



**CITY OF HEMET  
Hemet, California  
ORDINANCE NO. 1930**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET CALIFORNIA AMENDING AND RETITLING ARTICLE XXXV (INSTITUTIONAL ZONE), REPEALING ARTICLE XXXIV (PARKING ZONE), AND RECONCILING OTHER ASSOCIATED SECTIONS OF CHAPTER 90 (ZONING ORDINANCE) OF THE HEMET MUNICIPAL CODE TO UPDATE AND CLARIFY THE DEVELOPMENT CODE STANDARDS AND REGULATIONS FOR PUBLIC FACILITY AND INSTITUTIONAL USES CONSISTENT WITH THE CITY'S GENERAL PLAN.**

**WHEREAS**, on January 24, 2012 City Council adopted Resolution No. 4476 approving a comprehensive update to the Hemet General Plan; and

**WHEREAS**, the Planning Division has been methodically bringing the zoning ordinance into compliance with the General Plan in accordance with State law; and

**WHEREAS**, the amendment updates zoning code requirements to meet industry standards and General Plan goals and policies; and

**WHEREAS**, approval of these zoning ordinance amendments will not detrimentally affect the health, safety, or welfare of residents of the City of Hemet; and

**WHEREAS**, on May 2, 2017, the Planning Commission was presented with a draft of this Ordinance No. 1930 and, after conducting a duly noticed public hearing, voted to recommend that the City Council approve Ordinance No. 1930.

**WHEREAS**, on May 23, 2017, the City Council considered the Ordinance, the Planning Commission's findings, and the record of information regarding ZOA 17-004 at a duly noticed public hearing, at which time interested persons had an opportunity to provide testimony on this matter.

1  
2 **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HEMET DOES HEREBY**  
3 **ORDAIN AS FOLLOWS:**

4 **SECTION 1: AMENDMENT OF ARTICLE XXXV (INSTITUTIONAL ZONE).**

5 Article XXXV (Institutional Zone) of Chapter 90 (Zoning) is to be amended as  
6 shown in Exhibit "A-1", hereto, to update and refine the development code standards  
7 and regulations for commercial uses consistent with the City's General Plan.

8 **SECTION 2: MINOR TEXT AMENDMENTS CHAPTER 90 (ZONING).**

9 Chapter 90 (Zoning) is to be amended as shown in Exhibit "A-2", hereto, to  
10 eliminate inconsistencies within the zoning ordinance created by the amendments to  
11 Article XXXV (Institutional Zone) referenced in Section 1, herein.

12 **SECTION 3: REPEAL OF ARTICLE XXXIV (PARKING ZONE).**

13 Article XXXIV (Parking Zone) is hereby repealed.

14 **SECTION 4: CEQA FINDINGS.**

15 The City has analyzed this proposed project and has determined that it is exempt  
16 from the California Environmental Quality Act ("CEQA") under section 15061(b)(3) of the  
17 CEQA Guidelines, which provides that CEQA only applies to projects that have the  
18 potential for causing a significant effect on the environment. The proposed text changes  
19 do not relate to any physical project and will not result in any physical change to the  
20 environment. Therefore, it can be seen with certainty that there is no possibility that this  
21 Ordinance may have a significant adverse effect on the environment, and therefore the  
22 adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the  
23 CEQA Guidelines.

24 **SECTION 4: SEVERABILITY.**

25 If any section, subsection, subdivision, sentence, clause, phrase, or portion of this  
26 Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any  
27 court of competent jurisdiction, such decision shall not affect the validity of the remaining  
28

portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 5: EFFECTIVE DATE.**

This Ordinance shall take effect thirty (30) days from its passage by the City Council of the City of Hemet.

**SECTION 6: PUBLICATION.**

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

**INTRODUCED** at the regular meeting of Hemet City Council on the 23rd day of May, 2017.

**APPROVED AND ADOPTED** this 13th day of June, 2017.

\_\_\_\_\_  
Linda Krupa, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sarah McComas, City Clerk

\_\_\_\_\_  
Eric S. Vail, City Attorney

1 State of California )  
2 County of Riverside )  
3 City of Hemet )  
4

5 I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the  
6 foregoing Ordinance was introduced and first read on the 23rd day of May 2017, and  
7 had its second reading at the regular meeting of the Hemet City Council on the 13th day  
8 of June, 2017, and was passed by the following vote:  
9

10 **AYES: Council Members Brown, Meyer and Wright, Mayor Pro Tem Perciful**  
11 **and Mayor Krupa**

12 **NOES:**

13 **ABSTAIN:**

14 **ABSENT:**  
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17 \_\_\_\_\_  
18 Sarah McComas, City Clerk  
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**EXHIBIT A-1**  
**PROPOSED AMENDMENTS TO ARTICLE XXXV PUBLIC INSTITUTIONAL ZONE**

Shown below are the proposed changes to Article XXXV Public Institutional Zone. The proposed additions are shown in **redline** and the proposed deletions are shown in ~~strike-through~~.

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**ARTICLE XXXV. – PUBLIC INSTITUTIONAL ZONE**

**Sec. 90-1211. - Purpose.**

The purpose of the **public** institutional zone is to:

- (a) Reserve appropriately located areas for publicly-owned, special district, nonprofit and special purpose land uses.
- (b) Encourage public and quasi-public land uses that provide services, education, culture, and protection to City residents, businesses, and visitors.
- (c) Implement the Public Facilities, Office Professional, and School land use designations of the General Plan.

(Ord. No. 1203; Code 1984, § 24100)

**Sec. 90-1212. - Zone established**

The **public** institutional zone is established in accordance with the standards of this article. **The public institutional zone applies to those areas indicated on the official zoning map as “P-I” pursuant to section 90-6. The zone provides for the development of public and private utilities, flood control facilities, public safety facilities, educational facilities, government facilities, civic institutions, and similar uses that serve and protect the community.**

**Sec. 90-1213. - Development review and approval.**

New projects in the public institutional zone are subject to Pre-Application Review as provided in section 90-49. New projects not subject to a Conditional Use Permit or Administrative Use Permit shall obtain Site Development Review as provided in section 90-48. Development of the site and structures shall be consistent with all applicable development standards and design guidelines of this article.

**Sec. 90-12121214. - ~~Uses permitted by conditional use permit.~~ Permitted Uses.**

In the public institutional zone, permitted and conditionally permitted uses shall be as listed within the “Land Use Matrix.” All uses not specifically listed in the matrix shall be interpreted as not permitted unless a Similar Use Determination is made by the Director pursuant to Sec. 90-3 of this chapter.

PUBLIC INSTITUTIONAL ZONE LAND USE MATRIX		
<b>P = Permitted Use</b> <b>A = Administratively Permitted Use</b> <b>C = Conditionally Permitted Use</b> <b>X = Not Permitted</b>		
	LAND USE	P-I
1.	Arboretum or community garden	P
2.	Civic center, convention center, exhibition center	C
3.	College or university	C
4.	Courthouse and associated facilities	C
5.	Fire station	P
6.	Flood control facility including, but not limited to detention and retention basins and flood control channels	P
7.	Historic landmark, memorial, and monument	P

PUBLIC INSTITUTIONAL ZONE LAND USE MATRIX		
<b>P = Permitted Use</b> <b>A = Administratively Permitted Use</b> <b>C = Conditionally Permitted Use</b> <b>X = Not Permitted</b>		
	LAND USE	P-I
8.	Hospital	C
9.	Library	P
10.	Maintenance yard, fueling station, scales, car wash, overnight parking or other vehicle services solely serving a public facility	A
11.	Museum or cultural center	P
12.	Office for public and quasi-public uses	P
13.	Police station	P
14.	Post office	P
15.	Public parking facility	P
16.	School (K-12) – public or private	P
17.	Theatre – indoor or outdoor amphitheater	C
18.	Utility facility, including but not limited to electric substations, commercial or ground-mounted solar energy systems, commercial wind farms, and sewage or water treatment plants	C
19.	Water tank, water well, water pump station, and similar uses	P
20.	Wireless communication facility pursuant to Article XLVI	
	a. Minor facility	P
	b. Major facility	C

The following uses shall be permitted in the institutional zone subject to review as prescribed in section 90-1221:

- (1) ~~Arboretums.~~
- (2) ~~Airports.~~
- (3) ~~Colleges.~~
- (4) ~~Convention and exhibition centers.~~
- (5) ~~Public golf courses.~~
- (6) ~~Cultural centers.~~
- (7) ~~Fairgrounds.~~
- (8) ~~Fire stations.~~
- (9) ~~Flood control facilities.~~
- (10) ~~Government offices.~~
- (11) ~~Historic landmarks, memorials and monuments.~~
- (12) ~~Hospitals.~~
- (13) ~~Libraries.~~
- (14) ~~Museums.~~
- (15) ~~Parking areas.~~
- (16) ~~Parks and playgrounds.~~
- (17) ~~Police stations.~~
- (18) ~~Public schools.~~
- (19) ~~Sewage treatment plants.~~
- (20) ~~Water tanks, water wells, water pump stations and water treatment plants.~~
- (21) ~~Senior residential uses, assisted living facilities, continuing care retirement communities, skilled nursing facilities, convalescent hospitals, and similar institutions.~~

(Ord. No. 1138; Ord. No. 1203; Ord. No. 1224; Code 1984, § 24101; [Ord. No. 1892](#), § 1(Exh. A5), 12-9-14)

**Sec. 90-1215. Hemet-Ryan Airport Land Use Plan.**

Development projects established within the boundaries of the Hemet-Ryan Airport Influence Area are subject to the requirements of the City's General Plan and the Hemet-Ryan Airport Land Use Plan.

**Sec. 90-1213~~1216~~. - Site area.**

There is no minimum site area in the ~~public~~ institutional zone.  
(Ord. No. 1138; Code 1984, § 24102)

**Sec. 90-1214~~1217~~. - Setbacks and building placement.**

Yard setbacks in the ~~public~~ institutional zone shall be determined as part of the review and approval procedure. ~~for the conditional use permit pursuant to section 90-1221.~~ Building placement shall be based upon the following criteria:

- (1) Type of adjacent land use ~~and need for appropriate buffers.~~
- (2) Proximity and type of streets or alleys.
- (3) Height of proposed structures.
- (4) Operational requirements of the proposed use and the generation of noise, vibration, dust, fumes, traffic or other characteristics that require mitigation.

(Code 1984, § 24103)

**Sec. 90-1215~~1218~~. - Lot width and depth.**

There is no minimum lot width or depth in the ~~public~~ institutional zone.  
(Code 1984, § 24104)

**Sec. 90-1216~~1219~~. - Building height.**

Maximum building height in the ~~public~~ institutional zone is 35 feet, except as specifically authorized ~~pursuant to the review and approval process. by the city council after recommendation from the planning commission pursuant to section 90-1221(4).~~  
(Ord. No. 1224; Code 1984, § 24105)

**Sec. 90-1217~~1220~~. - Service and refuse area.**

All service areas, refuse collection areas and trash bins in the ~~public~~ institutional zone shall conform to the setbacks established for the project, and shall be completely screened by a solid fence or wall, or shall be enclosed within a building ~~pursuant to city standards.~~  
(Code 1984, § 24106)

**Sec. 90-1218~~1221~~. - Off-street loading.**

All exterior loading in the ~~public~~ institutional zone shall be provided as prescribed in article XL of this chapter.  
(Code 1984, § 24107)

**Sec. 90-1219~~1222~~. - Lighting.**

All exterior lighting in the ~~public~~ institutional zone shall be directed away from adjoining R zones and public rights-of-way.  
(Code 1984, § 24108)

**Sec. 90-1220~~1223~~. - Signs.**

Signs in the ~~public~~ institutional zone shall be as ~~prescribed in article XXXVI of this chapter approved by the planning commission pursuant to section 90-1221.~~  
(Code 1984, § 24109)



**~~Sec. 90-1221. - Development review and approval.~~**

~~New projects in the institutional zone are subject to pre-application review as provided in section 90-49, and site development review as provided in section 90-48. Development of the site and structures shall be consistent with all applicable design guidelines (Ord. No. 1224; Code 1984, § 24110; [Ord. No. 1990](#), § 5(Exh. 2), 4-14-15)~~

**Secs. 90-1222~~1224~~—90-1240. - Reserved.**

**EXHIBIT A-2**  
**TEXT AMENDMENTS TO ESTABLISH CONSISTENCY WITHIN CHAPTER 90 (ZONING)**

Shown below are excerpts from the articles and sections of Chapter 90 (Zoning) that are proposed for change. The proposed additions are shown in **redline** and the proposed deletions are shown in ~~strike-through~~. No other section or text in the Chapter is affected by ZOA17-004.

**ARTICLE XIII MULTIPLE FAMILY ZONES**

**Sec. 90-385. – General Requirements**

MULTIPLE-FAMILY ZONE MINIMUM DEVELOPMENT STANDARDS				
	ZONE	R-2	R-3	R-4
15.	Signing permitted	<del>XXXV</del> <b>XXXVI</b>	<del>XXXV</del> <b>XXXVI</b>	<del>XXXV</del> <b>XXXVI</b>

**ARTICLE XXXVI. – SIGNS GENERALLY.**

**Sec. 90-1255. – Permanent signs generally permitted in the church zone (**S-1**) and the public institutional zones (**S-1, P-I**.)**

In additional to any other applicable signage allowed under this article, the following permanent signage is permitted in the church and **public**-institutional zones (**S-1, P-I**) or for a church, **public facility** or institutional use located in a residential zone.

- (1) *Permitted sign area.* Each church, **public facility**, or institutional use is permitted on each separate frontage, 1 ½ square feet of permanent sign area for each one linear foot of **building** frontage up to a maximum of 100 square feet in area. For purposes of this section, only one face of a double-faced sign will be counted in determining total sign area.

**Secs. 90-1256—90-1260~~1270~~. - Reserved.**

**~~Sec. 90-1261. – Permanent signs permitted in parking zones.~~**

- ~~(a) Where rates are charged in P zones, the following signs are permitted for parking lots and parking structures:~~
- ~~(1) *Number.* Pay parking lots and structures are permitted one freestanding or wall sign identifying the lot or operator and referring to the availability and charges for parking spaces on the parking lot or in the parking structure.~~
- ~~(2) *Area.* For each three linear feet of frontage on a public street there is permitted one square foot in permanent sign area per sign face.~~
- ~~(3) *Height.* The sign may not exceed 15 feet in height.~~
- ~~(4) *Lighting.* The sign may be lighted only during the hours that the parking lot or parking structure is open for business.~~
- ~~(b) Where rates are not charged in P zones, the following signs are permitted for parking lots and parking structures:~~
- ~~(1) *Number.* Free parking lots or structures are permitted one freestanding sign on each side of the premises fronting on a public street.~~
- ~~(2) *Area.* The sign may not exceed four square feet in area per sign face.~~
- ~~(3) *Height.* The sign may not exceed six feet in height.~~
- ~~(4) *Lighting.* The sign may be illuminated~~

**~~Secs. 90-1262—90-1270. - Reserved.~~**

## ARTICLE XXXIX. - S-1 CHURCH ZONE

### Sec. 90-1382. - Permitted uses.

Uses permitted in the S-1 zone shall be as follows:

~~(1) All uses as shown in the R-1 zone.~~

~~(2)~~ Churches, **synagogues, temples,** and religious institutions including educational and recreational areas and buildings pertinent thereto.

### Sec. 90-1384. - Yards.

(a) *Front yard.* Every site in the S-1 zone shall have a minimum front yard of 25 feet in depth.

(b) *Side yards.* Except as otherwise provided in this subsection, ~~no side yards are required~~ **a 10-foot minimum side yard setback is required, except when** ~~When the site is used for residential purposes, the side yard shall be the same as required for the R-1-6 zone. When the site is used for church purposes and the side lot line adjoins an R zone, the minimum side yard shall be 20 feet in depth.~~

(c) *Rear yard.* Except as otherwise provided in this subsection, ~~no rear yard is required~~ **a 10-foot minimum rear yard setback is required except when** ~~When the site is used for residential purposes, the rear yard shall be the same as required for the R-1-6 zone. When the site is used for church purposes and the site rear lot line adjoins an R zone, the minimum rear yard shall be 20 feet in depth.~~

**EXHIBIT A-3**  
**TEXT AMENDMENTS TO ESTABLISH CONSISTENCY WITH HMC CHAPTER 90 (ZONING)**  
**DUE TO TEXT CHANGES MADE BY ZOA 17-001**

*Shown below are excerpts from the articles and sections of Chapter 90 (Zoning) that are proposed for change. The proposed additions are shown in **redline** and the proposed deletions are shown in ~~strike-through~~. No other section or text in the Chapter is affected by ZOA17-001.*

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**ARTICLE I. – IN GENERAL**

**Section 90-4. – Definitions – Generally**

**Convenience store** means a store that is open extended hours, generally less than 2,500 square feet in size, and stocks a limited selection of household goods, toiletries, groceries, snack foods, and prepared foods. A convenience store may be part of gas station and/or licensed to sell tobacco products and alcohol.

**Day spa** means a business that provides a variety of services for the purpose of improving health and beauty through personal care treatments such as hair, nails, massage, facials, and waxing. A day spa is different from a beauty salon in that it generally contains facilities such as a sauna, pool, steam room, or whirlpool that guests may use in addition to their treatment.

**Massage business** means any business where any person engages in, conducts, carries on or permits to be engaged in, conducted or carried on for consideration massages, baths or health treatments involving massages or baths. For the purposes of this definition, “massage” shall have the same definition as provided in Section 18-212 of this code. The business requires a massage business license pursuant to HMC Sec.18-213, and must comply with all applicable requirements of Chapter 18, Article VII of this code. For purposes of this chapter 90, massage business may be classified as one of the following.

- a. Incidental massage business: massage services offered by barbershops, beauty shops, day spas, and nail salons where the massage services are incidental or accessory to the primary services provided and within the scope of any barber's, beautician's or manicurist's California license.
- b. Medical massage business: physical therapy or massage provided as a prescribed treatment for a physical ailment or medical condition on patients of the medical facility by a professional who is license by the State to provide massages.

**Machine shop** means a workshop where various materials, especially metals, are cut, shaped and worked, often to tight specifications using machine tools. Machine shops are used in the creation of new items as well as repairs to existing equipment and parts.

**Shopping center** means a group of retail shops, restaurants, and other commercial establishments, which is planned, developed, owned, or managed as a unit. Shopping centers are categorized by size and use: ~~three or more commercial establishments with joint off-street parking and access, built on a site or adjacent parcels which is planned, developed, owned or managed as a unit including, but not limited to convenience sales, personal service, eating and drinking establishments, financial, insurance, real estate, supermarkets, laundry services, medical services, consumer services and general retail sales~~

- a. Regional Mall or Center: department stores, apparel stores, restaurants, and general merchandise. Typically, with 2+ anchors and over 400,000 square feet, enclosed or with inward facing-facing stores, and parking on the outside perimeter or in a parking garage.
- b. Shopping Center: large specialty, restaurants, home improvement, sporting goods, drug, supermarket, and discount. Typically, with 2+ anchors and greater than 100,000 square feet, and configured in a straight line, L, or U shaped design.

- c. Neighborhood Center: supermarket, restaurants, and convenience-oriented offerings. Typically, with 1+ anchors, 30,000 – 100,000 square feet, and configured in a straight line, L, or U shaped design.
- d. Convenience or Strip Center: mini-mart and convenience-oriented offerings. Typically, with no anchor, less than 30,000 square feet, and parking located directly in front of the stores.

***Urgent care clinic*** means a medical facility that treats injuries or illnesses requiring immediate care, but not serious enough to require a visit the hospital emergency room. Urgent care clinics may be open extended hours and weekends.

## **ARTICLE X (Special Housing Classifications)**

### **DIVISION 1 (Boarding Houses and Group Homes)**

#### **Sec. 90-264. - Permitted locations.**

- (a) Boarding houses are prohibited in all single-family residential zones. Subject to a conditional use permit, boarding houses are permitted in R-2 and R-3 multiple-family residential zones ~~and R-P~~ and O-P commercial zone.
- (b) Large group homes are prohibited in all single-family residential zones. Subject to an administrative use permit, large group homes of ten or fewer residents are permitted in the multiple-family residential zones. Subject to a conditional use permit, large group homes of ten or fewer residents are permitted in the ~~R-P and~~ O-P commercial zone. Subject to a conditional use permit, large group homes of 11 or more residents are permitted in the multiple-family residential zones and in the ~~R-P and~~ O-P commercial zone.
- (c) Small group homes are permitted in single-family residential zones and R-2 and R-3 multiple-family residential zones, subject to the issuance of a small group home permit as provided in this division. ~~Small group homes are permitted in the R-P commercial zones, subject to the issuance of an administrative use permit.~~ Small group homes are permitted in the O-P commercial zone, subject to the issuance of a conditional use permit.
- (d) Small licensed residential care facilities are permitted in all single-family residential zones, R-2 and R-3 multiple-family residential zones, ~~and the R-P commercial zone.~~ Small licensed residential care facilities are prohibited in the O-P commercial zone.
- (e) Parolee-probationer homes are prohibited in or adjacent to all single-family residential zones and in all multiple-family residential zones. Subject to a conditional use permit, parolee-probationer homes are permitted in the ~~R-P and~~ O-P commercial zones.

(Ord. No. 1852, § 3(Exh. A, § 90-274), 6-12-12; Ord. No. 1855, § 2(Exh. A, § 4(§ 90-274)), 9-11-12)

#### **Sec. 90-271. - Nonconforming uses.**

- (a) *Group homes.*
  - (2) Any small group home or large group home, other than a parolee-probationer home, operating in the R-2 or R-3 multiple-family residential zones or in the ~~R-P or~~ O-P commercial zone as of the date of the adoption of Ordinance 1798 (May 27, 2008) may remain in operation provided that a valid use permit, or such other valid permit as was required at the time, was obtained and such facility was in compliance with the applicable standards set forth in chapter 14, buildings and building regulations, and chapter 90, zoning, of this Code, at the time the permit was obtained.
- (b) *Boarding houses.* Any boarding house, other than a parolee-probationer home, operating in the R-2 or R-3 multiple-family residential zones or the ~~R-P or~~ O-P commercial zone as of the date of adoption of Ordinance 1798 (May 27, 2008) may remain in operation provided that a valid use permit, or such other valid permit as was required at the time, was obtained and such facility was in compliance with the applicable standards set forth in chapter 14, buildings and building regulations, and chapter 90, zoning, of this Code, at the time the permit was obtained.

# ARTICLE XXX MANUFACTURING ZONES

## Sec. 90-1043. - Permitted uses.

MANUFACTURING ZONES LAND USE MATRIX					
<b>P = Permitted Use</b> <b>A = Administratively Permitted Use</b> <b>C = Conditionally Permitted Use</b> <b>X = Not Permitted</b> <b>Requirements: Additional or explanatory regulations or requirements</b>					
	USE	BP	M-1	M-2	Requirements
E.	<b>Retail Trade Uses</b> — <del>Limited to 20 percent of gross building area</del>				
G.	<b>Vehicle Uses</b>				
2.	Boat and marine equipment sales, rental, and repair	C	P	P	Sec. 90-897
4.	Maintenance and repair services				Sec. 90-897(a)
5.	Service stations, with or without mini-markets convenience stores	C	C	C	Sec. 90-897

# ARTICLE XXXVI. – SIGNS GENERALLY.

## Sec. 90-1250. – Permanent signs generally permitted in residential zones.

- (a) Signs based on usage. In addition to any other applicable signage allowed under this article, in the ~~R-A, R-1, R-2, R-3 and R-P~~ the residential zones on property subject to the designated uses, the following signs are permitted:

# ARTICLE XL.- OFF-STREET PARKING

## Sec. 90-1423. - Schedule of required off-street parking spaces.

Unless otherwise indicated, the parking requirements include employee parking. For a use not specifically listed below, the required off-street parking shall be determined by the director. The decision of the director may be appealed in accordance with the requirements of section 90-43.6.

### B. Commercial/Office

	Use	Off-Street Parking Required	Location of Required Spaces
Parking for uses not within a shopping center:			
10.	Gasoline service station with or without mini-mart convenience store	2 spaces minimum, plus 1 space per every 250 square feet of convenience store gross floor area	Onsite
	a. Full service	2 spaces minimum, plus 1 space per service bay, plus 1 space per 250 square feet of retail use	Onsite
	b. Self service	2 spaces minimum, plus 1 space per 250 square feet of retail use	Onsite

**ARTICLE XLVI. – WIRELESS TELECOMMUNICATION FACILITIES**

**Sec. 90-1617. – Processing procedures**

- (a) All major and minor facilities shall be permitted in the applicable zone subject to the following table:

Zone	Major Facility	Minor Facility
All except R-1, R-2, R-3, R-4, R-R, TR-20, <del>and SLR</del> <del>and R-P</del>	CUP	AUP
R-1, R-2, R-3, R-4, R-R, TR-20, <del>and SLR</del> , <del>and R-P</del>	Not permitted	CUP