 per 1,000 sq. ft. of floor area used by customers, whichever is greater
Funeral Parlors and Mortuaries	1 per 4 fixed seats, or 1 per 60 sq. ft. of assembly area for uses without fixed seats
Gas and Service Stations	3 spaces plus 1 for each stall or pump
Restaurant	
Full Service	4 per 1,000 sq. ft.
Limited Service (Takeout/Drive-Through)	3 per 1,000 sq. ft.
Retail Sales and Services	
Convenience Market	3 per 1,000 sq. ft.
Furniture, Home Equipment and Appliance Stores	1 per 1,000 sq. ft.
General, Adult Businesses, Animal Services Business Support Services, Medical Marijuana Dispensaries, Personal Services	3 per 1,000 sq. ft.
Groceries	4 per 1,000 sq. ft.
Laundromats and Self-Service Dry Cleaners	4 per 1,000 sq. ft.
Vehicle Sales, Services, Rental and Storage	2 per 1,000 sq. ft.
Vehicle Repair and Maintenance	2 per 1,000 sq. ft.
Office	
General	3 per 1,000 sq. ft.
Professional, Social Services and Charitable Institutions	4 per 1,000 sq. ft.
Public/Mini Storage	1 per 100 storage units or 5 spaces, whichever is greater
Industrial Uses	
Heavy Equipment Sales and Rental, Building Supplies and Home Improvement Stores, Construction, Maintenance and Repair Services	2 per 1,000 sq. ft.
Manufacturing, Assembly and Processing, Chemical Products, Concrete Manufacturing and Distribution, Food and Beverage, Printing and Publishing	1 per 1,000 sq. ft. of floor area and 1 per vehicle used in the conduct of business
Research and Development/Laboratories	1 per 1,000 sq. ft. of laboratory or manufacturing area and 3 per 1,000 sq. ft. of the remaining area
Warehousing, Wholesaling and Distribution, Storage and Lumber Yards	1 per 1,000 sq. ft. of floor area and 1 per vehicle used in the conduct of business
Waste-Related Facilities, Junk, Wrecking, and Salvage Yards	1 per 1,000 sq. ft.
Agriculture and Natural Resources Uses	1 per 1,000 sq. ft. of floor area for all habitable buildings associated with the use
Transportation, Communication, and Utilities Uses	
Airports and Heliports	2 per 1,000 sq. ft. of floor area of enclosed passenger terminal area
Communications	3 per 1,000 sq. ft. of floor area for habitable buildings

Use, Activities, and Facilities	Number of Required Parking Spaces
Parking Facilities, Commercial	3 per 1,000 sq. ft. of floor area used by employees
Transportation Terminals and Bus Depots	2 per 1,000 sq. ft. of floor area of enclosed passenger terminal area
Utilities and Public Infrastructure	3 per 1,000 sq. ft. of office area, plus 1 per vehicle required to service each facility

B. Unlisted Uses.

1. The Community Development Department shall determine the minimum number of required off-street parking spaces, for land uses not listed in Table 11-14-1, based on the requirements for the most comparable use in this chapter.
2. Off-site parking requirements for unlisted land uses shall be based on the parking requirements of similar uses in Table 11-14-1.
3. The Community Development Department may require the preparation of a parking demand study to determine the parking requirement for unlisted uses.

C. Mixed or Multiple Uses. When more than one land use is conducted on a parcel, the minimum number of required off-site parking spaces is the sum of the number of parking spaces required for each individual use.

D. Unknown Uses.

1. The Community Development Department shall determine the minimum number of required off-site parking spaces for non-residential "shell" structures with no identified tenants.
2. Off-site parking requirements for non-residential "shell" structures shall be based on anticipated tenants for the structures, as determined by the Community Development Department.

E. Fractional Spaces. In determining the number of required parking, fractions of spaces over one-half are rounded up to the next whole number.

F. Conforming Status. Structures or uses established prior to the effective date of the Zoning Code shall not be deemed nonconforming by reason of providing fewer off-street parking spaces than required by Table 11-14-1. However, no such structure or use may further reduce the number of provided off-street parking spaces.

G. Additional Required Parking. The Planning Commission may require more off-street parking than required by Table 11-14-1, if the Commission determines that additional parking is needed to serve the proposed use and to minimize adverse impacts on neighboring properties.

H. Exceptions and Reductions. The minimum number of required off-street parking spaces as specified in Table 11-14-1 may be reduced as described below:

1. **Existing Commercial.** Where an existing building is in a CC or CD zoning district, half of the required parking spaces may be waived. Land that becomes vacant or cleared for development will be subject to full parking requirements.

2. **Joint Use**. The Community Development Department may, upon written application by the owner of lessee of any property, authorize the joint use of parking. Up to 75 percent of a use's required parking spaces may be provided by the facilities of another use with operations not normally conducted during the same hours, provided that the following conditions are met:

   a. The parking facility to be jointly used is located within 200 feet of the use.

   b. A parking demand study approved by the Community Development Department demonstrates that there will be no substantial conflicts between the land uses' principal hours of operation and periods of peak parking demand.

   c. A covenant is recorded with the County Recorder stating that the owner of the parking facility will continue to maintain the required parking spaces for the use, so long as the use is maintained by that owner.

3. **Common Facilities**. Common parking facilities may be provided in lieu of individual requirements. The total of the off-street parking spaces may not be less than the sum required for the uses individually, except:

   a. When joint use is allowed.

   b. When a common parking facility is to occupy a site 3,000 square feet or more. In this case, a 15-percent reduction in the total number of spaces shall be permitted.

4. **Parking In-Lieu Fee.** If a parking assessment district has been established, a fee may be paid to the City in lieu of providing required off-street parking within the parking assessment district.

   a. **In-Lieu Fee Amount.** The amount of the in-lieu fee shall be calculated and paid as specified in a resolution of the City Council.

   b. **Use of Funds.** In-lieu fees shall be used for programs to reduce parking impacts including, but not limited to, the costs of any of the following:
      (1) Off-street parking facilities, including acquisition, development, and maintenance of parking facilities located in the parking assessment district.
      (2) Mass transit equipment, including stock and attendant facilities serving the area, in the buildings where the payments are made are located.
      (3) Transit or paratransit passes, coupons, and tickets to be made available at a discount to employees and customers, and to promote and support incentives for employee ride-sharing and transit use.
      (4) Transportation system management projects.

11-14-4 General Requirements

A. Availability and Use of Spaces.

1. Required parking spaces shall be permanently available and maintained for parking purposes for the use they are intended to serve.

2. Owners, lessees, tenants, or persons having control of the operation of a use, for which parking spaces are required, shall not prevent or restrict authorized persons from using these spaces.

3. Required parking spaces shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the Zoning Code.

B. Covered and Garaged Parking Spaces.

1. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport.
2. Garages converted to second units do not require the construction of a new garage.

C. Location. Off-street parking shall be located:

1. On the same site as the use that requires that parking or loading facilities, or on a site adjoining the use.
2. If within the CC zoning district, within 600 feet of the use that requires the spaces.

D. Parking for Persons with Disabilities.

1. Parking spaces for persons with disabilities shall be provided in compliance with California Code of Regulations Title 24.
2. Parking spaces required for the disabled shall count toward compliance with the number of parking spaces required by Table 11-14-1.

E. Parking for Large Commercial Vehicles

1. **Definition**. A "large commercial vehicle" means a commercial vehicle:
   a. With a maximum gross weight of 30,000 pounds or more, or
   b. Exceeding one of the following dimensions:
      (1) Height: 8 feet
      (2) Width: 9 feet
      (3) Length: 18 feet
2. Off-street parking spaces, garages, and carports for large commercial vehicles that front a public roadway or right-of-way shall be set back a minimum of 20 feet from the exterior edge of the nearest public improvement, such as a sidewalk or street.
3. Parking or storing a large commercial vehicle is prohibited on any lot less than 20,000 square feet.
4. Parking may occur only on a paved or semi-paved surface.

F. Recreational Vehicle (RV) parking. Recreational vehicles may be parked or stored in any of the residential zoning districts, provided that the parking meets the following standards.

1. **Requirements.**
   a. Multi-family developments of 20 or more dwelling units shall provide centralized parking for recreational vehicles at a ratio of one space per ten dwelling units.
   b. RV in front yards or other areas visible from a public right of way shall:
      (1) Be parked on all-weather parking surfaces (i.e. gravel, decomposed granite, asphalt paving or concrete).

(2) Be maintained, along with the storage area, in a clean, neat, and presentable manner.
(3) Be properly licensed.

2. **Location.** Recreational vehicles shall be parked:
   a. Within an enclosed structure or carport.
   b. In a side yard, only where parking in the rear yard imposes unreasonable difficulty.
   c. In a front yard, only where the use of rear and side yard is unreasonable.[1]
3. **Habitation.**
   a. A guest on the property owned by or leased to the host may occupy a RV for 14 days.
   b. A discretionary extension may be granted by the Community Development Department when unforeseen circumstances require a guest stay beyond the 14 days.

11-14-5 Off-Street Parking Design Standards

A. Dimensions. Table 11-14-2 shows the minimum required dimensions for off-street parking, as measured from the interior finished wall surfaces.

TABLE 11-14-2 REQUIRED PARKING SPACE DIMENSIONS

	Width	**Length**
Basic Standard	9 ft.	20 ft.
Compact Spaces	8 ft.	17 ft.

B. Compact Spaces.
1. A maximum of 40 percent of required off-street parking spaces may be compact spaces.
2. All parking spaces for compact cars shall be clearly marked with the word "Compact."

C. Screening. Off-street parking areas with six or more parking spaces shall comply with the following screening standards.
1. **Location.** Screening with a minimum width of 5 feet shall be provided along the perimeter of parking lots fronting a public or private street, or abutting a residential or PO zoning district, except in a required front yard.
2. **Height.**
   a. Screening adjacent to streets shall have a minimum height of 3 feet.

[1] The construction, modification, or demolition of a fence, or removal or modification of landscaping is considered reasonable, except removing existing front yard trees at least 6 inches in diameter and 2 feet above ground level.

b. Screening abutting a residential zoning district shall have a minimum height of 6 feet, except in required setback areas, where the minimum height shall be 4 feet.

c. Commercial parking lots abutting residential zoning district shall have a solid wall with a minimum height of 6 feet.

3. **Materials.** Required screening may consist of one or more of the following materials:

a. Low-profile walls constructed of brick, stone, stucco, or other durable and graffiti-proof coating material.

b. A compact evergreen hedge that forms an opaque screen.

c. An open fence combined with landscaping to form an opaque screen.

d. A berm landscaped with ground cover, shrubs, or trees.

e. Other similar type of screening device.

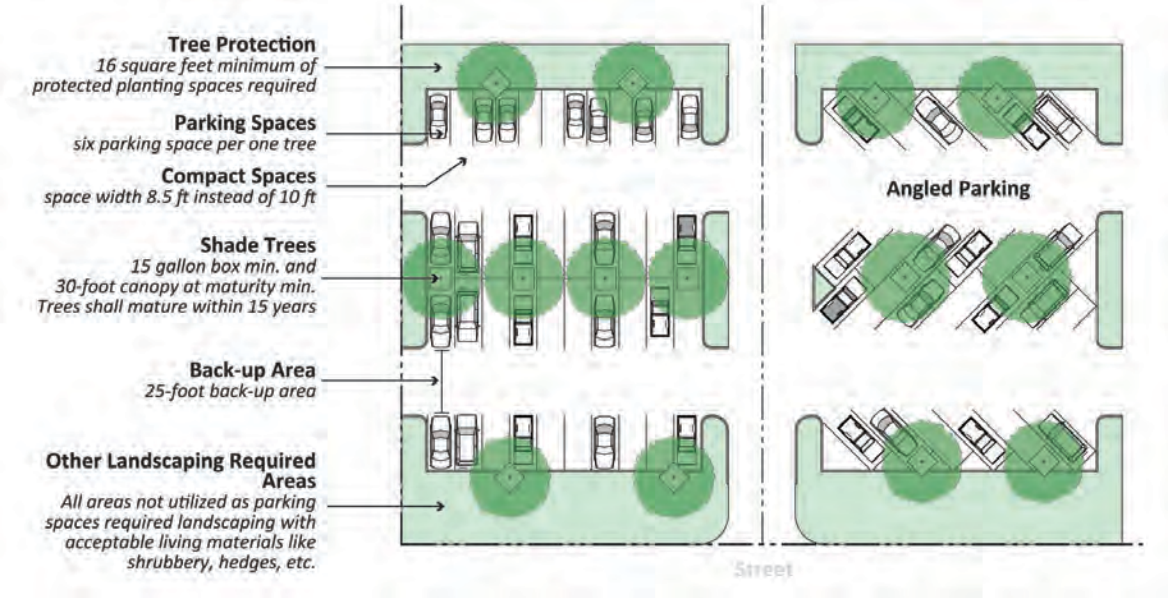
D. Landscaping.

1. **General Standards.** All landscaping within parking areas shall comply with the requirements of Chapter 11-13 (Landscaping), in addition to the standards within this section.

2. **Landscaping Defined.** Except as otherwise specified in this section, landscaping and landscaped areas shall consist of plant materials, including any combination of trees, shrubs, and ground cover.

3. **Parking Lot Standards.** As illustrated in Figure 11-14-1, the following landscaping standards shall apply to parking lots containing six or more parking spaces.

Figure 11-14-1 Parking Lot Landscaping Standards



a. **Interior Landscaping**. All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped with plantings that are drought-tolerant and non-invasive.

b. **Shade Trees**.
   (1) One medium shade tree or two small trees shall be provided for every six parking spaces in a parking lot.
   (2) Shade tree plantings shall be a minimum 15-gallon box in size and shall provide a minimum 30-foot canopy at maturity for a medium shade tree or a minimum 15- to 30-feet canopy at maturity for small trees.
   (3) Shade trees shall be of a type that can reach maturity within 15 years of planting and shall be selected from a City-approved list of tree species.
   (4) Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a 30-foot canopy) on August 21. The arrangement should approximate nearly 50 percent shade coverage.

4. **Concrete Curbs.**

   a. All landscape areas shall be separated from parking spaces, drive aisles, and driveways by a continuous, raised concrete curb. Raised concrete curbs shall be a minimum of 6 inches high and 6 inches deep.

   b. The Community Development Department shall approve alternatives to raised concrete curbs, as needed to comply with any mandatory stormwater drainage standards.

5. **Parking Space Landscaping.** A maximum of 2 feet at the front end of a parking space may be landscaped in lieu of paving surface.

6. **Timing.** Landscaping shall be installed prior to the City's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot.

11-14-6 Off-Street Loading Facilities

A. Applicability. All retail, restaurant, hotel, warehousing, manufacturing, and similar uses that involve the frequent receipt or delivery of materials or merchandise shall provide off-street loading spaces consistent with the requirements of this section, unless the uses are served by a public alley.

B. Number of Loading Spaces. The minimum number of required loading spaces shall be as specified in Table 11-14-3.

TABLE 11-14-3 REQUIRED LOADING SPACES

Total Gross Floor Area	Required Loading Spaces
Less than 10,000 sq. ft.	None
10,000 to 30,000 sq. ft.	1
Greater than 30,000 sq. ft.	2 plus 1 per each additional 20,000 sq. ft.

C. Off-Street Loading Facility Location. Off-street loading facilities shall be located:

1. On the same, or immediately adjacent, lot as the use they are intended to serve.
2. If within the CC zoning district, within 600 feet of the use that requires the spaces.
3. No loading area shall be located in a required front yard. A loading area may be located in a required side or rear yard.
4. No off-street loading space shall be required where buildings are served by a public alley.

D. Off-Street Loading Facility Standards. Off-street loading facilities provided in compliance with Section 11-14-6 (Off-Street Loading Facilities) shall conform with the following standards:

1. Loading spaces shall be configured to ensure that loading and unloading takes place on-site and not within the adjacent public right-of way.
2. Sufficient maneuvering area shall be provided for loading spaces so that vehicles may enter and exit an abutting street in a forward direction.
3. Loading spaces and their associated maneuvering areas shall not encroach into required employee or visitor parking areas, or other on-site areas required for vehicle circulation.
4. Loading spaces shall be striped and clearly identified, as for loading purposes only.
5. Entrances and exits shall be provided at locations approved by the City Engineer.
6. Bumper rails or other barriers shall be provided where needed for safety or to protect property, as determined by the City Engineer.
7. The loading area, access rives, and aisles shall be paved to provide a durable and dustless surface, and shall be graded and drained to dispose of surface water, with the design and specifications subject to approval of the City Engineer.
8. Lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
9. No commercial repair work or servicing of vehicles shall be conducted in an off-street loading area.

Chapter 11-15 SUPPLEMENTAL STANDARDS

Sections:

11-15-1 Home Occupations
11-15-2 Animal Keeping
11-15-3 Child Care Facilities
11-15-4 Medical Marijuana
11-15-5 Adult Businesses
11-15-6 Utility Towers and Lines
11-15-7 Mobile Food Vendors
11-15-8 Photovoltaic Panel Systems
11-15-9 Garage Conversions
11-15-10 Abandoned or Converted Service Stations

11-15-1 Home Occupations

A. Purpose. This section establishes standards for home occupations to allow residents to conduct businesses in their homes in a manner that minimizes negative impacts on surrounding properties.

B. Types of Home Occupations.

1. **Home Offices.** Home offices are businesses limited to the use of a home computer, phone, desk, and related office equipment. Home offices do not involve client visits, employees, and deliveries are no more than what is typical of a residential use.

2. **Minor Home Occupations.** Types of minor home occupations include professional offices for accountants, architects, one-on-one instruction such as tutoring and music lessons, computer programmers, engineers and other similar professions; art studios; telephone sales and surveys; domestic services, including laundry, ironing, and sewing.

3. **Major Home Occupations.** Types of major home occupations include, equipment repair, contractor's office, sale of agricultural products grown on-site, dog grooming, light assembly and shipping, catering, food processing, including Cottage Food Industry, home professional offices, uses incidental to agricultural purposes, and other similar uses as determined by the Community Development Department.

C. Permit Required.

1. **Home Offices.** The establishment of a home office does not require any City approval unless it does not comply with general standards in Section 11-15-1. D.

2. **Minor Home Occupations**. The establishment of a minor home occupation requires the approval of an Administrative Permit and is permitted in all residential zoning districts.

3. **Major Home Occupations.** The establishment of a major home occupation requires the approval of a Conditional Use Permit and is only permitted in the Residential Acreage (RA) zoning district, on lots 40,000 square feet or more.

D. General Standards. All home offices shall comply with the following standards.

1. **Relationship to Dwelling Unit**. A home occupation shall be clearly incidental and subordinate to the primary residential use of the dwelling unit. There shall be no change in the outside appearance of a dwelling wherein there is the conduct of a home occupation.
2. **Public Display.** Display of products visible in any manner from the outside of the dwelling is prohibited.
3. **Performance Standards.** Home occupations shall not generate dust, odors, noise, vibration, or electrical interference or fluctuation that is perceptible beyond the property line.
4. **Public Utilities.** Home occupations shall not cause an increase in the use of any one or more public utilities (water, sewer, electricity, and garbage collection) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
5. **Commercial Advertisement.** Commercial telephone directory listing, newspaper, radio or television service shall not be used to advertise the location and/or address of a home occupation to the general public.
6. **Business License.** Home occupations require City issuance of a business license.
7. **Cottage Food Operations.** An approved Cottage Food Operation Permit from the Kings County's Department of Health, along with the required Self-Certification Checklist shall be submitted as part of a Conditional Use Permit application for a Cottage Food Operation.
8. **Prohibited Uses.** Following uses shall be prohibited as accessory uses.
   a. Animal hospitals or kennels
   b. Construction contractors
   c. Equipment rental and welding or machine shops
   d. Funeral chapel or home
   e. Medical or dental clinics
   f. Massage parlors, beauty shops and barber shops, and fortunetellers
   g. Sales, service, maintenance, or major repair of trailers, boats, and other vehicles
   h. Restaurants
   i. Storage facilities
   j. Upholstery repair shops
   k. Any use that might affect the health or safety of nearby residents or tenants because of its potential to create dust, noise, vibration, noxious gases, odors, smoke, or any other negative impacts

E. Specific Standards. Table 11-15-1 shows specific standards by home occupation type.

TABLE 11-15-1 SPECIFIC STANDARDS BY HOME OCCUPATION TYPE

	Home Offices	Minor	Major
Location	Within a dwelling	Within a dwelling or a garage	Within a dwelling or an accessary building
Vehicles	No use of commercial vehicles for delivery of materials other than one vehicle not to exceed one ton, owned or operated by the resident of the dwelling	No more than a one-ton truck	No limit
Employees	None	The residents of the dwelling and one additional person who is a member of the immediate family	The residents of the dwelling and two additional persons
Customers	Prohibited	4 persons per day	4 persons per day
Hours	Not applicable	8:00 a.m. to 9:00 p.m.	8:00 a.m. to 9:00 p.m.
Advertising Signs and Display of Products	Prohibited	Prohibited	One outdoor advertising display sign, limited to 8 square feet of sign area
Sales of Products or Services (not produced on the premises)	Prohibited	Prohibited [1]	Prohibited [1]
Parking	No additional off-street parking for customers	No restriction	No restriction
Outdoor Storage	Prohibited	Prohibited	Permitted in compliance with Section 11-12-4 C. (Screening, Outdoor Storage)
Motor Power	Only electricity-operated motors of up to1.5 hp.	Only electricity-operated motors	No restriction
Other	-	-	No additional points of access to any street, road or highway shall be permitted, unless necessary to provide safe access to the proposed use.

Notes:
[1] Unless allowed by the Planning Commission.

F. Exceptions. Modifications to the above regulations may be approved by the Planning Commission in individual cases if the modification is in accordance with the general purposes of this section. The Planning Commission may add additional requirements or conditions as necessary to assure that the home occupation will not adversely impact neighboring properties or the community at large.

G. Permit Expiration. Home occupation permits expire at the time the applicant no longer occupies the premises.

11-15-2 Animal Keeping

A. Purpose. The following regulations are intended to allow persons to keep and maintain animals on their private property in a manner that minimizes impacts on neighboring properties and protects animal welfare.

B. Applicability.

1. The standards in this section apply to zoning districts that allow for animal keeping, including the RCO, A, RA, R-1, RM, and PO zoning districts.
2. Animal keeping is not permitted in the C, IL, and IH zoning districts.

C. Animal Units

1. An animal unit (AU) is equal to one mature horse, or one mature cow, or three mature swine (lactating), or five mature sheep, or five mature goats, or five mature alpacas. See Table 11-15-2 below.
2. Immature animals are not subject to the animal density requirements under this section.

D. Animals Allowed by Zoning District

1. Table 11-15-3 identifies the maximum number of animals allowed by zoning district.
2. Animal grazing, including livestock keeping and raising, is permitted without restrictions in the RCO zoning district.

E. Existing Animal Keeping in Annexed Areas. If a property annexed into the City Corcoran contains animals that exceed the maximum allowed by Table 11-15-2, the excess animals may remain on the property for up to five years. The number of animals on the property shall be brought into compliance with Table 11-15-2 within five years of the date of annexation. During this five year period the number of animals on the property may not increase. Excess animals shall be removed if they become a nuisance as determined by the Community Development Director.

TABLE 11-15-2 ANIMAL UNITS

Animal Type	Age	Average Weight (lb.)	Average lb. (TDN/day)	Animal Per Animal Unit
Beef Cattle				
Mature Beef Cow	N/A	N/A	N/A	1
Cow – Nursing part of year	2+	1,000	13.2	1
Bulls	2+	1,200	13.2	1
Yearling Steers, Bulls, Heifers	1-2	627	9.9	0.75
Calves and Weaners	3 mo. – 1 yr.	354	6.6	0.50
Steers 2 years and older	2+	930	13.2	1
Dairy Cattle				
Dry Dairy Cow	Mature	N/A	N/A	1
Cows giving 200 lb. B.F./year	Mature	1,100	13.2	1
Cows giving 250 lb. B.F./year	Mature	1,100	14.5	1.10
Cows giving 300 lb. B.F./year	Mature	1,100	15.8	1.20
Cows giving 350 lb. B.F./year	Mature	1,100	16.5	1.25

Animal Type	Age	Average Weight (lb.)	Average lb. (TDN/day)	Animal Per Animal Unit
Cows giving 400 lb. B.F./year	Mature	1,100	17.5	1.33
Bulls	Mature	1,200	13.2	1
Bulls	3 mo. – 1 yr.	300	5.3	0.40
Heifers	2+	N/A	N/A	1
Steers, Bulls, Heifers	1-2	600	8.7	0.70
Young Dairy Stock	0-2 mo.	N/A	N/A	0
Young Dairy Stock	2-6 mo.	N/A	N/A	0.25
Young Dairy Stock	6-12 mo.	N/A	N/A	0.50
Young Dairy Stock	1-2 yr.	N/A	N/A	0.85
Horse	Mature			1
Sheep				
Lambs		70-90		0.15
Mature Sheep	Mature			0.20
Llama				0.33
Hogs				0.5
Sows and Boars	Mature	50-70		0.10
Piglets and Weaners		70-90		0.25

TABLE 11-15-3 PERMITTED ANIMALS BY ZONING DISTRICT

Animal Type	AG	RA [1] [2]	R-1, RM and PO [1]
Household Pets			
Domesticated cats and/or dogs	6 animals per dwelling unit	6 animals per dwelling unit	4 animals per dwelling unit
Nonpoisonous reptiles and amphibians, such as turtles, lizards, snakes and frogs	Any combination of 20 animals per lot	6 animals per dwelling unit	4 animals per dwelling unit
Small birds, such as parakeets, canaries, pigeons, doves, and other similar sized birds		Any combination of 10 animals on a lot of min. 20,000 sq. ft.	4 animals per dwelling unit

Animal Type	AG	RA [1] [2]	R-1, RM and PO [1]
Rabbits, hamsters, chinchilla, guinea pigs, and other similar sized rodents			4 animals per dwelling unit
Fish and underwater animals	No limit	No limit	No limit
Agricultural Animals			
Bovine and equine animals	2 animal units per acre of site devoted to their care	2 animal units of per 40,000 sq. ft.	Not allowed
Fish farming	No limit	Not allowed	Not allowed
Poultry	100 chickens or 25 turkeys per lot	Not allowed	Not allowed
Aviaries	No limit	Not allowed	Not allowed
Other livestock (not included in those mentioned above)	2 animal units per acre of site devoted to their care, up to 25 animal units per lot	Any combination of 4 animal units on a lot of min. 40,000 sq. ft.	Not allowed

Notes:
[1] Animal keeping on a commercial basis shall not be allowed.
[2] The raising or breeding of swine is not allowed in the RA zoning district.

11-15-3 Child Care Facilities

A. Applicability. The standards in this section apply to Home Day Care, Small; Home Day Care, Large; and Day Care Centers as defined in Chapter 11-31 (Glossary).

B. Location. Child care facilities shall be permitted in zones as provided in Part 2 (Zoning District Standards).

C. Home Day Care Facilities. The following standards apply to small and large home day care facilities.

1. Hours of operation shall be less than 12 hours per day.
2. Small home daycare facilities shall be considered a residential use of the property and shall not be considered a change in occupancy for the purposes of local building codes. The number of children permitted in a small or large family daycare facility is determined by the Health and Safety Code.
3. The facility shall be located in a dwelling unit that is the principal residence of the provider and the use shall be clearly incidental and secondary to the use of the property for residential purposes.

D. Large Home Day Care Facility. The following requirements apply only to large child day care facilities.

1. The applicant shall provide the city with a list of the names of all property owners within a 100-foot radius (or the surrounding property owners, including those across the street, if the neighboring property is beyond the 100-foot radius) of the exterior boundaries of the large family daycare property.
2. Property owners shall be notified of the request for the daycare.
3. A hearing before the planning commission will be held only if the applicant or other affected person requests the hearing.
4. Large family daycare homes shall provide a 10-foot by 20-foot off street loading area.

11-15-4 Medical Marijuana

[Note to Planning Commission: Please provide input]

A. Purpose. This section establishes regulations that limit the use of medical marijuana dispensaries and medical marijuana cultivation to protect the health, safety, and welfare of the residents and visitors in Corcoran.

B. Locational Limitations.

1. **Permitted Zoning Districts.** Medical marijuana dispensaries and cultivation may be a permitted use in the XX zoning district subject to the following conditions and limitations.
2. **Distance Requirements.**
   a. A medical marijuana dispensary or cultivation shall not be established or located within:
      (1) 1,000 feet of any other medical marijuana dispensary or cultivation; or
      (2) 1,000 feet from any residential zone or use, public library, park, religious facility, child care nursery, or school.
   b. Minimum distances shall be measured as a direct line from the primary entrance of the medical marijuana dispensary or cultivation to the nearest property lines of the uses identified above.

C. Medical marijuana cultivation locations shall:

1. Allow no retail sales of medical marijuana.
2. Allow no use of medical marijuana at the location.
3. Be a maximum of 5,000 gross square feet in size for cultivation facilities.

D. A medical marijuana dispensary shall:

1. Be located in a permanent building affixed to real property and may not be located in a trailer, cargo container, building that has axles with wheels, or in any motor vehicle.
2. Be a maximum 1,000 gross square feet for a medical marijuana dispensary.
3. Have operating hours not earlier than 7:00 a.m. to not later than 10:00 p.m.
4. Not offer drive-through drop-off and pick-up services.
5. Allow no use of medical marijuana on the premises or on the property where the premises are located.

6. Involve no on-site cultivation of medical marijuana.
7. Provide for proper disposal of marijuana remnants or byproducts, which remnants or byproducts shall not be placed in the facility's exterior refuse containers.
8. Emit no dust, fumes, vapors or odors which can be seen, smelled or otherwise perceived from beyond the lot line for the property where the medical marijuana dispensary is conducted or proposed to be conducted.

11-15-5 Adult Businesses

A. Purpose. This section identifies permitted locations for adult businesses within the City of Corcoran. These location standards are necessary to sustain Corcoran's economic vitality, protect public safety, maintain property values, and strengthen residential neighborhoods.

B. Definitions. See Chapter 11-31 (Glossary).

C. Location.

1. **Zoning Districts.** Adult businesses are allowed only within the CC and CD zoning districts.
2. **Distance Requirements.**
   a. An adult business shall not be established or located within:
      (1) 1,000 feet of any other adult business; or
      (2) 1,000 feet from any residential zone or use, public library, park, religious facility, child care nursery, or school.
   b. Minimum distances are measured as a direct line from the primary entrance of the adult business to the nearest property lines of the uses identified above.

D. Conditional Use Permit Required.

1. All adult businesses require approval of a Conditional Use Permit.
2. Convenient stores that have less than 30 percent of its current stock in books, magazines, periodicals or other form of visual or audio representations that constitute adult material may not be subject to approval of a Conditional Use Permit

11-15-6 Utility Towers and Lines

A. Application. The provisions of this section shall not be construed as to limit or interfere with the construction, installation, operation and maintenance of any use coming under the jurisdiction of the Public Utilities Commission, which uses are related to the public utility purposes or water and gas pipes, mains and conduits, telegraph and telephone lines, pole-mounted repeaters, telephone booths, sewers and sewer mains, electric light and power distribution and transmission lines, except as provided in subsection B of this section.

B. Procedure. The routes of proposed gas or electric transmission lines shall be submitted to the Community Development Department for review and recommendations. The Community Development Department shall confine review of an application to the route, placement, and height of such towers or lines and effect on land use.

1. Power transmission lines shall be those lines which are intended to transmit gas or electric energy from:
   a. The source of such energy to a receiving substation.
   b. A receiving substation to a distribution substation.
2. Prior to the acquisition of rights of way, the following plans and information shall be submitted to the Community Development Department for review and recommendations:
   a. The location of the proposed route.
   b. Type of towers and transmission lines.
   c. Approximate height of towers or size of lines.
   d. Widths of right of ways.
   e. Other pertinent data.
3. The Community Development Department may, when in the public interest, recommend such modifications as deemed necessary to protect the health, safety and welfare.
4. The Community Development Department shall complete the review and make findings within 60 days after the filing of said plans and data.

C. Appeals. The recommendations of the Community Development Department may be appealed to the City Council within 15 days of the completion of the review and findings. The appeal shall be placed on the agenda of the next regular meeting of the City Council. The Council shall review the findings and recommendations and shall act to uphold, modify or disapprove the recommendations of the Community Development Department.

11-15-7 Mobile Food Vendors

[Note to Planning Commission: we need more specific information and input from the City to address this section, e.g. location, time, and permit processes]

A. Site Plan Review Required. Approval of Site Plan Review is required for any permanent or temporary mobile food vendors.

B. Permitted Location. Limited to construction sites and specific zoning districts or locations. **[Note to Planning Commission: please provide input]**

C. Standards. Mobile food vendors shall comply with the following standards:

1. Less than five 5 hours per location per day.
2. Shall not be located in congested areas where the operation impedes vehicular or pedestrian traffic or in a designated bike lane.
3. Shall not be open between the hours of 2:00 a.m. and 5:00 a.m.

D. Mobile Food Vendor Requirements. The following regulations apply to mobile food vendors within any zoning district.

1. Each vendor shall be equipped with a portable trash receptacle and shall be responsible for proper disposal of solid waste and waste water.

2. All disturbed areas must be cleaned following each stop at a minimum of 20 feet of the sales location.
3. Continuous music or repetitive sounds shall not project from the vendor.
4. A 5-foot clear space shall be maintained around the vendor.
5. No sales are allowed within public park facilities while park concession units are operating
6. A "no smoking" sign must be posted next to the order window or area.
7. A tagged fire extinguisher shall be kept accessible.

11-15-8 Photovoltaic Panel Systems

A. Photovoltaic panel systems are permitted by right in all zoning districts.

B. Photovoltaic panel systems shall meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and the Public Utilities Commission regarding safety and reliability.

C. Ground-mounted photovoltaic solar panel systems located in a side or rear setback area shall not exceed a maximum height of 9 feet.

D. Photovoltaic panel systems attached to the roof of a structure may project up to 6 feet above the maximum permitted height in the applicable zoning district.

11-15-9 Garage Conversions

A. Relationship to Primary Dwelling.

1. Attached Garage: The area being converted shall be part of the primary dwelling unit and shall not be used as a separate dwelling unit.
2. Un-attached Garage: The area being converted can be used as a second dwelling unit if the distance between the primary dwelling unit and the proposed conversion unit is no less than 10 feet.a

B. Permit Requirements. A garage conversion requires approval of an Administrative Permit and building plans.

C. Development Standards.

1. The conversion of a garage shall comply with all development and design standards of the Zoning Code that are applicable to the primary dwelling, including, but not limited to, building setbacks, lot coverage, off-street parking, building height, and architectural design.
2. The garage door shall be removed from the structure, except when one parking stall is retained to a standard width and length, perpendicular with the garage door.

D. Design Requirements.

1. The exterior design of a garage conversion shall be compatible with the primary dwelling and the surrounding neighborhood with respect to structure height, scale, and massing.

2. The architectural design and detailing, roof material, roof overhang, siding material, exterior color, and other finish materials of the exterior of a garage conversion shall match the primary dwelling.
3. A buffer between the conversion and the remaining parking area, such as a planter, is required.

E. Occupancy. The owner of the lot with a garage conversion shall reside in the primary dwelling or the garage conversion, at least for 12 months after the completion of the conversion.

11-15-10 Abandoned or Converted Service Stations

A. Abandoned Service Stations

1. **Approval Process.** Different approval processes apply depending on the number of days that have passed after the cessation of operations at a service station.
   a. **Written Verification.** Within 180 days since a service station ceased operating, the owner of the property must supply the Community Development Department with written verification that an allocation of gas has been received and that operations of the service station will commence within 30 days of the date of the written correspondence.
   b. **Site Plan Review.** After the allotted time of 180 days, approval of Site Plan Review is required if the service station is to resume operations, following the provisions in Section 11-23-3 (Site Plan Review).
2. **Structure Removal.** Service stations that become vacant or cease operations beyond 180 days shall remove all underground storage tanks, gasoline pumps, pump islands, and free standing canopies.

B. Converted Service Stations

1. **Permit Requirements.** The conversion of a gasoline service station is subject to approval of Site Plan Review, Administrative Permit, or Conditional Use Permit, depending on the use.
2. **Design Requirements.** The conversion of a service station and its facilities to another use may require:
   a. Removing all gasoline appurtenances, canopies, pumps, and pump islands.
   b. Adding landscaping and street improvements.
   c. Modifying existing improvements to conform to access regulations and exterior commercial design guidelines.

Chapter 11-16 TEMPORARY USES AND STRUCTURES

Sections:

11-16-1 Purpose
11-16-2 Temporary Uses Allowed By-Right
11-16-3 Temporary Uses Requiring Administrative Permit

11-16-1 Purpose

This chapter establishes requirements for the establishment and operation of temporary uses and structures. These requirements are intended to allow for temporary uses and structures while ensuring that they do not negatively impact neighboring properties and the community at large.

11-16-2 Temporary Uses Allowed By-Right

The following temporary uses are permitted by-right.

A. Garage Sales. Garage sales in residential zoning districts, subject to the following conditions: [**Note to Planning Commission**: A fee may be required per City Council's direction]

1. No more than two such sales are held per year, per dwelling.
2. Sales are held for no more than three consecutive days.
3. Unsold possessions shall be removed from public view, and the driveway, garage/yard or other space used for purposes of the sale shall be restored to its normal residential character at the conclusion of the sale.
4. Materials offered for sale shall be personal possessions. No materials shall be offered for sale that have been acquired solely for purposes of the sale.

B. Fund Raising Events. Car washes and other similar fund raising events when sponsored by a non-profit organization directly engaged in civic or charitable efforts. Fund raising events shall be limited to two days each month for each sponsoring organization and shall not involve vehicle sales.

11-16-3 Temporary Uses Requiring Administrative Permit

A. Residential Zoning Districts. Approval of an Administrative Permit is required for the following temporary uses.

1. **On-Site Construction Yards.** Enclosed temporary construction yards and office trailers required in connection with the development of a subdivision; temporary subdivision sales offices and signs; and model home display areas.
2. **Fruit and Vegetable Stands.** Fruit and vegetable stands on properties within the Residential Acreage (RA) zoning district, subject to the condition that all fruits and vegetables sold are either:
   a. Grown by the owner or operator, or
   b. Purchased by the owner or operator directly from a grower/farmer.

B. Non-Residential Zoning Districts. The following temporary land use activities are allowed in non-residential zoning districts with approval of an Administrative Permit.

1. **Seasonal Sales**. Seasonal sales (e.g. Christmas trees, pumpkins, fireworks), subject to the following conditions:

   a. Sales on a property are conducted for a maximum of 30 consecutive calendar days, no more than 3 times per year.

   b. All lighting is directed away and shielded from adjacent residential areas.

2. **Farmer's Markets**. Certified farmer's markets, subject to the following conditions:

   a. Markets are held a maximum of three days per week.

   b. Parking and access is provided to the satisfaction of the Community Development Department.

   c. A minimum of ten off-street parking spaces are provided with ingress and egress controlled to the satisfaction of the Community Development Department.

3. **Parking Lot Sales.** Parking lot sales within the Downtown Commercial (CD), Neighborhood Commercial (CN), and Light Industrial (IL) zoning districts, subject to the following conditions:

   a. The merchandise displayed is the merchandise of the store and not a temporary vendor.

   b. The merchandise and related concession be within the boundary of the parking lot, except when in conjunction with a sidewalk sale.

   c. Merchandise is not displayed in cardboard boxes.

   d. Each parking lot sale is limited to three consecutive days.

   e. The use of a public parking lot, public street, or public alley requires the approval of the City Council.

   f. All parking lot sale signs are removed at the end of the sale.

4. **Outdoor Displays of Merchandise.** Temporary outdoor displays of merchandise on the public sidewalk within the CD, CN, and IL zoning districts, subject to the following conditions:

   a. Merchandise is displayed a maximum of three consecutive days.

   b. The display:
      (1) Is within the boundaries of the storefront.
      (2) Adjoins the storefront.
      (3) Does not cover more than one-half the width of the sidewalk measured from the face of curb to the property line, or obstruct free access to the sidewalk.
      (4) Is limited to a single row located next to the store frontage, if large merchandise such as appliances and furniture.

   c. The merchandise displayed:
      (1) Is the merchandise of the store and not of a temporary vendor.
      (2) Is not displayed in cardboard boxes.

d. Signage is as follows:
   (1) Rack or table displays: two square feet maximum.
   (2) One sign maximum per large item, not to exceed 25 percent of the size of the item.
   (3) Removed at the end of the sale.

5. **Transient Amusement Enterprises.** Circuses, carnivals, outdoor festivals, rodeos, tent revivals and other transient amusement enterprises that comply with the following standards:

   a. The use will be open to the public for no longer than 14 days, or two weekends in any 180-day period. To exceed this time limit shall require a Conditional Use Permit.

   b. County Public Health Department approval is obtained.

   c. The use is not located within 500 feet of any residential use.

   d. Off-street parking is provided as determined necessary by the Community Development Department.

   e. A security plan is submitted and approved to the City of Corcoran Police Department.

   f. A fire safety plan shall be approved by the Kings County Fire Department and the City of Corcoran's Building Official. The plan shall describe with appropriate illustrations all electrical, vehicle ingress, egress, and maximum occupancy of the site.

6. **Exhibits and Art and Craft Shows.** Religious, patriotic, historic, art, craft or similar displays, exhibits or shows within yards, parking areas or landscaped areas for not more than 14 days in any 90-day period.

7. **Fruit and Vegetable Stands.** Fruit and vegetable stands on properties within the Agricultural (A) or CN zoning districts, subject to the condition that all fruits and vegetables sold are either:

   a. Grown by the owner or operator, or

   b. Purchased by the owner or operator directly from a grower/farmer.

Chapter 11-17 NONCONFORMING PARCELS, USES, AND STRUCTURES

Sections:

11-17-1 Purpose
11-17-2 Application
11-17-3 General
11-17-4 Specific Nonconforming Uses
11-17-5 Change of Conforming Status
11-17-6 Nonconforming Parcels

11-17-1 Purpose

This chapter establishes regulations for nonconforming parcels, uses and structures. These regulations are intended to:

A. Allow for the development and use of legal nonconforming parcels.

B. Ensure that nonconforming uses and structures do not adversely impact neighboring properties.

C. Restrict the enlargement or intensification of nonconforming uses and structures.

D. Allow for repairs and maintenance to nonconforming structures.

E. Provide for the elimination of nonconforming uses as appropriate due to abandonment, obsolescence, and destruction.

11-17-2 Application

This chapter applies to existing parcels, uses, and structures that do not conform to the regulations of the zoning district in which they are located.

11-17-3 General

A. **Continuation**. A nonconforming parcel, use, structure, sign or outdoor advertising display may be continued and maintained if it was legally established in compliance with all applicable regulations in effect at the time it was established.

B. **Legally Established Defined.** To be considered legally established, a legal nonconforming parcel, use, or structure shall have met one of the following conditions prior to the adoption of this title:

1. Been shown on a duly approved and recorded subdivision map.
2. Had a deed or valid contract of sale on record.

C. **Burden of Proof.** Any person asserting a right to a nonconforming use or structure has the burden of proof to demonstrate that the nonconformity was legally established.

D. **Eminent Domain.** If any land, right-of-way easement be taken by eminent domain, or be granted to the condemnor under actual threat of suit in eminent domain, the following provisions and exceptions shall apply:

1. If the area of a lot is reduced below the minimum requirement thereby, any existing building or structure thereon shall be deemed to be nonconforming.
2. If a required yard is reduced or eliminated thereby, any affected building or structure shall be deemed nonconforming; provided, however that such building or structure may be structurally altered or enlarged as long as such alterations or enlargements comply with all other requirements of the zoning district.
3. If any required parking space on a lot is reduced or eliminated thereby, the provisions of Section 11-14 (Parking and Loading) shall not be construed to require the replacement of the required parking space.

E. Conditional Use Permit. A Conditional Use Permit shall be granted by the Planning Commission for:

1. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to 50 percent or less of the value of the existing structure.
2. Reestablishment of a nonconforming use that has been damaged, according to the regulations in section 11-17-3.G (Abandonment and Destruction).

The following nonconforming uses are exempt from approval for a Conditional Use Permit:

1. Sign and outdoor advertising structures.
2. Uses occupying a structure with an assessed valuation of less than $100.
3. Fences, walls and hedges.

F. Alterations and Additions. With the exception of a Conditional Use Permit, the following regulations apply to nonconforming uses, signs and structures:

1. No nonconforming sign or structure occupied by a nonconforming use shall be moved, altered, or enlarged unless required by law or unless the moving, alteration or enlargement will result in the elimination of the nonconforming use.
2. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.
3. No nonconforming structure shall be altered or reconstructed so as to increase the discrepancy between existing conditions and the standards of the district in which the structure is located.

G. Abandonment and Destruction. A property with a nonconforming structure or use that has been abandoned or damaged shall comply with the following regulations. See Table 11-17-1.

TABLE 11-17-1 ALLOWED USE AFTER ABANDONMENT OR DAMAGE

Condition	Regulation
Abandonment, discontinuance or change to a conforming use for a continuous period of six months	Nonconforming use shall not be reestablished.
Destruction by fire or other calamity, less than 75 percent	Structure may be restored and the nonconforming use may be resumed, provided that restoration is started within one year and diligently pursued to completion.
Destruction by fire, other calamity or razing, 75 percent or more	Structure shall not be restored unless it is restored as a conforming use.

11-17-4 Specific Nonconforming Uses

A. Existing Second Units in Residential Zoning Districts:

1. Existing second units without a Conditional Use Permit previously granted by the City shall be considered an illegal nonconforming use.
2. Existing second units with a Conditional Use Permit previously granted by the City shall be considered a legal nonconforming use.

B. Animal Keeping. See Section 11-5-2 (Animal Keeping).

11-17-5 Change of Conforming Status

A. Conversion to Permitted Use.

1. Upon application or on its own initiative, the Planning Commission may add a use to the list of permitted land uses, if the commission makes the following findings:
   a. The use has the same basic characteristics as the uses permitted in the district.
   b. The use reasonably can be expected to conform with the required conditions prescribed for the district.
   c. The use will not be detrimental to the public health, safety or welfare.
   d. The use will not create more vehicular traffic than the volume normally created by the uses permitted in the district.
   e. The use will not adversely affect the character of any district in which it is proposed to be permitted.
   f. The use will not create more odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount normally created by any of the other uses permitted in the district.
   g. The use will not create any greater hazard of fire or explosion than the hazards normally created by any of the uses permitted in the district.
2. When a use has been added to a list of permitted uses in accordance with the procedure prescribed in this section, the use shall be deemed to be listed as a permitted use in the appropriate section and shall be added to the text of that section of this Zoning Code when it is next published, with a notation of the date when the use was added to the list.

B. Conversion to Nonconforming Use, Structure, or Sign.

1. **Conversion**. A conforming use, structure or sign may become nonconforming as a result of either of the follow conditions:
   a. There is a change in zoning district boundaries.
   b. There is a change in regulations for the district in which the site is located.
2. **Recording and Notification.** When a change occurs pursuant to 11-17-5.B.1, the Building Official shall carry out the following actions:

a. Within 180 days of the change:
   (1) Compile a list of all structures or uses that have become nonconforming, with a description of their locations and the names and addresses of their owners as of the latest adopted tax roll of Kings County.
   (2) Record this list in the office of the Kings County Recorder.
   (3) Place copies on file with each title company operating within Kings County.

b. Within one year of the change, notify, in writing, the owners of all nonconforming structures, etc. of the nonconforming status of their property and any action required by the owner.

C. Change to Another Nonconforming Use. Except as otherwise set forth in this Section, the nonconforming use of a structure or site may be changed to another nonconforming use.

1. **Procedure**. The change of use must be approved by the Planning Commission in accordance with the following procedure:

   a. Applicant submits the following information to the Community Development Department:
      (1) The name and address of the applicant.
      (2) A statement that the applicant is the owner of the property or is the authorized agent of the owner.
      (3) The address or description of the property.
      (4) A statement of the precise nature of the existing or preexisting nonconforming use and the proposed nonconforming use and any other data pertinent to the findings prerequisite to the granting of the application.

   b. The Planning Commission holds a public hearing according to Section 11-23-4 (Conditional Use Permits).

   c. The Planning Commission finds, on the basis of the application and the evidence submitted, that the proposed use:
      (1) Will be less intensive than the existing nonconforming use;
      (2) Will not more adversely affect the character of the district in which it is proposed to be located than the existing or preexisting use;
      (3) Will not create more vehicular or rail traffic than the volumes created by the existing or preexisting use;
      (4) Will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount created by the existing or preexisting use; and
      (5) Will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

2. **Conditions or Denial.** The Planning Commission may grant an application for a change of use for a limited time period or subject to such conditions as the Planning Commission may prescribe. The Planning Commission may deny an application for a change of use.

3. **Expiration and Extension.** An action of the Planning Commission granting an application for a change of use shall become null and void six months following the date of the action unless, prior to the expiration of six months, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the application. The action of the Planning

Commission may be made effective for an additional six months if, within six months of the original application, an application to continue the action in effect is made to the Planning Commission. The Planning Commission may grant or deny an application to continue its action in effect.

4. **Revocation.** An action of the Planning Commission granting an application for a change of use subject to conditions shall be revoked by the Planning Commission if the conditions are not complied with.

5. **Waiting Period.** Following the date of denial of an application for a change of use or the revocation of an action of the Planning Commission granting an application, no application for the same, or substantially the same, structure on the same, or substantially the same, site shall be filed within six months of the denial of the application or the revocation of the action of the Planning Commission.

11-17-6 Nonconforming Parcels

A. Development Permitted. Legally established parcels with nonconforming dimensions (e.g. parcel width and depth) shall be permitted all development rights of the zoning district in which it is located.

B. Conformance with Standards. Development on legal nonconforming parcels shall comply with all setback, building coverage, parking, and other standards of the applicable zoning district.

Chapter 11-18 WIRELESS COMMUNICATION FACILITIES

Sections:

11-18-1 Purpose
11-18-2 Definitions
11-18-3 Development Standards
11-18-4 Permit Application

11-18-1 Purpose

This chapter establishes standards for wireless communication facilities. These standards are intended to:

A. Minimize adverse aesthetic impacts of wireless communications facilities.

B. Provide clear and objective standards for the placement, design, and continuing maintenance of wireless communications facilities.

C. Allow for wireless communication providers to improve and expand their systems over time.

D. Encourage co-location and use of other existing structures instead of construction of new towers.

11-18-2 Definitions

A. Antenna Array. One or more wireless communication devices—including omni-directional antenna (whip), directional antenna (panel) and parabolic antenna (dish)—that are mounted to a support tower and used for the transmission or reception of radio frequency (RF) signals.

B. Co-Location. The mounting of a wireless communication facility on the same support tower as another wireless communication facility.

C. Equipment Shelter. An enclosed structure, cabinet, shed, or box to house batteries, electrical equipment, and other ancillary equipment for a wireless communication facility.

D. Guyed Tower. A monopole, lattice, or other support tower tied to the ground, another object, or surface by diagonal cables (guy wires).

E. Height. The distance measured from ground level to the highest point on the wireless communication facility. Antenna mounted on a support tower shall be considered part of the facility and shall be included in measurements to determine height.

F. Lattice Tower. A self-supporting tower with multiple legs and characterized by an open framework of lateral cross members that stabilize the tower.

G. Monopole Tower. A self-supporting tower with a single shaft of wood, steel, concrete, or other material.

H. Search Ring. A geographic area identified by the wireless communications service provider within which a wireless communication facility is needed to enhance or expand their service.

I. Stealth Wireless Communication Facility. A wireless communications facility designed to blend in with the existing physical environment, whereby support towers and antenna array cannot be easily detected. Examples include but are not limited to:

1. Antennas placed on flagpoles, water tanks, electricity transmission towers, freestanding signs, architectural features of a building or other structures; or
2. Wireless communications facilities designed to appear as other objects such as a natural feature of the environment, such as a tree or a building's architecture.

J. Support Tower. A freestanding structure, other than a building, on which antenna arrays are mounted.

K. Wireless Communications. Any personal wireless services as defined in the Federal Telecommunications Act of 1996 which includes the Federal Communications Commission (FCC) licensed commercial wireless telecommunications services including cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that may in the future be developed.

L. Wireless Communication Facility. Any facility for the transmission or reception of radio frequency (RF) signals through electromagnetic energy, usually consisting of an equipment shelter or cabinet, a support tower, and antenna array used to achieve the necessary elevation; and the transmission and reception devices or antenna.

11-18-3 Development Standards

A. Permitted Zones. Wireless communication facilities are permitted in the industrial, Service Commercial (CS), Highway Commercial (CH), and Agricultural (A) zoning districts.

B. Lot Size. The minimum lot size and dimension shall be determined by the distance of the setback from the property boundary or any public street.

C. Height.

1. The maximum height for wireless communication facilities in all zones shall be 100 feet, except in Commercial and Industrial zones where it shall be 150 feet. The review authority may approve additional height based upon justifiable need.
2. The height of a wireless communication facility shall be measured from the natural, undisturbed ground surface below the center of the base of the monopole or tower to the top of the monopole or tower itself or, if higher, the tip of the highest antenna or piece of equipment attached thereto.
3. Facilities shall use the best available technology and construction to achieve maximal visual unobtrusiveness.
4. Wireless communication facilities may exceed the allowed height for the applicable zone in accordance with Section 1 above.
5. A roof-mounted wireless communication facility shall be no more than 15 feet taller than the roof of the structure on which it is mounted.

D. Setbacks. A wireless communication facility shall comply with the setback requirements specified in Part 2 (Zoning District Standards) for the zoning district where it is located, with the exception that the Planning Commission may modify the setback of a wireless communications facility to reduce visual, noise, or other impacts to surrounding properties. [**Note to PC: We suggest lowering setback requirements for wireless communication**

facilities. With advanced engineering technology, a setback of 100 percent of the height is deemed unnecessary. Please provide input on the proposed setback requirement]

E. Landscaping. Landscaping shall effectively screen views of a wireless communication facility tower site from adjacent properties and be served by an automatic underground irrigation system.

1. Landscaping shall be required for any facility within 100 feet of any public street and is visible from any public street.
2. Landscaping shall consist of a combination of ground cover and at least one row of 6-foot tall, at maturity, evergreen trees adjacent or proximate to the security fence.
3. Drought-tolerant vegetation should be employed in the landscaping plan along with drip irrigation facilities.

F. Lighting. The towers shall be constructed with lights to avoid interference with flights using the nearby airports.

G. Co-Location. The design of the communication facility should promote co-location among different communication service providers.

1. To the extent possible, lease areas, antenna towers, and equipment structures shall be designed to provide for possible future co-location to eliminate or minimize visual clutter resulting from multiple communications structure.
2. Applicant shall not enter into a lease that precludes possible co-location.

H. Interference. Wireless communication facilities shall not cause interference with public communication equipment.

11-18-4 Permit Application

A. Permits Required.

1. An Administrative Approval is required for poles over 35 feet in height.
2. A Conditional Use Permit is required for construction and operation of any other wireless communication facility.
3. No permit is required for co-location facilities.

B. Permit Processing. The application shall be processed in compliance with Section 11-23-4 (Conditional Use Permits).

C. Appeal. Appeals to any decision shall be submitted consistent with Chapter 11-27 (Appeals).

D. Application Requirements. An applicant for a proposed wireless communication facility shall submit the following information in addition to the materials required by Section 11-23-4 (Conditional Use Permits):

1. **Site Plan.** A site plan in compliance with Section 11-23-3 (Site Plan Review) with the following additional information:
   a. A description of structure and the types of anchoring (i.e. guy wires and anchors) for the facility.

b. A description of the access to the facility, including type of surface materials for the surface and the parking area.

c. A description of any accessory building to the tower or antenna, its location, size, shape, and public utilities necessary (water, sewer, electrical, etc.).

2. **Soil Test Result.** The result of a soils test that confirms the safety of the proposed facility's footings.

3. **Coverage Map.** Within a 3-mile radius of the proposed facility, a map identifying the coverage areas and search rings for the proposed tower sites.

4. **Engineer's Statement.** A statement from a licensed civil engineer describing the location, design, and height of the proposed facility. The statement shall include:

   a. Applicable structural standards for maximum wind speed

   b. A description of failure characteristics, which includes a statement that setbacks to the nearest property line are sufficient to contain debris should the tower collapse.

5. **Compliance Statement.** A compliance statement prepared by a licensed civil engineer with the following information:

   a. Confirmation of compliance with frequency standards of the FCC.

   b. Confirmation that the proposed facility's reception and transmission functions shall not interfere with the usual and customary transmission or reception of radio, television, and other services on adjoining properties.

6. **Capacity Information.** A description of the anticipated capacity of the proposed facility, including the number of antennas available for co-location.

7. **Co-location.** Evidence demonstrating co-location or evidence that co-location is impractical for reasons of:

   a. Lack of existing support structures.

   b. Structural support capabilities.

   c. Electromagnetic interference that cannot be corrected.

   d. Fees, costs, or contractual provisions required by the owner in order to share an existing support tower or to adapt an existing support tower for sharing are unreasonable (e.g. costs exceeding new tower development are presumed to unreasonable).

   e. Failing to meet service coverage area needs.

   f. Other limiting factors that render existing support towers unsuitable.

8. **Compliance.** Documentation describing compliance with or exemption from FCC, Federal Aviation Administration (FAA), National Environment Protection Act (NEPA), California Public Utilities Commission (CPUC), California Environment Quality Act (CEQA), and any other State or federal regulations applicable to the proposed facility.

9. **Shared Use Agreement.** Agreement of the property owner to allow shared use of the tower or antenna if:

a. Capacity exists based on existing and planned use;

b. A future applicant for space on the tower or antenna agrees in writing to pay reasonable charges for shared use; and

c. The potential use is technically compatible.

10. **Performance Security.**

a. The property owner or owner of the facility shall provide for and maintain performance security acceptable to the City in an amount equal to estimated cost of removing the tower or antenna.

b. Failure to maintain the performance security shall constitute a violation of the Conditional Use Permit issued to the facility and grounds for revocation of the Conditional Use Permit.

11. **Security Plan.** A security plan, including required fencing and other method to secure the facility.

12. **Maintenance.** Anticipated maintenance needs, including frequency of service, personnel needs, equipment needs, traffic generation, noise, or safety impacts of such maintenance.

13. **Liability Insurance.** Liability insurance for the operation and maintenance of the proposed facility with a provision to notify the City upon insurance expiration.

Chapter 11-19 SIGNS

Sections:

11-19-1 Purpose
11-19-2 Definitions
11-19-3 Permit Requirements
11-19-4 Signs Allowed Without Permits
11-19-5 Prohibited Signs
11-19-6 General Standards
11-19-7 Residential Signs
11-19-8 Non-Residential Signs
11-19-9 Standards for Specific Types of Signs
11-19-10 Master Sign Program
11-19-11 Temporary Signs
11-19-12 Nonconforming Signs

11-19-1 Purpose

This chapter establishes standards relating to the permitted type, size, height, placement, number, and design of signs. The intent of these standards is to:

A. Support economically viable businesses serving city residents, workers, and visitors.

B. Allow for signage that identifies businesses in a fair and equitable manner.

C. Protect and enhance the aesthetic qualities of the city.

D. Minimize hazards to motorists and pedestrians resulting from excessive, confusing, and distracting signs.

E. Allow for a simple and streamlined sign permitting process.

11-19-2 Definitions

A. **Animated Sign.** A sign that has any visible moving part, including changeable copy; flashing or osculating lights; visible mechanical or digital movement of any description. The definition excludes wind-actuated devices (i.e. balloons, bunting, pennants, streamers, whirligigs).

B. **Awning Sign**. A sign incorporated into, attached to, or painted on an awning.

C. **Banner Sign**. A sign made of fabric, cloth, or any other non-rigid material.

D. **Commercial Mascot.** A person or animal attired or decorated to function as a commercial advertising device. The definition includes temporary sign twirlers, sign spinners, sign clowns, sign walkers, human directional, and human sandwich board signs.

E. **Community Identification Sign.** A sign that identifies or announces entry into a city or a neighborhood.

F. **Effective Sign Area.** Any area enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines that fully contains all the extremities of each word and/or logo symbol of the sign.

G. Freestanding Sign. A sign fixed in an upright position on the ground and not attached to a structure other than a framework, pole, or device that is erected primarily to support the sign. Monument signs are excluded.

H. Freeway Sign. A sign that advertises a business, which provides a service primarily for the freeway-motoring public, such as gas, food, or lodging.

I. Informational Sign. A sign that is on display for the safety and convenience of the public, providing information, such as "restrooms," "telephone," "danger," "impaired clearance," "no smoking," "parking in rear," and other signs of a similar nature.

J. Major Tenant. The major or anchor tenant in a building or a shopping center serving to attract other, smaller tenants into adjacent space because of the customer traffic generated.

K. Monument Sign. An independent, freestanding structure supported on the ground with a solid base, as opposed to being supported by poles or open braces.

L. Off-Site Sign. A sign identifying a use, facility, service, or product that is not located, sold, or manufactured on the same premises as the sign, or which identifies a use, service, or product by a brand name that, although sold or manufactured on the premise, does not constitute the principal item for sale or manufactured on the premise.

M. Projecting Sign. A sign attached to a building wall and extending away from the wall more than 12 inches, generally at a right angle to the building wall.

N. Sign. Any device, structure or fixture designed or used to attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

O. Temporary Sign. A sign intended to be displayed for a limited period of time and capable of being viewed from a public right-of-way, parking area, or neighboring property.

P. Total Sign Area. The total area of a sign, including the copy and background.

Q. Wall Sign. A sign that is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.

R. Window Sign. A sign posted, painted, placed, or affixed in or on a window exposed to public view. Wall signs include any interior sign that faces a window exposed to public view and is located within 5 feet of the window.

11-19-3 Permit Requirements

A. Permits Required. All signs not specifically identified in Section 11-19-4 (Signs Allowed without Permits) require approval by the Community Development Department.

B. Sign Permit. Approval of a Sign Permit is required to install, construct, or enlarge a sign, except for:

1. Signs installed, constructed, or enlarged in compliance with a Master Sign Program.
2. Signs proposed as part of a development project requiring a Site Plan Review or a Conditional Use Permit.
3. Replacement of an existing sign where there is no change in type of business advertised by the sign (e.g. a restaurant replaced by a new restaurant).

4. Signs requiring a Conditional Use Permit as identified below.
   a. Informational outdoor advertising structures
   b. Off-site signs

C. Submittal Requirements. A Sign Permit application shall include all information and materials required by Chapter 11-23 (Permit Requirements). Applications shall also include:

1. The name and address of the property owner and the sign contractor.
2. Site plans showing the location of the proposed sign.
3. Scale drawings showing the sign design and materials.
4. An inventory of the location, sign area, and sign type of all existing signs on the site, excluding signs that are allowed without a permit.
5. Any additional information required by the Community Development Department to verify compliance with this chapter.

D. Application Review and Decision. The Community Development Department shall review and approve the Sign Permit application if the application complies with all applicable standards contained in this chapter.

E. Appeals. The decision of the Community Development Department to approve, approve with conditions, or deny a Sign Permit application may be appealed to the Planning Commission, pursuant to Chapter 11-27 (Appeals).

11-19-4 Signs Allowed Without Permits

A. Types of Signs. The following signs are allowed without a permit and do not count towards the allowable area or number of signs on a site.

1. Informational signs not exceeding 3 feet in height.
2. Official flags of any municipality, state, nation, or fraternal or religious organization.
3. Signs within a building or on the premises of a building that are not visible from a public street.
4. Murals on the exterior of a building that do not advertise a product, business, or service.
5. Signs that are required by local, State, or federal law, or by court order.
6. Signs that are posted by a government agency and are essential to protect public health, safety, and welfare.
7. Temporary Signs allowed without a sign permit, as specified in Section 11-19-11 (Temporary Signs).

B. Changes to Sign Face. Changes to an on-premise sign face, which do not structurally alter the sign or increase its size, are allowed without a permit.

11-19-5 Prohibited Signs

The following signs are prohibited:

A. Signs that have been abandoned or have an advertised use that has ceased to function for a period of 90 days or more.

B. Bench signs.

C. Signs that identify a use, facility, or service that is not located on the parcel or premise where the sign is located.

D. Signs that encroach into any right-of-way or easement, means of ingress or egress, or path of travel, except as specifically allowed by this chapter.

E. Signs that include any part that appears to flash, blink, move, change color, or change intensity, excluding standard barber poles, time and temperature signs located in commercial and industrial zones, and community identification signs.

F. Signs located on public property, excluding official signs that are posted or required by a government agency, public utility, or public service.

G. Signs attached to a tree.

H. Off-site signs as follows:

1. Lots 1 acres or less: one sign maximum.
2. Lots over 1 acre: one per acre and at least 100 feet apart between signs.

I. Outdoor advertising structures, except informational structures approved by the Planning Commission.

J. Signs painted on fences or roofs.

K. Windblown devices.

L. Roof signs.

11-19-6 General Standards

A. Measurement of Sign Area.

1. Calculation of Sign Area.

   a. Sign area is measured as the smallest rectangle that encloses all words, characters, images, and symbols on the sign face. See Figure 11-19-1.

   b. Structural elements, borders, and frames that are incidental to the display of a sign and do not transmit information are excluded from the calculation of sign area.

   c. For signs consisting of module letters and logo symbols attached directing to a building wall, window, or awning, each word and logo symbol shall be measured separately when calculating sign area.

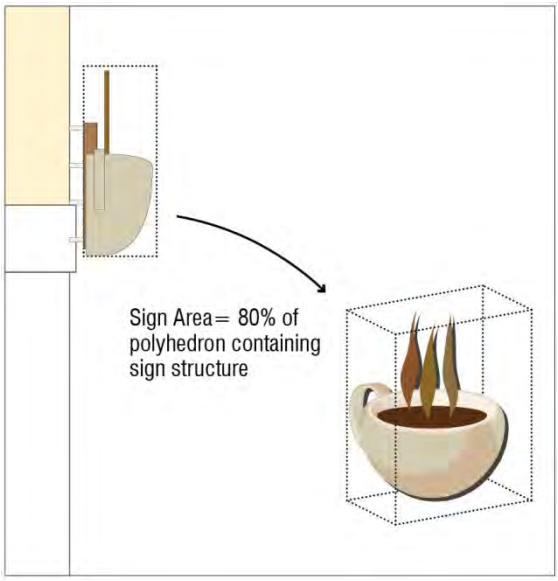
Figure 11-19-1 Sign Area Calculation

d. For signs with multiple sides intended to be viewed from only one frontage, all sides of the sign shall be counted in computing the total sign area for that frontage. Where such signs are intended to be viewed from two different frontages, the sign area facing each frontage shall be included in the total sign area for each frontage.

e. For signs that are movable or flexible, as a flag or string of lights, the sign area shall be measured when the sign is fully extended and parallel to the plane of view.

f. The area of spherical, free-form, sculptural, or other non-planar signs are measured as 80 percent of the sum of the area enclosed within the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. See Figure 11-19-2.

Figure 11-19-2 Non-Planar Sign Area Calculation



2. For signs attached to business structures, the total sign area shall include:
   a. The effective sign area, which is the minimum necessary rectangular area that fully contains each word and/or logo of a sign; and
   b. Measurement of each word and/or logo of a sign.
3. For projecting and detached freestanding signs, the effective sign area shall be the minimum necessary rectangular area that fully contains all the borders of the sign, except its supports and/or ornamental and decorative trim.
   a. For one-sided signs, both sides of the sign shall be counted for the total sign area for the one frontage intended to be read from.
   b. For two-sided signs, the sign area facing each frontage shall be counted for the total sign area for each frontage.
   c. For movable or flexible signs, which includes a flag or string of lights, the sign area shall be calculated when the elements are fully extended and parallel to the plane of view.
4. The effective sign area of a ball or sphere shall be 80 percent of the surface area of the ball or sphere.

B. Maintenance. Signs shall be maintained in a state of good repair at all times. Damage to signs, including cracked sign faces, frayed or weathered fabric, and broken lighting, shall be repaired.

C. Materials and Design. Each sign shall complement the architectural style and setting of the structure or use represented.

1. Building wall and façade signs shall be compatible with the predominant architectural style of the structures, including, but not limited to, construction materials, color, or other design feature consistent with Section 11-19-10 (Master Sign Program).
2. Each freestanding or monument sign shall complement the architectural character of the structures, and shall be located within a planted landscaped area, which is of a shape and design that provides a compatible setting and ground definition for the sign.
3. Where there is more than one sign, all signs should be complementary to each other with regard to the following elements:
   a. Letter size and style of copy.
   b. Shape of total sign and related components.
   c. Type of construction materials.
   d. Method used for supporting sign.

D. Location and Placement. Signs shall not obstruct any pedestrian, bicyclist, or motorist's view of the public right-of-way.

1. Signs shall not be located in or project into the present or future right-of-way of any public street, unless specifically authorized by other provisions of this chapter.
2. Signs shall not interfere with the sight distance of all user's proceeding on or approaching the adjacent sidewalks, pedestrian ways, streets, alleys, driveways, or parking areas.

3. Signs suspended over or projecting into the area above a driveway of a private property shall be situated at a maximum height of 15 feet above the surface of the driveway.
4. Signs suspended over or projecting into the area above a pedestrian way shall be situated at a maximum height of 7.5 feet above the ground surface.
5. Signs shall not permitted within 30 feet of a street intersection (intersecting curb lines), unless the top of the sign is at a maximum of 3 feet above the ground or the bottom of the sign is at least 10 feet above the ground.

E. Illumination.

1. Signs may be internally or externally illuminated. Internal illumination is permitted only when the portion of the sign that appears illuminated is the sign lettering, registered trademark, or logo.
2. The light source for externally illuminated signs shall be positioned so that light does not shine directly on adjoining properties or cause glare for motorists or pedestrians.
3. An exposed bulb or exposed neon illumination is not permitted.

F. Restrictive Regulations. If a sign falls under more than one sign definition, the more restrictive sign regulations shall be applied.

G. Utility Easement. No sign or outdoor advertising structure shall be located within a utility easement or erected in a manner that reduces the vertical or horizontal clearance from communication or energized electric power lines, as required by laws, rules, and regulations of the State and agencies thereof.

H. Content Neutrality. The City shall regulate signs in a manner consistent with the U.S. and California Constitutions, and which is content-neutral so as to protected non-commercial speech.

11-19-7 Residential Signs

A. General Standards. Dwelling units may display signs consistent with the following standards:

1. Maximum Allowable Sign Area: 3 square feet per unit.
2. Maximum Number of Signs: No limit.
3. Permitted Sign Types:
   a. Monument signs not to exceed 4 feet in height.
   b. Window and wall signs.
4. Signs on Fences: The height of signs on fences shall not exceed the maximum permitted fence height in the applicable zone.
5. Permits Required: A Sign Permit required if the sign requires a building permit; otherwise, no planning permit is required.
6. Illumination: External and internal illumination is permitted. Flashing, neon, and/or exposed bulb signs are prohibited.

7. Permitted Message Type: Any and all protected non-commercial speech. Home occupation and off-site commercial signs are prohibited.

B. Multi-Unit Properties. In addition to the signs allowed for each dwelling unit, multi-unit properties may display one or more master sign(s) subject to the following requirements:

1. Maximum Allowable Sign Area: 20 square feet per property.
2. Approval Required: Site Plan Review

11-19-8 Non-Residential Signs

A. Permitted Sign Types. Table 11-19-1 identifies permitted sign types in non-residential zones, and the maximum permitted number of each sign type. Section 11-19-9 (Standards for Specific Types of Signs) identifies standards that apply to specific sign types.

TABLE 11-19-1 PERMITTED SIGN TYPES – NON-RESIDENTIAL ZONES

Sign Type	Maximum Number of Signs	Additional Standards
Animated	1 per property	11-19-9A
Awning or Marquee	1 per building entrance	11-19-9B
Billboard	1 per property	11-19-9C
Monument or Freestanding	1 per lot or 1 per shopping center	11-19-9D
Pedestrian	1 per occupancy	11-19-9E
Portable	1 per business	11-19-9F
Projecting	1 per primary entrance	11-19-9G
Real Estate	1 per occupancy	11-19-9H
Wall	1 per street frontage	11-19-9I
Window	1 per window	11-19-9J
Special Land Use	See Additional Standards section	11-19-9K

B. Maximum Allowable Sign Area. The maximum display area of a permanent sign in a non-residential zone does not apply to a Master Sign Program.

C. Administrative Adjustments. The Community Development Department may approve an increase to the maximum permitted non-residential sign height or area, not to exceed 10 percent of the applicable standard permitted sign height or area, pursuant to Section 11-23-5 (Variance).

D. Brand Name Advertising. In any commercial zones, a maximum of 30 percent of the signing allowance for any frontage may be devoted to the advertising or identification of an individual brand or brands of products. This provision shall not apply to the identification of one primary brand name identifying a service station.

E. Planned Unit Development (PUD) Overlay Zone. Signs shall comply with the standards and specifications contained within an approved Master Sign Program.

11-19-9 Standards for Specific Types of Signs

A. Animated Signs.

1. Maximum Size:
   a. 4 square feet if message is design to change more than once a day.
   b. 12 square feet if message is design to change once or less than once a day.
2. Location: Commercial zoning districts
3. Permit Required: A Sign Permit

B. Awning or Marquee Signs. See Figure 11-19-3.

1. Content: Name and address of business only.
2. Maximum Size of Letter or Logo: 12 inches.
3. Placement: Affixed to the sloped portion above the horizontal extension of the marquee or awning.
4. For signs perpendicular to the face of the building: Signs shall not project beyond the limits of the overhang.

Figure 11-19-3 Awning or Marquee Sign

C. Billboard Signs. See Figure 11-19-4.

1. Maximum Height: 30 feet from ground level or from crown of highway facing perpendicular to site of sign when crown of highway is above ground level. Otherwise, the Planning Commission may determine the maximum height.
2. Maximum Sign Area: 500 square feet. Only 2.5 square feet of the sign area per linear foot of parcel frontage facing toward highway shall be counted for total sign area.
3. Permit Required: A Conditional Use Permit and a Sign Permit.

4. Location: Highway Commercial (CH), Light Industrial (IL), and Heavy Industrial (IH) zoning districts.

Figure 11-9-4 Billboard Sign

5. Placement: Within 300 feet of Highway 43 right-of-way and shall be at least 300 feet apart from another billboard sign.
6. Compliance Required: California Outdoor Advertising Act.

D. Monument or Freestanding Signs. See Figure 11-19-5.

1. Central Commercial (CC) and Highway Commercial (CH) Zoning Districts.
   a. Maximum Sign Area: 350 square feet, two faces maximum.
   b. Maximum Height: 20 feet.
   c. Placement: Must be in landscaped area

Figure 11-19-5 Monument Sign

2. Downtown Commercial (CD) Zoning District.
   a. Maximum Sign Area: 75 square feet, two faces maximum.
   b. Maximum Height: 12 feet for lots up to 120 feet wide; 15 feet for lots that are 120 feet or wider.
   c. Placement: Must be in landscaped area
3. Neighborhood Commercial (CN) Zoning District.
   a. Maximum Sign Area: 200 square feet, two face maximum.
   b. Maximum Height: 20 feet.
   c. Placement: Must be in landscaped area
4. Service Commercial (CS) Zoning District.
   a. Maximum Sign Area: 150 square feet, two faces maximum.
   b. Maximum Height: 30 feet.
   c. Placement: As required by Design Review Committee (DRC).
5. Additional Requirements:
   a. Lighting is allowed.
   b. For signs in CC, CD, and CH zoning districts, the maximum sign area shall not exceed 2 percent of gross ground floor area or 1 square foot per foot of frontage, whichever is greater.
   c. Landscaped area shall be generally equal to the area of the sign.
   d. Signs shall not block views at corners and driveways.

D. Pedestrian Sign. See Figure 11-19-6.

1. Maximum Sign Area.
   a. CD zoning district: 3 square feet per face
   b. CC, CH, and CN zoning districts: 6 square feet per face.
2. Height: 7.5 feet minimum and 15 feet maximum.
3. Placement.
   a. CD zoning district: Centered under canopy or eave; may be perpendicular to or flat against a building wall.
   b. For CC, CH, and CN zoning districts: Perpendicular to building; must be under canopy; may not project into street.
4. Location: Commercial zoning districts.
5. Lighting: Prohibited.

Figure 11-19-6 Pedestrian Sign

E. Portable Signs. See Figure 11-19-7.

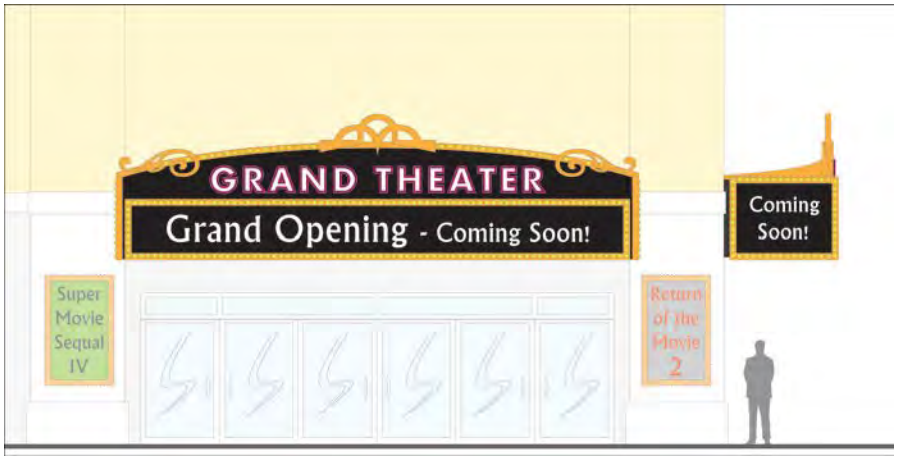
1. Prohibited Locations: On public property, in the public right-of-way, or within 30 feet of a street intersection.
2. Sandwich Board or A-Board Signs are allowed in the public right-of-way, within the boundary of the storefront, under following conditions:
   a. Signs shall advertise merchandise within the store and not that of a temporary vendor.
   b. Signs shall not cover more than one-half the width of the sidewalk or restrict pedestrian travel.
   c. Signs shall not interfere with the line of sight of pedestrians, cyclists, or motorists.
   d. Signs shall not be larger than 8 square feet per side or more than 4 feet in height.
   e. The owner agrees to hold harmless to the City and its officers and employees and harmless of any form of claims by any person involving said sign.

Figure 11-19-7 Portable Sign

F. Projecting Signs. See Figure 11-19-8.

1. Placement: Parallel to the building.
2. Maximum Extension: 14 inches from the wall, except where permitted below or when attached directly to the vertical or sloped face of the marquee.

Figure 11-19-8 Projecting Sign



G. Real Estate Signs

1. Maximum Sign Area: 8 square feet.
2. Maximum Height
   a. All commercial and IH zoning districts: Height of the wall.
   b. IL, IP, and special purpose zoning districts: Height of eave.
3. Placement: Flat on the wall, and may not project above eave.
4. Lighting: Not allowed.

H. Wall Signs. See Figure 11-19-9.

1. CD Zoning District.
   a. Maximum Sign Area: 100 square feet. The maximum sign area shall not exceed 2 percent of gross ground floor area or 1 square foot per foot of frontage, whichever is greater.
   b. Maximum Height: 15 feet.
   c. Placement: Centered on wall or canopy over storefront.
   d. Lighting: Allowed.
   e. Additional Requirements: Letters to be individually mounted or painted on the building. Multi-tenant sites shall have a Master Sign Program, per Section 11-19-10 (Master Sign Program).

2. CS Zoning District.

   a. Maximum Sign Area: 25 square feet for projecting signs, 50 square feet for flush mounted.

   b. Maximum Height: Height of wall.

   c. Placement: Centered on wall or canopy over storefront.

   d. Lighting: Allowed.

   e. Additional Requirements: Can-sign and raceways permitted. Multi-tenant sites shall have a Master Sign Program, per Section 11-19-10 (Master Sign Program).

Figure 11-19-9 Wall Sign

I. Window Signs. See Figure 11-19-10.

1. Maximum Sign Area: 25 percent of glass. If a window has multiple panes, the window's total area shall be measured as the framed area of all panes.

2. Maximum Height: 15 feet.

3. Lighting: Interior only.

4. Additional Requirements: Decals only on exterior.

Figure 11-19-10 Window Sign

J. Special Land Use Signs

1. For Drive-Through Restaurants:
   a. Allowed Sign Type: Menu board.
   b. Maximum Sign Area: 30 square feet.
   c. Maximum Height: 6 feet.
   d. Placement: As required by Design Review Committee (DRC).
   e. Lighting: Allowed.
   f. Additional Requirements: Signs shall not be visible from street and shall not block views at corners and driveways.
2. For Service Stations:
   a. Wall-Mounted
      (1) Maximum Number: one per street frontage, two maximum.
      (2) Maximum Sign Area: 10 percent of building face, 100 square feet maximum.
      (3) Maximum Height: 10 feet or eave of height, whichever is less.
      (4) Placement: Flat on wall.
      (5) Lighting: Allowed.
      (6) Additional Requirement: Copy should primarily identify the service station.
   b. Monument
      (1) Maximum Number: one per lot.
      (2) Maximum Sign Area: 60 square feet per sign face, two faces maximum.
      (3) Maximum Height: 6 feet.
      (4) Placement: Must be in landscaped area.
      (5) Lighting: Allowed.
      (6) Additional Requirement: Price signs allowed in compliance with State law.
   c. Special Service
      (1) Maximum Number: one per service.
      (2) Maximum Sign Area: 10 percent of building face, 25 square feet maximum.
      (3) Maximum Height: 10 feet or eave of height, whichever is less
      (4) Placement: Flat on wall
      (5) Lighting: Allowed.
      (6) Additional Requirement: Copy limited to special service (e.g. car wash, mini-mart, repair services).
   d. Directional
      (1) Maximum Number: One per pump island, four per station.
      (2) Maximum Sign Area: 2 square feet per sign face.
      (3) Maximum Height: 10 feet or eave of height, whichever is less
      (4) Placement: Flat on wall or canopy.
      (5) Lighting: Not allowed.
      (6) Additional Requirement: Copy limited to directions (i.e. self-service, full-service, cashier, etc.).

11-19-10 Master Sign Program

A. Purpose. The purpose of these Master Sign Program provisions is to provide a coordinated approach to signage for multi-tenant development.

B. Applicability. A Master Sign Program shall be prepared for multi-family use with more than one permanent sign proposed, and any non-residential development with three or more tenants.

C. Permit Required. A Master Sign Program requires the approval of an Administrative Permit.

D. Application. An Administrative Permit application for a Master Sign Program shall include all information and materials specified in Chapter 11-23 (Permit Requirements). In addition, an application shall include a written statement identifying how the proposal will modify any of the regulations or standards of this article, if applicable, and explaining how these modifications would contribute to a superior project design than would otherwise result from the standards contained in the Section 11-19-10 (Master Sign Program).

E. Design Standards.

1. All signs shall have the same background color, and a maximum of three other colors and two type styles per multi-tenant development shall be allowed.
2. All signs shall feature a unified and coordinated approach to the materials, placement, and general design of signs proposed for a project or property.
3. All signs shall use the same form of illumination.
4. Major tenants shall be allowed to deviate from the Master Sign Program design standards to accommodate national trademarks or logos.

F. Effect of Master Sign Program.

1. All subsequent signs proposed for a development or property subject to an approved Master Sign Program shall comply with the standards and specifications included in the Master Sign Program.
2. Approval of a Master Sign Program shall supersede the regulations of this chapter. Any aspect of the proposed signs not addressed by the Master Sign Program shall be in compliance with this chapter.

11-19-11 Temporary Signs

A. No Permit Required. The following temporary signs are permitted and do not require issuance of a sign permit.

1. **Directional Sign.**
   a. Maximum Size: 4 square feet or 3 feet in height.
   b. Allowed Content: "Entrance," "Exit," and directional arrows
2. **Temporary Subdivision Sign.** A temporary subdivision sign declaring a group of parcels, dwellings or occupancies within a subdivision for rent, lease, or sale shall be permitted subject to the following conditions:
   a. Maximum Allowed: One sign for each street frontage.

b. Maximum Size: 50 square feet or 6 feet in height.

c. Duration: Remain on property until the last unit is sold.

d. Other standards: The sign shall not be lighted and not interfere with the traffic safety visibility area of the parcel.

3. **Temporary Grand Opening Sign.**

a. Type Allowed: Banners, balloons, flags, or streamers.

b. Maximum Size: 100 square feet in total aggregate surface or 35 feet in height.

c. Duration: A maximum of two weeks.

d. The sign shall be positioned to avoid becoming a public hazard, encroaching on adjoining property or the public right-of-way, or potentially contacting any public utility pole or suspended transmission line or facility.

4. **Garage Sale Sign.**

a. Duration: Sign shall be removed within 24 hours after sale.

b. Location: Prohibited on public property or in the public right-of-way.

B. Permit Required. The following temporary signs require a Sign Permit prior to erection:

1. **Civic Event Signs.** Signs announcing a civic event within the city shall be permitted for 30 days before and five days after the date of the event.

2. **Commercial Mascot.**

a. Size: A maximum of 12 square feet per person.

b. Location: On or within 500 feet of the property which it advertises.

c. Duration: Limited to hours of operation of the business they are advertising

d. Prohibited: Illumination or inflatable objects not allowed.

3. **Construction Signs.** One non-illuminated sign advertising the various construction trades participating in the project shall be permitted.

a. On a site less than 1 acre: Maximum of 32 square feet in sign area or 6 feet in height.

b. On a parcel of land of 1 acre or more: Maximum of 50 square feet in sign area or 6 feet in height.

c. Duration: Remain until the last unit is sold, rented, or leased.

11-19-12 Nonconforming Signs

A. Definition.

1. Any sign that does not comply with the requirements of this article but was constructed, operated, and maintained in compliance with all previous regulations, shall be regarded as a legal nonconforming use.

2. A sign that is part of a designated historic resource may be deemed nonconforming only if at least one of the following conditions applies:

a. The sign does not contribute to the historic significance of the historic landmark.

b. The sign poses an immediate threat to public safety. If the sign is deemed nonconforming solely because it threatens public safety, then it shall be repaired or modified, if possible, rather than removed.

B. Continuation. A nonconforming sign may continue its use as a sign if it was legally established in compliance with all applicable regulations in effect at the time it was established.

C. Allowed Changes.

1. Changes to sign copy/face and repainting of legal nonconforming signs is permitted as long as there is no alteration to the physical structure or support elements of the sign.

2. A legal nonconforming sign that sustains less than 50 percent damage to its structure may be repaired to its original pre-damaged condition, provided that such repair is completed within 180 days after the date of the damage.

D. Required Compliance. A legal nonconforming sign shall be removed or brought into compliance with this chapter in the following situations:

1. The use advertised by the sign has ceased to function for a period of 180 days or more.

2. The sign is nonconforming due to lighting, movement, or animation, and a notification has been issued within 90 days.

3. Reconstruction of a legal nonconforming sign shall begin within one year from demolition or removal, and completed within three years.

   a. The sign shall be deemed abandoned if reconstruction is not completed three years from demolition or removal.

   b. The sign shall not exceed original structure in size.

11-19-13 Violations and Enforcement

A. Illegal Signs. It is unlawful for any person to install, place, construct, repair, maintain, alter or move a sign in a manner that does not comply with the requirements of this chapter.

B. Removal of Illegal Signs.

1. For illegal signs that place the public in immediate peril, the following regulations shall apply:

   a. The Building Official shall give a written order for the repair or removal of any dangerous sign to the owner of the property upon which such sign is located.

   b. If the owner fails to remove or repair the sign within the period of time specified by the Building Official, the Building Official may remove the sign and may enter upon the property for that purpose.

   c. The sign removal cost shall be charged to the owner of the property at the rate established by resolution of the City Council.

2. For illegal signs that do not place the public in immediate peril, the following regulations shall apply:

a. For temporary signs, the City shall remove the signs without any notice.

b. For obsolete signs, which no longer advertises a bona fide business conducted or product sold on the premises, the sign shall be removed if no conformance is made within 90 days of the written order to repair or remove from the Building Official.

c. For permanent or fixed signs, the sign shall be removed 15 days after the written notice is sent to the owner of the property. The written notice shall describe the sign, violation, the ten-day period for correcting violation before removal, and the post-removal procedure.

d. For permanent or fixed signs, the property owner may appeal the decision of the Community Development Department within the ten-day period.

3. Any accessory structures, foundations, or mounting materials, which are unsightly or a danger to public health, safety, and welfare, shall be removed at the time of the sign removal.

4. A sign removed by the City shall be stored for a minimum of ten days. If the sign is not retrieved by the business owner or person responsible for the sign within this ten-day period, then the sign shall be declared abandoned and may be destroyed. The cost of removal shall be billed to the owner.

Chapter 11-20 RECYCLING FACILITIES

Sections:

11-20-1 Applicability
11-20-2 Permits Required
11-20-3 General Standards
11-20-4 Large Collection Facilities
11-20-5 Processing Facilities

11-20-1 Applicability

The standards in this section apply to the following recycling collection and processing facilities:

A. Reverse Vending Machines.

B. Small Collection Facilities.

C. Large Collection Facilities.

D. Processing Facilities.

11-20-2 Permits Required

A. Permits Required. Permits required for recycling facilities are identified in Part 2 (Zoning District Standards).

B. Permits for Multiple Sites. A single Administrative Permit may allow the operation of more than one reverse vending machine or small collection facility on different sites under the following conditions:

1. All proposed facilities have the same operator.
2. The Community Development Department determines that all the proposed recycling facilities have similarities in its nature, size, and intensity of activity.
3. Each proposed facility complies with all of the applicable standards set forth in this Chapter.

C. Accessory Use Permits. Reverse vending machines and small collection facilities are allowed only as an accessory use to a commercial use or community service facility. See Chapter 11-11 (Accessory Structures and Uses).

11-20-3 General Standards

A. Screening. Large collection facilities shall be enclosed in a structure or screened from view by an opaque fence or wall at least 6 feet in height with landscaping.

B. Development Standards. Large collection facilities shall comply with setbacks and landscaping requirements of the applicable zoning district.

C. Exterior Storage. Materials stored outdoors shall be located in sturdy storage containers or be enclosed, and shall be maintained in good condition. No storage shall be visible above the height of the fencing or wall.

1. **Flammable Material Storage.** Storage containers for flammable material shall be constructed of nonflammable material.
2. **Oil Storage.** Oil storage shall be in containers approved by the Fire Department and Health Department.

D. Sign.

1. Facilities shall be clearly marked with the name and phone number of the facility operator and the hours of operation.
2. All signs shall comply with the requirements of Chapter 11-19 (Signs).
3. Upon determination from the Community Development Department, directional signs without advertising message may be installed to facilitate traffic circulation or to direct motorists to the facility that is not invisible from the public right-of-way.

E. Operating Standards. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved under the following conditions:

1. **Maintenance.** Site and donation areas shall be maintained free of litter and any other undesirable materials and shall be cleaned of loose debris on a daily basis.
2. **Noise.** Noise levels shall not exceed 60 dBA as measured at the property line of a residential zoning district; 70 dBA in all other locations.
3. **Operating Hour.** A large recycling facility located within 500 feet of a residential zone shall not be in operation between 7:00 p.m. and 7:00 a.m.
4. **After-Hour Donation Containers.** Containers shall:
   a. Be located at least 50 feet from any residential zone.
   b. Be of sturdy, rustproof construction.
   c. Have sufficient capacity to accommodate materials collected.
   d. Be secure from unauthorized entry or removal of materials.
5. **Donation Areas.** Donation areas shall be clearly marked to identify the type of material that may be deposited and the facility shall display a notice stating that no material shall be left outside the recycling containers.

11-20-4 Large Collection Facilities

A. Location. A large collection facility shall be located at least 150 feet from an existing or planned residential use.

B. Parking and Loading.

1. A maximum of six parking spaces or the anticipated peak customer load, whichever is higher, is allowed for large recycling facilities.
2. Upon the approval of the Community Development Department, more than six parking spaces may be allowed if it is compatible with surrounding businesses and is not detrimental to public safety.

3. One parking space per commercial vehicle operated shall be allowed.
   a. Parking requirements shall be in compliance with the applicable zoning district.
   b. Parking requirements for employees may be reduced with findings showing that parking spaces are not necessary.

11-20-5 Processing Facilities

A. Location. Processing facilities shall not be located on a lot that abuts a residential zoning district or use and shall be located at least one 150 feet from an existing or a planned residential zone.

B. Parking. On-site parking shall allow the anticipated peak load of customers to circulate, parks, and deposit recyclable materials.

PART 4

Zoning Code Permits and Administration

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Chapter 11-21 ADMINISTRATIVE RESPONSIBILITIES

Sections:

11-21-1 Purpose
11-21-2 Planning Agency
11-21-3 City Council
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11-21-1 Purpose

This chapter describes the authority and responsibilities of the City Council, Planning Commission, and Community Development Department in the administration of the Zoning Code.

11-21-2 Planning Agency

The City Council, the Planning Commission, and the Community Development Department function as the Planning Agency and as the Advisory Agency in compliance with Government Code Section 65100.

11-21-3 City Council

The role of the City Council in the administration of the Zoning Code includes:

A. Serving as the review authority on legislative actions shown in Table 11-21-1.

B. Reviewing appeals of Planning Commission decisions.

11-21-4 Planning Commission

The role of the Planning Commission in the administration of the Zoning Code includes:

A. Serving as the review authority on permit and approval applications shown in Table 11-21-1.

B. Reviewing appeals of Community Development Department decisions on discretionary permit applications.

C. Providing recommendations to the City Council on legislative actions shown in Table 11-21-1.

TABLE 11-21-1 REVIEW AND DECISION-MAKING AUTHORITY

Type of Action	Role of Authority [1]		
	Community Development Department [2]	**Planning Commission**	**City Council**
Legislative Actions			
General Plan Amendments	Recommend	Recommend	Decision
Zoning Code Amendments	Recommend	Recommend	Decision
Permits			
Administrative Permit	Decision	Appeal	Appeal
Site Plan Review/Approval	Decision	Appeal	Appeal
Conditional Use Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Other Approvals			
Density Bonus	Recommend	Decision	Appeal
Interpretations	Decision	Appeal	Appeal
Minor Modification	Decision	Appeal	Appeal
Reasonable Accommodations	Decision	Appeal	Appeal

Notes:
[1] "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body.
[2] The Community Development Department may defer action and refer the request to the Planning Commission for consideration and final action.

11-21-5 Community Development Department

The role of the Community Development Department in the administration of the Zoning Code includes:

A. Serving as the review authority on permit and approval applications shown in Table 11-21-1;

B. Interpreting the Zoning Code as specified in Chapter 11-02 (Interpretation of the Zoning Code); and,

C. Referring action as needed on any permit, approval, or interpretation to the Planning Commission for review and final decision.

Chapter 11-22 PERMIT APPLICATION AND REVIEW

Sections:

11-22-1 Purpose
11-22-2 Application Preparation and Filing
11-22-3 Application Fees
11-22-4 Application Review
11-22-5 Project Evaluation and Staff Reports
11-22-6 Environmental Review
11-22-7 Applications Deemed Withdrawn

11-22-1 Purpose

This chapter establishes procedures and requirements for the preparation, filing, and initial processing of permit applications required by the Zoning Code. This Chapter establishes minimum requirements for permit application and review. The City may provide additional guidance and procedures in Community Development Department handouts.

11-22-2 Application Preparation and Filing

A. Pre-Application Conference.

1. The City encourages applicants to request a pre-application conference with the Community Development Department before submitting a permit application.
2. The purpose of a pre-application conference is to:
   a. Inform the applicant of City requirements as they apply to the proposed project.
   b. Review the City's review and approval process.
   c. Discuss possible revisions to the project to comply with City requirements.
   d. Identify information the City will require with the application, including technical studies required for environmental review.
3. Failure by City staff at a pre-application conference to identify all application requirements does not constitute a waiver of these requirements.

B. Application Contents.

1. All permit applications shall be filed with the Community Development Department on an official City application form.
2. The application shall be filed with all fees, deposits, information, and materials required by the Community Development Department and as provided in Chapter 11-23 (Permit Requirements).

C. Eligibility for Filing.

1. An application may only be filed by the owner of the subject property or the property owner's authorized agent.
2. The application shall be signed by either:

a. The owner of the subject property; or

b. The property owner's authorized agent with written authorization from the owner filed concurrently with the application.

D. Rejection of Application. The Community Development Department will not accept an application for processing if:

1. The application is substantial incomplete; or
2. More information is needed before the City can process it.

11-22-3 Application Fees

A. Fee Schedule.

1. Applicants shall pay all permit application fees as established by the current City of Corcoran Planning and Development Fee Schedule.
2. Permit application fees allow the recovery of costs incurred by the City in the processing and review of permit applications.

B. Timing of Payment. The City will not deem an application complete before an applicant pays all required fees.

C. Refunds and Withdrawals.

1. Permit application fees cover City costs for public hearings, mailings, staff and consultant time, and other activities involved in processing permit applications. Consequently, the City will not refund fees for a denied project.
2. If an applicant withdraws an application, the Community Development Department may refund a portion of the fee based on the pro-rated costs to-date and the status of the application at the time of withdrawal.

D. Fee Adjustments. The Community Development Department may lower or waive the fee for any application, not to exceed the actual cost of staff time. The Department may waive the entire fee for another governmental agency or non-profit, tax exempt organization.

11-22-4 Application Review

A. Review for Completeness.

1. **Initial Review.** The Community Development Department shall review each application for completeness and accuracy before the Department accepts the application as complete and officially filed.
2. **Basis for Determination.** The Community Development Department will accept an application as complete only if it contains:

   a. All information on the City's list of required application contents; and

   b. Any additional information requested in writing during the initial application review period.

3. **Notification of Applicant.** Within 30 days of application acceptance, the Community Development Department shall inform the applicant in writing that the application is complete and accepted for processing, or that the application is incomplete and that additional information is required.

4. **Submittal of Additional Information.**

   a. When the Community Development Department determines that an application is incomplete, the Department must request additional information from the applicant in writing.

   b. The time used by the applicant to submit additional information is not part of the time within which the City must determine if the resubmitted materials are complete.

5. **Environmental Information.** After the City has accepted an application as complete, the Community Development Department may require the applicant to submit additional information for the environmental review of the project as required by the California Environmental Quality Act (CEQA).

B. Referral of Application. The Community Development Department may refer an application to another public agency that may be interested in the proposed project.

C. Multiple Applications. If a proposed project requires multiple permit approvals by both the Planning Commission and the Community Development Department, the Planning Commission will act upon all required permits as part of a single application.

11-22-5 Project Evaluation and Staff Reports

A. Staff Evaluation. Community Development Department staff shall review all applications to determine if they comply with the Zoning Ordinance, other applicable provisions of the Municipal Code, the General Plan, and other applicable City policies and regulations.

B. Staff Report. The Community Development Department shall prepare a staff report for the Planning Commission or City Council with a recommendation to approve, approve with conditions, or deny the application.

C. Report Distribution. The City shall give the staff report to the applicant the same time it is given to the Planning Commission or City Council.

11-22-6 Environmental Review

A. CEQA Review. After accepting an application as complete, the Community Development Department shall decide if:

1. The proposed project is not a project as defined by the California Environmental Quality Act (CEQA);
2. The proposed project is exempt from the requirements of CEQA;
3. A Negative Declaration may be issued;
4. A Mitigated Negative Declaration may be issued; or
5. An Environmental Impact Report (EIR) is required.

B. Compliance with CEQA. The City shall make these determinations in compliance with CEQA and any adopted City CEQA Guidelines.

C. Special Studies Required. Special studies for traffic, air quality, biology, and other environmental issues, may be required to supplement the City's CEQA compliance review. The applicant shall pay for these studies in advance.

11-22-7 Applications Deemed Withdrawn

A. Response Required. If an applicant does not provide information within twelve months of being requested by the Community Development Department, the application expires and is considered withdrawn without any further action by the City.

B. Resubmittal. After an application expires, future City consideration of the application requires the submittal of a new complete application and associated application fees.

Chapter 11-23 PERMIT REQUIREMENTS

Sections:

11-23-1 Purpose
11-23-2 Administrative Permit
11-23-3 Site Plan Review
11-23-4 Conditional Use Permits
11-23-5 Variance

11-23-1 Purpose

This chapter identifies the purpose, thresholds for review, and findings for approval for each planning permit required by the Zoning Code.

11-23-2 Administrative Permit

A. Purpose. An Administrative Permit is a discretionary action that enables the City to ensure that a proposed use complies with all applicable standards and will not create negative impacts to adjacent properties or the general public.

B. Applicability. An Administrative Permit is required for all land uses as shown in the land use regulation tables in Part 2 (Zoning District Standards).

C. Review Authority. The Community Development Department shall take action on all Administrative Permits.

D. Application Submittal and Review. Application for an Administrative Permit shall be filed and reviewed in compliance with Chapter 11-22 (Permit Application and Review).

E. Public Notice and Hearing. No hearing is required for an Administrative Permit.

F. Findings for Approval. The Community Development Department may approve an application for a Conditional Use Permit application if all of the following findings can be made:

1. The site for the proposed use is adequate in size and shape to accommodate the use, all development standards, and other features required by the Zoning Code to adjust the proposed use with land and uses in the neighborhood.
2. The site for the proposed use relates to streets and highways adequately in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the City shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and other characteristics as they will affect surrounding property.
4. The proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, area plans, or planned developments approved by the City.

G. Conditions of Approval. The Community Development Department may attach conditions to the approval of an Administrative Permit as needed to ensure compliance with the General

Plan, Zoning Code, or any applicable specific plan, community plan, or area plan adopted by the City Council.

H. Appeals. Decisions on Administrative Permits may be appealed as provided for in Chapter 11-27 (Appeals).

I. Post-Decision Procedures. Procedures and requirements relating to effective dates, time limits, changes to approved projects, resubmittals, and permit revocation shall apply to Administrative Permits as provided in Chapter 11-25 (Post-Decision Procedures).

11-23-3 Site Plan Review

A. Purpose. A Site Plan Review is a discretionary action that enables the City to determine a project's compliance with the Zoning Code and to ensure that it will not create negative impacts to adjacent properties or the general public.

B. Applicability. All new uses and structures require Site Plan Review, except for:

1. Single family homes.
2. Structures and uses accessory to a single family home.

C. Review Authority.

1. The Community Development Department shall take action on all Site Plan Review Permits.
2. The Community Development Department may refer any Site Plan Review Permit application to the Planning Commission for review and final decision.

D. Application Submittal and Review. Application for an Site Plan Review Permit shall be filed and reviewed in compliance with Chapter 11-22 (Permit Application and Review). Site Plan Review application shall include additional materials listed in Section 11-23-2.D (Application Submittal and Review for Administrative Reviews).

E. Public Notice and Hearing. Public notice and hearing for a Site Plan Review shall be provided in compliance with Chapter 11-24 (Public Notice and Hearing).

F. Findings for Approval. The Community Development Department may approve an application for a Site Plan Review only if all of the following findings can be made:

1. The proposed project is consistent with the General Plan, and any adopted area, specific, community, or neighborhood plan.
2. The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.
3. The site plan clearly illustrates that the proposed project is arranged to avoid traffic congestion, pedestrian and vehicular safety and welfare are protected, and there will not be adverse effect on surrounding properties.

G. Conditions of Approval. The review authority may attach conditions to the approval of a Site Plan Review as needed to ensure public health, safety, and general welfare.

H. Appeals. Decisions on Site Plan Review Permits may be appealed as provided for in Chapter 11-27 (Appeals).

I. Post-Decisions Procedures. Procedures and requirements relating to effective dates, time limits, changes to approved projects, resubmittals, and permit revocation shall apply to Site Plan Review as provided in Chapter 11-25 (Post-Decision Procedures).

J. Effect of Site Plan Review Approval. A site plan approval shall run with the land and shall continue to be valid upon a change of ownership of the site subject to the site plan.

11-23-4 Conditional Use Permits

A. Purpose. A Conditional Use Permit is required for uses that are generally appropriate within a zoning district but potentially unsuitable in a particular location or in large numbers. A Conditional Use Permit is a discretionary action that enables the City to ensure that a proposed use is consistent with all General Plan goals and policies and will not create negative impacts to adjacent properties or the general public.

B. Application Submittal and Review. In addition to materials in Chapter 11-22 (Permit Application and Review), the application shall also include a statement describing the precise circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right, together with any other data pertinent to the findings prerequisite to the granting of a use permit.

C. Review Authority. The Planning Commission shall take action on all Conditional Use Permit applications.

D. Public Notice and Hearing. Public notice and hearing for a Conditional Use Permit shall be provided in compliance with Chapter 11-24 (Public Notice and Hearing).

E. Findings for Approval. The review authority may approve an application for a Conditional Use Permit only if all of the findings in Subsection 11-23-2.F (Findings for Approval) can be made.

F. Conditions of Approval. The review authority may attach conditions to the approval of a Conditional Use Permit as needed to ensure compliance with the General Plan, Zoning Code, or any applicable specific plan, community plan, or area plan adopted by the City Council. See Subsection 11-23-2.G (Conditions of Approval) for potential conditions that may be attached.

G. Appeals. Decisions on Conditional Use Permits may be appealed as provided for in Chapter 11-27 (Appeals).

H. Post-Decision Procedures. Procedures and requirements relating to effective dates, time limits, changes to approved projects, resubmittals, and permit revocation shall apply to Conditional Use Permits as provided in Chapter 11-25 (Post-Decision Procedures).

11-23-5 Variance

A. Purpose. A Variance is a discretionary permit that allows for deviation from physical development standards contained in the Zoning Code. A Variance may be granted only when the strict application of development standards creates a unique hardship due to an extraordinary situation or circumstance associated with the property.

B. Review Authority. The Planning Commission shall take action on all Variance applications.

C. Application Submittal and Review. Application for a Variance shall be filed and reviewed in compliance with 11-22 (Permit Application and Review). In addition to submittal requirements in Chapter 11-22, the application shall also include a statement of the precise nature of the variance requested and why approval is necessary.

D. Public Notice and Hearing. Public Notice and hearing for a Variance shall be provided in compliance with Chapter 11-24 (Public Notice and Hearing).

E. Findings for Approval.

1. The Planning Commission may approve an application for a Variance only if all of the following findings can be made:

   a. There are special circumstances or conditions applicable to the property involved, such that strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of the other properties classified in the same zoning district.

   b. The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the vicinity and in the same zoning district.

2. The following additional findings are required for Off-street Parking or Loading Facilities:

   a. Neither present nor anticipated future traffic volumes generated by the uses of the sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation.

   b. The granting of the Variance will not result in the parking or loading of vehicles on public streets in a manner that interfere with the free flow of traffic on the streets.

   c. The granting of the Variance will not create a safety hazard or any other condition inconsistent with the Zoning Code.

F. Conditions of Approval. The Planning Commission shall add conditions of approval necessary to assure that the Variance adjustment shall not constitute a grant of special privilege.

G. Precedent. The approval of a Variance shall not set the precedent for the granting of any future Variances. Each application shall be considered only on its individual merits.

H. Appeals. Decisions on Variances may be appealed as provided for in Chapter 11-27 (Appeals). The appeal decision made by the City Council shall become effective immediately following the date on which the action was taken by the City Council.

I. Post-Decision Procedures. Procedures and requirements relating to effective dates, time limits, changes to approved projects, resubmittals, and permit revocation shall apply to Variances as provided in Chapter 11-25 (Post-Decision Procedures).

Chapter 11-24 PUBLIC NOTICE AND HEARINGS

Sections:

11-24-1 Purpose
11-24-2 Notice of Hearing
11-24-3 Scheduling of Hearing
11-24-4 Hearing Procedure
11-24-5 Recommendation by Planning Commission
11-24-6 Decision and Notice
11-24-7 Effective Date of Decision

11-24-1 Purpose

This chapter provides procedures for public hearings required by the Zoning Code. When a public hearing is required, advance notice of the hearing shall be given, and the hearing shall be conducted, in compliance with this chapter and applicable State law. In the event of any conflict between these provisions and requirements of State law, State law controls.

11-24-2 Notice of Hearing

When the Zoning Code requires a noticed public hearing before a decision on a permit, or for another matter, the public will be provided notice of the hearing as required by this chapter.

A. Content of Notice. Notice of a public hearing shall include all of the following information, as applicable.

1. **Hearing Information.** The date, time, and place of the hearing; the name of the hearing body; and the phone number and street address of the Community Development Department where an interested person could call or visit to obtain additional information.

2. **Project Information.** The name of the applicant, the City's file number assigned to the application, a general explanation of the matter to be considered, a general description of the location of the subject property, and any recommendation from a prior hearing body.

3. **Statement on Environmental Document.** A statement that the proposed project is determined exempt under the California Environmental Quality Act (CEQA), or that a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report has been prepared for the project. The hearing notice shall state that the hearing body will consider approval of the CEQA determination or document prepared for the proposed project.

B. Method of Notice Distribution. Notice of a public hearing shall be given as follows:

1. **Mailing.** Notice shall be mailed or delivered at least ten days before the scheduled hearing to the following recipients:

   a. **Project Site Owners and the Applicant.** The owners of the subject property or the owners' authorized agent, and the applicant.

b. **Local Agencies.** Each local agency expected to provide roads, schools, wastewater, streets, water, or other essential facilities or services to the subject property, whose ability to provide those facilities and services may be significantly affected.

c. **Affected Owners.** All owners of real property within 300 feet of the exterior boundaries of the subject property. The Community Development Department may distribute notice to additional properties as needed to ensure adequate public notification of the proposed project.

d. **Persons Requesting Notice.** Any person who has filed a written request for notice with the Community Development Department.

e. **Other Persons.** Any other person whose property might, in the judgment of the Community Development Department, be affected by the proposed project.

2. **Alternative to Mailing.** If the number of property owners to whom notice would be mailed in compliance with Subsection 1 above is more than 1,000, the Community Development Department may choose to provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in Corcoran at least ten days prior to the hearing.

3. **Publication and Posting.** If notice is mailed or delivered as described in Subsection 1 above, the notice shall be published at least once in a newspaper of general circulation in Corcoran at least 10 days before the scheduled hearing.

4. **Additional Notice.** In addition to the types of notice required above, the Community Development Department may provide any additional notice and content deemed necessary or desirable.

11-24-3 Scheduling of Hearing

After the completion of any environmental document required by the CEQA, a Community Development Department staff report, and any additional materials required to render a decision, a matter requiring a public hearing shall be scheduled on the next available agenda reserved for public hearings, but no sooner than any minimum time period established by State law.

11-24-4 Hearing Procedure

A. General. Hearings shall be conducted in a manner consistent with the procedure adopted or endorsed by the hearing body.

B. Time and Place of Hearing. A hearing will be held at the date, time, and place for which notice was given, unless the required quorum of hearing body members is not present.

C. Continued Hearing. Any hearing may be continued from time to time without further notice; provided that the chair of the hearing body announces the date, time, and place to which the hearing will be continued before the adjournment or recess of the hearing.

D. Motion of Intent. The hearing body may announce a tentative decision, and defer its action on a final decision until appropriate findings and conditions of approval have been prepared.

11-24-5 Recommendation by Planning Commission

After a public hearing resulting in a Planning Commission recommendation to the City Council, the Community Development Department shall forward the recommendation to the City Council. A copy of the recommendation shall be mailed to the applicant at the address shown on the application. If at least four members of the Planning Commission do not vote to recommend approval or denial, then that action shall be deemed a recommendation of denial.

11-24-6 Decision and Notice

A. Date of Action. With the exception of appeals to the City Council, the hearing body shall take action on the matter being considered following the close of the public hearing. The hearing body shall also take action on projects within the following timeframe as required by the CEQA:

1. Within 60 days of the date a Negative Declaration or Mitigated Negative Declaration has been adopted for project approval, the City shall take action on the accompanying discretionary project.
2. Within 180 days from the date the decision-making authority certifies a final Environmental Impact Report (EIR), the City shall take action on the accompanying discretionary project.

B. Decision.

1. The hearing body may announce and record its decision on the matter being considered at the conclusion of a scheduled hearing, or make a motion of intent and continue the matter to a later meeting agenda.
2. At the conclusion of a hearing conducted by the Community Development Department, the Community Development Department may choose to refer the matter to the Planning Commission for review and final decision. Referral to the Planning Commission may be chosen in cases of unusual public sensitivity, controversy, or complexity relating to a requested approval.

C. Conditions of Approval. The review authority may attach conditions to the approval of a discretionary permit, approval, or legislative action as needed to ensure compliance with the Corcoran Municipal Code, General Plan, or any applicable specific plan, community plan, or area plan adopted by the City Council.

D. Notice of Decision. Following a final decision, the City will provide notice of its final action to the applicant and to any person who specifically requested notice of the final action.

11-24-7 Effective Date of Decision

A. Community Development Department's or Planning Commission's Decision. The decision of the Community Development Department or Planning Commission is final and effective after 5:00 p.m. on the fifth business day following the date the decision is rendered, when no appeal or call for review to the decision has been filed in compliance with Chapter 11-27 (Appeals).

B. City Council Decision. A decision of the City Council is final and shall be effective on the date the decision is rendered.

Chapter 11-25 POST-DECISION PROCEDURES

Sections:

11-25-1 Purpose
11-25-2 Issuance of Permits
11-25-3 Performance Guarantees
11-25-4 Changes to an Approved Project
11-25-5 Time Limits and Extensions
11-25-6 Permit Revocation
11-25-7 Resubmittals
11-25-8 Permits to Run with the Land

11-25-1 Purpose

This chapter establishes procedures and requirements that apply following a City decision on a permit or other approval required by the Zoning Code.

11-25-2 Issuance of Permits

Permits shall not be issued until the effective date, provided no appeal of the review authority's decision has been filed in compliance with Chapter 11-27 (Appeals).

11-25-3 Performance Guarantees

A. Security Required. The Community Development Department may require an applicant to provide adequate security to guarantee the proper completion of any approved work or compliance with any conditions of approval.

B. Form of Security. The security shall be in the form of cash, a certified or cashier's check, or a performance bond executed by the applicant and a corporate surety authorized to do business in California and approved by the City.

C. Amount of Security. The Community Development Department shall determine the amount of the security necessary to ensure proper completion of the approved work or compliance with applicable conditions of approval.

D. Duration of Security. The security shall remain in effect until all work has been completed and conditions fulfilled to the satisfaction of the Community Development Department or until a specified warranty period has elapsed.

E. Release of Security. The security deposit shall be released upon completion of the approved work or compliance with applicable conditions of approval.

F. Failure to Comply.

1. Upon failure to complete any work or comply with conditions, the City may complete the work or fulfill the condition, and may collect from the applicant or surety all costs incurred, including administrative, engineering, legal, and inspection costs.
2. Any unused portion of the security shall be refunded to the funding source.

11-25-4 Changes to an Approved Project

A. An approved project shall be established only as approved by the review authority, except when changes to the project are approved in compliance with this section.

B. Request for a Change.

1. An applicant shall request desired changes in writing, and shall submit appropriate supporting materials and an explanation of the reasons for the request.
2. Changes may be requested either before or after construction or establishment and operation of the approved use.

C. Notice and Hearing. If the matter originally required a noticed public hearing, the review authority shall hold a public hearing for the requested change, except as allowed by Subsection D (Minor Changes) and shall give notice in compliance with Chapter 11-24 (Public Notice and Hearings).

D. Minor Changes. The Community Development Department may authorize minor changes to an approved project if the changes comply with all of the following criteria:

1. The requested changes are consistent with all applicable requirements of the Zoning Code.
2. The requested changes are consistent with the spirit and intent of the original approval.
3. The requested changes do not involve a feature of the project that was a basis for findings in a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report for the project.
4. The requested changes do not involve a feature of the project that was a basis for conditions of approval for the project.
5. The requested changes do not involve a feature of the project that was a specific consideration by the review authority in granting the approval.
6. The requested changes do not involve any expansion or intensification of the use or structure.

11-25-5 Time Limits and Extensions

A. Expiration of Permit. A permit or approval not exercised within one year after the date of approval shall become void, except where an extension of time is approved as allowed by Section 11-25-5.C (Extension of Time).

B. Exercised Defined. A permit or approval shall be considered exercised when:

1. A building permit is issued and construction has commenced;
2. A certificate of occupancy is issued;
3. A business license is issued; or,
4. The use is established.

C. Extension of Time.

1. The Community Development Department may approve an extension to a permit or approval in the following manner:

a. The applicant shall submit to the Community Development Department a written request for an extension of time before the expiration of the permit or approval.

b. The Community Development Department may extend the permit or approval for an additional one year period, or any other time period as may be specified, if the applicant has proceeded in good faith and has exercised due diligence in efforts to exercise the permit or approval in a timely manner.

c. The burden of proof is on the applicant to demonstrate that the permit should be extended.

d. The Community Development Department may choose to refer any extension of time requests to the Planning Commission for review and final decision.

2. The Planning Commission may approve a renewal of an additional year for a Variance if renewal was requested prior to the expiration date.

11-25-6 Permit Revocation

Any discretionary permit may be revoked, or conditions of approval modified, as provided for in this section.

A. Review Authority.

1. A permit may be revoked or modified by the review authority which originally approved the permit.

2. In instances where the Community Development Department was the approval authority, the Community Development Department may choose to refer any action to revoke or modify a permit to the Planning Commission for review and final decision.

B. Public Notice and Hearing. Public notice and hearing for any action to revoke or modify a permit shall be provided in full compliance with Chapter 11-24 (Public Notice and Hearings).

C. Findings. The review authority may revoke or modify a permit only if one or more of the following findings can be made:

1. The applicant or property owner has altered the circumstances under which the permit was granted to a degree that one or more of the findings required to grant the original permit can no longer be made.

2. Permit issuance was based on misrepresentation by the applicant, either through the omission of a material statement in the application, or in public hearing testimony.

3. One or more conditions of approval have been violated, or have not been complied with or fulfilled.

4. The use or structure for which the permit was granted no longer exists or has been discontinued for a continuous period of at least twelve months.

5. The applicant or property owner has failed or refused to allow inspections for compliance.

6. Improvements authorized by the permit are in violation of the Zoning Code or any law, ordinance, regulation, or statute.

7. The use or structure is being operated or maintained in a manner which constitutes a nuisance.
8. The permit was not exercised within two years after the date of approval.

D. Effect of Revocation. The revocation of a permit shall have the effect of terminating the approval and denying the privileges granted by the permit.

11-25-7 Resubmittals

A. Resubmittals Prohibited. For a period of six months following the denial or revocation of a permit, no application for approval of the same or substantially similar project shall be submitted, unless the denial or revocation was made without prejudice, and so stated in the record.

B. Determination. The Community Development Department shall determine whether the new application is for a project which is the same or substantially similar to the previously denied or revoked permit.

C. Appeal. The determination of the Community Development Department may be appealed to the Planning Commission, in compliance with Chapter 11-27 (Appeals).

11-25-8 Permits to Run with the Land

Permits and approvals issued in compliance with the Zoning Code remain valid upon change of ownership of the site, structure, or use that was the subject of the permit application, unless revoked by the City in accordance with Section 11-25-6 (Permit Revocation).

Chapter 11-26 PLANNED UNIT DEVELOPMENT PERMIT

Sections:

11-26-1 Purpose
11-26-2 Requirements
11-26-3 Use Permit Procedure

11-26-1 Purpose

The purpose of the planned unit development (PUD) is to allow for high quality development and promote creativity in building design, flexibility in permitted land uses, and innovation in development concepts. It provides land owners with enhanced flexibility to take advantage of unique site characteristics to develop projects that will provide public benefits for residents, employees, and visitors to Corcoran.

11-26-2 Requirements

A. Permit Required.

1. **PUD Overlay Zone.** A PUD is subject to the site plan review process in the PUD overlay zone.
2. **Other Zoning Districts.** A PUD requires the approval of a use permit in accordance with the provisions of this chapter.

B. Land Use Regulations. All permitted and conditionally permitted uses in the base zoning district, in which the PUD is located, are included in a PUD except as specified below.

1. Uses permitted in the PO zoning district are also permitted in a PUD located in an RA, R-1, or RM zoning district.
2. Uses permitted in a commercial or industrial zoning district are also permitted in a PUD in an industrial zoning district.

C. Development and Operational Standards.

1. **Development Standards.** All development standards of the base zoning district, in which the PUD is located, shall be applied with exceptions as provided in sections 2 and 3 below.
2. **Minimum Lot Size.**
   a. For existing lots of record in predominantly single-family areas, where lot widths are typically less than 60 feet, the minimum site area is 10,000 square feet.
   b. The minimum site area may be reduced at the discretion of the Community Development Department for projects with exemplary PUD design.
   c. In all other areas, the minim lot size for a PUD is 1acre.
3. **Exceptions.** The following exceptions to the development standards are allowed if the applicant demonstrates that the purpose of the PUD is achieved.
   a. **Density.** A PUD may exceed the maximum permitted density on the site by 25 percent.

b. **Development Standards.** A PUD may deviate from standards relating to site area and dimensions, site coverage, yard spaces, distances between structures, off-street parking and off-street loading facilities, and landscaped areas.

11-26-3 Use Permit Procedure

A. Application Submittal. An application for a PUD shall be filed in compliance with Chapter 11-23-4 (Conditional Use Permits) accompanied by a General Development Plan, as described in Section B below.

B. General Development Plan. The application for a PUD shall be accompanied by a General Development Plan that includes the following information:

1. **Scaled Site Map.** In lieu of the drawing of the project site prescribed in Chapter 11-23-4 (Conditional Use Permits), the General Development Plan shall include a site map drawn to scale and showing provisions for draining of surface waters, water courses, public utility rights of way, streets, driveways and pedestrian walks, off-street parking and loading facilities, reservations and dedications for public uses, private uses including dwelling types, lot layout, locations, heights and elevations of structures and landscaped areas.

2. **Density.** The General Development Plan shall describe the average population density and number of housing units per net acre in all areas with residential uses.

3. **Land Use.** The General Development Plan shall include a map summary table showing the location and the area of each land use proposed within the site, including open space and common areas. The land use map shall be accompanied by a narrative description of permitted land uses, allowable accessory uses, and uses allowed with a Conditional Use Permit.

4. **Circulation.** The General Development Plan shall include a map and narrative of the major circulation features within the site, including vehicular, bicycle, and pedestrian facilities, as applicable.

5. **Development Standards.** The General Development Plan shall identify development standards for all structures within the site, including, density, setback, structure height, site coverage, and parking requirements.

6. **Design Guidelines.** The General Development Plan shall include design guidelines pertaining to development features such as landscaping; building materials; fences, walls and screenings; and open spaces.

7. **Subdivision Regulations.** See Section 11-26-3.D below.

C. Environmental Assessment Requirements. The Community Development Department shall complete an environmental assessment for a PUD and forward it to the Planning Commission for consideration.

D. Tentative Parcel Map or Subdivision Map. When a PUD involves the filing of a tentative parcel map or a subdivision map or requires exceptions to the subdivision ordinance, the Planning Commission may grant tentative approval of the proposal. Where such tentative approval is requested by the applicant, the requirements of Section 11-26-3.B (General Development Plan) may be waived temporarily, provided the applicant submits the following:

1. A schematic drawing drawn to a minimum scale of 1 inch equals 100 feet, showing the general relationships contemplated among all public and private uses and existing and proposed physical features.
2. A written statement describing the source of water supply, method of sewage disposal, means of drainage, dwelling types, nonresidential uses, lot layout, public and private access, height of structures, lighting, landscaped areas and provisions for maintenance of landscaped areas, area to be devoted to various uses and population density per net acre contemplated by the applicant.
3. Upon approval of a tentative subdivision map, the applicant shall submit a development plan in accordance with the requirements of Section B (General Development Plan) before the Planning Commission may grant a final approval of the applicant's proposal.

E. Planning Commission Review and Recommendation.

1. The Community Development Department shall give written notice to the applicant of the time when the Planning Commission will consider the application.
2. The Planning Commission may grant approval for a zoning amendment for a PUD if it can make the following findings:
   a. The proposed development is consistent with the goals, policies, and actions of the General Plan.
   b. The site for the proposed development is adequate in size and shape to accommodate proposed land uses.
   c. The site for the proposed development has adequate access considering the limitations of existing and planned streets and highways.
   d. Adequate public services exist or will be provided to serve the proposed development.
   e. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use character of the surrounding area.
   f. The proposed development carries out the intent of the PUD by providing a more efficient use of the land and an excellence of site design greater than that which could be achieved through the application of established zoning standards.
   g. All owners of the property within the proposed PUD have consented in writing to the adoption of a PUD and such consent has been filed with the Community Development Department.
   h. The proposed PUD will satisfactorily mitigate potential environmental impacts in accordance with the provisions of Chapter 11-22 (Permit Application and Review).
3. The Planning Commission shall hold a public hearing on the PUD application as required by Chapter 11-24 (Public Notice and Hearings). The Planning Commission shall consider the full PUD application at this hearing, including the General Development Plan.
4. The Planning Commission shall forward a written recommendation, and reasons for the recommendation, on the proposed PUD and Development Plan to the City Council. The recommendation shall be based on the findings that are required in Section 11-26-3.E.2 above.

F. City Council Review and Recommendation.

1. At the first regular City Council meeting held more than 10 days after a decision on a PUD application by the Planning Commission, the City Council shall review the decision.
2. Upon receipt of the Planning Commission's recommendation, the City Council shall approve, approve in modified form, or deny the PUD and General Development Plan. The City Council may approve the application only if all of the findings are made as required in Section 11-26-3.E.2.

G. Post-Approval. The City shall amend the Zoning Map consistent with the approved PUD. PUD projects including the map, development standards, and conditions, once approved by the City, shall become embodied in a map or written statement, which shall constitute a part of the official Zoning Code and Zoning Map.

Chapter 11-27 APPEALS

Sections:

11-27-1 Purpose
11-27-2 Appeal Subjects and Jurisdiction
11-27-3 Filing and Processing of Appeals
11-27-4 Judicial Review

11-27-1 Purpose

This chapter establishes procedures for the appeal made by the Planning Commission and Community Development Department.

11-27-2 Appeal Subjects and Jurisdiction

A. Community Development Department Decisions. Any decision by the Community Development Department on discretionary permits and approvals may be appealed to the Planning Commission.

B. Planning Commission Decisions. Any decision of the Planning Commission may be appealed to the City Council.

11-27-3 Filing and Processing of Appeals

A. Eligibility. Any person may submit an appeal of a decision by the Community Development Department or Planning Commission.

B. Timing of Appeal. An appeal shall be filed within 15 calendar days following a decision by the Planning Commission or the Community Development Department.

C. Form of Appeal.

1. An appeal shall be submitted in writing together with all required application fees.
2. The appeal application shall specifically state the pertinent facts and the basis for the appeal.
3. The whole decision or part of the decision may be appealed. If an appellant chooses, an appeal may be taken solely from any finding, action, or condition.

D. Effect of Appeal. Once an appeal is filed, any action on the associated project is suspended until the appeal is processed and a final decision is rendered by the review authority.

E. Report and Noticed Hearing.

1. When an appeal has been filed, the Community Development Department shall prepare a report on the matter, including all of the application materials in question, and schedule the matter for a public hearing by the appropriate review authority within 90 days of receiving the appeal.
2. Notice of the hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 11-24 (Public Notice and Hearings).

3. Any interested person may appear and be heard regarding the appeal.
4. All appeals on a single project shall be considered together at the same hearing.

F. Hearing and Decision.

1. During the appeal hearing, the review authority may take action on the specific basis for the appeal, or may reconsider the project in its entirety ("de novo" review). The review authority shall make its own decision supported by findings. In doing so, it may:
   a. Affirm, affirm in part, or reverse the action that is the subject of the appeal;
   b. Adopt additional conditions of approval that address the matter appealed; or,
   c. Remand the appeal for further review, recommendation, or action to the previous review authority.
2. The review authority's action shall be based upon findings of fact about the particular case. The findings shall identify the reasons for the action on the appeal and verify the compliance of the subject of the appeal with the Zoning Code.
3. A matter being heard on appeal may be continued for good cause (e.g. additional CEQA review is required).
4. If the hearing body is unable to reach a decision on the matter appealed, the decision of the previous review authority shall remain in effect.

G. Effective Date of Appeal Decision.

1. **City Council Decisions.** A decision of the City Council is final and shall be effective on the date the decision is rendered.
2. **Planning Commission Decisions.** A decision of the Planning Commission is final and effective after 5:00 p.m. five business days following the date the decision is rendered, when no appeal to the decision or call for review has been filed in compliance with this chapter. In the event the completion of the appeal period falls on a weekend or holiday, the decision shall become effective after 5:00 p.m. of the next business day.

11-27-4 Judicial Review

No person may seek judicial review of a City decision on a permit or other matter in compliance with the Zoning Code until all appeals to the Planning Commission and City Council have been first exhausted in compliance with this article.

Chapter 11-28 ENFORCEMENT

Sections:

11-28-1 Issuance
11-28-2 Enforcement
11-28-3 Violations

11-28-1 Issuance

A. Permits, Certificates, and License.

1. No permits, certificates, and licenses shall be issued if they conflict with the Zoning Code.
2. Any permits, certificates or licenses issued in conflict with the Zoning Code shall be void.

B. Business License. Before issuing a business license, the Community Development Department shall review for compliance for any new business or new location for existing business activity.

11-28-2 Enforcement

A. Enforcer. The Community Development Department shall be responsible for the enforcement of the Zoning Code.

B. Right to Entry. The Department shall have the right to enter on any site or to enter any structure for the purpose of investigation and inspection.

1. Investigation and inspection shall only occur at reasonable hours.
2. No investigation and inspection shall be allowed in the absence of the owner or tenant without the written order of a court of competent jurisdiction.

11-28-3 Violations

A. Person in Violation.

1. Any person violating the Zoning Code is guilty of an infraction.
2. A person is deemed guilty of a separate offense for each day that a Zoning Code violation is committed, continued, or permitted by the person.

B. Unlawful Structures. Any structure in violation of the Zoning Code is unlawful and a public nuisance.

1. For the abatement, removal, and enjoinment of the unlawful structure, the City Attorney shall immediately institute necessary legal proceedings and any other steps as may be necessary.
2. The City Attorney shall apply to the appropriate court to grant a relief to:
   a. Remove or abate the structure or use in violation.
   b. Restrain or enjoin the person from erecting, moving, altering, or enlarging the structure or using the site contrary to the Zoning Code.

C. Abandoned Vehicle Abatement. Per the Kings County Abandoned Vehicle Abatement Program, the City shall abate or remove abandoned vehicles.

D. Noticing. The Community Development Department shall notice the owner or any other persons who commits or participates in any violation regarding the any structure in violation.

1. The Community Development Department may ask the City Attorney to begin legal proceedings in the enforcement of the violation.
2. The Community Development Department may ask the Chief of Police and his authorized agents to assist in the enforcement.

E. Remedies. All remedies described above are cumulative and not exclusive.

Chapter 11-29 ZONING CODE AMENDMENTS

Sections:

11-29-1 Purpose
11-29-2 Initiation
11-29-3 Application
11-29-4 Planning Commission Hearing and Action
11-29-5 City Council Hearing and Action
11-29-6 Multi-Family Amendments
11-29-7 Special Zoning Exception
11-29-8 Effective Dates

11-29-1 Purpose

This chapter establishes procedures for amending the Zoning Code text and map. All amendments to the Zoning Code shall be processed as set forth in Government Code Section 65853 et seq. and as specified in this chapter.

11-29-2 Initiation

A. Zoning Map Amendment or Zoning District Change. A request for an amendment to the Zoning Map may be initiated by:

1. The City Council.
2. The Planning Commission.
3. The Community Development Department.
4. One or more owners of the property for which the amendment is sought.

B. Zoning Code Text Amendment. A request for an amendment to the text of the Zoning Code may be initiated by:

1. The City Council.
2. The Planning Commission.
3. The Community Development Department.
4. Any resident, property owner, or business owner in the City of Corcoran.

11-29-3 Application

A. Application Required. An application for a Zoning Code Amendment shall be filed and reviewed in compliance with Chapter 11-22 (Permit Application and Review).

B. Required Submittals. The application shall include the information and materials specified in the Community Development Department handout for Zoning Code Amendment application Process, together with all required application fees.

C. Amendments Initiated by Public. For amendments submitted by the public, the applicant shall provide evidence that the applicant is the owner or authorized agent of the owner.

D. Amendments Initiated by City. Amendments initiated by the Planning Commission or City Council shall be processed at the expense of the City.

11-29-4 Planning Commission Hearing and Action

A. General. The Planning Commission shall conduct a public hearing on a proposed Zoning Code Amendment in compliance with Chapter 11-24 (Public Notice and Hearings).

B. Recommendation of Approval.

1. The Community Development Department shall forward the Planning Commission's recommendation, and the reasons for the recommendation, to the City Council within 30 days after the date the hearing was closed to the public.
2. A recommendation for approval shall be made by a majority vote of the total membership of the Planning Commission.

C. Denial.

1. If at least four members of the Planning Commission do not vote to recommend approval or denial, then the action shall be deemed a recommendation of denial.
2. If the action of the Planning Commission is to recommend denial, the City Council is not required to take further action on the proposed amendment unless an interested party requests a hearing in writing with the Clerk of the City Council within five days after the Planning Commission recommendation is filed with the City Council.

11-29-5 City Council Hearing and Action

A. General. After receipt of the Planning Commission's recommendation of approval on the proposed Zoning Code Amendment, the City Council shall conduct a public hearing in compliance with Chapter 11-24 (Public Notice and Hearings).

B. Approval or Denial. The City Council may approve, conditionally approve, or deny the proposed Zoning Code Amendment. The City Council shall approve Zoning Code Amendments by ordinance.

1. Upon approval of a Zoning Map Amendment application, the Zoning Map shall reflect the change in district boundary with a notation of the date and number of the ordinance amending the plan.
2. Following the denial of a Zoning Map Amendment application, no application for the same or substantially the same change shall be filed within six months of the date of denial of the application.

C. Finality of Action. The action by the City Council shall be by a majority vote of the entire Council and shall be final and conclusive.

D. Referral to Commission. If the City Council proposes to adopt a substantial modification to the Zoning Code Amendment not previously considered by the Planning Commission, the proposed modification shall be first referred to the Planning Commission for its recommendation.

E. Failure to Report. Failure of the Planning Commission to report back to the City Council within 30 days following the referral, or within the time set by the City Council, shall be deemed a recommendation for approval.

11-29-6 Multi-Family Amendments

A. The City may approve a Zoning Map Amendment for Multi-Family Residential (RM) development only if::

1. The City finds that the applicant intends to develop the property with multi-family housing and is not engaged in an act of land speculation.
2. Any proposed multi-family housing will comply with performance standards in Chapter 11-5 (Residential Zoning Districts).

B. The City may reapply the previous zoning two years after the effective date of the Zoning Amendment approval if the property owner has not obtain a building permit for the construction of multi-family housing.

11-29-7 Special Zoning Exception

A. Applicability.

1. The Planning Commission or City Council may grant to the applicant a special zoning exception by resolution when a Zoning Map Amendment application is filed with the Planning Commission.
2. If a special zoning exception is granted, the applicant, or his assignee, shall be permitted to develop or use the proposed property in accordance with the approved proposal and the provisions of this Section.

B. Additional Requirements. In addition to complying with this chapter, a special zoning exception application shall submit application as required in Section 11-23-4 (Conditional Use Permits).

C. Approval. The Planning Commission or City Council may grant a special zoning exception:

1. Subject to any of the conditions prescribed in Section 11-23-4 (Conditional Use Permits); and
2. In accordance with the provisions of Sections 11-25-5 (Time Limits and Expiration) and 11-23-4 (Conditional Use Permits).

D. Post-Decision.

1. The applicant shall be permitted to develop the property in accordance with approved plans and conditions imposed.
2. The Zoning Map shall be amended as proposed in the original application or as set forth in the order of the City Council made at the time of approval.

11-29-8 Effective Dates

A Zoning Code Amendment becomes effective 30 days following the adoption of the ordinance by the City Council.

Chapter 11-30 REASONABLE ACCOMMODATIONS

Sections:

11-30-1 Purpose
11-30-2 Applicability
11-30-3 Review Authority
11-30-4 Application Submittal and Review
11-30-5 Criteria for Decision
11-30-6 Conditions of Approval
11-30-7 Post-Decision Procedures

11-30-1 Purpose

This chapter establishes a procedure for requesting Reasonable Accommodations for persons with disabilities seeking equal access to housing. A Reasonable Accommodation is typically an adjustment to physical design standards to accommodate the placement of wheelchair ramps or other exterior modifications to a dwelling in response to the needs of a disabled resident.

11-30-2 Applicability

A. Eligible Applicants. A request for Reasonable Accommodation may be made by any person with a disability, their representative, or any entity, when the application of the Zoning Ordinance or other land use regulations, policy, or practice acts as a barrier to fair housing opportunities.

B. Definition. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment as further defined under Section 12102 of the Americans with Disabilities Act and applicable State law.

C. Eligible Request. A request for Reasonable Accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

11-30-3 Review Authority

A. The Community Development Department shall take action on all Reasonable Accommodation applications.

B. The Community Development Department may choose to refer any Reasonable Accommodation application to the Planning Commission for review and final decision.

11-30-4 Application Submittal and Review

An application for Reasonable Accommodation shall be filed and processed in the same manner as required for a permit application, as described in Chapter 11-22 (Permit Application and Review).

11-30-5 Criteria for Decision

The Planning Division shall make a written decision and either approve, approve with modifications, or deny a request for Reasonable Accommodation based on consideration of all of the following factors:

A. Whether the housing which is the subject of the request will be used by an individual with a disability thereunder;

B. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability;

C. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;

D. Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;

E. Potential impacts on surrounding uses;

F. Physical attributes of the property and structures; and

G. Other Reasonable Accommodations that may provide an equivalent level of benefit.

11-30-6 Conditions of Approval

In approving a request for Reasonable Accommodation, the Planning Division may impose conditions of approval deemed reasonable and necessary to ensure that the Reasonable Accommodation will comply with the criteria required by Section 11-30-5 (Criteria for Decision).

11-30-7 Post-Decision Procedures

The procedures and requirements relating to notices of decision, effective dates, permit expiration, permit revocation, and changed plans shall apply to Reasonable Accommodations as provided in Chapter 11-25 (Post-Decision Procedures).

PART 5

Definitions

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11-31-2 Definitions 171

Chapter 11-31 GLOSSARY

Sections:

11-31-1 Purpose
11-31-2 Definitions

11-31-1 Purpose

This article defines terms and phrases used in the Zoning Code that are technical or specialized, or which may not reflect common usage. If any of the definitions in this article conflict with others in the Corcoran City Code, these definitions shall control only for the provisions of the Zoning Code. If a word is not defined in this article or in other provisions of the Zoning Code, the Community Development Department shall determine the appropriate definition.

11-31-2 Definitions

Accessory Structure. A structure that is subordinate to a primary structure such as a single-family dwelling or any other allowed use within a zoning district. The use of an accessory structure is incidental to that of the primary structure or a use allowed in a zoning district. This definition includes trash enclosures, garden structures, planter boxes, small-animal pet shelters, playground equipment, small sheds not subject to a building permit, and similar structures.

Accessory Use. A use that is incidental, related, appropriate, and clearly subordinate to the primary use of the parcel, building, or zone, which does not alter the primary use of such parcel, building, or zone, nor serve property other than the parcel of land on which the primary use is located.

Administrative Permit. A permit for a specified land use, building, or structure that is issued as a ministerial function, rather than at the City's discretion.

Adult Business. Any business establishment which as a regular and substantial course of conduct offers, sells, or distributes adult-oriented merchandise, or which offers to its patrons materials, products, merchandise, services, or entertainment characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas, but not including those uses or activities which are preempted by State law. This definition does not include convenient stores that sell adult materials, such as films, books, magazines, periodicals, posters, and other printed matter that include the depiction or description of specified sexual activities or specified anatomical areas. Specific terms related to adult businesses and used in Section 11-15-5 (Adult Businesses) include the following:

1. *Adult-Oriented Merchandise.* Sexually-oriented implements, paraphernalia, or novelty items, including dildos, auto sucks, sexually-oriented vibrators, benwa balls, inflatable orifices, anatomical balloons with orifices, simulated and battery operated vaginas, and similar sexually oriented devices which are designed or marketed primarily for the stimulation of human genital organs or sado-masochistic activity, or distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

2. *Adult Arcade.* A business establishment to which the public is permitted or invited and where, for any form of payment, one or more still or motion picture projectors, or similar machines, for viewing by five or fewer persons each, are used to show films, computer generated images, motion pictures, videos, slides, or other photographic reproductions on a regular or substantial basis, where the images so displayed are distinguished or characterized by an emphasis on matter depicting or describing specified sexual activities or specified anatomical areas.

3. *Adult Bookstore.* A business establishment that has 30 percent or more of its current stock in retail areas open to customers in books, magazines, periodicals or other form of visual or audio representations that constitute adult material.

4. *Adult Cabaret.* A nightclub, restaurant, bar, or similar business establishment which regularly features any of the following: (1) Live entertainment or performances by topless or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers, and where such performances are distinguished or characterized by their emphasis on the display of specified anatomical areas or specified sexual activities; (2) Persons who appear semi-nude; or (3) Films, computer generated images, motion pictures, videos, slides, or other photographic reproductions, where the images are distinguished or characterized by an emphasis on the depiction of specified sexual activities or specified anatomical areas.

5. *Adult Hotel/Motel.* A hotel or motel or similar business establishment which: (1) Offers public accommodations for any form of payment which, on a regular and substantial basis, provides patrons with material distinguished or characterized by the emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas through closed-circuit or cable television or through video recorders where videos are provided by the hotel/motel; (2) Rents, leases, or lets any room for less than a six-hour period; or (3) Rents, leases, or lets any single room more than twice in a 24-hour period.

6. *Adult Materials.* Accessories, books, magazines, photographs, prints, drawings, paintings, motion pictures, pamphlets, videos, slides, tapes, or electronically generated images or devices including computer software, or any combination of these with an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

7. *Adult Motion Picture Theater.* An establishment that shows films, motion pictures, or similar photographic reproductions, 30 percent or more of the total number of which constitute adult material.

8. *Adult Theater.* A theater, concert hall, auditorium, or similar establishment, with or without a stage or proscenium, which for any form of payment regularly features live performances or material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

9. *Arcade Booth.* An enclosed or partially enclosed portion of an establishment in which an adult arcade is located, or where a live performance is presented, on a regular and substantial basis, where the material presented is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

10. *Modeling Studio.* An establishment which, for any form of payment, provides for members of the public the services of a live human model who, for the sexual stimulation of patrons,

displays specified anatomical areas to be observed, sketched, photographed, painted, sculpted, or otherwise depicted. This definition does not include a school maintained under standards set by the State Board of Education, or a studio owned, operated, or maintained by an individual artist or group of artists, and which does not provide, permit, or make available specified sexual activities.

11. *Establishment of Adult Business.* The opening of any adult business as a new business; the conversion of an existing business, whether or not an adult business, to an adult business; the addition of an adult business to any other existing adult business; or the relocation of an adult business.

12. *Regularly Features.* A regular and substantial course of conduct, or presented on a regular and substantial basis. Live performances which are distinguished or characterized by an emphasis on the display of specified anatomical areas or specified sexual activities and occur on two or more occasions within a 30-day period, three or more occasions within a 60-day period, or four or more occasions within a 180-day period shall, to the extent permitted by law, be deemed to be a regular and substantial course of conduct.

13. *Semi-Nude.* A state of dress in which clothing covers no more than the genitals, pubic region, buttocks, areola of the female breast, as well as portions of the body covered by supporting straps or devices.

14. *Specified Anatomical Areas.* Any of the following: (1) Human genitals, pubic region, buttock, female breast below a point immediately above the top of the areola, which are less than completely and opaquely covered or simulated to be reasonably anatomically correct, even if completely and opaquely covered; and (2) Human or simulated male genitals in a discernible turgid state, even if completely and opaquely covered.

15. *Specified Sexual Activities.* Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual stimulation or arousal; use of human or animal ejaculation, sodomy, oral copulation, coitus or masturbation; masochism, erotic or sexually oriented torture, beating, or the infliction of pain; human excretion, urination, menstruation, vaginal or anal irrigation; and fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

16. *Substantial Portion of its Stock in Trade.* A significant portion, as determined by the enforcing officer and, if challenged, by the court. If 30 percent or more of stock in trade is distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas, it is presumed to be a substantial portion. The percentage of stock in trade shall be based upon the percentage of merchandise or material sold and not merely that maintained on the premises.

Agriculture. The use of land for farming, dairying, pasturing and grazing, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, harvesting, feeding or maintenance of equipment excluding stockyards, slaughtering or commercial food processing.

Agricultural Operation. The harvesting, curing, processing, packing, and shipping of agricultural products produced upon the premises, or where such activity is carried on in conjunction with or as part of a bona fide agricultural operation.

Agricultural Processing. The cooking, dehydrating, refining, milling, pressing, or other treatment of agricultural products that changes the naturally grown product for consumer use or for further processing, and receiving agricultural products from other growers for such processing. This definition includes cold storage houses; wineries; hulling operations for on-site or off-site products; fruit dehydrators; the sorting, cleaning, packing, bottling, storing, or warehousing, pruning and sale of orchard and farm wood; and the wholesaling, transportation and distribution of agricultural products.

Agricultural Services. An establishment primarily engaged in performing agricultural, animal husbandry, or horticultural services on a fee or contract basis. This definition includes corn shelling; contract sorting; grading and packing of fruits and vegetables for the grower; seed storage; plant nurseries; landscape gardening; seed cleaning; honey houses; and farm equipment sales, services, and repair.

Airport Comprehensive Land Use Plan (ACLUP). A master plan prepared in accordance with Public Utilities Code Section 21670 et seq., which provides for the orderly growth of airports and provides measures for mitigating the public's exposure to excessive noise and safety hazards within areas around public airports.

Airport and Heliport. A specified area designed and used for the landing and takeoff of aircraft, including airplanes and helicopters.

Alley. A public or private way, at the rear or side of property, permanently reserved as an ancillary means of vehicular or pedestrian access to abutting property.

Ancillary Use. A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

Animal Grazing. The keeping of cattle, sheep, hogs, or other livestock on rangeland and pasture.

Animal Hospital. A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short time boarding and shall be only incidental to such hospital use, and within an enclosed soundproof structure.

Animal Keeping and Raising. Any establishment that keeps animals for sale or hire and provides medical treatment for animals on premises or regularly offers any temporary boarding facilities for animals with a fee. This definition also includes household pets, keeping animals for meat, dairy or egg production for personal use, beekeeping, and fish farming. See Chapter 11-15 (Supplemental Standards) for detailed definitions and regulations on livestock and small animals.

Animal Unit. One mature horse or cow or as many animals as consume an equivalent amount of feed as a mature horse or cow. See Table 11-15-1 (Animal Units) in the Chapter 11-15 (Supplemental Standards) for equivalent animal units.

Antennas and Telecommunication Towers. Any system of towers, poles, panels, rods, wires, drums, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves.

Assisted Living. A long-term care facility for elderly or disabled people that provides nursing care, housekeeping, prepared meals, and other assistance as needed.

Awning. A cloth, plastic or other nonstructural covering that either is attached permanently to a building or can be raised or retracted to a position against the building when not in use.

Balcony. A platform that projects from the wall of a building and is surrounded by a railing.

Banks and Financial Services. Financial institutions providing on-site banking services to customers. This definition includes only those institutions engaged in the on-site circulation of money, but excludes check-cashing establishments.

1. *Stand-Alone ATMs.* An automated machine used by bank and financial service customers for conducting transactions, including deposits, fund transfers, and withdrawals without contact with financial institution personnel. The machines may be located at or within a bank, or in other locations.

2. *Branch Offices.* A retail financial location where financial institutions offer a wide range of face-to-face and automated services to its customers.

Bars, Taverns, Nightclubs, and Lounges. Businesses primarily engaged in the serving of alcoholic beverages to paying customers and in which the service of food is only incidental to the consumption of such beverages. This definition includes businesses primarily serving as live entertainment venues that also sell alcoholic beverages. Nightclubs and discotheques that do not serve alcoholic beverages also fall into this definition.

Bed and Breakfast, Hostel, Hotel, and Motel. A facility containing guestrooms where lodging is provided for a fee, with or without cooking facilities in individual rooms or suites. This definition includes meeting facilities, personal services, recreational facilities, and retail sales that are incidental to guestroom facilities and intended to primarily serve guests.

Borrow Pit. Any place or premises where dirt, soil, sand, gravel or other materials is removed by excavation or otherwise below the grade of surrounding land for any purpose other than that necessary and incidental to grading or to building construction or operation on the premises.

Broadcasting Station Buildings and Facilities. Structure and facilities that are equipped to broadcast radio or television programs. This definition also includes wireless telecommunication facilities.

Building and Construction Trade. A business providing products or services that are related to building and construction matters, including, but not limited to, concrete manufacturing and distribution; construction, maintenance, and repair services; equipment and building materials storage yards, and lumberyards.

Building Area. The total amount of ground area occupied by all buildings and structures on a parcel of land.

Building Height. The height measured in accordance with the requirements of Section 11-3 (Rules of Measurement) of this Title.

Building Supplies and Home Improvement Stores. A retail establishment selling primarily home improvement products and/or building supplies. Generally, stores are very large carrying various building and home improvement supplies, including lumber, building materials, paint, garden supplies, hardware, flooring, and plumbing materials. This definition includes home improvement centers.

Business Support Services. An establishment that provides services to other businesses on a fee or contract basis. This definition includes computer rental and repair, catering, printing and duplicating services, outdoor advertising services, package delivery services, equipment rental and leasing, and other similar land uses.

Canopy. A permanent covering over a walkway or driveway that is wholly supported on each side by posts or walls.

Car Wash. A permanent, self-service or full-service establishment that provides facilities for car washing.

Caretaker's Home. A permanent residence that is provided as an accessory use to a non-residential use, and is used to house an owner, operator, guard or caretaker, and his or her family, to provide around-the-clock service, support, care or monitoring of the use and/or site.

Carport. A permanent roofed building that is open on at least 2 sides and is used or designed for the shelter and storage of vehicles.

Cemetery and Columbarium. A place used for the internment of human or animal remains or cremated remains. This definition includes burial parks, crematoriums, mausoleums, columbarium, associated sales and maintenance facilities, and other similar land uses.

Centerline. The right-of-way centerline for a street or alley, as established by official survey.

Chemical Products Manufacturing, Compounding, Packaging, and Bottling. A facility or structure that manufactures or handles compounding, packaging, and bottling of chemical products of industrial chemicals, including acids, alkalis, and chlorine; ink; dye; cosmetics; and other similar items.

1. *Chemical Products Manufacturing, Compounding, Packaging, and Bottling, General.* A chemical product facility that generally manufactures and handles agricultural, industrial and household industrial chemicals, such as insecticides, fungicides, and disinfectants. This definition also includes manufacturing of inks and dyes.
2. *Chemical Products Manufacturing, Compounding, Packaging, and Bottling, Heavy.* A facility that manufactures and handles heavy chemical products, such as acids, alkalis, chlorine, acetylene, ammonia, carbide, and sulfuric acids; paint; glue; soap detergent; cleaning preparation; raw plastic materials; colorants; liquids; powders; resins; and other similar items.
3. *Chemical Products Manufacturing, Compounding, Packaging, and Bottling, Light.* A facility that primarily manufactures and handles limited consumer products, such as pharmaceuticals,

cosmetics, vitamins, animal health products, and toilet soap, not including refining or rendering of fats or oils.

Club or Lodge. Buildings and facilities, owned or operated by a corporation, association, person or persons, for social, educational, or recreational purposes, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business.

Colleges and Universities. A private or public institution that provides full-time or part-time education beyond high school and grants associate, bachelor, or similar higher degrees.

Commercial Recreation and Entertainment, Indoor. An establishment that provides entertainment activities or services in an indoor setting for a fee or admission charge. This definition includes bowling alleys, electronic game arcades, billiard halls, pool halls, theaters, sports clubs, indoor ice/roller skating rinks, commercial gymnasiums, and dancehalls. Establishments such as a restaurant or laundromat that offers a small number of game machines to its customers as an accessory use are excluded from this definition.

Commercial Recreation and Entertainment, Outdoor. An establishment that provides entertainment activities or services outside of a building for a fee or admission charge. This definition includes golf driving ranges, gun clubs, water parks, amusement parks, fairgrounds, commercial sports centers, commercial camps and campgrounds, and other similar uses.

Community Assembly. A building or facility used as a place of meeting, recreation, or social activity that is either open to the public or not operated for profit. This definition includes places of worship, community centers, membership organizations, club meeting space, meeting halls, lodges, and other similar public or quasi-public uses.

Community Assembly, Community Center. A public gathering space where people from a particular community can meet for social, educational, or recreational activities.

Community Assembly, Membership Organization. A facility that membership organizations have meetings and events for the members. A membership organization usually refers to non-profit organization that allow people to subscribe to membership with or without a membership fee to serve a particular purpose, including connecting people together around a particular profession, industry, activity, interest, mission, or geographical location.

Community Assembly, General. A building or facility used as a place for meeting, recreation, or social activity that does not fall under any other categories of *Community Assembly* land use.

Community Assembly, Meeting Hall. A facility for a public meeting space, which does not restrict its use to a certain organization.

Conditional Use Permit. A discretionary permit approved by the Planning Commission to ensure that a proposed use is consistent with all General Plan goals and policies and will not create negative impacts to adjacent properties or the general public.

Construction, Maintenance and Repair Services. Businesses which provide construction, maintenance and repair services off-site, but which store equipment and materials or perform fabrication or similar work on-site. This definition includes off-site plumbing shops, general contractors, contractor's storage yards, appliance repair, janitorial services, electricians, pest control, heating and air conditioning, roofing, painting, landscaping, septic tank service, and other similar uses.

Convenience Market. A retail store 3,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience and travelers' shopping needs. This definition does not include on-site consumption or preparation by employees, typically found in establishments with long or late hours or operation.

1. *Convenience Market, With Fuel Service.* A convenience market with gasoline or service station. The convenience market use is typically incidental to gasoline or service station.
2. *Convenience Market, With Alcoholic Beverage Sale.* A convenience market that sells alcoholic beverages, including liquors, for off-site consumption. A Conditional Use Permit is generally required for alcoholic beverage sale in such establishments.

Crop Cultivation. The growing and harvesting of agricultural produce for food and fiber. This definition includes farms, orchards, groves, greenhouses, hydroponics, lath houses, horticultural nurseries, and wholesale nurseries primarily engaged in growing crops, plants, vines, or trees and their seeds. This definition excludes growing of marijuana.

Cultural Institution. A public or nonprofit institution that engages in cultural, scientific, and/or educational enrichment. This definition includes libraries, museums, art galleries, performing art centers and theatres, as well as other similar uses.

Day Care Center. A facility that provides non-medical care and supervision of minors for periods of less than 24 hours. This definition includes nursery schools, day nurseries, child care centers, infant day care centers, cooperative day care centers, and similar uses.

Deck. A roofless, floored structure, typically with a railing, that adjoins to a building.

Density, Residential. The number of dwelling units per acre.

Development. Any human-caused change to land that requires a permit or approval from the City.

Development Standards. Regulations that limit the size, bulk or placement of structures or other improvements and modifications to a site.

Domestic Animal. Animals adopted by humans so as to live and breed in tame condition.

Drive-In and Drive-Through Sales and Services. A facility where a customer is permitted or encouraged, either by the design of physical facilities or by the service procedures offered, to be served while remaining seated within a vehicle. This definition includes drive-through restaurants, drive-in restaurants, fast food restaurants with drive-through driveway, coffee shops, pharmacies, banks, automatic car washes, and other similar land uses.

Duplex Home. A residential structure that contains two dwelling units, each with its own entrance. Each unit within a duplex home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling Unit. A building or a portion of a building containing one or more habitable rooms used or designed for occupancy by one family for living and sleeping purposes, including kitchen and bath facilities.

Dwelling Unit, Primary. A dwelling unit located in a main building.

Dwelling Unit, Secondary. Attached or detached accessory residential dwelling units, which provide complete independent living facilities for one or more persons. Secondary dwelling units provide permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel occupied by a primary dwelling.

Educational Institution. A facility for education, including preschools, elementary, junior high, high schools, colleges, universities, nonprofit research institutions, religious institutions, and other similar institutions, both public and private. Such institutions must either: a) offer general academic instruction equivalent to the standards prescribed by the State Board of Education, or b) confer degrees as a college or university of undergraduate or graduate standing, or c) conduct research, or d) give religious instruction.

Educational Institution, College, or University. A private or public institution that provides full-time or part-time education beyond high school and grants associate, bachelor, or similar higher degrees.

Educational Institution, Public, or Private School. An institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college, or university.

Educational Institution, Studio for Instructional Services. A commercial establishment providing specialized programs in personal growth and development such as music, martial arts, vocal, fitness, and dancing instruction.

Educational Institution, Trade, or Vocational School. A specialized instructional establishment that provides on-site training of business, commercial and/or trade skills, such as accounting, data processing, computer repair, hairdressing and automobile repair.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied access to an emergency shelter because of an inability to pay.

Exotic Animal. Any animal that is not commonly domesticated in the United States or is wild by nature. Examples may include pot-bellied pigs, pygmy goats, and venomous snakes.

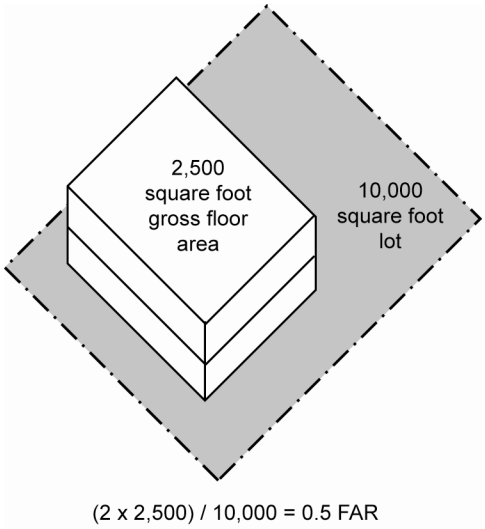
Farmworker Housing. A residential facility provided for the exclusive use of farmworkers and their families.

Fence. A structure connected by boards, masonry, rails, panels, wire, or any other acceptable building material for the purpose of enclosing space or separating parcels of land. This definition also includes gates and hedges.

Floor Area. The sum of the horizontal areas of each floor of a structure, measured from the interior faces.

Floor Area Ratio (FAR). The gross floor area of a building, including the garage area, divided by the total lot area of the parcel on which the building is situated. See Figure 11-31-1.

Figure 11-31-1 Example of Floor Area Ratio (FAR)



Food and Beverage Preparation, Packaging, and Distribution. An industrial facility that prepares food and beverage products, including handling packaging and distribution. This definition includes beverage bottling and distribution; breweries, distilleries, and wineries; commercial bakeries; dairy products processing and packaging; food processing (e.g. animal fat, vegetable oil, meat, grain, feed, flour, and nuts); food products in general; fruit and vegetable canning and processing; fruit and vegetable brokers and shippers; ice manufacturing and storage; butchering or packaging of food items, excluding dairy products and canning; sugar refineries; and other similar uses.

Freight Terminal. A facility where goods and cargo are stored, unloaded, and loaded as part of a process for shipment and distribution.

Funeral Parlors and Mortuaries. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human dead. This definition includes areas for assembly services and living quarters for the funeral parlor manager.

Garden Structure. A structure used for domestic gardening on a residential lot.

Garage Sale. The sale of personal possessions in outdoor areas of a dwelling.

Gas and Service Station. Any facility used primarily for the retail sale and dispensation of motor fuels, lubricants, and motor vehicle accessories. This definition includes incidental food and beverage sales and car wash facilities.

General Plan. The City's statement of goals and policies adopted by the City Council as a long-range, comprehensive guide to the City's growth and development.

Golf Course. An area of land used for the playing of golf, consisting of at least nine holes, and improved with tees, greens, fairways, and hazards. This definition includes accessory uses such as driving ranges, pro shops, restaurants, bars, and other similar uses.
Ground Cover. Any plant that grows over an area of ground, especially landscaping fabric, which is breathable tarp that allows water and gas exchange.

Group Homes. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This definition includes rooming and boarding houses, dormitories and other types of organizational housing, fraternity and sorority homes, and extended stay hotels intended for long-term occupancy (thirty days or more).

Guest Houses and Accessory Living Quarters. A detached habitable structure with not more than 500 square feet in floor area, which does not contain kitchen facilities and which is designed for and used to house nonpaying transients, visitors, or guests of the occupants of the primary dwelling. This definition includes owner/manager/employee living quarters.

Habitable Structure. A structure that meets the requirements of the California Building Code for habitable living area.

Hazardous Waste. Any refuse or discarded material that cannot be handled by routine waste management techniques because it poses a threat to human health or other living organisms because of its chemical, biological, or physical properties.

Hazardous Waste Treatment and Disposal Facility. All structures, other appurtenances and improvements on the land used for treating, storing, or disposing of hazardous waste, including all operations or storage areas, diked overflow, or emergency spillway areas. A hazardous waste disposal facility may consist of several treatment, storage, or disposal operational units; it includes all areas where hazardous waste may be received, stored, handled, or processed.

Health and Exercise Club. An indoor fitness center or health club that provides exercise machines, free weights or a swimming area for use by clients.

Heavy Equipment Sales and Rental. Businesses selling or renting tools, trucks, tractors, construction equipment, agricultural implements, and similar equipment. This definition may include the storage, maintenance, and servicing of such equipment.

Hedge. A barrier formed by branches, shrubs or small trees growing close together in a line with interwoven branches.

Home Day Care Facility. A facility providing daytime supervision and care for children under 18 years of age located in the provider's own home, on less than a 24-hour basis. Home day care facilities serve between 1 and 14 children. This definition includes family day care homes, infant centers, preschools, and extended day care facilities.

Home Day Care, Large. A facility providing daytime supervision and care for children located in the provider's own home. Large home day care facilities may provide care for more than 12 children and up to 14 children, including children under the age of 18 years who reside in the home.

Home Day Care, Small. A facility providing daytime supervision and care for children located in the provider's own home. Small home day care facilities may provide care for more than six and up to eight children, including children under the age of 18 years who reside in the home.

Home Occupation. The conduct of a business within a dwelling unit or residential site, with the business activity being subordinate to the residential use of the property. Generally, home occupations do not create additional traffic impact by employees or customers, and any other impact associated with businesses.

Hospital and Extended Care. A medical facility engaged primarily in the provision of diagnostic services and extensive medical treatment, including surgical services and in-patient beds.
Immediate Family. The spouse, parent, stepparent, child, stepchild, brother, sister or close relative residing in the household.

Junk, Wrecking, and Salvage Yard. The primary or accessory use of a site for the dismantling or wrecking of automobiles or other motor vehicles or machinery, or for the storage or keeping of junk, including scrap metal or other scrap materials.

Kennel. A facility for keeping, boarding, training, breeding, or maintaining four or more dogs, cats, or other similar household pets not owned by the kennel owner or operator. This definition includes pet day care facilities and animal shelters, but excludes pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

Kennel, Commercial. A kennel operated for commercial purposes that is non-accessory to an on-site residential use.

Kennel, Personal. A kennel that is accessory to an on-site residential use.

Kings County Abandoned Vehicle Abatement Program. A program established by the Kings County Abandoned Vehicle Abatement Service Authority (KCAVASA), a joint power authority of the Cities of Corcoran, Avenal, Lemoore, and Hanford, and the Kings County. Funded by a one dollar California Department of Motor Vehicles (DMV) vehicle registration fee, the KCAVASA provides services for the removal of vehicles that are abandoned or stored in the public right-of-way, unregistered, or inoperative

Land Excavations for Farming Purposes. Land Excavations in conjunction with earth borrow pit operations where the land is immediately re-leveled for farming purposes.

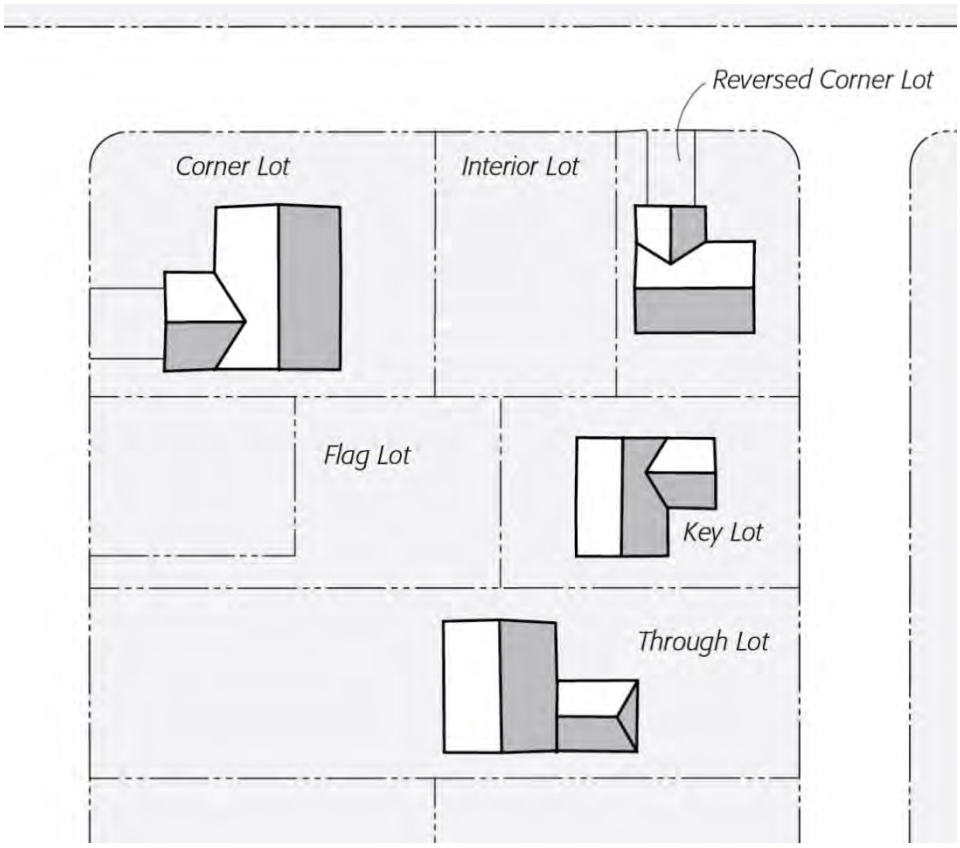
Liquor Store. An establishment that is not open to minors, such as a bar or nightclub, and an establishment whose primary business purpose is to sell alcoholic beverages for off-premise consumption.

Livestock. Animals that may be kept or raised in pens, houses, pastures or on farms and ranches as part of an agricultural or farming operation, whether for commerce or private use including apiaries, and ratites such as ostriches and emus.

Lot. A single parcel that has a legal description filed, boundaries shown on a subdivision map, or a record filed in the County Recorder's office. This definition includes a part of a single parcel, when such part is used as a separate lot, and two or more abutting parcels to be used as a single lot.

Lot, Corner. A lot located at the intersection of two or more streets having an angle of intersection of not more than 120 degrees, as shown in Figure 11-31-2. If the angle of intersection is more than 120 degrees, the lot shall be considered an interior lot.

Figure 11-31-2 Lot Types



Lot, Flag. A lot that has no frontage on any street except for a narrow access strip, and that has boundaries such that another lot is located between the main portion of the flag lot and the street, as shown in Figure 11-31-2.

Lot, Interior. A lot abutting only 1 street, as shown in Figure 11-31-2.

Lot, Key. A lot, the side of which abuts the rear of a reversed corner lot. See Figure 11-31-2.

Lot, Reversed Corner. A corner lot, the side line of which is a continuation of the front lot line of the lot to its rear, as shown in Figure 11-31-2.

Lot Area. The total area included within the lot lines of a parcel of land.

Lot Coverage. The total area of a site covered by buildings, accessory buildings, structures and covered patios. For structures that have walls, the site coverage is measured based on the perimeter of the exterior wall. For structures with no walls, such as a patio cover, the site coverage is measured based on the dimensions of the overhead canopy.

Lot Depth. The horizontal distance between the midpoint of the front and rear property lines. For irregularly shaped lots, the parcel depth shall be as determined by the Community Development Department.

Lot Line, Front. In the case of an interior lot, "front lot line" means a line separating the lot from the street. In the case of a corner lot, "front lot line" means a line separating the narrowest street frontage of the lot from the street.

Lot Line, Rear. A lot line that is opposite and most distant from the front lot line. For an irregular triangular shaped lot, a line 10 feet in length within the lot parallel to and at a maximum distance from the front lot line.

Lot Line, Side. Any lot line other than the front or rear lot line.

Lot Width. The horizontal distance between the side property lines, measured at right angle to the side property lines at a point midway between the front and rear property lines. For irregularly shaped lots, the parcel width shall be as determined by the Community Development Department.

Manufactured Home. A housing structure transportable in one or more sections, designed and equipped to be used with or without a foundation system, certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S. Section 5401 et seq). Mobile home does not include recreational vehicle, commercial coach, or factory built housing as defined in Section 19971 of the Health and Safety Code.

Manufacturing, Assembly, and Processing. Any establishment engaged in manufacturing, assembly, and processing of industrial products.

Manufacturing, Assembly, and Processing, General. Any establishment engaged in manufacturing, assembly, and processing of stone, rubber, steel, or plastic products.

Manufacturing, Assembly, and Processing, Heavy. Any establishment engaged in manufacturing, assembly, and processing of heavy industrial products and activities. This definition includes welding and

fabrication; agricultural equipment, aircraft, firearms, auto/truck and parts manufacturing; industrial machinery; battery manufacturing; building materials; candle; carpet; woodwork, including sawmills and planning mills; cabinet, door, box making; farm equipment and implements; furniture and fixtures; landscape material and products; pallet making or refurbishing, and other similar activities and products.

Manufacturing, Assembly, and Processing, Light. The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing. This definition includes metal fabrication; manufacture of computer hardware and parts, ceramic products, electric supplies, including coils, wire, and cable; paper and plastic packaging and cartons; clothing assembly, and other similar activities and products.

Manufacturing, Assembly, and Processing, With Potential Nuisances, Dangers, or Hazards. An establishment engaged in manufacturing or processing that necessitates the storage of large volumes of flammable, toxic, explosive, or unsightly materials, or which produces dust, smoke, fumes, odors, or noise at levels that would affect surrounding uses. This definition includes drop forges; dumps and slag piles; electroplating shops; manufacture and store of explosive, film, fireworks, lard, linoleum, and oil cloth; gelatin glue and size manufacture from animal or fish refuse; grain rolling and storage; magnesium foundries; manure, peat, and topsoil processing and storage; rifle and pistol ranges; steam plants; stockyards; quarries; storage of inflammable liquids and used building materials; tallow manufacture; tanneries and curing and storage of rawhides; wood and bones distillation; wood pulp and fiber reduction and processing, and other similar activities and products.

Manufacturing, Assembly, and Processing, Raw Materials. Any manufacturing, assembly, and processing establishment that handles raw materials, including asphalt products, roofing materials, concrete, gypsum, plaster, charcoals, coal, tar, cotton, cotton gins and oils, glass, tile, brick, mineral products, paper mills, cement products, clay products, plastic and rubber compounds, graphite refractories, stone mills, and other similar raw materials.

Mechanical Equipment. Equipment related to plumbing, air conditioning, heating, gas fitting, and electrical work. This definition includes fixed pool equipment, such as pumps, filters, diving boards, and slides.

Medical Institutions. Clinics or offices for doctors, obstetricians, dentists, oculists, chiropractors, osteopaths, chiropodists or similar practitioners of the healing arts. This definition includes drug treatment centers, convalescent hospitals, dialysis centers, ambulance services, hospices, psychiatric treatment hospitals, accessory laboratories, and a prescription pharmacy, but not including offices for veterinarians.

Medical Clinic and Lab. A facility where medical, mental, dental, or other personal health services are provided on an outpatient basis using specialized equipment. This definition includes offices providing medical services and containing medical professionals such as physicians, dentists, optometrists or other similar medical professionals. Hospitals are excluded from this definition.

1. *Medical Clinic and Lab, Large.* A medical clinic and lab with floor area of 10,000 square feet or more.

2. *Medical Clinic and Lab, Small.* A medical clinic and lab with floor area of less than 10,000 square feet.

Medical Marijuana. Marijuana used for medical purposes where that medical use is deemed appropriate and has been recommended by a physician who has determined that the person's health would benefit from the use of marijuana in the treatment of cancer, anorexia, AIDS, chronic pain spasticity, glaucoma, arthritis, migraine, or any other serious medical conditions for which marijuana is deemed to provide relief as defined in Subsection H of the California Health and Safety Code Section 11362 7.

Medical Marijuana Cultivation. The process by which a person grows a marijuana plant.

Medical Marijuana Dispensary. A facility or location where medical marijuana is made available to and/or distributed by or to three or more of the following: 1) a primary caregiver, 2) a qualified patient, or 3) a person with an identification card, in strict accordance with California Health and Safety Code section 11352.5 et seq. This definition does not include the following uses: 1) a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code, 2) a healthcare facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code, 3) a residential care facility for persons with chronic life threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code, 4) a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code, 5) a residential hospice, or 6) a home health agency licensed pursuant to Chapter 8 of Division 2 of the California Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, California Health and Safety Code section 11362.5 et seq.

Medical Marijuana Facility. A building, structure, or premises used for the cultivation or storage of medical marijuana that is physically separate and off site from a medical marijuana dispensary.

Mobile Food Vendor. A business selling food or drink from temporary and semi-permanent structures or mobile equipment, like trucks or pushcarts. Examples include food trucks, refreshment stands, roadside stands, and push-carts.

Mobile Home. See *Manufactured Home.*

Mobile Home Park. A residential development designed and developed for occupancy by mobile homes and manufactured housing.

Mobile Recycling Unit. An automobile, truck, trailer, or van, licensed by the Department of Motor Vehicles that is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans, or trailers, and used for the collection of recyclable materials.

Multiple-Family Home. A residential structure that contains three or more dwelling units. Each unit within a multiple-family dwelling provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Examples include apartment buildings, residential condominiums, attached townhouses, fraternity or sorority houses, and boarding homes.

Nonconforming Use. A use that lawfully occupied a building or land at the time the use was established, but that no longer conforms to the use regulations of the zoning district in which it is located.

Nonconforming Structure. A structure that was lawfully constructed, but that no longer conforms with the development standards of the zoning district in which it is located.

Nonresidential. A structure that does not meet the definition of residential.

Nursery, Wholesale Horticultural. A nursery that does not allow the direct on-site sale of plants and trees to visiting customers but only to businesses, including other nurseries or commercial gardeners.

Nursery, Plant, and Garden Shop. A place or an establishment for the propagation, breeding, and early cultivation of plants, or an establishment that allows the direct on-site sale of plants, trees, and gardening supplies to visiting customers.

Nursery School. A school or the use of a site or a portion of a site for an organized program devoted to the education or daycare of five or more pre-elementary school age children, including those in residence on the site.

Nursing Home. A structure operated as a lodging house in which nursing, dietary and other personal services are rendered to convalescents, not including persons suffering from contagious diseases, and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. A convalescent home shall be deemed a nursing home.

Occupancy. The use of a structure, or any portion of a structure, by an owner or tenant.

Oil and Gas Extraction. The operation or development of oil and gas fields and wells. This definition includes exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; reinjection wells for natural gas; operating separators, emulsion breakers, desilting equipment, and field gathering lines for crude petroleum and natural gas; and all other activities in the preparation of oil and gas up to the point of shipment from the producing property.

Office. A place of employment occupied by businesses providing professional services, in which goods, wares, and merchandise are not commercially created, sold, or exchanged. This definition includes offices for accountants, advertising agencies, insurance agents, attorneys, commercial art and design services, non-retail financial institutions, real estate agents, news services, photographers, engineers, employment agencies, real-estate agents, and other similar professions.

Office, General. A place of employment occupied by businesses providing professional services that does not fall under any other categories of *Office* land use.

Office, Government. A place of employment occupied by governmental agencies and their employees. This definition includes offices for administrative, clerical, and public contact functions; post offices; and other similar land uses.

Office, Professional Services. An office used by persons who provide services that require a State license or certificate, including but not limited to accountants, architects, dentists, doctors, engineers, lawyers and real-estate agents. The term "professional office" shall not include any facility that provides intensive medical treatment or overnight lodging for persons, such as a hospital; any facility that provides permanent or temporary boarding of animals, such as a veterinary office or kennel; any use that is considered a "personal service," as defined here; or any adult-oriented business.

Overlay Zoning District. An additional zoning district as shown on the Zoning Map that prescribes special regulations to a parcel in combination with the base zone.

Parcel. See *Lot*.

Parcel Area. See *Lot Area*.

Parcel Depth. See *Lot Depth*.

Parcel Width. See *Lot Width*.

Parking Facilities, Commercial. An area for the parking and storage of vehicles used by paying customers. Off-street parking required by this title to serve an on-site land use is excluded from this definition. This definition includes a facility for recreational vehicle (RV) storage.

Parking Garage. Any building or structure, other than a garage on the premises, used exclusively by a single-family dwelling, that is used for the parking or storage of vehicles, whether for free or for compensation.

Parking Space. An area for the parking of a motor vehicle, plus those additional areas and facilities required to provide for the safe ingress and egress to and from said space.

Parks and Recreational Facility. A non-commercial public facility that provides active or passive recreational opportunities. This definition includes community parks, regional parks, community centers, urban plazas, ball fields, tennis courts, indoor and outdoor swimming pools, gymnasiums, and other similar facilities. Limited service commercial activity that is directly related to the recreation activity conducted on site are also included in this definition.

Penal Institution. A facility in which a person who is convicted of a crime is confined for punishment, including work camps, jails, reformatories, penitentiaries, and correctional institutions.

Personal Services. An establishment that provides services to individuals and that may provide accessory retail sales of products related to the services provided. This definition includes beauty salon, barber shops, pet grooming services, tattoo parlors, body piercing, tanning salons, nail salons, tailors, laundromats, massage parlors, dry cleaners, cosmetics, day spas, and other similar land uses.

1. *Personal Services, Barber, and Beauty Shop.* An establishment where customers get services for haircut, hairdressing, facials, and manicures.
2. *Personal Services, General.* A personal service establishment that is not included under *Barber and Beauty Shop*, *Massage and Physical Culture Studio*, *Tattoo Parlor and Body Piercing*.

3. *Personal Services, Massage, and Physical Culture Studio.* A building or premises used for the development of human anatomical features, such as muscles or physique through the use of free weights, mechanical equipment, electrical devices, or other means of individual exercise. This definition includes massage therapists and day spas.

4. *Personal Services, Tattoo Parlor, and Body Piercing.* An establishment providing permanent tattoos, piercings, and other permanent body art to paying customers.

Pet, Household. A type of animal that is kept by humans for companionship. Household pets shall not constitute a risk to the health or safety of humans and a nuisance to the neighborhood. Animals considered and not considered as household pets are listed in the table below. Any animal not listed in the table below shall be presumed as a non-household pet, unless City Council determines otherwise.

Household Pets	Non-Household Pets
• Dogs • Domesticated cats • Birds (parakeets, canaries, pigeons, doves, and other similar sized birds) • Rabbits, hamsters, chinchilla, guinea pigs, and other similar sized rodents • Nonpoisonous reptiles, including turtles, snakes, and lizards	• Agricultural animals: o Horses, cows, goats, sheep, other equine, bovine, avian, or ruminant animals o Pigs, including pot-bellied pigs o Predatory wild animals o Ducks, geese, turkeys, roosters, fighting cocks, and fowl • Zoo animals • Poisonous reptiles and bees • Endangered or threatened species under either California Endangered Species Act or the federal Endangered Species Act

Pet Store and Grooming Services. An establishment that sells pets, pet foods, and pet supplies and/or offers grooming services. This definition does not include pet boarding establishments.

Photovoltaic Equipment. Equipment that absorbs energy from the sun with photovoltaic panels and convert into usable electric power.

Planned Unit Development. A mixed-use residential development, other than a community apartment project, a condominium project, or a stock cooperative having one of the following features:

1. The common area is owned either by an association or in common by the owners of the separate interests who possess appurtenant rights to the beneficial use and enjoyment of the common area.

2. A power exists in the association to enforce an obligation of an owner of a separate interest with respect to the beneficial use and enjoyment of the common area by means of an assessment which may become a lien upon the separate interests in accordance with Civil Code section 1367 or 1367.1. (Government Code Section 65915(b)(4); Civil Code Section 1351(k))

Porch. A 1-story structure attached to a building that has no floor space located above it, and with at least one side that is not enclosed by a vertical wall, window, or screening material.

Printing and Publishing. An establishment engaged in publishing and printing and serving the printing trade such as bookbinding, typesetting, engraving, and other similar services. This definition includes desktop publishing, blueprint printing, photocopying, and other similar products and services.

Project. Any proposed development for a site.

Public/Mini Storage. A structure or group of structures with controlled access that contains individual and compartmentalized stalls or lockers for storage of customers' goods. This definition includes RV storages.

Public Right-Of-Way. An area of land not on a lot that is dedicated for public use to accommodate a transportation system or necessary public utility infrastructure (including, but not limited to, water lines, sewer lines, power lines, and gas lines).

Public Safety Facility. A facility operated by a governmental agency for the purpose of protecting public safety. This definition includes fire stations and other fire-fighting facilities, police stations, public ambulance dispatch facilities, and other similar land uses.

Railroad Right-Of-Way. An easement that the federal government has granted to a railway company.

Rear Yard. See *Yard, Rear.*

Recreational Vehicle. A vehicle, not exceeding 8 feet in width, 40 feet in length, or 13.5 feet in height, primarily designed for recreational, toy hauling, camping or travel use; either under its own motive power or mounted on or drawn by automotive means.

Recyclable Material. A reusable material including, but not limited to, metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material may include used motor oil collected and transported in accordance with sections 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

Recycling Collection Facility. A center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. It generally does not use power-driven processing equipment. This definition includes reverse vending machines and collection facilities.

Recycling Collection Facility, Large. A collection facility that occupies an area of more than 500 square feet and may include permanent structures.

Recycling Collection Facility, Small. A collection facility that occupies an area of not more than 500 square feet. This definition includes mobile units, bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet, kiosk type units, which may include permanent structures, and unattended containers placed for the donation of recyclable materials.

Recycling Facility. A center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers

or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business, or manufacturer.

Recycling Facility, Small. This definition includes reverse vending machines and small collection facilities.

Recycling Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. Processing means preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

Recycling Processing Facility, Heavy. Any recycling processing facility other than a light processing facility, which is defined below.

Recycling Processing Facility, Light. A recycling processing facility that occupies an area of under 45,000 square feet of gross collection, processing, and storage area and has up to an average of 2 outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.

Religious Institution. A structure, which is used primarily for religious worship and related religious activities. This definition includes churches, monasteries, convents, and parsonages.

Rental Services. A business renting tools, auto vehicles, trucks, tractors, construction equipment, agricultural implements and similar equipment for a period of time with a fee. This definition includes the storage, maintenance and servicing of such equipment.

Rental Services, Equipment, and Tools. A business that provides rental services for equipment and tools, including construction equipment and machinery needed for industrial uses. This does not include farm equipment.

Rental Services, Vehicles. A business that provides vehicular rental or leasing service.

Repair and Maintenance Service. An establishment for the repair, alteration, restoration, or finishing of any vehicle, equipment, tools, personal items, and other similar items.

Repair and Maintenance Service, Non-Vehicular. An establishment for the repair, alteration, restoration, or finishing of non-vehicular items, including tools, equipment, personal items (i.e. jewelry, accessories, clothing), and other similar items.

Repair and Maintenance Service, Major Vehicular. An establishment for general repair, rebuilding, or reconditioning of engines, automobiles, or trailers. This definition includes body repair, collision repair, painting, tire and battery sales and installation, motor rebuilding, tire recapping and retreading, and towing. Repair shops that are part of a vehicle sales or rental establishment on the same site are excluded from this definition.

Repair and Maintenance Service, Minor Vehicular. An establishment providing limited vehicle repair and maintenance services. This definition includes upholstering, replacement of parts, and motor services to passenger cars and trucks not exceeding 1-½ tons capacity. This definition excludes any operation under *Repair and Maintenance Service, Major Vehicular.*

Research and Development. A business that engages in research, testing, and development of products and/or services in all technology-intensive fields. Research and Development uses do not involve the mass manufacture, fabrication, processing, or sale of consumer products, and do not produce dust, smoke, fumes, odors, or noise at levels that would affect surrounding uses. Prototype development and product testing may be included as part of a Research and Development use. Examples of Research and Development uses include bio-technology laboratories, alternative energy technology development, agricultural research, and aviation and aerospace technology development.

Residential. A structure that is single-family, an accessory dwelling unit, or a multifamily residence.

Residential Care Facility. A residential facility providing social and personal care for residents on a 24-hour basis. Examples include children's homes, orphanages, foster homes, rehabilitation centers, self-help group homes, and transitional housing for homeless individuals. Excludes facilities where medical care is a core service provided to residents, such as nursing and convalescent homes.

Residential Care Facility, Large. A residential care facility for six or more persons.

Residential Care Facility, Small. A residential care facility for fewer than six persons.

Restaurant/Café. A retail business that primarily sells cooked or hot ready-to-eat food or beverages, including bakeries, delis, caterers, as well as sit-down and take-away food restaurants.

Restaurant/Café, Limited Service. A restaurant or café where customers order food or beverages and pay at the counter before eating. This definition usually provide seating for customers, and food and beverages can be consumed both on- or off-site.

Restaurant/Café, Limited Service, No Alcoholic Beverage Sale. A limited service restaurant or café where only non-alcoholic beverage items are available to customers, along with other food items.

Restaurant/Café, Limited Service, Limited Alcoholic Beverage Sale. A limited service restaurant or café that has license to sell beer and wine, along with other food and beverages. This excludes other alcoholic beverages (i.e. liquors).

Restaurant/Café, Limited Service, Take-out. A limited service restaurant or café where drive-through service is available to customers. This definition includes fast food restaurants, which provide seating for customers to eat on-site.

Restaurant/Café, Full Service. A restaurant where customers order and are served while seated (table service available) and pay after eating. If any, only minor proportion of the food is sold for off-site consumption. A full service restaurant has a kitchen where food can be prepared on-site. This definition includes full alcoholic beverage sale, including liquors, subject to a license obtained by the restaurant owner from the State Alcohol Beverage Control.

Retail Sales and Services. Stores and shops selling merchandise to the general public. This definition includes grocery stores, drug stores, general merchandise stores, antique shops, convenience shops, pet stores, department stores, and other similar retail establishments.

Retail, Alcoholic Beverage Sales. Stores and shops selling merchandise to the public, where its primary revenue source is from selling alcohol sales. This definition includes liquor stores.

Retail, Antique Sales. A retail establishment that primarily sells antiques, such as antiques furniture, jewelry, and other valuable old items.

Retail, Bulk Merchandise. A retail establishment selling goods or merchandise to retailers, companies, or wholesalers.

Retail, General Merchandise. Any retail establishment that does not fall under any other categories of *Retail Sales and Services* land use.

Retail Sales and Activities, Outdoor. A retail establishment that includes the permanent or ongoing outdoor display and sale of merchandise.

Retail, Shopping Center. A primarily retail-oriented commercial site with at least three separate businesses that share common pedestrian and parking areas.

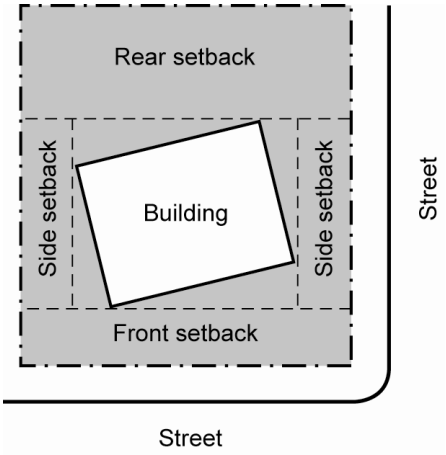
Secondary Dwelling Unit. See *Dwelling Unit, Secondary*.

Senior Congregate Care Housing. A structure(s) providing residence for a group of senior citizens (60 years of age or more) with a central or private kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The minimum distance by which a structure must be separated from a property line or other site feature, as shown in Figure 11-31-3.

Setback, Exterior. The minimum distance by which a structure must be separated from the property line abutting public streets or alleys.

Figure 11-31-3 Setback



Setback, Front. A setback extending across the full width of the site, the depth of which is the distance between the front lot line and the foundation of any structure. The designation of the front setback of a corner lot shall be as described in the definition of the term "Lot line, front".

Setback, Interior Side. The minimum distance by which a structure must be separated from the interior side property line.

Setback, Rear. A setback extending across the full width of the site, the depth of which is the distance between the rear lot line and the foundation of any structure.

Setback, Required Minimum. The smallest setback from any lot line that is allowed under the Zoning Code.

Setback, Side. A setback between the foundation of any structure and the side lot line, extending from the front setback to the rear setback. The width of the side setback shall be measured horizontally from the nearest point of the side lot line to the nearest part of the foundation of any structure.

Setback, Street Side. The minimum distance by which a structure must be separated from the street side property line.

Setback Line. A line parallel to a specified lot line that defines a required minimum setback for the foundation of any structure.

Single-Family Homes. A residential structure designed for occupancy by one family. A single-family home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Single-Room Occupancy. A residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, rented to one- or two-person households for a weekly or monthly period of time. This definition does not include hotels and motels.

Social Service and Charitable Institution. A facility that provides social services directly to persons in need. This definition includes food banks, soup kitchens, crisis centers, public and private philanthropic institutions, and other similar land uses.

Storage. A space or place where goods, materials, and/or personal property are put for more than 24 hours.

Storage Area. Any place outside of a structure where various materials are stored.

Storage, Outdoor. The storage of various materials outside of a structure, either as an accessory or as a primary use.

Structure, Primary. A structure that accommodates the primary land use of the site.
Temporary Use. A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period.
Transportation Terminal and Bus Depot. A depot or station that functions as a passenger loading and unloading facility specifically designed for public and private transportation modes, such as buses and trains, but excluding airports and airport operations.

Utilities and Public Infrastructure, Major. Large scale infrastructure facilities necessary to support development within Corcoran and the larger region. This definition includes sanitary landfills, electrical distribution lines 35 kilovolts or greater, sewage treatment plants, power generation plants, gas metering stations, electrical substations, telephone exchanges, water towers, sewer and water pumping stations, and other similar facilities.

Utilities and Public Infrastructure, Minor. Infrastructure facilities that are necessary to support development within the immediate vicinity and that involve only minor structures. This definition includes electrical distribution lines less than 35 kilovolts, water and sewer lines, storm drainage facilities, water storage and reservoir for agricultural uses, telephone and cable television lines, and other similar facilities.

Vehicle Sales and Services. An establishment for the retail sales of new or used vehicles, including mobile homes, vehicle parts, and accessories. This definition also includes car-washing (both coin-operated and manual), tire sales and service, upholstery shops, and other similar uses.

Vehicle Storage, Commercial. A facility or structure where commercial vehicles are stored for a period of time. Commercial vehicles include any vehicle intended for carrying freight, merchandise, passengers, or property for compensation or in the furtherance of a commercial enterprise or advertising a commercial enterprise with lettering. Commercial vehicles exclude camping trailers or passenger vehicles.

Veterinary Clinics and Hospitals. A medical facility engaged primarily in the provision of medical and surgical care for animals.

Waste Related Facilities. A facility that has activities related waste, including hazardous waste treatment facilities, transfer stations, landfills and dumps, and other similar related uses.

Waste Transfer Station. A facility where municipal solid waste is unloaded from local collection to be transferred to larger transport vehicles for shipment to landfills or other treatment or disposal facilities.

Warehousing, Wholesaling, and Distribution. A facility used primarily for the storage of commercial goods, and selling and distributing goods to retailers, contractors, commercial purchasers, or other wholesalers, or to the branch or local offices of a company or organization.

Yard. See *Setback*.

Yard, Exterior. See *Setback, Exterior.*

Yard, Front. See *Setback, Front.*

Yard, Interior Side. See *Setback, Interior Side.*

Yard, Rear. See *Setback, Rear.*

Yard, Street Side. See *Setback, Street Side.*

Zoning District. Any of the agriculture, natural resource, residential, commercial and mixed use, industrial, and special purpose zones established by Part 2 (Zoning Districts Standards) within which certain land uses are allowed or prohibited, and uniform development standards apply.