

COUNTY OF ORANGE
“**ORANGE** IS THE NEW **GREEN**”
ZONING CODE UPDATE

FIRST DRAFT FOR PUBLIC REVIEW

ARTICLE 2, SUBARTICLE 2 – Base Districts

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Article 2. – The Comprehensive Zoning Code

Subarticle 2. – Base Districts

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Article 2, Subarticle 2: Base Districts (NEW)

Sec. 7-9-30. Definitions (H) Agriculture and Open Space Districts (NEW)

Sec. 7-9-30.1. - Purpose and Intent

The purpose of the Agriculture and Open Space Districts is to promote the preservation and protection of resource areas including agricultural lands, cultural-historic resources, significant wildlife habitats, and biotic resources and shape the overall urban form of the County as well as lands that provide outdoor recreation opportunities.

The specific designations and additional purposes of the Agriculture and Open Space Districts are:

~~Sec. 7-9-55.1 — Purpose and Intent~~ The A1 General Agricultural District is established to provide for agriculture, outdoor recreational uses, and those low-intensity uses which have a predominately open space character. It is also intended that this district may be used as an interim zone in those areas which the General Plan may designate for more intensive urban uses in the future.

~~Sec. 7-9-57.1 Purpose and Intent~~ The B1 Buffer District is established to provide open space areas for the purpose of (1) buffering two (2) areas of use that are incompatible, or (2) preserving an area with unique or sensitive environmental features, or (3) linking other open space areas, or (4) shaping urban form. Normally, such areas would be narrow strips or small plots of land.

~~Sec. 7-9-58.1 — Purpose and Intent~~ The OS Open Space District is established to provide relatively large open space areas for the preservation of natural resources, for the protection of valuable environmental features, for outdoor recreation and education, and for the public health and welfare.

~~Sec. 7-9-98.1 — Purpose and Intent~~ The R/OSP District is established to provide for the creation and maintenance of research and development facilities and related uses where the intent of the design, location and arrangement of uses and structures is to maintain an open space character and prevent potentially significant adverse environmental impacts.

Sec. 7-9-30.2. - Land Use Regulations

Table 7-9-TBD prescribes the land use regulations for Agricultural and Open Space Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) “P” designates permitted uses.
- (b) “SDP” designates use classifications that are permitted after review and approval of a Site Development Permit.
- (c) “UP” designates use classifications that are permitted after review and approval of a Use Permit.

- (d) "#" indicates the use classification must shall comply with specific limitations listed at the end of the table.
- (e) "—" designates uses that are not permitted.

Land uses are defined in Chapter TBD, General Terms. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Zoning Code.

~~Sec. 7-9-55. -- A1 "General Agricultural" District regulations.~~

~~All references to this section shall include sections 7-9-55.1 through 7-9-55.8.~~

~~Sec. 7-9-55.1. - Purpose and intent.~~

~~See Sec. 7-9-30.1~~

~~Sec. 7-9-55.2 Principal uses permitted.~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Agriculture.~~
- ~~(b) — Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(c) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(d) — Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-55.3. — Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Animal hospitals and clinics per section 7-9-146.1.~~
- ~~(b) — Apiaries.~~
- ~~(c) — Communication transmitting, reception or relay facilities.~~
- ~~(d) — Employee quarters related to agricultural uses.~~
- ~~(e) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(f) — Landfill gas recovery operations.~~
- ~~(g) — Libraries and museums.~~
- ~~(h) — Public/private utility buildings and structures.~~

- (i) ~~Wholesale nurseries.~~

~~Sec. 7-9-55.4. Principal uses permitted subject to a use permit~~

- (a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150.~~

- (1) ~~Airports and heliports.~~
- (2) ~~Cemeteries, mortuaries, mausoleums and crematories.~~
- (3) ~~Churches, temples and other places of worship.~~
- (4) ~~Commercial dairies.~~
- (5) ~~Commercial outdoor recreation.~~
- (6) ~~Commercial processing of agricultural minerals.~~
- (7) ~~Commercial stables.~~
- (8) ~~Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
- (9) ~~Educational institutions.~~
- (10) ~~Kennels.~~
- (11) ~~Livestock feeding ranches in compliance with applicable health and safety regulations.~~
- (12) ~~Mini storage facilities.~~
- (13) ~~Packing plants for agricultural products.~~
- (14) ~~Permanent facilities for sale of agricultural products grown on the site.~~
- (15) ~~Research and development testing facilities and activities.~~
- (16) ~~Sanitary land fills.~~
- (17) ~~Storage of recreation vehicles, campers, trailers and boats.~~
- (18) ~~Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~

- (b) ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-55.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) ~~Noncommercial coaches.~~
- (b) ~~Mobilehome residence during construction of a dwelling.~~
- (c) ~~Continued use of an existing building during construction of a new building.~~
- (d) ~~Christmas tree sales.~~

~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-55.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~

~~(2) — Garages and carports.~~

~~(3) — Fences and Walls.~~

~~(4) — Patio covers.~~

~~(5) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except that, unless provided for by a site development permit, only one (1) business sign per business is allowed for each frontage, unlighted or unilluminated, and not exceeding thirty-two (32) square feet in area.~~

~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~

~~(d) — Pets and animals per section 7-9-146.3.~~

~~(e) — Home occupations per section 7-9-146.6.~~

~~(f) — Riding and hiking trails.~~

~~(g) — Stands for the sale of agricultural products per sections 7-9-136.8, 7-9-136.10, 7-9-136.12.~~

~~(h) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-55.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-55.2 through 7-9-55.6, the following uses are specifically prohibited:~~

~~(a) — Commercial stockpiling or processing of manure.~~

~~(b) — Uses not permitted by sections 7-9-55.2 through 7-9-55.6.~~

~~Sec. 7-9-57. — B1 "Buffer" District regulations.~~

~~All references to this section shall include sections 7-9-57.1 through 7-9-57.7~~

~~Sec. 7-9-57.1 – Purpose and Intent~~

~~See Sec. 7-9-30.1~~

~~Sec. 7-9-57.2.—Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Archeological, paleontological, and historical sites.~~
- ~~(b) — Beach access.~~
- ~~(c) — Marine preserves.~~
- ~~(d) — Passive parks and greenbelts.~~
- ~~(e) — Riding and hiking trails.~~
- ~~(f) — Viewpoints.~~
- ~~(g) — Wildlife corridors.~~

~~Sec. 7-9-57.3.—Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Active parks, playgrounds, athletic fields, and golf courses.~~
- ~~(b) — Agriculture.~~
- ~~(c) — Commercial parking lots per section 7-9-145.~~
- ~~(d) — Overhead or underground utility facilities.~~
- ~~(e) — Walls or opaque fences over three and one half (3½) feet in height.~~
- ~~(f) — Any use or structure per section 7-9-57.2 which requires a grading permit or building permit.~~

~~Sec. 7-9-57.4.—Principal uses permitted subject to a use permit~~

~~Any use which the Planning Commission finds consistent with the purpose and intent of this district:~~

~~Sec. 7-9-57.5.—Accessory uses permitted~~

~~Accessory uses and structures which are customarily associated with and subordinate to a permitted principal use on the same building site and which are consistent with the purpose and intent of this district are permitted.~~

~~Sec. 7-9-57.6.—Prohibited uses~~

~~Notwithstanding sections 7-9-57.2 through 7-9-57.5, the following uses are specifically prohibited:~~

- ~~(a) — Retail sales.~~
- ~~(b) — Business signs.~~
- ~~(c) — Uses not permitted by sections 7-9-57.2 through 7-9-57.5.~~

~~Sec. 7-9-58. OS "Open Space" District regulations.~~

~~All references to this section shall include sections 7-9-58.1 through 7-9-58.7.~~

~~Sec. 7-9-58.1. - Purpose and intent.~~

~~See Sec. 7-9-30.1.~~

~~Sec. 7-9-58.2. Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Archaeological, paleontological and historical site or districts.~~
- ~~(b) — Beach access.~~
- ~~(c) — Grazing.~~
- ~~(d) — Greenbelts.~~
- ~~(e) — Marine preserves.~~
- ~~(f) — National forests.~~
- ~~(g) — Parks, playgrounds, and outdoor recreation facilities (non-commercial).~~
- ~~(h) — Water recharge, percolation, and watershed areas.~~
- ~~(i) — Wildlife preserves and sanctuaries.~~

~~Sec. 7-9-58.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Agriculture.~~
- ~~(b) — Apiaries.~~
- ~~(c) — Communication transmitting, reception or relay facilities.~~
- ~~(d) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(e) — Landfill gas recovery operations.~~
- ~~(f) — Public/private utility buildings and structures.~~

~~Sec. 7-9-58.4. Principal uses permitted subject to a use permit~~

- ~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150.~~
 - ~~(1) — Cemeteries.~~
 - ~~(2) — Commercial parking lots per section 7-9-145.~~
 - ~~(3) — Commercial stables.~~

~~(4) — Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~

~~(5) — Helistops.~~

~~(6) — Libraries and museums.~~

~~(7) — Restaurant serving daytime visitors/tourists only.~~

~~(8) — Retail sales service daytime visitors/tourists only.~~

~~(9) — Sanitary land fills.~~

~~(10) — Recycling and transfer materials recovery facilities per section 7-9-146.12.~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-58.5. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted, when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Garages and carports.~~

~~(3) — Fences and walls.~~

~~(b) — Signs per section 7-9-144, except no business signs.~~

~~(c) — Pets and animals per section 7-9-146.3.~~

~~(d) — Rest rooms.~~

~~(e) — Information centers.~~

~~(f) — Maintenance buildings.~~

~~(g) — Ranger stations.~~

~~(h) — Riding and hiking trails.~~

~~(i) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-58.6. — Prohibited uses~~

~~Notwithstanding sections 7-9-58.2 through 7-9-58.5, the following uses are specifically prohibited:~~

~~(a) — Commercial stockpiling or processing of manure.~~

~~(b) — Livestock feeding ranches.~~

~~(c) — Retail sales not directly related to visitor/tourist serving needs.~~

~~(d) — Uses not permitted by sections 7-9-58.2 through 7-9-58.5.~~

~~Sec. 7-9-98.2. Principal uses permitted.~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

~~(a) — Agriculture.~~

~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~

~~(c) — Riding and hiking trails.~~

~~(Ord. No. 3411, § 2, 9-14-83; Ord. No. 3499, § 28, 12-12-84; Ord. No. 3754, § 61, 5-16-89)~~

~~Sec. 7-9-98.3. Principal uses permitted subject to a site development permit.~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open-space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~

~~(c) — Landfill gas recovery operations per section 7-9-146.8.~~

~~(d) — Public/private utility structures and uses.~~

~~(Ord. No. 3411, § 2, 9-14-83; Ord. No. 3499, § 28, 12-12-84; Ord. No. [15-019](#), § 46, 10-27-15)~~

~~Sec. 7-9-98.4. Principal uses permitted subject to a use permit.~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Churches, temples, and other places of worship.~~

~~(2) — Educational institutions.~~

~~(3) — Heliports.~~

~~(4) — Research, development, and testing laboratories and facilities.~~

~~(5) — Wireless communications facilities (if within one hundred (100) feet of a residential or open-space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~(Ord. No. 3411, § 2, 9-14-83; Ord. No. 3499, § 28, 12-12-84; Ord. No. 3880, § 25, 3-23-93; Ord. No. [15-019](#), § 47, 10-27-15)~~

~~Sec. 7-9-98.5. Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Construction offices.~~

~~(b) — Mobile coaches.~~

~~(Ord. No. 3411, § 2, 9-14-83; Ord. No. 3499, § 28, 12-12-84)~~

~~Sec. 7-9-98.6. Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences/walls.~~

~~(b) — Signs per section 7-9-144 except no business signs. Additionally, the following signs are permitted in conformance with an approved site development permit:~~

~~One (1) monument/ground sign for each street frontage. The maximum height of the sign shall not exceed four (4) feet above finished grade. The maximum area of the sign shall not exceed one hundred (100) square feet.~~

~~(c) — Manufacturing, assembly, compounding and storage of items studied or developed as part of the research and testing activities on the premises, including the keeping of animals for those activities.~~

~~(d) — Administrative offices, and corporate headquarters.~~

~~(e) — Cafeterias and food services.~~

~~(f) — Automobile parking lots and parking structures per section 7-9-145.~~

~~(g) — Conference centers and training centers.~~

~~(h) — Dormitories solely for the housing of visitors.~~

~~(i) — Caretaker housing.~~

~~(j) — Health care facilities.~~

~~(k) — Accessory uses and structures which the Director, EMA finds to be consistent with the purpose and intent of this district.~~

~~(Ord. No. 3411, § 2, 9-14-83; Ord. No. 3499, § 28, 12-12-84; Ord. No. 3624, § 37, 3-3-87)~~

~~Sec. 7-9-98.7. Prohibited uses.~~

~~Uses not permitted by sections 7-9-98.2 through 7-9-98.6 are specifically prohibited.~~

7-9-TBD: Land Use Regulations—Agriculture And Open Space Districts					
	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
RESIDENTIAL					
Accessory Dwelling Unit	P/SDP	-	-	-	Section 7-9-TBD
Family Day Care					
Small	P	-	-	-	Section 7-9-TBD
Large	P	-	-	-	Section 7-9-TBD
Family Foster Care Home	P	-	-	-	
Mobile Homes				Section 7-9-TBD	
Mobilehome Units	P	-	-	-	Section 7-9-TBD
Residential Care Facilities		-	-	-	
Residential Care, Small	P	-	-	-	Section 7-9-TBD
Single- Family Dwelling					
Detached	P	-	-	-	
PUBLIC/SEMI-PUBLIC					
Cemetery	UP	-	UP	-	
Child Care and Early Education Facility	UP	UP ¹	UP ¹	UP ¹	Section 7-9-TBD
Colleges and Trade Schools, Public or Private	UP	-	-	UP	
Community Assembly	UP	-	-	UP	
Cultural Institutions and Facilities	SDP	-	UP	UP	
Park and Recreation					

7-9-TBD: Land Use Regulations—Agriculture And Open Space Districts					
	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
Facilities					
Passive	P ²	P ²	P ²	P	
Active	P	SDP	P	P	
Parking, Public or Private	-	SDP	UP	-	
Schools, Public or Private	UP	-	-	UP	
COMMERCIAL					
Animal Care, Sales, and Services					
Boarding, Kennel	UP	-	-	-	
Animal Hospitals (Livestock)	SDP	-	-	-	Section 7-9-TBD
Commercial Entertainment and Recreation					
Large-Scale	UP	-	UP	-	
Small-Scale	UP	-	UP	-	
Eating and Drinking Establishments					
Restaurant, Full Service	-	-	UP ³	-	
Restaurant, Limited Service and Take-Out	-	-	UP ³	-	
Restaurant, Take-Out Only	-	-	UP ³	-	
Food and Beverage Sales					

7-9-TBD: Land Use Regulations—Agriculture And Open Space Districts					
	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
Convenience Market	-	-	UP ³	-	
Farmer's Market	-	-	UP	-	
Nursery and Garden Center	SDP	-	-	-	
Retail Sales					
Convenience Retail	-	-	UP ³	-	
General Retail	-	-	UP ³	-	
INDUSTRIAL					
R&D and Technology	UP	-	-	UP	
Vehicle/Equipment Facilities					
Vehicle Storage	UP	-	-	-	
TRANSPORTATION, COMMUNICATION, AND UTILITIES					
Airports and Heliports	UP	-	UP ⁴	UP	Section 7-9-TBD
Communication Facilities					
Antenna and Transmission Towers	UP	-	UP	UP	Section 7-9-TBD
Recycling Facilities					
Recycling Collection Facility	UP	-	UP	-	Section 7-9-TBD
Recycling Processing Facility	UP	-	UP	-	Section 7-9-TBD
Utilities, Major	SDP/UP ⁵	-	SDP/UP ⁵	SDP	

7-9-TBD: Land Use Regulations—Agriculture And Open Space Districts					
	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
Utilities, Minor	-	SDP	-	SDP	
Waste Transfer Facility	UP	-	UP	-	Section 7-9-TBD
AGRICULTURAL AND EXTRACTIVE					
Agricultural Processing	UP	-	-	P	
Agricultural-Support Services	P	SDP	SDP	P	
Animal Raising	SDP/UP ⁶	-	P/SDP/UP ⁶	P	
Crop Cultivation	P	SDP	SDP	P	
Farmworker Housing					
Farmworker Dwelling Unit	p ⁷	-	-	-	
Farmworker Housing Complex	p ⁷	-	-	-	
Landfill Gas Recovery Operations	SDP	-	SDP	SDP	
ACCESSORY					
Farmers' Stand	p ⁸	-	-	P	Section 7-9-TBD
Home-Based Business	P	-	-	-	Section 7-9-TBD
	<p>Notes:</p> <ol style="list-style-type: none"> 1. Facilities serving more than 14 persons may be permitted, subject to approval of a use permit by the Planning Commission. 2. Includes rest rooms, information centers, ranger stations, maintenance buildings and related uses and structures customarily associated with and subordinate to permitted park use. Golf courses are permitted subject to a site development permit. All other park and recreational facilities are 				

7-9-TBD: Land Use Regulations—Agriculture And Open Space Districts					
	<u>A1</u>	<u>B1</u>	<u>OS</u>	<u>R/OSP</u>	<u>Additional Regulations</u>
	<p>permitted.</p> <p>3. Hours of operation limited from 6AM to 6PM.</p> <p>4. Facilities for the takeoff and landing of helicopters are permitted, only.</p> <p>5. Sanitary landfills are permitted subject to a use permit. Other major utilities are permitted subject to a site development permit.</p> <p>6. Grazing is permitted. Apiaries are permitted subject to a site development permit. Other animal raising uses are permitted subject to a use permit. Livestock feeding ranches are prohibited in OS District.</p> <p><u>7. Farmworker housing allowed only on land with an ongoing agricultural use.</u></p> <p>8. Permanent facilities for the sale of agricultural products require a use permit.</p>				

Sec. 7-9-30.3.- Site Development Standards

Table TBD prescribes the development standards for Agricultural and Open Space Districts. Additional regulations are denoted with section numbers in the right hand column, which refer to other sections of this Ordinance Zoning Code.

Sec. 7-9-55.8. Site development standards

- ~~(a) Building Site Area: Four (4) acres minimum except per section 7-9-126.1.~~
- ~~(b) Building Site Width: Seventy (70) feet minimum except per section 7-9-126.1.~~
- ~~(c) Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(d) Building Setbacks. Per sections 7-9-127, 7-9-128 and 7-9-137.~~
- ~~(e) Off-Street Parking: Per section 7-9-145.~~
- ~~(f) Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- ~~(g) [Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials disclosure."~~

Sec. 7-9-57.7. Site development standards

- ~~(a) Building Site Area: No minimum except per section 7-9-126.1.~~

- ~~(b) — Building Height: Eighteen (18) feet maximum unless otherwise provided for by an approved use permit.~~
- ~~(c) — Building Setbacks: Twenty (20) feet minimum from all property lines.~~
- ~~(d) — Off-Street Parking: Per section 7-9-145.~~
- ~~(e) — Signs: [Repealed.]~~

~~Sec. 7-9-58.7. — Site development standards~~

- ~~(a) — Building Site Area: One (1) acre minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Eighteen (18) feet maximum except as otherwise provided for by an approved use permit.~~
- ~~(c) — Building Site Coverage: Ten (10) percent maximum.~~
- ~~(d) — Setbacks: All buildings, structures, and off-street parking facilities shall be set back a minimum of fifty (50) feet from any public or private street.~~
- ~~(e) — Off-Street Parking: Per section 7-9-145.~~
- ~~(f) — Screening: Walls and fences over three and one-half (3½) feet in height shall be installed in accordance with the following limitations unless otherwise provided or by an approved site development permit or use permit:~~
 - ~~(1) — Non-opaque fences shall be a minimum of twenty (20) feet from the ultimate right of way line of any street or highway.~~
 - ~~(2) — Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of fifty (50) feet from the ultimate right of way line of any street or highway.~~
- ~~(g) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- ~~(h) — [Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials."~~

~~Sec. 7-9-98.8. — Site development standards.~~

- ~~(a) — Building Site Area: Fifty (50) acres minimum except per section 7-9-126.1.~~
- ~~(b) — Building Site Coverage: Twenty (20) percent maximum.~~
- ~~(c) — Building Setbacks:~~
 - ~~(1) — Front: One hundred fifty (150) feet minimum (accessory building: 25 feet minimum).~~
 - ~~(2) — Side and rear: One hundred fifty (150) feet minimum when abutting a public right-of-way; otherwise, fifty (50) feet minimum.~~
- ~~(d) — Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~

- (e) ~~Open Space Requirement: A minimum of fifty (50) percent of each site shall consist of indigenous vegetation except for fuel modification areas which may include non-indigenous vegetation.~~
- (f) ~~Off Street Parking: Off-street parking shall be provided as required by section 7-9-145 of the Zoning Code except that medical research uses shall provide one (1) stall per four hundred (400) square feet of gross floor area.~~
- (g) ~~Open Space: Whenever this district is established, eighty (80) percent of the area so zoned shall be retained as open space without buildings or structures. The majority of this open space area shall be included in an open space, scenic or other easement, agreement or device to maintain the open space character of the site.~~
- (h) ~~Architecture: Whenever this district is established, an architectural theme, including a list of exterior building materials and colors, shall be established by the site development permit. All structures, including accessory structures and signs, shall adhere to the established theme and utilize the approved exterior building materials. In cases where contiguous land subject to this district is divided among more than one (1) landowner, then the theme and materials established by the first approved site development permit shall be used in subsequent permits.~~
- (i) ~~Landscaping. Per section 7-9-132.2.~~
- (j) ~~Outdoor Uses: Except for agricultural grazing and outdoor recreation, all uses permitted in this district shall be conducted inside an enclosed building except as otherwise specified in the approved permit.~~
- (k) ~~Loading Areas: All loading operations shall be performed on-site, and loading areas shall be screened by landscaping or architectural features in such a manner as to screen such areas from view from public street rights-of-way and property boundaries.~~
- (l) ~~Roof Equipment Screening: Roof equipment (air conditioner, heating, etc.) shall be screened from view from adjacent public street rights-of-way and property boundaries. Solar collector panels shall be excepted from this requirement.~~
- (m) ~~Trash and Storage Areas: All storage of cartons, refuse and other trash shall be stored within a building or within an area enclosed by a masonry wall not less than six (6) feet in height. If unroofed, no such area shall be within fifty (50) feet of any residential or agricultural zoning district boundary.~~
- (n) ~~Utility Placement: On-site utility lines shall be placed underground, unless alternative locations are approved by a use permit.~~
- (o) ~~Environmental Control: All uses shall be conducted in such a manner as to preclude the occurrence of any nuisance, hazard, or recognized offensive conditions, including the creation or emission of dust, smoke, noise, fumes, odors, vibration, particulate matter, electrical disturbance, humidity, heat, cold or glare.~~
- (p) ~~Fencing Within Setback Areas: Fencing shall be of a rustic or rural character and per section 7-9-137.5.~~
- (q) ~~Screening: Per section 7-9-132.1.~~

(r) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

(s) ~~[Waste:] Compliance with section 7-9-146.4, waste management and hazardous materials.~~

(Ord. No. 3411, § 2, 9-14-83; Ord. No. 3499, § 28, 12-12-84; Ord. No. 3624, § 38, 3-3-87; Ord. No. 3754, § 63, 5-16-89)

Secs. 7-9-99—7-9-102. Reserved.

Table 7-9-TBD Development Standards—Agricultural and Open Space Districts					
Standard	A1	B1	OS	R/OSP	Additional Standards
Lot and Density Standards					
Minimum Building Site Area (sq ft)	174,240	-	43,560	50 acres	Section 7-9-TBD
Minimum Building Site Width (ft)	70	-	-	-	Section 7-9-TBD
Building Form and Location					
Maximum Building Height (ft)	35	18	18	35	Sections 7-9-TBD, 7-9-TBD. Accessory structure within required setback area is limited to 12 ft. in height; if within 3 ft. of the property line, it will <u>shall</u> be limited to 8 ft..
Minimum Building Setbacks (ft)	-	20 ft. from all property lines	All buildings, structures, and off-street parking must shall	-	Sections 7-9-TBD, 7-9-TBD, and 7-9-TBD

			be set back 50 ft. from public or private street		
Front	20	20	50	150	
Interior Side	5	20	-	50	
Street Side	5	20	50	150	
Rear Abutting ROW	25	20	50	150	
Interior Rear	25	20	-	50	In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one-half of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than 15 ft.
Panhandle Building Site from Any Property Line	10	20	-	-	
Maximum Building Site Coverage (% of lot)	-	-	10	20	
Open Space Requirement				80	

(% of lot)				
<p>Note:</p> <p>ROW: Right-of-Way</p> <p><u>For R/OSP: Open Space Requirement:</u> A minimum of fifty (50) percent of each site shall consist of indigenous vegetation except for fuel modification areas which may include non-indigenous vegetation.</p> <p><u>For R/OSP: Architecture:</u> Whenever this district is established, an architectural theme, including a list of exterior building materials and colors, shall be established by the site development permit. All structures, including accessory structures and signs, shall adhere to the established theme and utilize the approved exterior building materials. In cases where contiguous land subject to this district is divided among more than one (1) landowner, then the theme and materials established by the first approved site development permit shall be used in subsequent permits.</p> <p><u>For R/OSP: Outdoor Uses:</u> Except for agricultural grazing and outdoor recreation, all uses permitted in this district shall be conducted inside an enclosed building except as otherwise specified in the approved permit.</p> <p><u>For R/OSP: Loading Areas:</u> All loading operations shall be performed on-site, and loading areas shall be screened by landscaping or architectural features in such a manner as to screen such areas from view from public street rights-of-way and property boundaries.</p> <p><u>For R/OSP: Roof Equipment Screening:</u> Roof equipment (air conditioner, heating, etc.) shall be screened from view from adjacent public street rights-of-way and property boundaries. Solar collector panels shall be excepted from this requirement.</p> <p><u>For R/OSP: Utility Placement:</u> On-site utility lines shall be placed underground, unless alternative locations are approved by a use permit.</p> <p><u>For R/OSP: Environmental Control:</u> All uses shall be conducted in such a manner as to preclude the occurrence of any nuisance, hazard, or recognized offensive conditions, including the creation or emission of dust, smoke, noise, fumes, odors, vibration, particulate matter, electrical disturbance, humidity, heat, cold or glare.</p>				

Sec. 7-9-30.4. Supplemental Regulations

- (a) Accessory Uses and Structures: Per section TBD.
- (b) Fences, Walls, and Hedges: Per section TBD.
- (c) Garages and Carports: Per section TBD.
- (d) Grading and Excavation: Per section TBD.
- (e) Landscaping and Irrigation: Per section TBD.
- (f) Lighting and Illumination: Per section TBD.

- (g) Nonconforming Uses: Per section TBD.
- (h) Off-Street Parking and Loading: Per section TBD.
 - (1) For R/OSP: Off-Street Parking: Off-street parking shall be provided as required by section 7-9-145 of the Zoning Code except that medical research uses shall provide one (1) stall per four hundred (400) square feet of gross floor area.
- (i) Pets and Animals: Per section TBD.
- (j) Screening and Landscaping: Per section TBD.
- (k) Signs: Per section TBD.
- (l) Temporary Uses: Per section TBD.
- (m) Waste Management and Hazardous Materials: Per section TBD
 - (1) For R/OSP: ~~Trash and Storage Areas:~~ All storage of cartons, refuse and other trash shall be stored within a building or within an area enclosed by a masonry wall not less than six (6) feet in height. If unroofed, no such area shall be within fifty (50) feet of any residential or agricultural zoning district boundary.

Sec. 7-9-31. - Single-Family Residential Districts (NEW)

Sec. 7-9-31.1. - Purpose and Intent

The purpose of the Single-Family Residential districts is to provide for a range of low-density single-family development that is compatible with the natural terrain and conforms to the County's residential growth projections. Housing types range from rural, large-lot estates to medium-density single-family attached and detached residential neighborhoods. These districts also include a variety of neighborhood-serving facilities and services such as schools, childcare facilities, community assembly uses as well as local and community open space, trails, and parks.

- (a) Sec. 7-9-59.1 The AR Agriculture Residential District is established to provide for the development and maintenance of medium density single-family residential neighborhoods in conjunction with agricultural and outdoor recreational uses.
- (b) Sec. 7-9-65.1—The E1 Estates District is established to provide for the development and maintenance of very-low density single-family residential neighborhoods in conjunction with limited agricultural uses. A rural or estate type character with open space and deep setbacks shall predominate. Only those uses are permitted that are complementary to, and can exist in harmony with, this character.
- (c) Sec. 7-9-66.1 The RHE Residential Hillside Estates District is established to provide for the development and maintenance of low-medium-density single-family residential neighborhoods in hillside areas in such a manner that they may be compatible with areas of steep irregular terrain. Only those uses are permitted which are complementary to and can exist in harmony with such a hillside residential neighborhood.

- (d) ~~Sec. 7-9-67.1~~ The E4 Small Estates District is established to provide for the development and maintenance of low-medium-density single-family residential neighborhoods in which open spaces and deep setbacks predominate. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
- (e) ~~Sec. 7-9-68.1~~ The RE Residential Estates District is established to provide for the development and maintenance of low-density single-family residential neighborhoods in which large building sites and generous open spaces are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
- (f) ~~Sec. 7-9-74.1~~ The R-1 Single-Family Residence District is established to provide for the development and maintenance of medium density single-family detached residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
- (g) ~~Sec. 7-9-75.1~~ The RS Residential Single-Family District is established to provide for the development and maintenance of medium-density single-family attached or detached residential neighborhoods in which flexibility of development and optimum utilization of each building site are featured. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.

Sec. 7-9-31.2.- Land Use Regulations

Table TBD prescribes the land use regulations for Single-Unit-Family Residential Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) "P" designates permitted uses.
- (b) "SDP" designates use classifications that are permitted after review and approval of a Site Development Permit.
- (c) "UP" designates use classifications that are permitted after review and approval of a Use Permit.
- (d) "#" indicates the use classification must shall comply with specific limitations listed at the end of the table.
- (e) "—" designates uses that are not permitted.

Land uses are defined in Chapter TBD, General Terms. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Zoning Code.

~~Sec. 7-9-59. AR "Agricultural Residential" District regulations.~~

~~All references to this section shall include sections 7-9-59.1 through 7-9-59.8.~~

~~Sec. 7-9-59.1. - Purpose and intent.~~

~~See Sec. 7-9-31.1~~

~~Sec. 7-9-59.2. Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) Agriculture.~~
- ~~(b) Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(c) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(d) Single family detached dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-59.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Animal hospitals and clinics per section 7-9-146.1.~~
- ~~(b) Communication transmitting, reception or relay facilities.~~
- ~~(c) Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(d) Landfill gas recovery operations.~~
- ~~(e) Public libraries and museums.~~
- ~~(f) Public/private utility buildings and structures.~~
- ~~(g) Wholesale nurseries.~~

~~Sec. 7-9-59.4. Principal uses permitted subject to a use permit~~

~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- ~~(1) Apiaries.~~
- ~~(2) Cemeteries and mausoleums.~~
- ~~(3) Churches, temples, and other places of worship.~~
- ~~(4) Commercial raising of farm or ranch type animals except for livestock feeding ranches.~~
- ~~(5) Commercial stables.~~

- (6) — ~~County clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
- (7) — ~~Educational institutions.~~
- (8) — ~~Kennels.~~
- (9) — ~~Permanent facilities for sale of agricultural products grown on the site.~~
- (10) — ~~Storage of recreational vehicles, campers, trailers, and boats.~~
- (b) — ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-59.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) — ~~Noncommercial coaches.~~
- (b) — ~~Mobilehome residence during construction of a dwelling.~~
- (c) — ~~Christmas tree sales.~~
- (d) — ~~Halloween pumpkin sales.~~
- (e) — ~~Model homes and real estate offices.~~
- (f) — ~~Continued use of an existing building during construction of a new building.~~

~~Sec. 7-9-59.6. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- (a) — ~~Uses per section 7-9-137 which include:~~
 - (1) — ~~Accessory building(s) not usable as a guesthouse or second residential unit.~~
 - (2) — ~~Fences and walls.~~
 - (3) — ~~Garages and carports.~~
 - (4) — ~~Patio covers.~~
 - (5) — ~~Swimming pools.~~
- (b) — ~~Signs per section 7-9-144 except no business signs.~~
- (c) — ~~Pets and animals per section 7-9-146.3.~~
- (d) — ~~Home occupations per section 7-9-146.6.~~
- (e) — ~~Riding and hiking trails.~~
- (f) — ~~Sale of agricultural products per sections 7-9-136.8, 7-9-136.10, and 7-9-136.12.~~
- (g) — ~~Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-59.7. Prohibited uses~~

~~Notwithstanding sections 7-9-59.2 through 7-9-59.6, the following uses are specifically prohibited:~~

- ~~(a) Commercial stockpiling or processing of manure.~~
- ~~(b) Livestock feeding ranches.~~
- ~~(c) Uses not permitted by sections 7-9-59.2 through 7-9-59.6.~~

~~Sec. 7-9-65. E1 "Estates" District regulations.~~

~~All references to this section shall include sections 7-9-65.1 through 7-9-65.8.~~

~~Sec. 7-9-65.1. - Purpose and intent.~~

~~See Sec. 7-9-31.1~~

~~Sec. 7-9-65.2. Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) Agriculture.~~
- ~~(b) Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(c) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(d) Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-65.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Communication transmitting, reception or relay facilities.~~
- ~~(b) Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(c) Libraries and museums.~~
- ~~(d) Public/private utility buildings and structures.~~
- ~~(e) Wholesale nurseries.~~

~~Sec. 7-9-65.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) Apiaries.~~
 - ~~(2) Churches, temples, and other places of worship.~~

~~(3) — Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~

~~(4) — Educational institutions.~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-65.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Noncommercial coaches.~~

~~(b) — Mobilehome residence during construction of a dwelling.~~

~~(c) — Christmas tree sales.~~

~~(d) — Halloween pumpkin sales.~~

~~(e) — Continued use of an existing building during construction of a new building.~~

~~Sec. 7-9-65.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~

~~(2) — Fences and walls.~~

~~(3) — Garages and carports.~~

~~(4) — Patio covers.~~

~~(5) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except no business signs.~~

~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~

~~(d) — Pets and animals per section 7-9-146.3.~~

~~(e) — Home occupations per section 7-9-146.6.~~

~~(f) — Riding and hiking trails.~~

~~(g) — Sale of agricultural products per sections 7-9-136.8, 7-9-136.10, and 7-9-136.12.~~

~~(h) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-65.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-65.2 through 7-9-65.6 the following uses are specifically prohibited:~~

- ~~(a) — Retail nurseries.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) — Uses not permitted by sections 7-9-65.2 through 7-9-65.6.~~

~~Sec. 7-9-66. RHE "Residential Hillside Estates" District regulations.~~

~~All references to this section shall include sections 7-9-66.1 through 7-9-66.8.~~

~~Sec. 7-9-66.1. - Purpose and intent.~~

~~See Sec. 7-9-31.1~~

~~Sec. 7-9-66.2. — Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted.~~

- ~~(a) — Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) — Single family dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-66.3. — Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Communication transmitting, reception or relay facilities.~~
- ~~(b) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(c) — Public libraries and museums.~~
- ~~(d) — Public/private utility buildings and structures.~~

~~Sec. 7-9-66.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- ~~(1) — Apiaries.~~
- ~~(2) — Churches, temples, and other places of worship.~~
- ~~(3) — Country clubs, golf courses, riding clubs, swimming clubs, and tennis clubs.~~
- ~~(4) — Educational institutions.~~

- ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-66.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Model homes and real estate offices.~~
- ~~(b) — Mobilehome residence during construction of a dwelling.~~
- ~~(c) — Continued use of an existing building during construction of a new building.~~
- ~~(d) — Christmas tree sales.~~
- ~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-66.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:
 - ~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~
 - ~~(2) — Fences and walls.~~
 - ~~(3) — Garages and carports.~~
 - ~~(4) — Patio covers.~~
 - ~~(5) — Swimming pools.~~~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- ~~(d) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(e) — Home occupations per section 7-9-146.6.~~
- ~~(f) — Riding and hiking trails.~~
- ~~(g) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-66.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-66.2 through 7-9-66.6, the following uses are specifically prohibited:~~

- ~~(a) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

~~(c) — Uses not permitted by sections 7-9-66.2 through 7-9-66.6.~~

~~Sec. 7-9-67. E4 "Small Estates" District regulations.~~

~~All references to this section shall include sections 7-9-67.1 through 7-9-67.8.~~

~~Sec. 7-9-67.1. - Purposes and intent.~~

~~See Sec. 7-9-31.1~~

~~Sec. 7-9-67.2. — Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted:~~

- ~~(a) — Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) — Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-67.3. — Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Communication transmitting, reception, or relay facilities.~~
- ~~(b) — Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(c) — Public libraries and museums.~~
- ~~(d) — Public/private utility buildings and structures.~~

~~Sec. 7-9-67.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

- ~~(1) — Apiaries.~~
- ~~(2) — Churches, temples, and other places of worship.~~
- ~~(3) — Country clubs, golf courses, riding clubs, swimming clubs, and tennis clubs.~~
- ~~(4) — Educational institutions.~~
- ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-67.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Model homes and real estate offices.~~
- ~~(b) — Mobilehome residence during construction of a dwelling.~~
- ~~(c) — Continued use of an existing building during construction of a new building.~~
- ~~(d) — Christmas tree sales.~~
- ~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-67.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:

 - ~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~
 - ~~(2) — Fences and walls.~~
 - ~~(3) — Garages and carports.~~
 - ~~(4) — Patio covers.~~
 - ~~(5) — Swimming pools.~~~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~
- ~~(d) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(e) — Home occupations per section 7-9-146.6.~~
- ~~(f) — Riding and hiking trails.~~
- ~~(g) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-67.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-67.2 through 7-9-67.6, the following uses are specifically prohibited:~~

- ~~(a) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) — Uses not permitted by sections 7-9-67.2 through 7-9-67.6.~~

~~Sec. 7-9-68. RE "Residential Estates" District regulations.~~

~~All references to this section shall include sections 7-9-68.1 through 7-9-68.8~~

~~Sec. 7-9-68.1 – Intent and Purpose~~

~~See 7-9-31.1~~

~~Sec. 7-9-68.2. Principal uses permitted~~

~~The following principal uses complying with section 7-9-146.10 are permitted.~~

- ~~(a) Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(b) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) Single-family dwelling or mobile home per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-68.3. Principal uses permitted subject to a site development permit~~

~~The following uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Communication transmitting, reception or relay facilities.~~
- ~~(b) Grading and excavation over five thousand (5,000) cubic yards per section 7-9-139.~~
- ~~(c) Libraries and museums.~~
- ~~(d) Public/private utility buildings and structures.~~

~~7-9-68.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:
 - ~~(1) Apiaries.~~
 - ~~(2) Churches, temples, and other places of worship.~~
 - ~~(3) Country clubs, golf courses, riding clubs, swimming clubs, tennis clubs and yacht clubs.~~
 - ~~(4) Educational institutions.~~~~
- ~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-68.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) Model homes and real estate offices.~~
- ~~(b) Mobilehome residence during construction of a dwelling.~~
- ~~(c) Continued use of an existing building during construction of a new building.~~

~~(d) — Christmas tree sales.~~

~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-68.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Accessory building(s) not usable as a guesthouse or second residential unit.~~

~~(2) — Fences and walls.~~

~~(3) — Garages and carports.~~

~~(4) — Patio covers.~~

~~(5) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except no business signs.~~

~~(c) — Guesthouse or second residential unit (one (1) per building site) permitted per section 7-9-146.5.~~

~~(d) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(e) — Home occupations per section 7-9-146.6.~~

~~(f) — Riding and hiking trails.~~

~~(g) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-68.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-68.2 through 7-9-68.6, the following uses are specifically prohibited:~~

~~(a) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~

~~(b) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

~~(c) — Uses not permitted by sections 7-9-68.2 through 7-9-68.6.~~

~~Sec. 7-9-74. — R1 "Single-Family Residence" District regulations.~~

~~All references to this section shall include sections 7-9-74.1 through 7-9-74.8.~~

~~Sec. 7-9-74.1. - Purpose and intent.~~

~~See Sec. 7-9-31.1~~

~~Sec. 7-9-74.2. Principal uses permitted~~

~~The following principal uses are permitted:~~

- ~~(a) Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(b) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(c) Single family detached dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-74.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Communication transmitting, reception, or relay facilities.~~
- ~~(b) Public libraries and museums.~~
- ~~(c) Public/private utility buildings and structures.~~

~~Sec. 7-9-74.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) Churches, temples, and other places of worship.~~
 - ~~(2) Educational institutions.~~
- ~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-74.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) Christmas tree sales.~~
- ~~(b) Continued use of an existing building during construction of a new building.~~
- ~~(c) Halloween pumpkin sales.~~
- ~~(d) Mobilehome residence during construction of a dwelling.~~
- ~~(e) Model homes and real estate offices.~~

~~Sec. 7-9-74.6. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) Uses per section 7-9-137 which include:~~
 - ~~(1) Garages and carports.~~
 - ~~(2) Fences and walls.~~

~~(3) — Patio covers.~~

~~(4) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except no business signs.~~

~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(d) — Home occupations per section 7-9-146.6.~~

~~(e) — Riding and hiking trails.~~

~~(f) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-74.7. Prohibited uses~~

~~Notwithstanding sections 7-9-74.2 through 7-9-74.6, the following uses are specifically prohibited:~~

~~(a) — Apiaries.~~

~~(b) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~

~~(c) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

~~(d) — Uses not permitted by sections 7-9-74.2 through 7-9-74.6.~~

~~Sec. 7-9-75. RS "Residential, Single-Family" District regulations.~~

~~All references to this section shall include sections 7-9-75.1 through 7-9-75.8.~~

~~Sec. 7-9-75.1. - Purpose and intent.~~

~~See Sec. 7-9-31.1~~

~~Sec. 7-9-75.2. Principal uses permitted~~

~~The following principal uses are permitted.~~

~~(a) — Community care facilities serving six (6) or fewer persons and large family day care homes.~~

~~(b) — Parks, playgrounds, and athletic fields (non-commercial).~~

~~(c) — Single family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

~~Sec. 7-9-75.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Communication transmitting, reception, or relay facilities.~~

~~(b) — Public libraries and museums.~~

~~(c) — Public/private utility buildings and structures.~~

~~Sec. 7-9-75.4. — Principal uses permitted subject to a use permit~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Churches, temples, and other places of worship.~~

~~(2) — Educational institutions.~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-75.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Model homes and real estate offices.~~

~~(b) — Mobilehome residence during construction of a dwelling.~~

~~(c) — Continued use of an existing building during construction of a new building.~~

~~(d) — Christmas tree sales.~~

~~(e) — Halloween pumpkin sales.~~

~~Sec. 7-9-75.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Use per section 7-9-137 which include:~~

~~(1) — Fences and walls.~~

~~(2) — Garages and carports.~~

~~(3) — Patio covers.~~

~~(4) — Swimming pools.~~

~~(b) — Signs per section 7-9-144 except no business signs.~~

~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(d) — Home occupations per section 7-9-146.6.~~

~~(e) — Riding and hiking trails.~~

~~(f) — Accessory uses and structures which the Director, EMA, finds consistent with purpose and intent of this district.~~

~~Sec. 7-9-75.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-75.2 through 7-9-75.6, the following uses are specifically prohibited:~~

- (a) ~~Apiaries.~~
- (b) ~~Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- (c) ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- (d) ~~Uses not permitted by sections 7-9-75.2 through 7-9-75.6.~~

7-9-TBD: Land Use Regulations—Single-Family Residential Districts								
	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
RESIDENTIAL								
Accessory Dwelling Unit	SDP	SDP	SDP	SDP	SDP	SDP	SDP	Section 7-9-TBD
Family Day Care								
Small	P	P	P	P	P	P	P	Section 7-9-TBD
Large	P	P	P	P	P	P	P	Section 7-9-TBD
Family Foster Care Home	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Group Residential								
Group Residential, General	<u>P/UP¹</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	Section 7-9-TBD
Group Residential, Senior	<u>P/UP¹</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	Section 7-9-TBD
Mobile Homes								Section 7-9-TBD
Mobilehome Units	P	P	P	P	P	P	P	Section 7-9-TBD
Residential Care Facilities								
Residential Care, Small	P	P	P	P	P	P	P	Section 7-9-TBD

7-9-TBD: Land Use Regulations—Single-Family Residential Districts								
	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
Hospice, Small	P	P	P	P	P	P	P	
Senior Living Facilities	<u>P/UP¹</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	Section 7-9-TBD
Alcoholism or Drug Abuse Recovery	<u>P/UP¹</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	<u>P/UP₁</u>	Section 7-9-TBD
Single-Family Dwelling	P	P	P	P	P	P	P	
PUBLIC/SEMI-PUBLIC								
Cemetery	UP	-	-	-	-	-	-	
Child Care and Early Education Facility	<u>UP²</u>	<u>UP²</u>	<u>UP²</u>	<u>UP²</u>	<u>UP²</u>	<u>UP²</u>	<u>UP²</u>	Section 7-9-TBD
Colleges and Trade Schools, Public or Private	UP	UP	UP	UP	UP	UP	UP	
Community Assembly	UP	UP	UP	UP	UP	UP	UP	
Community Garden	-	-	-	-	-	SDP	SDP	
Cultural Institutions and Facilities	SDP	SDP	SDP	SDP	SDP	SDP	SDP	
Park and Recreation Facilities								
Active	P	P	P	SDP	P	P	P	
Schools, Public or Private	UP	UP	UP	UP	UP	UP	UP	
COMMERCIAL								
Animal Care, Sales, and Services								

7-9-TBD: Land Use Regulations—Single-Family Residential Districts								
	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
Boarding, Kennel	UP	-	-	-	-	-	-	
Animal Hospitals (Livestock)	SDP	-	-	-	-	-	-	Section 7-9-TBD
Commercial Entertainment and Recreation								
Large-Scale	UP	UP	UP	UP	UP	-	-	
Small-Scale	UP	UP	UP	UP	UP	-	-	
Food and Beverage Sales								
Farmer's Market	-	-	-	-	-	UP	UP	Section 7-9-TBD
Nursery and Garden Center	SDP	SDP	-	-	-	-	-	
INDUSTRIAL								
Vehicle/Equipment Facilities								
Vehicle Storage	UP	-	-	-	-	-	-	
TRANSPORTATION, COMMUNICATION, AND UTILITIES								
Communication Facilities								
Antenna and Transmission Towers	UP	UP	UP	UP	UP	UP	UP	Section 7-9-TBD
Utilities, Major	UP	UP	UP	UP	UP	UP	UP	
AGRICULTURAL AND EXTRACTIVE								

7-9-TBD: Land Use Regulations—Single-Family Residential Districts								
	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Regulations</u>
Agricultural-Support Services	P	P	-	-	-	-	-	
Animal Raising	UP	UP	UP	UP	UP	-	-	
Crop Cultivation	P	P	-	-	-	-	-	
Farmworker Housing								
Farmworker Dwelling Unit	P	P	-	-	-	-	-	
Farmworker Housing Complex	P	P	-	-	-	-	-	
Landfill Gas Recovery Operations	SDP	-	-	-	-	-	-	
ACCESSORY								
Farmers' Stand	P ³	P	-	-	-	-	-	Section 7-9-TBD
Home-Based Business	P	P	P	P	P	P	P	Section 7-9-TBD
Satellite Dish Antenna	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	Section 7-9-TBD
<p>Notes:</p> <ol style="list-style-type: none"> 1. Facilities serving more than 12 persons may be permitted in any multiple <u>multifamily</u> residential district subject to the approval of a Use Permit. Facilities serving between seven and 12 persons are permitted subject to a Use Permit. Facilities serving six or fewer persons are permitted. 2. Facilities serving more than 14 persons may be permitted, subject to approval of a Use Permit by the Planning Commission. 3. Permanent facilities for the sale of agricultural products require a Use Permit. 4. Satellite dish antennas shall be one meter or less in diameter. 5. There shall be 1,000 feet of separation between any care facility, congregate living health facility or sober living home, as defined. 								

Sec. 7-9-31.3. Site Development Standards

Table TBD prescribes the development standards for Single Family Residential Districts. Additional regulations are denoted with section numbers in the right hand column, which refer to other sections of this Zoning Code.

Sec. 7-9-59.8. Site development standards

- (a) ~~Building Site Area: Seventy two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (d) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (e) ~~Off-Street Parking: Per section 7-9-145.~~
- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- (g) ~~[Waste Management:] Compliance with section 7-9-146.4, "Waste management and hazardous materials disclosure."~~

Sec. 7-9-65.8. Site development standards

- (a) ~~Building Site Area: One (1) acre minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (d) ~~Building Setbacks: Per sections 7-9-127, 7-9-128 and 7-9-137.~~
- (e) ~~Off-Street Parking: Per section 7-9-145.~~
- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

Sec. 7-9-66.8. Site development standards

- (a) ~~Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (d) ~~Off-Street Parking: Per section 7-9-145.~~
- (e) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (f) ~~Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

Sec. 7-9-67.8. Site development standards

- ~~(a) — Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) — Building Site Coverage: Thirty five (35) percent maximum.~~
- ~~(d) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(e) — Off Street Parking: Per section 7-9-145.~~
- ~~(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-68.8. — Site development standards~~

- ~~(a) — Building Site Area: Twenty thousand (20,000) square feet minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) — Building Site Coverage: Thirty five (35) percent maximum.~~
- ~~(d) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(e) — Off Street Parking: Per section 7-9-145.~~
- ~~(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-74.8. — Site development standards~~

- ~~(a) — Building Site Area: Seventy two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(d) — Off street Parking: Per section 7-9-145.~~
- ~~(e) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-75.8. — Site development standards~~

- ~~(a) — Building Site Area: Seven thousand (7,000) square feet minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) — Building Site Coverage: Thirty five (35) percent maximum.~~
- ~~(d) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(e) — Off Street Parking: Per section 7-9-145.~~
- ~~(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

7-9-TBD: Development Standards—Single-Family Residential Districts

<u>Standard</u>	<u>AR</u>	<u>E1</u>	<u>RHE</u>	<u>E4</u>	<u>RE</u>	<u>R1</u>	<u>RS</u>	<u>Additional Standards</u>
Lot and Density Standards								
Minimum Building Site Area (sq ft)	7,200	43,560	10,000	10,000	20,000	7,200	7,000	Section 7-9-TBD
Building Form and Location								
Maximum Building Height (ft)	35	35	35	35	35	35	35	Sections 7-9-TBD, 7-9-TBD. Accessory structure within required setback areas is limited to 12 ft. in height; if within 3 ft. of the property line, it will be limited to 8 ft.
Minimum Building Setbacks (ft)								
Front	20	45	10	30	40	20	10	
Interior Side	5	20	8	10% of average ultimate net width of building site—Max. 20 ft.	10% of average ultimate net width of building site—Max. 20 ft.	5	10 ft. on 1 side only or 10 ft. total of 2 sides combined	
Street Side	5	20	8	10% of average ultimate net width of building site—20 ft. maximum	10% of average ultimate net width of building site—20 ft. maximum	5	10	

7-9-TBD: Development Standards—Single-Family Residential Districts								
Standard	AR	E1	RHE	E4	RE	R1	RS	Additional Standards
Rear Abutting ROW	25	50	25	25	25	25	10	
Interior Rear	25	50	25	25	25	25	0	In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one-half of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than 15 ft.
Panhandle Building Site from Any Property Line	10	10	10	10	15	10	10	
Maximum Building Site Coverage (% of lot)	35	35	35	35	35		35	
Note: ROW: Right-of-Way								

Sec. 7-9-31.4. - Supplemental Regulations

- (a) Accessory Uses and Structures: Per section TBD.
- (b) Fences, Walls, and Hedges: Per section TBD.

- (c) Garages and Carports: Per section TBD.
- (d) Grading and Excavation: Per section TBD.
- (e) Landscaping and Irrigation: Per section TBD.
- (f) Lighting and Illumination: Per section TBD.
- (g) Off-Street Parking and Loading: Per section TBD.
- (h) Nonconforming Uses: Per section TBD.
- (i) Pets and Animals: Per section TBD.
- (j) Screening and Landscaping: Per section TBD.
- (k) Signs: Per section TBD.
- (l) Swimming Pools and Spas: Per section TBD.
- (m) Temporary Uses: Per Section TBD.
- (n) Waste Management and Hazardous Materials: Per section TBD.

Sec. 7-9-32. - Multifamily Residential Districts (NEW)

Sec. 7-9-32.1. - Purpose and Intent

The purpose of the Multifamily Residential districts are to provide for medium- to high-density residential development including large-lot estates to medium-density single-family attached and detached residential neighborhoods. These districts also include a variety of neighborhood-serving facilities and services such as schools, childcare facilities, community assembly uses as well as local and community open space, trails, and parks.

- (a) ~~Sec. 7-9-76.1~~ The R2D Two-Family District is established to provide for the development and maintenance of medium-high-density single-family and duplex residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.
- (b) ~~Sec. 7-9-77.1~~ The R2 Multifamily Dwelling District is established to provide for the development and maintenance of very-high-density multifamily residential neighborhoods with a low building height and a minimum amount of open space. Those uses are permitted that are complementary to and compatible with such a residential neighborhood.
- (c) ~~Sec. 7-9-78.1~~ The R3 Apartment District is established to provide for the development and maintenance of very-high-density ~~multi-family~~ multifamily residential neighborhoods with taller buildings and a minimum amount of open space. Only those uses which are compatible with very-high-density residential uses are permitted.

- (d) ~~Sec. 7-9-79.1~~ The R4 Suburban Multifamily District is established to provide for the development and maintenance of high-density multifamily residential neighborhoods with a moderate amount of open spaces. Only those uses are permitted that are complementary to and are compatible with such a residential neighborhood.

Sec. 7-9-32.2. Land Use Regulations

Table TBD prescribes the land use regulations for Multifamily Residential Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) "P" designates permitted uses.
- (b) "SDP" designates use classifications that are permitted after review and approval of a Site Development Permit.
- (c) "UP" designates use classifications that are permitted after review and approval of a Use Permit.
- (d) "#" indicates the use classification shall comply with specific limitations listed at the end of the table.
- (e) "—" designates uses that are not permitted.

Land uses are defined in Chapter TBD, General Terms. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Zoning Code.

~~Sec. 7-9-76. -- R2D "Two-Family Residence" District regulations.~~

~~All references to this section shall include sections 7-9-76.1 through 7-9-76.8.~~

~~Sec. 7-9-76.1. - Purpose and intent.~~

~~See sec. 7-9-32.1~~

~~Sec. 7-9-76.2. -- Principal uses permitted~~

~~Any of the following principal uses are permitted:~~

- (a) ~~Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- (b) ~~Duplexes (one (1) per building site).~~
- (c) ~~Parks, playgrounds and athletic fields (non-commercial).~~
- (d) ~~Single-family dwellings or mobilehomes per section 7-9-149.5.~~

~~Sec. 7-9-76.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a permit per section 7-9-150:~~

- ~~(a) Communication transmitting, reception, or relay facilities.~~
- ~~(b) Public libraries and museums.~~
- ~~(c) Public/private utility buildings and structures.~~

~~Sec. 7-9-76.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) Churches, temples, and other places of worship.~~
 - ~~(2) Educational institutions.~~
 - ~~(3) Residential condominium, stock cooperative, and community apartment projects per section 7-9-147 (two (2) units maximum).~~
- ~~(b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-76.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) Model homes and real estate offices.~~
- ~~(b) Mobilehome residence during construction of a dwelling.~~
- ~~(c) Christmas tree sales.~~
- ~~(d) Halloween pumpkin sales.~~
- ~~(e) Continued use of an existing building during construction of a new building.~~

~~Sec. 7-9-76.6. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) Uses per section 7-9-137 which include:~~
 - ~~(1) Fences and walls.~~
 - ~~(2) Garages and carports.~~
 - ~~(3) Patio covers.~~
 - ~~(4) Swimming pools.~~
- ~~(b) Signs per section 7-9-144 except no business signs.~~
- ~~(c) Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(d) Home occupations per section 7-9-146.6.~~

- ~~(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-76.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-76.2 through 7-9-76.6, the following uses are specifically prohibited:~~

- ~~(a) — Apiaries.~~
- ~~(b) — Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.~~
- ~~(c) — The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(d) — Uses not permitted by sections 7-9-76.2 through 7-9-76.6.~~

~~Sec. 7-9-77. — R2 "Multifamily Dwellings" District regulations.~~

~~All references to this section shall include sections 7-9-77.1 through 7-9-77.8.~~

~~Sec. 7-9-77.1. - Purpose and intent.~~

~~See sec. 7-9-32.1.~~

~~Sec. 7-9-77.2. — Principal uses permitted~~

~~The following principal uses are permitted.~~

- ~~(a) — Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(b) — Multifamily projects of four (4) or less dwelling units.~~
- ~~(c) — Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(d) — Single family dwellings and mobilehomes per section 7-9-149.~~

~~Sec. 7-9-77.3. — Principal uses subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development per section 7-9-150:~~

- ~~(a) — Communication transmitting, reception, or relay facilities.~~
- ~~(b) — Fire and police stations.~~
- ~~(c) — Libraries and museums.~~
- ~~(d) — Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~
- ~~(e) — Public/private utility buildings and structures.~~

~~Sec. 7-9-77.4. — Principal uses permitted subject to a use permit~~

- ~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
- ~~(1) — Churches, temples, and other places of worship.~~
 - ~~(2) — Congregate care facilities.~~
 - ~~(3) — Educational institutions.~~
 - ~~(4) — Mobilehome developments per section 7-9-149.~~
 - ~~(5) — Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~
 - ~~(6) — Wireless Communication facilities.~~
- ~~(b) — The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~
- ~~(1) — Residential planned (unit) developments per site development standards of section 7-9-110.~~
 - ~~(2) — Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-77.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Christmas tree sales.~~
- ~~(b) — Halloween pumpkin sales.~~

~~Sec. 7-9-77.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:~~
 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~
 - ~~(3) — Garages and carports.~~
 - ~~(4) — Patio covers.~~
 - ~~(5) — Swimming pools.~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(d) — Home occupations per section 7-9-146.6.~~
- ~~(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-77.7. Prohibited uses~~

~~Notwithstanding sections 7-9-77.2 through 7-9-77.6, the following uses are specifically prohibited:~~

- ~~(a) Keeping pets or animals for any commercial purpose.~~
- ~~(b) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) Uses not permitted by sections 7-9-77.2 through 7-9-77.6.~~

~~Sec. 7-9-78. R3 "Apartment" District regulations.~~

~~All references to this section shall include sections 7-9-78.1 through 7-9-78.8.~~

~~Sec. 7-9-78.1. - Purpose and intent.~~

~~See sec. 7-9-32.1.~~

~~Sec. 7-9-78.2. Principal uses permitted~~

~~The following principal uses are permitted:~~

- ~~(a) Boarding houses serving six (6) or fewer persons.~~
- ~~(b) Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(c) Multifamily projects of four (4) or less dwelling units.~~
- ~~(d) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(e) Single-family dwellings and mobilehomes per section 7-9-149.~~

~~Sec. 7-9-78.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Boarding houses serving more than six (6) persons.~~
- ~~(b) Communication transmitting, reception, or relay facilities.~~
- ~~(c) Fire and police stations.~~
- ~~(d) Fraternity or sorority houses.~~
- ~~(e) Libraries and museums.~~
- ~~(f) Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~
- ~~(g) Public/private utility buildings and structures.~~

~~Sec. 7-9-78.4. Principal uses permitted subject to a use permit~~

- (a) ~~The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
- (1) ~~Churches, temples, and other places of worship.~~
 - (2) ~~Congregate care facilities.~~
 - (3) ~~Educational institutions.~~
 - (4) ~~Hotels~~
 - (5) ~~Mobilehome developments per section 7-9-149.~~
 - (6) ~~Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~
- (b) ~~The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~
- (1) ~~Residential planned (unit) developments per site development standards of section 7-9-110.~~
 - (2) ~~Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-78.5. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) ~~Christmas tree sales.~~
- (b) ~~Halloween pumpkin sales.~~

~~Sec. 7-9-78.6. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- (a) ~~Uses per section 7-9-137 which include:~~
 - (1) ~~Detached buildings.~~
 - (2) ~~Fences and walls.~~
 - (3) ~~Garages and carports.~~
 - (4) ~~Patio covers.~~
 - (5) ~~Swimming pools.~~
- (b) ~~Signs per section 7-9-144 except no business signs.~~
- (c) ~~Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- (d) ~~Home occupations per section 7-9-146.6.~~
- (e) ~~Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-78.7. Prohibited uses~~

~~Notwithstanding sections 7-9-78.2 through 7-9-78.6, the following uses are specifically prohibited:~~

- ~~(a) Keeping pets or animals for any commercial purpose.~~
- ~~(b) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~
- ~~(c) Uses not permitted by sections 7-9-78.2 through 7-9-78.6.~~

~~Sec. 7-9-79. R4 "Suburban Multifamily Residential" District regulations.~~

~~All references to this section shall include sections 7-9-79.1 through 7-9-79.8.~~

~~Sec. 7-9-79.1. - Purpose and intent.~~

~~See sec. 7-9-32.1~~

~~Sec. 7-9-79.2. Principal uses permitted~~

~~The following principal uses are permitted:~~

- ~~(a) Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- ~~(b) Multifamily projects of four (4) or less dwelling units.~~
- ~~(c) Parks, playgrounds, and athletic fields (non-commercial).~~
- ~~(d) Single-family dwellings or mobilehomes per section 7-9-149.~~

~~Sec. 7-9-79.3. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Communication transmitting, reception, or relay facilities.~~
- ~~(b) Fire and police stations.~~
- ~~(c) Libraries and museums.~~
- ~~(d) Multifamily projects of five (5) or more dwelling units (except condominium, stock cooperative, and community apartment projects) per section 7-9-146.7.~~
- ~~(e) Public/private utility buildings and structures.~~

~~Sec. 7-9-79.4. Principal uses permitted subject to a use permit~~

- ~~(a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) Churches, temples, and other places of worship.~~

- ~~(2) — Congregate care facilities.~~
- ~~(3) — Educational institutions.~~
- ~~(4) — Mobilehome developments per section 7-9-149.~~
- ~~(5) — Residential condominium, stock cooperative, and community apartment projects per section 7-9-146.7.~~
- ~~(b) — The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150.~~
 - ~~(1) — Residential planned (unit) developments per site development standards of section 7-9-110.~~
 - ~~(2) — Any other use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-79.5. — Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Christmas tree sales.~~
- ~~(b) — Halloween pumpkin sales.~~

~~Sec. 7-9-79.6. — Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:~~
 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~
 - ~~(3) — Garages and carports.~~
 - ~~(4) — Patio covers.~~
 - ~~(5) — Swimming pools.~~
- ~~(b) — Signs per section 7-9-144 except no business signs.~~
- ~~(c) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~
- ~~(d) — Home occupations, per section 7-9-146.6.~~
- ~~(e) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-79.7. — Prohibited uses~~

~~Notwithstanding sections 7-9-79.2 through 7-9-79.6, the following uses are specifically prohibited:~~

- ~~(a) — Keeping pets or animals for any commercial purpose.~~

(b) ~~The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.~~

(c) ~~Uses not permitted by sections 7-9-79.2 through 7-9-79.6.~~

Table 7-9-TBD: Land Use Regulations—Multifamily Residential Districts					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
RESIDENTIAL					
Duplex	P	-	-	-	
Family Day Care					
Small	P	P	P	P	Section 7-9-TBD
Large	P	P	P	P	Section 7-9-TBD
Family Foster Care Home	P	P	P	P	
Group Residential					
Group Residential, General	SDP/UP ¹	SDP/UP ¹	SDP/UP ¹	SDP/UP ¹	Section 7-9-TBD
Group Residential, Senior	SDP/UP ¹	P/UP ¹	P/UP ¹	P/UP ¹	Section 7-9-TBD
Mobile Homes					Section 7-9-TBD
Mobilehome Units	P	P	P	P	Section 7-9-TBD
Mobilehome Parks	-	UP	UP	UP	Section 7-9-TBD
Multifamily Dwelling					
Multifamily Dwelling, General	UP ²	P/SDP/UP ²	P/SDP/UP ²	P/SDP/UP ²	Section 7-9-TBD
Senior Citizen Housing Development	UP ²	P/SDP/UP ²	P/SDP/UP ²	P/SDP/UP ²	
Single-Room Occupancy (SRO)	-	-	UP	-	Section 7-9-TBD

Table 7-9-TBD: Land Use Regulations—Multifamily Residential Districts					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
Residential Care Facilities					
Residential Care, Small	P	P	P	P	Section 7-9-TBD
Residential Care, Large	-	UP	UP	UP	
Hospice, Small	P	P	P	P	
Hospice, Large	-	UP	UP	UP	
Senior Living Facilities	P/UP ¹	P/UP ¹	P/UP ¹	P/UP ¹	Section 7-9-TBD
Alcoholism or Drug Abuse Recovery	P/UP ¹	P/UP ¹	P/UP ¹	P/UP ¹	Section 7-9-TBD
Single-Family Dwelling					
Detached	P	P	P	P	
Attached	P	P	P	P	
PUBLIC/SEMI-PUBLIC					
Child Care and Early Education Facility	UP ³	UP ³	UP ³	UP ³	Section 7-9-TBD
Colleges and Trade Schools, Public or Private	UP	UP	UP	UP	
Community Assembly	UP	UP	UP	UP	
Community Garden	SDP	SDP	SDP	SDP	
Cultural Institutions and Facilities	SDP	SDP	SDP	SDP	
Government Buildings	<u>SDP</u> ⁴	SDP ⁴	SDP ⁴	SDP ⁴	
Park and Recreation Facilities					

Table 7-9-TBD: Land Use Regulations—Multifamily Residential Districts					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
Active	P	P	P	P	
Schools, Public or Private	UP	UP	UP	UP	
COMMERCIAL					
Food and Beverage Sales					
Farmer's Market	UP	UP	UP	UP	
Lodging and Visitor Services					
Bed and Breakfast Inn	-	-	UP	-	
Boarding House	-	-	P/SDP ⁵	-	
Hotels and Motels	-	-	UP	-	
Short-Term Rentals	UP	UP	UP	UP	
TRANSPORTATION, COMMUNICATION, AND UTILITIES					
Communication Facilities					
Antenna and Transmission Towers	UP	UP	UP	UP	Section 7-9-TBD
Utilities, Major	SDP	SDP	SDP	SDP	
ACCESSORY					
Home-Based Business	P	P	P	P	Section 7-9-TBD
Satellite Dish Antenna	p ⁶	p ⁶	p ⁶	p ⁶	Section 7-9-TBD

Table 7-9-TBD: Land Use Regulations—Multifamily Residential Districts					
	<u>R2D</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>Additional Regulations</u>
<p>Notes:</p> <ol style="list-style-type: none"> 1. Facilities serving more than 12 persons may be permitted subject to the approval of a Use Permit. Facilities serving between seven and 12 persons are permitted subject to a Use Permit. Facilities serving six or fewer persons are permitted. 2. Multifamily projects of four or fewer dwelling units are permitted. Multifamily projects of five or more dwelling units are permitted subject to a site development permit. Residential condominium, stock cooperative, and community apartment projects are permitted subject to a Use Permit. 3. Facilities serving more than 14 persons may be permitted, subject to approval of a Use Permit by the Planning Commission. 4. Fire and police stations are the only government buildings permitted. 5. Boarding houses serving six people or fewer are permitted. Boarding houses serving more than six people are permitted subject to a Site Development Permit. 6. Satellite dish antennas shall be one meter or less in diameter. 7. <u>There shall be 1,000 feet of separation between any care facility, congregate living health facility or sober living home, as defined.</u> 					

Sec. 7-9-32.3. - Site Development Standards

Table TBD prescribes the development standards for Multifamily Residential Districts. Additional regulations are denoted with section numbers in the right hand column, which refer to other sections of this Zoning Code.

~~Sec. 7-9-76.8.—Site development standards~~

- ~~(a) — Building Site Area: Seventy two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Thirty five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) — Building Site Coverage: Sixty (60) percent maximum.~~
- ~~(d) — Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- ~~(e) — Off Street Parking: Per section 7-9-145.~~
- ~~(f) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-77.8.—R2 "Multifamily Dwellings"—Site development standards~~

- (a) ~~Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building height. Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Area per unit. One thousand (1,000) square feet minimum net land area per dwelling unit except per section 7-9-126.1.~~
- (d) ~~Distance between principal structures. Ten (10) feet minimum.~~
- (e) ~~Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (f) ~~Off street parking. Per section 7-9-145.~~
- (g) ~~Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~7-9-78.8. R3 "Apartment"—Site development standards~~

- (a) ~~Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building height. Sixty five (65) feet maximum except per section 7-9-126.1.~~
- (c) ~~Area per unit. One thousand (1,000) square feet minimum net land area per dwelling unit unless otherwise provided for by an approved use permit.~~
- (d) ~~Distance between principal structures. Fifteen (15) feet minimum.~~
- (e) ~~Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (f) ~~Off street parking. Per section 7-9-145.~~
- (g) ~~Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

~~Sec. 7-9-79.8. R4 "Suburban Multifamily Residential"—Site development standards~~

- (a) ~~Building site area. Seven thousand two hundred (7,200) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building height. Thirty five (35) feet maximum except per section 7-9-126.1.~~
- (c) ~~Area per unit. Three thousand (3,000) square feet minimum net land area per dwelling unit except per section 7-9-126.1.~~
- (d) ~~Distance between principal structures. Fifteen (15) feet minimum.~~
- (e) ~~Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (f) ~~Off street parking. Per section 7-9-145.~~
- (g) ~~Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.~~

Table: 7-9-TBD: Development Standards—Multifamily Residential Districts					
Standard	R2D	R2	R3	R4	Additional Standards
Lot and Density Standards					
Minimum Building Site Area (sq ft)	7,200	7,200	7,200	7,200	Section 7-9-TBD
Minimum Building Site Width (ft)	-	-	-	-	Section 7-9-TBD
Building Form and Location					
Maximum Building Height (ft)	35	35	65	35	Sections 7-9-TBD, 7-9-TBD. Accessory structure within required setback area is limited to 12 ft. in height; if within 3 ft. of the property line, it will be limited to 8 ft.
Minimum Building Setbacks (ft)	-	-	-	-	Sections 7-9-TBD, 7-9-TBD, and 7-9-TBD
Front	20	20	20	20	
Interior Side	5	5	5 ft. Add one foot for each additional story over two.	5	
Street Side	5	5	5 ft. Add one foot for each additional story over two.	5	
Rear Abutting ROW	25	25	25	25	

Table: 7-9-TBD: Development Standards—Multifamily Residential Districts					
Standard	R2D	R2	R3	R4	Additional Standards
Interior Rear	25	25	25	25	In computing the depth or a rear setback from any building where such setback opens on alley, private street, public park or public beach, one half of the width of such alley, street, park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than 15 ft.
Panhandle Building Site from Any Property Line	10	10	10	10	
Minimum Distance Between Principal Structures (ft)		10	15	15	
Maximum Building Site Coverage (% of lot)	60	65	65	65	
Density					
Maximum Density (units/net acre)	12.1	43.6	43.6	14.5	
Minimum Site Area per Dwelling Unit (sq ft)	-	1,000	1,000	3,000	

Table: 7-9-TBD: Development Standards—Multifamily Residential Districts					
Standard	R2D	R2	R3	R4	Additional Standards
Additional Standards					
Usable Open Space (sq ft per unit)	<u>400</u>	<u>400</u>	-	<u>400</u>	Section 7-9-TBD
Private Open Space (sq ft per unit)	<u>100</u>	<u>100</u>	-	<u>100</u>	Section 7-9-TBD
Note: ROW: Right-of-Way					

Sec. 7-9-32.4. Supplemental Regulations

- (a) Accessory Uses and Structures: Per section TBD.
- (b) Garages and Carports: Per section TBD.
- (c) Landscaping and Irrigation: Per section TBD.
- (d) Lighting and Illumination:
- (e) Nonconforming Uses: Per section TBD.
- (f) Off-Street Parking and Loading: Per section TBD.
- (g) Residential planned (unit) developments: Per section TBD.
- (h) Screening and Landscaping: Per section TBD.
- (i) Signs: Per section TBD.
- (j) Swimming Pools and Spas: Per section TBD.
- (k) Temporary Uses: Per Section TBD.
- (l) Waste Management and Hazardous Materials: Per section TBD

Sec. 7-9-33. Mixed-Use and Commercial Districts (NEW)

Sec. 7-9-33.1. Purpose and Intent

The purpose of the Mixed-Use and Commercial Districts is to accommodate a range of retail, office and community uses and services to serve surrounding neighborhoods, the larger community, and the region and are sited at appropriate locations and compatible with

surrounding development. Commercial development and other non-residential uses and services shall be sited at locations accessible to all transportation modes where a safe means of travel can be provided to users along the right-of-way.

- (a) ~~Sec. 7-9-80.1~~ The RP Residential Professional District is established to provide for the development and maintenance of moderate density/intensity residential and office uses to produce an integrated mixed use neighborhood of superior quality.
- (b) ~~Sec. 7-9-84.1~~ The C1 Local Business District is established to provide for the development and maintenance of medium-intensity commercial uses serving the needs of both the surrounding neighborhood and the local community.
- (c) ~~Sec. 7-9-85.1~~ The C2 General Business District is established to provide for the development and maintenance of high-intensity commercial uses which serve the local community but which may not be compatible with surrounding residential uses or certain commercial uses.
- (d) ~~Sec. 7-9-87.1~~ The CC Community Commercial District is established to provide for the development and maintenance of high-intensity commercial uses which serve the local community and regional area and are compatible with surrounding residential uses.
- (e) ~~Sec. 7-9-88.1~~ The CH Commercial Highway District is established to provide for the development and maintenance of medium-intensity commercial uses which serve the needs of the motoring public in the local community and the regional area. It is intended to provide an environment which ~~will~~ shall take advantage of the superior access afforded by freeways and highways without undue detrimental effects on traffic flow or safety.
- (f) ~~Sec. 7-9-89.1~~ The CN Commercial Neighborhood District is established to provide for the development and maintenance of low-intensity commercial uses which serve the immediate needs of the surrounding neighborhood. Such uses are to be grouped in small areas of three (3) to eight (8) acres and designed so that adverse impacts on residential properties are minimized.

Sec. 7-9-33.2. - Land Use Regulations

Table TBD prescribes the land use regulations for Mixed-Use and Commercial Districts. The regulations for each district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) "P" designates permitted uses.
- (b) "SDP" designates use classifications that are permitted after review and approval of a Site Development Permit.
- (c) "UP" designates use classifications that are permitted after review and approval of a Use Permit.

- (d) "#" indicates the use classification must shall comply with specific limitations listed at the end of the table.
- (e) "—" designates uses that are not permitted.

Land uses are defined in Chapter TBD, General Terms. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Zoning Code.

Sec. 7-9-80.2 Principal Uses Permitted

The following principal uses are permitted:

- (a) ~~Community care facilities serving six (6) or fewer persons and large family day care homes.~~
- (b) ~~Parks, playgrounds, and athletic fields (non-commercial).~~
- (c) ~~Single-family dwelling or mobilehome per section 7-9-149.5 (one (1) per building site).~~

Sec. 7-9-80.3 Principal Uses Permitted Subject To A Site Development Permit

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:

- (a) ~~Churches, temples, and other places of worship.~~
- (b) ~~Civic and government uses.~~
- (c) ~~Libraries and museums.~~
- (d) ~~Professional and administrative offices.~~
- (e) ~~Public/private utility buildings and structures.~~

Sec. 7-9-80.4 Principal Uses Permitted Subject To A Use Permit

The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:

- (a) ~~Educational institutions.~~
- (b) ~~Multifamily projects of four (4) or less dwelling units.~~
- (c) ~~Wireless communications facilities.~~
- (d) ~~Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

Sec. 7-9-80.5 Temporary Uses Permitted

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- (a) ~~Christmas tree sales.~~

~~(b) — Halloween pumpkin sales.~~

~~(c) — Commercial coaches.~~

~~Sec. 7-9-80.6 Accessory Uses Permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Garages and carports.~~

~~(2) — Fences and walls.~~

~~(3) — Patio covers.~~

~~(4) — Swimming pools.~~

~~(a) — Signs per section 7-9-144 except no business signs, roof signs, or projecting signs.~~

~~(b) — Noncommercial keeping of pets and animals per section 7-9-146.3.~~

~~(c) — Home occupations per section 7-9-146.6.~~

~~(d) — Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-80.7 Prohibited Uses~~

~~Notwithstanding sections 7-9-80.2 through 7-9-80.6, the following uses are specifically prohibited:~~

~~(a) — Keeping pets or animals for any commercial purpose.~~

~~(b) — Uses not permitted by sections 7-9-80.2 through 7-9-80.6.~~

~~Sec. 7-9-84.2 Principal Uses Permitted Subject To A Site Development Permit~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Administrative/professional offices (except as exempted per section 7-9-150.10).~~

~~(b) — Animal clinics per section 7-9-146.1.~~

~~(c) — Automobile parking lots and structures per section 7-9-145.~~

~~(d) — Automobile repair specialty shops.~~

~~(e) — Churches, temples, and other places of worship.~~

~~(f) — Civic and government uses.~~

~~(g) — Commercial recreation.~~

- ~~(h) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(i) — Day (care) nurseries.~~
- ~~(j) — Financial institutions.~~
- ~~(k) — Hotels and motels.~~
- ~~(l) — Libraries and museums.~~
- ~~(m) — Public/private utility buildings and structures.~~
- ~~(n) — Restaurants.~~
- ~~(o) — Retail/service businesses (except as exempted per section 7-9-150.10).~~
- ~~(p) — Wholesale business offices with samples on the premises but not to include warehousing.~~

~~Sec. 7-9-84.3 Principal Uses Permitted Subject To A Use Permit~~

- ~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) — Automobile service stations per the standards in section 7-9-114.~~
 - ~~(2) — Congregate care facilities.~~
 - ~~(3) — Convalescent homes.~~
 - ~~(4) — Helistops.~~
 - ~~(5) — Hospitals.~~
 - ~~(6) — Mini-storage facilities.~~
 - ~~(7) — Mortuaries and crematories.~~
 - ~~(8) — Outdoor advertising signs per section 7-9-144.~~
 - ~~(9) — Vehicle washing facilities.~~
 - ~~(10) — Warehouses.~~
 - ~~(11) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-84.4 Temporary Uses Permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Commercial coaches.~~

~~(b) — Christmas tree sales.~~

~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-84.5 Accessory Uses Permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(m) Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences and walls.~~

~~(b) — Signs per section 7-9-144.~~

~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-84.6. Prohibited uses.~~

~~Notwithstanding sections 7-9-84.2 through 7-9-84.5, the following uses are specifically prohibited:~~

~~(a) — Automobile wrecking, junk and salvage yards.~~

~~(b) — Bottling plants.~~

~~(c) — Contractors' storage and equipment yards, work and fabricating areas.~~

~~(d) — Rental and sales agencies for agricultural, industrial and construction equipment.~~

~~(e) — Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~

~~(f) — Welding shops and metal plating.~~

~~(g) — Uses not permitted by sections 7-9-84.2 through 7-9-84.5. 9-84.6 Prohibited Uses~~

~~Sec. 7-9-85.2. Principal uses permitted subject to a site development permit.~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~

~~(b) — Animal clinics and hospitals per section 7-9-146.1.~~

~~(c) — Automobile parking lots and structures per section 7-9-145.~~

~~(d) — Automobile repair specialty shops.~~

~~(e) — Civic and government uses.~~

~~(f) — Commercial recreation.~~

~~(g) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(h) — Financial institutions.~~

~~(i) — Hotels and motels.~~

~~(j) — Libraries and museums.~~

~~(k) — Public/private utility buildings and structures.~~

~~(l) — Restaurants.~~

~~(m) — Retail/service businesses (except as exempted per section 7-9-150.10).~~

~~(n) — Vehicle washing facilities.~~

~~(o) — Wholesale businesses.~~

Sec. 7-9-85.3. Principal uses permitted subject to a use permit.

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Automobile and truck maintenance and repair.~~

~~(2) — Automobile and truck paint shops.~~

~~(3) — Automobile service stations per the standards in section 7-9-114.~~

~~(4) — Automobile wrecking and salvage yards.~~

~~(5) — Bottling plants.~~

~~(6) — Cleaning, dyeing and laundry plants.~~

~~(7) — Congregate care facilities.~~

~~(8) — Contractors' storage yards, work and fabricating areas.~~

~~(9) — Helistops.~~

~~(10) — Metal plating.~~

~~(11) — Mini-storage facilities.~~

~~(12) — Mortuaries and crematories.~~

~~(13) — Outdoor advertising signs per section 7-9-144.~~

~~(14) — Storage of automobiles, trucks, trailers, boats, motorcycles and other types of vehicles and equipment.~~

~~(15) — Tire retreading.~~

~~(16) — Warehouses.~~

~~(17) — Welding shops.~~

~~(18) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~

~~(19) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-85.4. Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

~~(a) — Commercial coaches.~~

~~(b) — Christmas tree sales.~~

~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-85.5. Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

~~(a) — Uses per section 7-9-137 which include:~~

~~(1) — Detached buildings.~~

~~(2) — Fences and walls.~~

~~(b) — Signs per section 7-9-144.~~

~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-85.6. Prohibited uses.~~

~~Uses not permitted by sections 7-9-85.2 through 7-9-85.5 are specifically prohibited.~~

~~7-9-87.2 Principal Uses Permitted Subject To A Site Development Permit~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~

~~(b) — Animal clinics per section 7-9-146.1.~~

~~(c) — Automobile parking lots and structures per section 7-9-145.~~

~~(d) — Automobile repair specialty shops.~~

~~(e) — Churches, temples, and other places of worship.~~

~~(f) — Civic and government uses.~~

~~(g) — Commercial recreation.~~

- ~~(h) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(f) — Day (care) nurseries.~~
- ~~(j) — Financial institutions.~~
- ~~(k) — Libraries and museums.~~
- ~~(l) — Public/private utility buildings and structures.~~
- ~~(m) — Restaurants.~~
- ~~(n) — Retail/service businesses (except as exempted per section 7-9-150.10).~~
- ~~(o) — Wholesale businesses without warehousing.~~

~~Sec. 7-9-87.3. — Principal uses permitted subject to a use permit.~~

- ~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
- ~~(1) — Automobile service stations per the standards in section 7-9-114.~~
- ~~(2) — Congregate care facilities.~~
- ~~(3) — Helistops.~~
- ~~(4) — Hospitals.~~
- ~~(5) — Hotels and motels.~~
- ~~(6) — Mini-storage facilities.~~
- ~~(7) — Mortuaries and crematories.~~
- ~~(8) — Outdoor advertising signs per section 7-9-144.~~
- ~~(9) — Vehicle washing facilities.~~
- ~~(10) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-87.4. — Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Commercial coaches.~~
- ~~(b) — Christmas tree sales facility.~~
- ~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-87.5. — Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:
 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~~~
- ~~(b) — Signs per section 7-9-144.~~
- ~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-87.6. — Prohibited uses.~~

~~Notwithstanding sections 7-9-87.2 through 7-9-87.5, the following uses are specifically prohibited:~~

- ~~(a) — Automobile wrecking, junk and salvage yards.~~
- ~~(b) — Bottling plants.~~
- ~~(c) — Cleaning, dyeing and laundry plants.~~
- ~~(d) — Contractors' storage and equipment yards, work and fabricating areas.~~
- ~~(e) — Rental and sales agencies for agricultural, industrial and construction equipment.~~
- ~~(f) — Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~
- ~~(g) — Welding shops and metal plating.~~
- ~~(h) — Uses not permitted by sections 7-9-87.2 through 7-9-87.5~~

~~Sec. 7-9-88.2. — Principal uses permitted subject to a site development permit.~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Animal clinics per section 7-9-146.1.~~
- ~~(b) — Automobile parking lots and structures per section 7-9-145.~~
- ~~(c) — Automobile repair specialty shops.~~
- ~~(d) — Bus, railroad and taxi stations.~~
- ~~(e) — Commercial recreation.~~
- ~~(f) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(g) — Financial institutions.~~
- ~~(h) — Hotels and motels.~~

- ~~(i) — Police and fire stations.~~
- ~~(j) — Public/private utility buildings and structures.~~
- ~~(k) — Restaurants.~~
- ~~(l) — Retail/service businesses (except as exempted per section 7-9-150.10).~~

~~Sec. 7-9-88.3. — Principal uses permitted subject to a use permit.~~

- ~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) — Automobile and truck maintenance and repair.~~
 - ~~(2) — Automobile service stations per the Standards in section 7-9-114.~~
 - ~~(3) — Congregate care facilities.~~
 - ~~(4) — Impound and auto storage yards.~~
 - ~~(5) — Mini storage facilities.~~
 - ~~(6) — Outdoor advertising signs per section 7-9-144.~~
 - ~~(7) — Rental and sales agencies for agricultural, industrial and construction equipment.~~
 - ~~(8) — Vehicle washing facilities.~~
 - ~~(9) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~
 - ~~(10) — Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-88.4. — Temporary uses permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Commercial coaches.~~
- ~~(b) — Christmas tree sales.~~
- ~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-88.5. — Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:~~
 - ~~(1) — Detached buildings.~~

~~(2) — Fences and walls.~~

~~(b) — Signs per section 7-9-144.~~

~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-88.6. — Prohibited uses.~~

~~Uses not permitted by sections 7-9-88.2 through 7-9-88.5 are specifically prohibited.~~

~~Sec. 7-9-89.2. — Principal uses permitted subject to a site development permit.~~

~~The following principal uses shall be permitted subject to the approval of a site development permit per section 7-9-150:~~

~~(a) — Administrative/professional offices (except as exempted per sec. 7-9-150.10).~~

~~(b) — Animal clinics per section 7-9-146.1.~~

~~(c) — Civic and government uses.~~

~~(d) — Churches, temples, and other places of worship.~~

~~(e) — Wireless communications facilities (unless within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(f) — Day (care) nurseries.~~

~~(g) — Financial institutions.~~

~~(h) — Libraries and museums.~~

~~(i) — Public/private utility buildings and structures.~~

~~(j) — Restaurants.~~

~~(k) — Retail/service businesses (except as exempted per section 7-9-150.10).~~

~~Sec. 7-9-89.3. — Principal uses permit subject to a use permit.~~

~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~

~~(1) — Automobile service stations per the standards in section 7-9-114.2~~

~~(2) — Mini storage facilities.~~

~~(3) — Wireless communications facilities (if with within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~

~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-89.4. — Temporary use permitted.~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(a) — Commercial coaches.~~
- ~~(b) — Christmas tree sales.~~
- ~~(c) — Halloween pumpkin sales.~~

~~Sec. 7-9-89.5. — Accessory uses permitted.~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137 which include:

 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~~~
- ~~(b) — Signs per section 7-9-144, except no business signs, roof signs, or projecting signs.

 - ~~(1) — *Wall signs.* There shall be no more than one (1) such sign per public entrance for each use.~~
 - ~~(2) — *Freestanding signs:* Not more than one (1) freestanding sign shall be permitted on each site.~~~~
- ~~(c) — Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-89.6. — Prohibited uses.~~

~~Notwithstanding sections 7-9-89.2 through 7-9-89.5, the following uses are specifically prohibited:~~

- ~~(a) — Automobile wrecking, junk and salvage yards.~~
- ~~(b) — Bottling plants.~~
- ~~(c) — Cleaning, dyeing and laundry plants.~~
- ~~(d) — Commercial recreation.~~
- ~~(e) — Contractors storage and equipment yards, work and fabricating areas.~~
- ~~(f) — Hotels and motels.~~
- ~~(g) — Rental and sales agencies for agricultural, industrial, and construction equipment.~~
- ~~(h) — Rental and sales agencies for automobiles, trailers, boats and trucks.~~
- ~~(i) — Residential uses.~~
- ~~(j) — Vehicle engine/transmission rebuilding, tire retreading, body repair and paint shops.~~
- ~~(k) — Vehicle washing facilities.~~
- ~~(l) — Welding shops and metal plating.~~

~~(m) Wholesale businesses.~~

~~(n) Uses not permitted by sections 7-9-89.2 through 7-9-89.5.~~

TABLE 7-9-TBD: Land Use Regulations—Mixed-Use and Commercial Districts							
	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
RESIDENTIAL							
Family Day Care							
Small	P	-	-	-	-	-	Section 7-9-TBD
Large	P	-	-	-	-	-	Section 7-9-TBD
Family Foster Care Home	P	-	-	-	-	-	
Mobile Homes							Section 7-9-TBD
Mobilehome Units	P	-	-	-	-	-	Section 7-9-TBD
Multifamily Dwelling							
Multifamily Dwelling, General	UP	-	-	-	-	-	Section 7-9-TBD
Senior Citizen Housing Development	UP	-	-	-	-	-	
Single-Room Occupancy (SRO)		UP	UP	UP	UP		Section 7-9-TBD
Residential Care Facilities							
Residential Care, Small	P	-	-	-	-	-	Section 7-9-TBD
Residential Care, Large	-	UP	UP	UP	UP	-	
Hospice, Small	P	-	-	-	-	-	

TABLE 7-9-TBD: Land Use Regulations—Mixed-Use and Commercial Districts							
	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
Hospice, Large	-	UP	UP	UP	UP	-	
Single-Family Dwelling							
Detached	P	-	-	-	-	-	
PUBLIC/SEMI-PUBLIC							
Child Care and Early Education Facility	UP ¹	P	UP ¹	SDP	UP ¹	SDP	Section 7-9-TBD
Colleges and Trade Schools, Public or Private	UP	-	-	-	-	-	
Community Assembly	SDP	P	-	P	-	SDP	
Community Garden	SDP	P	SDP	SDP	-	SDP	Section 7-9-TBD
Cultural Institutions and Facilities	SDP	P	SDP	SDP	SDP	SDP	
Government Buildings	SDP	P	SDP	SDP	SDP ²	SDP	
Hospitals and Clinics							
Hospital	-	UP	-	UP	-	-	
Clinic	-	UP	-	UP	-	-	
Skilled Nursing Facility	-	UP	-	-	-	-	
Park and Recreation Facilities							
Active	P	-	-	-	-	-	
Parking, Public or Private	-	P	SDP	SDP	SDP	SDP	

TABLE 7-9-TBD: Land Use Regulations—Mixed-Use and Commercial Districts							
	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
Schools, Public or Private	UP	-	-	-	-	-	
COMMERCIAL							
Animal Care, Sales, and Services							
Animal Clinics (Small Animals)	-	P	-	SDP	SDP	SDP	Section 7-9-TBD
Animal Hospitals (Livestock)	-	-	SDP	-	-	-	Section 7-9-TBD
Automobile/Vehicle Sales and Services							
Automobile/Vehicle Service and Repair, Major	-	-	UP	-	UP	-	
Automobile/Vehicle Service and Repair, Minor	-	P	SDP	SDP	SDP	-	
Service and Gas Stations	-	UP	UP	UP	UP	UP	Section 7-9-TBD
Automobile/Vehicle Washing and Services	-	UP	SDP	UP	UP	-	
Banks and Financial Institutions							
Bank, Credit Union	-	P/UP	SDP/UP	SDP/UP	SDP/UP	SDP/UP	
Business Services	-	P	SDP	SDP	SDP	SDP	
Commercial Entertainment and							

TABLE 7-9-TBD: Land Use Regulations—Mixed-Use and Commercial Districts							
	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
Recreation							
Large-Scale	-	P	SDP	SDP	SDP	-	
Small-Scale	-	P	SDP	SDP	SDP	-	
Eating and Drinking Establishments							
Restaurant, Full Service	-	P	SDP	SDP	SDP	SDP	
Restaurant, Limited Service and Take-Out	-	P	SDP	SDP	SDP	SDP	
Restaurant, Take-Out Only	-	P	SDP	SDP	SDP	SDP	
Food and Beverage Sales							
Farmer's Market	UP	UP	UP	UP	UP	UP	Section 7-9-TBD
Funeral Parlors and Interment Services	-	UP	UP	UP	-	-	
Lodging and Visitor Services							
Bed and Breakfast Inn	-	P	SDP	UP	SDP	-	
Hotels and Motels	-	P	SDP	UP	SDP	-	
Short-Term Rentals	SDP	SDP	SDP	SDP	SDP	SDP	
Offices							
Business, Professional, and Technology	SDP	P	SDP	SDP	-	SDP	
Medical and Dental	SDP	P	SDP	SDP	-	SDP	

TABLE 7-9-TBD: Land Use Regulations—Mixed-Use and Commercial Districts							
	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
Walk-In Clientele	SDP	P	SDP	SDP	-	SDP	
Retail Sales							
Convenience Retail	-	P	SDP	SDP	SDP	SDP	
General Retail	-	P	SDP	SDP	SDP	SDP	
Large Format Retail	-	-	-	-	SDP	-	
INDUSTRIAL							
Construction and Material Yards	-	-	UP	-	-	-	
General Manufacturing	-	-	UP	-	-	-	
Limited Industrial	-	-	UP	-	-	-	
Salvage and Wrecking	-	-	UP	-	-	-	
Vehicle/Equipment Facilities							
Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair	-	-	-	-	UP	-	
<i>Vehicle Storage</i>	-	-	UP	-	UP	-	
Wholesale Trade, Warehouse, Storage, and Distribution							
Indoor Warehousing and Storage	-	UP	UP	-	-	-	
Personal Storage	-	UP	UP	UP	UP	UP	

TABLE 7-9-TBD: Land Use Regulations—Mixed-Use and Commercial Districts							
	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
Wholesaling and Distribution	-	P	SDP	SDP	-	-	
TRANSPORTATION, COMMUNICATION, AND UTILITIES							
Airports and Heliports	-	UP ³	UP ³	UP ³	-	-	Section 7-9-TBD
Bus/Rail Passenger Station	-	-	-	-	SDP	-	
Communication Facilities							
Antenna and Transmission Towers	SDP/UP ⁴	SDP/UP ⁴	SDP/UP ⁴	SDP/UP ⁴	SDP/UP ⁴	SDP/UP ⁴	Section 7-9-TBD
Recycling Facilities							
Recycling Collection Facility	-	-	UP	-	UP	-	Section 7-9-TBD
Recycling Processing Facility	-	-	UP	-	UP	-	Section 7-9-TBD
Utilities, Major	SDP	P	SDP	SDP	SDP	SDP	
Waste Transfer Facility	-	-	UP	-	UP	-	Section 7-9-TBD
ACCESSORY							
Home-Based Business	P	-	-	-	-	-	Section 7-9-TBD
Satellite Dish Antenna	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	Section 7-9-TBD
Notes:							
1. Facilities serving more than 14 persons may be permitted, subject to approval of a Use Permit by the Planning Commission.							
2. Fire and police stations are the only government buildings permitted.							
3. Facilities for the takeoff and landing of helicopters are permitted, only.							

TABLE 7-9-TBD: Land Use Regulations—Mixed-Use and Commercial Districts							
	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Regulations</u>
<p>4. Wireless communication facilities are permitted subject to a site development permit or use permit, depending on their distance from a residential or open space district. See 7-9-TBD.</p> <p>5. Satellite dish antennas shall be two meters or less in diameter.</p> <p>6. Business Hours: Business hours in the CN District shall be limited to the hours between 6:00 a.m. and 10:30 p.m. unless otherwise provided for by a use permit approved by the Zoning Administrator.</p> <p>7. Enclosed Uses: All commercial uses and their related products in the RP, C1, CC, and CN Districts shall be contained entirely within a completely enclosed structure, except for parking and loading areas and except for outdoor uses expressly permitted by an approved site development permit or use permit.</p> <p><u>8. There shall be 1,000 feet of separation between any care facility, congregate living health facility or sober living home, as defined.</u></p>							

Sec. 7-9-33.3. Site Development Standards

Table TBD prescribes the development standards for Mixed-Use and Commercial Districts. Additional regulations are denoted with section numbers in the right hand column, which refer to other sections of this Ordinance.

Table 7-9TBD: Development Standards—Mixed-Use and Commercial Districts							
<u>Standard</u>	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Standards</u>
Lot and Density Standards							
Minimum Building Site Area (sq ft)	7,200	-	-	-	-	-	Section 7-9-TBD
Minimum Building Site Width (ft)	-	-	-	-	-	-	Section 7-9-TBD

Table 7-9TBD: Development Standards—Mixed-Use and Commercial Districts

<u>Standard</u>	<u>RP</u>	<u>C1</u>	<u>C2</u>	<u>CC</u>	<u>CH</u>	<u>CN</u>	<u>Additional Standards</u>
Building Form and Location							
Maximum Building Height (ft)	35	35	35	65	35	35	Section 7-9-TBD. Accessory structure within required setback area is limited to 12 ft. in height; if within 3 ft. of the property line, it will be limited to 8 ft.
Minimum Building Setbacks (ft)	-	-	-	-	-	-	Sections 7-9-TBD, 7-9-TBD, and 7-9-TBD
Front From Ultimate Street ROW Line	20	0	0	5	53	20	
Side From Ultimate Street ROW Line	5	0	0	5	10	20	
Rear From Ultimate Street ROW Line	25	0	0	5	10	20	
Front From Alley	20	0	0	5	0	20	
Side From Alley	5	0	0	5	0	20	
Rear From Alley	25	5	5	5	0	20	
Side From Property Line Abutting A, R, or E Districts	5	0	0	20	10	20	
Rear From Property Line Abutting A, R, or E Districts	25	10	10	20	10	20	
Side From Property Line Abutting Districts Other Than A, R, or E Districts	5	0	0	0	0	0	
Rear From Property Line Abutting Districts Other Than A, R, or E Districts	25	10	10	0	0	0	

Table 7-9TBD: Development Standards—Mixed-Use and Commercial Districts							
Standard	RP	C1	C2	CC	CH	CN	Additional Standards
Maximum Building Site Coverage (% of lot)	-	-	-	-	-	35	
Density							
Minimum Site Area per Dwelling Unit (sq ft)	3,000	-	-	-	-	-	
Notes: ROW: Right-of-Way A Districts: Agricultural Districts E Districts: Estates Districts R Districts: Residential Districts							

Sec. 7-9-33.4. Supplemental Regulations

- (a) Landscaping and Irrigation: Per section TBD.
- (b) Lighting and Illumination: Per section TBD
- (c) Off-Street Parking and Loading: Per section TBD
- (d) Nonconforming Uses: Per section TBD.
- (e) Residential planned (unit) developments: Per section TBD.
- (f) Screening and Landscaping: Per section TBD.
- (g) Signs: Per section TBD.
- (h) Temporary Uses: Per Section TBD.
- (i) Trash and Storage Area: All storage of cartons, containers and trash in the C1, C2, CC, CH, and CN Districts shall be enclosed by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural uses.
- (j) Vehicular Access Regulations. Street openings in the C1 and C2 Districts shall be a minimum of twenty-two (22) feet apart and twenty-two (22) feet from any existing street openings, measured at the ultimate street right-of-way line; however, every building site shall be permitted to have at least one (1) street opening.

Sec. 7-9-34. - Employment Districts (NEW)

Sec. 7-9-34.1. - Purpose and Intent

The Employment Districts are areas intended for use by employment generators, which are usually light and service industries or professional-administrative uses that have few nuisance or hazard problems. The uses shall be compatible with one another and with surrounding development. Locations shall be transit accessible and provide opportunities for transportation demand management measures to reduce the potential for congestion and facilitate access to transit. Sites ~~should~~ shall be designed to promote safe and comfortable travel by pedestrians, bicyclists, and public transportation riders.

- (a) ~~Sec. 7-9-90.1~~ The PA Professional-Administrative District is established to provide for the development and maintenance of an optimal environment for moderate-intensity professional and administrative office uses and related uses on sites with large landscaped open spaces and off-street parking facilities. This district is intended to be located on heavily traveled streets or adjacent to commercial or industrial districts, and may be used to buffer residential areas.
- (b) ~~Sec. 7-9-95.1~~ The M1 Light Industrial District is established to provide for the development and maintenance of light industrial uses and industry-supporting activities. Industry-supporting activities are those activities which tend to promote the vitality of light industrial areas by providing a convenient location for services incidental to the conduct of business of the permitted uses, thus internalizing vehicle trips for such services. Industry-supporting activities are typically those which naturally locate in an industrial area because the principal part of their business activity is derived from such areas. It is intended that these regulations promote the effective operation of light industrial uses by site design and by excluding incompatible uses. It is also intended that potentially significant adverse environmental impacts on the surrounding community be prevented. In those areas of the district where a wide mix of older general retail commercial uses have been established, a secondary intent shall be to support appropriate new uses of high quality over simple consistency with these older, established uses.

Sec. 7-9-34.2 - Land Use Regulations

Table TBD prescribes the land use regulations for the Employment District. The regulations for the district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

- (a) "P" designates permitted uses.
- (b) "SDP" designates use classifications that are permitted after review and approval of a Site Development Permit.
- (c) "UP" designates use classifications that are permitted after review and approval of a Use Permit.

- (d) "#" indicates the use classification must shall comply with specific limitations listed at the end of the table.
- (e) "—" designates uses that are not permitted.

Land uses are defined in Chapter TBD, General Terms. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Zoning Code.

~~Sec. 7-9-90.2 Principal uses permitted subject to a site development permit.~~

~~The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) — Automobile parking lots per section 7-9-145.~~
- ~~(b) — Churches, temples, and other places of worship.~~
- ~~(c) — Civic and government uses.~~
- ~~(d) — Communication transmitting, reception, or relay facilities.~~
- ~~(e) — Day (care) nurseries.~~
- ~~(f) — Educational institutions serving adults.~~
- ~~(g) — Financial institutions.~~
- ~~(h) — Libraries and museums.~~
- ~~(i) — Administrative/professional offices (except as exempted per section 7-9-150.10).~~
- ~~(j) — Public/private utility buildings and structures.~~

~~Sec. 7-9-90.3 Principal uses permitted subject to a use permit~~

~~The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150:~~

- ~~(a) Wireless communications facilities (if within one hundred (100) feet of a residential or open space zoning district, as defined by 7-9-146.13, as measured from the parcel line).~~
- ~~(b) Any use which the Planning Commission finds consistent with the purpose and intent of this district.~~

~~Sec. 7-9-90.4 Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include the following:~~

- ~~(b) Commercial coaches.~~
- ~~(c) Christmas tree sales~~

- ~~(d) Halloween pumpkin sales.~~

~~Sec. 7-9-90.5. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) Uses per section 7-9-137 which include:~~
- ~~(1) Detached buildings.~~
 - ~~(2) Fences and walls.~~
- ~~(b) Signs per section 7-9-144 except no business signs, roof signs, or projecting signs.~~
- ~~(c) Accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-90.6. Prohibited uses~~

~~Notwithstanding sections 7-9-90.2 through 7-9-90.5, the following uses are specifically prohibited:~~

- ~~(a) Uses not permitted by sections 7-9-90.2 through 7-9-90.5.~~

~~Sec. 7-9-95.2. Principal uses permitted subject to a site development permit~~

~~The following principal uses are permitted, subject to the approval of a site development permit per section 7-9-150:~~

- ~~(a) Assembly of component or finished products.~~
- ~~(b) Automobile parking lots and structures per section 7-9-145.~~
- ~~(c) Communication transmitting, reception, or relay facilities.~~
- ~~(d) Mail order businesses.~~
- ~~(e) Manufacturing of component or finished products.~~
- ~~(f) Mini-storage facilities or warehouses.~~
- ~~(g) Motion picture and recording studios; radio or television stations.~~
- ~~(h) Police and fire stations.~~
- ~~(i) Recycling businesses for beverage and food containers and paper products.~~
- ~~(j) Utility facilities.~~
- ~~(k) Wholesale businesses.~~
- ~~(l) Industry supporting commercial activities:~~
- ~~(1) Administrative, professional and business offices (defined as labor/business associations, commercial insurance, loan brokerage, commodity brokers and dealers, security services, accountants, planning, engineering and design firms, attorneys, and related uses).~~

- ~~(2) — Advertising and publishing businesses.~~
- ~~(3) — Answering (and communication) services.~~
- ~~(4) — Automobile and truck rental agencies.~~
- ~~(5) — Barber and beauty shops.~~
- ~~(6) — Blueprinting, reproduction and copying services, and photo supplies.~~
- ~~(7) — Cocktail lounges and bars.~~
- ~~(8) — Credit unions (and commercial credit institutions).~~
- ~~(9) — Delicatessen (specialty food product) sales and catering.~~
- ~~(10) — Dispensing pharmacy.~~
- ~~(11) — Emergency health service facilities.~~
- ~~(12) — Employment search, placement, and temporary help agencies.~~
- ~~(13) — Engineering and stationery supplies.~~
- ~~(14) — Florists without arrangement displays.~~
- ~~(15) — Health and athletic clubs.~~
- ~~(16) — Janitorial businesses.~~
- ~~(17) — Landscaping businesses.~~
- ~~(18) — Messenger, mail and delivery service.~~
- ~~(19) — Office furniture, equipment, and supplies (including computer equipment, office furnishing, installation, and interior decoration).~~
- ~~(20) — Photoengraving, printing and bookbinding.~~
- ~~(21) — Restaurants.~~
- ~~(22) — Travel agencies.~~
- ~~(23) — Vocational schools.~~

Sec. 7-9-95.3. Principal uses permitted subject to a use permit

- ~~(a) — The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150:~~
 - ~~(1) — Automobile service stations per the standards in section 7-9-114.~~
 - ~~(2) — Automobile wrecking and salvage yards.~~
 - ~~(3) — Building and industrial materials storage.~~
 - ~~(4) — Freight terminals and transfer station.~~
 - ~~(5) — Heliports.~~
 - ~~(6) — Hotels and motels.~~

- ~~(7) — Metal plating businesses.~~
- ~~(8) — Other industry supporting commercial activities not described in section 7-9-95.2.~~
- ~~(9) — Other types of professional and administrative offices not described in section 7-9-95.2.~~
- ~~(10) — Outdoor advertising signs per section 7-9-144.~~
- ~~(11) — Rental, repair, and storage yards for construction, farming, and industrial vehicles/equipment.~~
- ~~(12) — Research, testing and development laboratories.~~
- ~~(13) — Quarters for employee temporary use.~~
- ~~(14) — Tire retreading.~~
- ~~(15) — Vehicle engine/transmission rebuilding, fender and body repair, and paint shops.~~
- ~~(16) — Recycling and transfer/materials recovery facilities per section 7-9-146.12.~~
- ~~(b) — Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.~~

~~Sec. 7-9-95.4. Temporary uses permitted~~

~~Certain temporary uses, permitted per section 7-9-136, include but are not limited to the following:~~

- ~~(a) — Construction offices.~~
- ~~(b) — Mobile coaches.~~

~~Sec. 7-9-95.5. Accessory uses permitted~~

~~The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site:~~

- ~~(a) — Uses per section 7-9-137:
 - ~~(1) — Detached buildings.~~
 - ~~(2) — Fences and walls.~~~~
- ~~(b) — Signs per section 7-9-144.~~
- ~~(c) — On-site caretaker's quarters.~~
- ~~(d) — Other accessory uses and structures which the Director, EMA, finds to be consistent with the purpose and intent of this district.~~

~~Sec. 7-9-95.6. Prohibited uses~~

~~Notwithstanding sections 7-9-95.2 through 7-9-95.5, the following uses are specifically prohibited:~~

(a) ~~Mining or processing of cement, sand, gravel, clays and other minerals or earth products.~~

(b) ~~Uses not permitted by sections 7-9-95.2 through 7-9-95.5.~~

Table 7-9-TBD: Land Use Regulations—Employment Districts			
	PA	M1	Additional Regulations
RESIDENTIAL			
Multifamily Dwelling			
Single-Room Occupancy (SRO)	UP	UP	
PUBLIC/SEMI-PUBLIC			
Child Care and Early Education Facility	SDP/UP ¹	SDP/UP ¹	Section 7-9-TBD
Colleges and Trade Schools, Public or Private	SDP	SDP	
Community Assembly	SDP	-	
Cultural Institutions and Facilities	SDP	SDP	
Government Buildings	SDP	SDP	
Hospitals and Clinics			
Clinic	-	SDP	
COMMERCIAL			
Automobile/Vehicle Sales and Services			
Automobile/Vehicle Service and Repair, Major	-	UP	
Automobile/Vehicle Service and Repair, Minor	-	UP	
Banks and Financial Institutions			

Table 7-9-TBD: Land Use Regulations—Employment Districts			
	PA	M1	Additional Regulations
Bank, Credit Union	SDP	SDP	
Business Services	SDP	SDP	
Eating and Drinking Establishments			
Bars/Night Clubs/Lounges	-	SDP	
Restaurant, Full Service	-	SDP	
Restaurant, Limited Service and Take-Out/Take-Out Only	SDP	SDP	
Media-Production Facility	SDP	SDP	
Offices			
Business, Professional, and Technology	SDP	SDP	
Medical and Dental	SDP	SDP	
Walk-In Clientele	SDP	SDP	
Personal Services			
General Personal Services		SDP	
TRANSPORTATION, COMMUNICATION, AND UTILITIES			
Communication Facilities			
Antenna and Transmission Towers		SDP/U P ³	Section 7-9-TBD
Utilities, Minor		SDP	
Utilities, Major		UP	
ACCESSORY			
Caretaker Unit		P	

Table 7-9-TBD: Land Use Regulations—Employment Districts			
	PA	M1	Additional Regulations
Satellite Dish Antenna		P ⁴	Section 7-9-TBD
<p>Notes:</p> <ol style="list-style-type: none"> 1. Facilities serving more than 14 permitted subject to approval of a Use Permit by the Planning Commission. 2. Fire and police stations are the only government buildings permitted. 3. Wireless communication facilities permitted subject to a Site Development Permit or Use Permit, depending on their distance from a residential or open space district. See 7-9-TBD. 4. Satellite dish antennas shall be two meters or less in diameter 			

Sec. 7-9-34.3. - Site Development Standards

Table TBD prescribes the development standards for the Employment District. Additional regulations are denoted with section numbers in the right hand column, which refer to other sections of this Zoning Code.

Sec. 7-9-90.6. Site development standards

- (a) ~~Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- (b) ~~Building Site Width: Seventy five (75) feet minimum except per section 7-9-126.1.~~
- (c) ~~Building Height: Thirty five (35) feet maximum unless otherwise provided for by an approved use permit.~~
- (d) ~~Building Site Coverage: Thirty five (35) percent maximum.~~
- (e) ~~Building Setbacks: Per sections 7-9-127, 7-9-128, and 7-9-137.~~
- (f) ~~Off-Street Parking:

 - (1) ~~Parking shall be provided as required by section 7-9-145.~~
 - (2) ~~Parking on the front half of the lot shall have no direct access to the street and shall be roofed unless adequate screening of open parking can be provided by berming, fencing, or landscaping as shown on an approved site plan or use permit.~~~~
- (g) ~~Lighting: All lighting shall be designed and located so as to confine direct rays to the premises.~~

- ~~(h) — Trash and Storage Area: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.~~
- ~~(i) — Enclosed Uses: All commercial and office uses and their related products shall be contained entirely within a completely enclosed structure except for parking and loading areas and except for outdoor uses expressly permitted by an approved site development permit or use permit.~~
- ~~(j) — Screening: Per section 7-9-132.1.~~
- ~~(k) — Landscaping: Per section 7-9-132.2.~~

Sec. 7-9-95.7. Site development standards

- ~~(a) — Building Site Area: Ten thousand (10,000) square feet minimum except per section 7-9-126.1.~~
- ~~(b) — Building Height: Thirty-five (35) feet maximum except per section 7-9-126.1.~~
- ~~(c) — Building Setbacks: Per sections 7-9-127, 7-9-128 and 7-9-137.~~
- ~~(d) — Off-Street Parking: Per section 7-9-145.~~
- ~~(e) — Loading: All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.~~
- ~~(f) — Trash and Storage Areas: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural use.~~
- ~~(g) — Roof Appurtenances: All roof structures, such as air conditioning units, or ventilation devices, shall be screened from view.~~
- ~~(h) — Screening: Per section 7-9-132.1.~~
- ~~(i) — Landscaping: Per section 7-9-132.2.~~
- ~~(j) — Vibration: No machine, process or operation shall produce a vibration discernible without instruments at or beyond a property line of the building site upon which the source is located.~~
- ~~(k) — Lights: All lights shall be designed and located so that direct light rays shall be confined to the premises.~~
- ~~(l) — Waste Management and Hazardous Materials: Compliance with section 7-9-146.4 required.~~

Table 7-9-TBD: Development Standards—Employment Districts		
Standard	M1	PA
Lot and Density Standards		
Minimum Building Site Area (sq ft)	10,000	-
Minimum Building Site Width (ft)	-	-
Maximum Building Height (ft)	35	-
Minimum Building Setbacks (ft)	-	-
Front From Ultimate Street ROW Line	20	20
Side From Ultimate Street ROW Line	20	5
Rear From Ultimate Street ROW Line	20	25
Front From Alley	20	0
Side From Alley	10	0
Rear From Alley	10	10
Side From Property Line Abutting A, R, or E Districts	30 ft., or if no openings exist on the side of the building facing the property line, setback may be reduced to 15 ft.	5
Rear From Property Line Abutting A, R, or E Districts	30 ft., or if no openings exist on the side of the building facing the property line, setback may be reduced to 15 ft.	25

Table 7-9-TBD: Development Standards—Employment Districts		
Standard	M1	PA
Side From Property Line Abutting Districts Other Than A, R, or E Districts	-	10
Rear From Property Line Abutting Districts Other Than A, R, or E Districts	-	10
Maximum Building Site Coverage (% of lot)	-	35
Notes: ROW: Right-of-Way A Districts: Agricultural Districts E Districts: Estates Districts R Districts: Residential Districts		

Sec. 7-9-34.4. - Supplemental Regulations

- (a) Accessory Uses and Structures: Per section TBD.
- (b) Landscaping and Irrigation: Per section TBD.
- (e) Lighting and Illumination: Per section TBD.
- (f) Nonconforming Uses: Per section TBD.
- (g) Off-Street Parking and Loading: Per section TBD
 - (1) For PA: Parking on the front half of the lot shall have no direct access to the street and shall be roofed unless adequate screening of open parking can be provided by berming, fencing, or landscaping as shown on an approved site development or use permit.
 - (2) For M1: All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.
- (h) Screening and Landscaping: Per section TBD.
- (i) Signs: Per section TBD.

- (j) Temporary Uses: Per Section TBD.
- (k) Trash and Storage Area: All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six feet in height. If unroofed, no such area shall be located within 40 feet of any district zoned for residential or agricultural use.
- (l) Waste Management and Hazardous Materials: Per section TBD

Sec. 7-9-35. - ~~Sec. 7-9-104.1~~ SG Sand and Gravel Extraction District

Sec. 7-9-35.1. - ~~Sec. 7-9-104.1~~ Purpose and Intent

Rock, sand, aggregate, gravel, earth, clay and similar materials are valuable natural resources whose recovery in a responsible manner is encouraged. These regulations are intended to provide for surface mining, and quarrying, and processing of these materials in a manner that is both environmentally sensitive and compatible with existing and future land uses. These regulations are also intended to implement the Surface Mining and Reclamation Act (SMARA) and the regulations of the State Mining and Geology Board (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Section 3500 et seq.). These regulations, together with the "Sand, Gravel and Mineral Extraction Code of the County of Orange" (Division 10), are intended to ensure that sites are excavated in a safe and reasonable manner with progressive reclamation to a natural appearing or otherwise usable condition compatible with adjacent areas. When a conflict exists between this Code and SMARA, SMARA and the associated State regulations shall be the controlling authority.

Sec. 7-9-35.2. - ~~Sec. 7-9-104.7.~~ Miscellaneous provisions Applicability

These regulations apply to all existing and future pits or operations that are being used or are proposed to be used for mining, quarrying, or commercial extraction of sand, gravel, rock, aggregate, clay or similar materials within the unincorporated territory of the County of Orange. ~~As to~~ For any site placed in the SG "Sand and Gravel Extraction" District between March 30, 1973, and January 1, 1976, the legal description of the property, the general plan of operation, the ultimate use proposal, and the Rehabilitation Plan and any amendments thereto in effect on January 1, 1976, and the standards formerly set forth in Section 7-9-351.8 of the Codified Ordinances of the County of Orange shall constitute an SG site permit for purposes of these regulations. Such permits may be acted upon pursuant to Sections 7-9-150.7 TBD and 7-9-150.8 TBD of this Code without effect to the underlying property SG zoning. Pursuant to State Public Resources Code Section 2714, these regulations shall not apply to the following:

- (a) Excavation operations incidental to the development of property in which a specified quantity of material is to be removed to a predetermined elevation so that, upon completion, the site shall be left suitable for development, and for which a valid grading permit is in force. The predetermined elevation shall be the finished surface shown on the grading plan. However, this exception shall not apply to any such excavation operations which are not completed within one (1) year from the date excavation operations are commenced. There shall be no renewals or extensions of this one (1) year period.

- (b) Commercial batch plants and processing, or storage of sand, gravel, rock, aggregate, clay or similar materials where no extraction or excavation operations are conducted on the site. A grading permit may be required for disposal of waste material, as determined by the Building Official.

Sec. 7-9-35.3. Definitions

In addition to section 7-9-21, the following definitions shall apply to the SG District. This section defines terms that have specific application to the SG Sand and Gravel Extraction District and shall apply in addition to the definitions in Article 1, Division 10 of Title 7, the Sand, Gravel and Mineral Extraction Code. Definitions of terms that apply in all County zoning districts are in Subarticle 7, General Terms, of this Code.

Extraction Plan: See "Operation Plan."

Operation Plan: A map or set of maps supported by text and map notes which fully illustrate and set forth the mining limits of operation for each extraction area within the project. The plan also depicts all additional permitted uses, the horizontal and vertical limits of grading, cross sections of slopes to be formed or modified, existing vegetation, stockpile areas for storage of overburden, office, weigh station, roads, driveways and parking areas internal to the site.

Reclamation: The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

Reclamation Plan: A map or set of maps supported by text and map notes which fully illustrate and set forth the logistics (means and project phasing) to restore to a natural appearing or otherwise usable condition the project site in conformance with Sections 2772 and 2773 of SMARA and Section 3500 of the State Mining and Geology Board regulations. In addition, when appropriate the plan shall include a landscaping plan for the revegetation of the site prepared by a licensed landscape architect.

Sand and Gravel Site Permit: A discretionary permit which sets forth the means and order which an area zoned SG "Sand and Gravel Extraction" ~~will~~ shall be surface mined or quarried and restored to a natural or otherwise usable condition following such activities. The permit is supported by a comprehensive set of maps and text delineating all uses permitted on the particular site. The permit also consists of an operation plan, a drainage and erosion control plan, a vehicular access plan and the reclamation plan.

Sec. 7-9-35.4. ~~7-9-104.3~~ Uses permitted subject to an SG site permit

The following uses may be permitted with an SG site permit. Land uses are defined in Chapter TBD, General Terms. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in

character. Use classifications and sub-classifications not listed below or not found to be substantially similar to the uses below are prohibited.

- (a) Surface mining and quarrying of rock, sand, gravel, aggregate, earth, clay and similar materials.
- (b) Storage, stockpiling, distribution and sale of rock, sand, gravel, aggregate, earth, clay and similar materials.
- (c) The installation and operation of plants or apparatus for rock, aggregate, and other salvaged construction materials such as salvaged asphalt, rubber tires (rubberized asphalt), glass (road base) or concrete crushing or cement treatment of base materials, and appurtenant screening, blending, washing, loading, and conveyer facilities.
- (d) Concrete batching plants and mixing plants for either portland cement or asphaltic concrete, and other related products.
- (e) The manufacture of concrete and clay products and prestressed structural units in conjunction and concurrent with excavation on the site.
- (f) Sanitary landfilling, including inert materials disposal sites.
- (g) Shops, garages and warehouses for the repair, maintenance and storage of equipment and supplies necessary for the conduct of the uses permitted.
- (h) Offices for the conduct of the uses permitted.
- (i) Not more than two (2) single-family dwelling units for employees engaged in guarding or carrying on the uses permitted.
- (j) Public and private parks and recreation areas and appurtenant buildings and improvements when they are compatible with all other authorized uses on the site and the reclamation of the site.
- (k) Agricultural and other types of open space uses.
- (l) Other uses necessary or incidental to surface mining and quarrying operations on the site, including but not limited to the storage and servicing of mining and constructive equipment used on-site.

Sec. 7-9-35.5. - ~~7-9-104.5~~ Site Development Standards

Table TBD prescribes the development standards for the Sand and Gravel District. Additional regulations are denoted with section numbers in the right hand column, which refer to other sections of this Zoning Code.

The establishment, operation, and maintenance of the uses permitted in the SG District by section 7-9-TBD shall be in compliance with the following standards unless otherwise provided for by an SG site permit approved by the Planning Commission.

TABLE 7-9-TBD: DEVELOPMENT STANDARDS-SAND & GRAVEL DISTRICT		
Standard	SG	Additional Standards
Building Site Area (sq ft)	SGP	
Minimum Lot Width (ft)	SGP	
Maximum Height (ft)	SGP	
Minimum Setbacks (ft)		Sections 7-9-TBD, 7-9-TBD, and 7-9-TBD
<i>Front From Ultimate Street ROW Line</i>	20	
<i>Side From Ultimate Street ROW Line</i>	5	
<i>Rear From Ultimate Street ROW Line</i>	25	
<i>Front From Alley</i>	0	
<i>Side From Alley</i>	0	
<i>Rear From Alley</i>	10	
<i>Side From Property Line Abutting A, R, or E Districts</i>	5	
<i>Rear From Property Line Abutting A, R, or E Districts</i>	25	
<i>Side From Property Line Abutting Districts Other Than A, R, or E Districts</i>	0	
<i>Rear From Property Line Abutting Districts Other Than A, R, or E Districts</i>	10	

- (a) ~~Depth: In no event shall~~ Excavation in any pit-type of mining operation ~~be permitted in excess~~ shall not exceed one hundred fifty (150) feet in depth as measured from existing grade.
- (b) *Drainage and erosion control:* Surface drainage shall be controlled to prevent the addition of silt or loose material above that naturally occurring in any existing drainage course or encroaching upon adjoining property and improvements. All provisions to control watercourses shall be designed to prevent overflow or diversion of water away from the natural point of discharge.
- (c) *Dust control:* Roads, driveways and parking areas on the site shall be maintained so as to control dust.
- (d) *Landscaping and Irrigation:* Per section 7-9 TBD.
- (e) *Lighting and Illumination:* Per section 7-9 TBD.
- (f) *Off-Street Parking and Loading:* Per Sand and Gravel Permit.
 - (1) All loading operations shall be performed on the building site and shall be screened by a landscape or architectural feature in such a manner as not to be visible from a public street or from adjacent residential or agricultural districts.
- (h) *Nonconforming Uses:* Per section 7-9 TBD.
- (i) *Reclamation schedule:* Reclamation of each area shall commence as soon as excavation operations or other SG related operations have been completed within an area, and continue in a diligent manner prior to or concurrently with the extension of excavation operations to a new area.
- (j) *Removal of buildings and equipment:* Buildings and equipment used in surface mining and quarrying operations shall be removed within six months of the termination of surface mining and quarrying operations on the site.
- (k) *Screening and Landscaping:* Extracting and processing operations shall be screened in such a manner that they are not readily visible from any public street. Screening shall be set back at least 20 feet from any intersection of driveways, streets or sidewalks.
- (l) *Signs:* Per section ~~7-9-144~~. TBD.
- (m) *Waste Management and Hazardous Materials:* Per section 7-9 TBD.

Sec. 7-9-35.6. – ~~Sec. 7-9-104.4.~~ Contents of SG site permit applications

Applications for SG site permits shall include all the information required by Section 2772 of the California Public Resources Code (SMARA), including the following:

- (a) *Plan of operations:*
 - (1) Recent aerial photograph of the site.

- (2) Property lines and lease lines, including a legal description of the site.
- (3) The existing topography of the site and land within five hundred (500) feet of the site and any existing structures, watercourses, levees, drainage facilities, utility easements and facilities, roads and driveways existing within said areas.
- (4) The location and condition of any abandoned pits and previously mined areas on the site.
- (5) The area or areas to be excavated and typical cross sections of slopes to be formed or modified.
- (6) The depth of all proposed excavations.
- (7) The sequence and approximate time frames within which the areas shown are proposed to be excavated and otherwise used including days and hours of operation.
- (8) The location of all proposed structures, including processing plants and appurtenant equipment and fences. Where such facilities are proposed to be relocated over the course of the life of the SG permit, their various proposed locations shall be shown.
- (9) Existing vegetation.
- (10) A report of a comprehensive soils engineering and engineering geological investigation prepared by a registered civil engineer and a certified engineering geologist, relative to the setbacks, slopes and excavations proposed.
- (11) Landscaping, if any, proposed to be planted in addition to that indicated on the reclamation plan.
- (12) Details of areas for the storage of overburden and waste material and any proposed berms.
- (13) Roads, driveways and parking areas on the site for all equipment and employees' cars.

(b) *Drainage and erosion control plan:*

- (1) The location and approximate depth of proposed settling basins, desilting ponds, recycling ponds and other bodies of water. Where such facilities are proposed to be relocated over the course of the life of the SG permit, their various proposed locations shall be shown.
- (2) The existing groundwater level and annual fluctuation of all areas to be excavated where appropriate.
- (3) Methods to be taken for the disposition of drainage and for the control of erosion, erosion cutback and sedimentation.

- (4) If applicable, provisions to be taken for the conservation and protection of groundwater. Approvals obtained or required from the appropriate Regional Water Quality Control Board shall be indicated.
- (c) *Vehicular access plan*: A vehicular access plan describing, in addition to the points of ingress and egress to the site, the streets and highways to be used by vehicles going to and coming from the site, and the type and size and quantity of vehicles anticipated. This plan shall be designed in a manner so as to minimize additional vehicular traffic over local residential streets.
- (d) *Reclamation plan*: A reclamation plan consisting of a map or maps and appurtenant notes which fully illustrate and set forth how and when each portion of the site will be restored to a natural appearing or otherwise usable condition which is readily adaptable for alternative land uses and creates no danger to public health or safety. In addition, the plan shall include a revegetation or landscaping plan. The revegetation or landscaping plan shall take into account the nature of the soil on the site and appropriate plant materials. The reclamation plan ~~must~~ shall conform to SMARA, the Orange County Sand, Gravel, and Mineral Extraction Code, and the regulations of the State Mining and Geology Board (California Code of Regulations, Chapter 8, Title 14, Section 3500 et seq.)
- (e) Other exhibits and plans as may be required in compliance with current provisions of SMARA.

Section 36 ~~Definitions (O)~~ Reserved

Section 37 ~~Definitions (P)~~ Reserved

Section 38 ~~Definitions (Q)~~ Reserved

Section 39 ~~Definitions (R)~~ Reserved