

ORDINANCE NO. 2013-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE MAKING FINDINGS AND ADOPTING UPDATES TO THE EASTVALE ZONING CODE

WHEREAS, upon its incorporation in 2010, the City of Eastvale (“City”) adopted the Riverside County Zoning Code; and

WHEREAS, subsequently in May 2012, the City adopted a comprehensive update to its Zoning Code to (i) reflect the goals, policies, and implementation measures of the City’s first General Plan; (ii) ensure compliance with applicable federal and state legislation; (iii) address the City’s key zoning issues; (iv) create development standards reflective of community desires; and (v) improve organization of usability of the Zoning Code; and

WHEREAS, in April 2013, the City has been working on several updates to the Zoning Code to address patio covers, compact parking, recreational equipment in front yard areas, and miscellaneous typographical and other issues; and

WHEREAS, draft updates for several sections of the Zoning Code have been completed to address patio covers, compact parking, and miscellaneous typographical and other issues that are attached to this Ordinance and incorporated herein by reference in Exhibit A (collectively, “Zoning Code Updates”); and

WHEREAS, once adopted, the Zoning Code Updates will replace the existing sections of the Zoning Code or included with the existing Zoning Code; and

WHEREAS, pursuant to state law, the Planning Commission on April 17, 2013, held a lawfully noticed public hearing on the Zoning Code Updates at which the Planning Commission received testimony on the proposed updates.

WHEREAS, after considering all public testimony, the Planning Commission recommended approval of the proposed Zoning Code Updates to the City Council; and

WHEREAS, upon receiving the Planning Commission’s recommendation of approval of the Zoning Code Updates, the City Council held a lawfully noticed public hearing on May 8, 2013, to consider adoption of the Zoning Code Updates; and

WHEREAS, the City Council finds that the Zoning Code Updates are consistent with the City’s General Plan because the Zoning Code Updates are compatible with applicable General Plan goals and policies, and do not impede achievement of the goals, policies, and actions; and

WHEREAS, the City is authorized to adopt the Zoning Code Updates pursuant to its “police power” granted by the California Constitution, in that, by establishing appropriate land uses and development standards for the efficient, orderly, and compatible development of real property, adoption of the Zoning Code Updates is reasonably related to the protection of the public health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Environmental Findings

Pursuant to CEQA, and in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Categorical Exemption incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, the City Council hereby finds and determines as follows:

Finding: The project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations. This section "consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to (a) Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel."

Evidence: The proposed Zoning Code Updates affect the placement of an accessory structure (patio covers), the number and placement of compact parking spaces, and various topographical issues in the document. There are no properties affected by the changes that exceed 20 percent slope, and none of the changes will create a new parcel.

SECTION 2. Zoning Code Amendment

Pursuant to Section 1.7 of the City of Eastvale Zoning Code, the City Council makes the finding below pertaining to the Zoning Code Updates:

Finding 1: The City Council finds that the changes are consistent with the General Plan goals, policies, and implementation programs.

Evidence: The proposed Zoning Code Updates provide flexibility to property owners to construct patio covers within the rear yard setback, allow compact parking spaces, allow recreational equipment in front yard and other portions of residential lots, correct miscellaneous topographical errors, and address other issues that are minor in nature and will not change or impact the primary uses. The proposed updates are consistent with the General Plan because they do not change the zoning or land use designations or permitted uses of any properties.

Finding 2: If the amendment affects land within the Chino Airport Influence Area, the City Council must make an additional finding that the amendment is consistent with the most recent adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The Airport Land Use Compatibility Plan shows that the northwestern portion of the city is located in Zones C, D, and E. These zones prohibit high noise-sensitive

outdoor nonresidential uses, discourage schools, hospitals, and nursing homes, and require airspace review for structures taller than 70 feet. The proposed updates provide flexibility to property owners to construct patio covers within the rear yard setback, allow compact parking spaces, correct miscellaneous typographical errors, and address other issues that are minor in nature and do not involve development of prohibited or discouraged uses in Zones C, D, and E. For these reasons, the proposed updates do not require review by the Airport Land Use Commission and are consistent with the policies of the City of Eastvale General Plan and the Airport Land Use Compatibility Plan.

SECTION 3. Adoption of Zoning Code Updates

(a) The City Council hereby adopts the Zoning Code Updates, attached to this Ordinance and incorporated herein by reference as Exhibit A.

(b) The City Council hereby repeals the following Zoning Code sections, which are superseded by the Zoning Code Updates:

1. Chapter 3, Table 3.2-2 “Development Standards for Residential and Agricultural Zones”
2. Chapter 3, Table 3.3-1 “Use Matrix for Commercial, Business Park, Industrial, and Special Purpose Zones”
3. Chapter 5, Section 5.2.B “Yard Encroachments”
4. Chapter 5, Section 5.6.D “Development Standards for Off-Street Parking Facilities”
5. Chapter 5, Section 5.12 “Accessory Structures”
6. Chapter 6 “Glossary”

SECTION 4. Severability

If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

SECTION 5. Publication and Effective Date

Within fifteen (15) days after adoption, a summary of this Ordinance shall be published once in the *Riverside Press Enterprise*, a newspaper of general circulation printed and published in Riverside County and circulated in the City of Eastvale, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED, APPROVED, AND ORDAINED this 22nd day of May 2013.



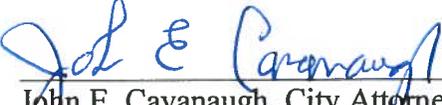
Ike Bootsma, Mayor

Attest:



Ariel Berry, Assistant City Clerk
Hall

Approved as to form:



John E. Cavanaugh, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Ariel M. Hall, Assistant City Clerk of the City of Eastvale, do hereby certify that the foregoing Ordinance Number 2013-09 was duly and regularly adopted by the City Council of the City of Eastvale at a regular meeting held the 22nd day of May, 2013, by the following called vote:

AYES: Council Members Welch, Howell, DeGrandpre, Mayor Pro Tem Rush
Mayor Bootsma

NOES: None

ABSENT: None

ABSTAIN: None



Ariel M. Hall, Assistant City Clerk

Exhibit A – Zoning Code Updates



Land Use	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-6	R-T	Special Provisions
Residential Uses												
Agricultural Workers Housing ⁶	P	P	P	C								
Bungalow Courts						P	P					
Congregate Care Facilities (7 or more persons)						C	C					Section 4.3
Dwelling, Multiple Family						P	P	P		P		
Dwelling, Second Unit	P	P	P	P	P	P	P	P			P	Section 4.1
Dwelling, Single Family	P	P	P	P	P	P	P	P			P	
Dwelling, Two Family						P	P			P		
Family Day Care, Large			P	P	P	P	P	P	P	P	P	Section 1.5
Family Day Care, Small			P	P	P	P	P	P	P	P	P	
Group Homes (6 or fewer persons)			P	P	P	P	P	P	P	P	P	
Home Occupations	P	P	P	P	P	P	P	P	P		P	Section 4.4
Mobile Home Parks	C		C	C	C	C	C	C		C	C	Section 4.2
Mobile Home	P	P	P	P	P	P	P	P			P	Section 4.2
Planned Residential Developments			P			P	P			P		Section 4.5
Restricted Single-Family Residential Subdivisions						P	P					
Senior Housing							P			P		
Supportive and Transitional Housing			P	P	P	P	P	P	P	P	P	

C. Development Standards

The following development standards are applicable to the agricultural and residential zones. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) are intended to assist property owners and project designers in understanding the City’s minimum requirements and expectations for high-quality development.

TABLE 3.2-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL AND AGRICULTURAL ZONES

Development Standards	A-1	A-2	R-A	R-R	R-1	R-2	R-3	PRD	R-5	R-T
Lot Dimensions										
Lot Size per Dwelling	--	--	--	--	--	--	--	--	--	8
Minimum Lot Size	20,000sf	20,000sf	20,000sf	21,780sf ²	7200sf ²	7200sf ²	7200sf ²	--	--	5,000sf ²
Minimum Lot Width	100ft	100ft	100ft	80ft	60ft ³	65ft ³	60ft ³	--	--	9
Minimum Lot Depth	150ft	150ft	150ft	150ft	100ft	100ft	100ft	--	--	9
Setbacks										
Front	20ft	20ft	20ft	20ft	20ft ⁴	20ft ^{4,10}	10ft ^{4,10}	--	50ft ⁴	9
Side – Interior	5ft	10ft	10ft	10ft	5ft ⁴	5ft ^{4,7}	5ft ^{4,7}	--	50ft ⁴	9
Side – Street	5ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,5}	5ft ^{4,5}	--	50ft ⁴	9
Rear	10ft	10ft	10ft	10ft	10ft ⁴	10ft ^{4,10}	5	--	50ft ⁴	9
Separation	--	--	--	--	--	10/15/20ft ⁶	--	--	20ft	9
Height										
Primary Building	40ft	40ft	40ft	40ft	40ft	40ft	50ft	--	50ft	35ft
Primary Building (per Section 5.1)	75ft	75ft	75ft	75ft	75ft	75ft	75ft	--	75ft	75ft
Maximum Lot Coverage	--	--	--	--	--	--	--	--	--	--
Density	Established by the Eastvale General Plan, Land Use Map									

Note to the reader: prior to adoption of this Code, the PRD zone was referred to as the R-4 zone. In addition to these development standards, the standards of the Countywide Design Guidelines adopted by the City shall also apply. In the event of a conflict between this Zoning Code and the Countywide Design Guidelines, the more stringent standard shall apply.

City of Eastvale • Zoning Code, Chapter 3

Land Use	C-1/C-P	C-P-S	G-O	I-P	M-SC	M-M	M-H	W-1	Special Provisions
Parcel Delivery Services				P	P	P	P		
Petroleum and Bulk Fuel Storage, above ground					C	C	C		
Printers or Publishers	P	P		P	P	P	P		
Professional Offices	P	P	P	P	P	P	P		
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes	C	C		P					
Sex-oriented Businesses	Subject to the provisions of the Eastvale Municipal Code								
Stations, Bus, Railroad and Taxi	P	P							
Tire Recapping							P		
Tire Sales and Service, not including recapping	P	C		P					
Trailer and Boat Storage	P								
Travel Trailers and Recreational Vehicle Sales and Service		C							
Truck and Trailer Sales and Rental					P	P	P		
Truck Service	C	C			P	P	P		
Public and Quasi-Public Uses									
Airports				C	C	C	C		
Ambulance Services	C	C		P	P	P	P		
Cemeteries, Crematories and Mausoleums					C	C			
Communications and Microwave Installations					P	P	P		Section 4.14
Fire and Police Stations				P	P	P	P		
Hazardous Waste Facilities							C		
Heliports	C	C		C	P	P	P		

Section 5.2 Yard Measurements

A. Yard and Setback Regulations

1. **Required yard area.** Except as otherwise specified in this Zoning Code, required yard areas shall be kept free of buildings and structures. Building overhangs, bay windows, and other such elements may intrude as permitted (see Figure 5.2-1 Lot and Yard Types).
2. **Lots abutting two or more streets.** In the case of a lot abutting two or more streets, the main buildings and accessory buildings shall be erected so as not to encroach upon the required yards of any of the streets (see Figure 5.2-1 Lot and Yard Types).
3. **Through lots.** Where a through lot has a depth of 125 feet or more, said lot may be treated as two lots, with the rear line of each approximately equidistant from the front lot lines, provided all the yard requirements are met (see Figure 5.2-1 Lot and Yard Types).
4. **Lot area, depth, width, and setback reduction.** Where a lot area or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for a highway, road, drain, or other public purpose or as a result of dedication pursuant to a condition of approval, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.
5. **Setback measurement.** The setback of all buildings and structures shall be determined by the exterior boundaries of the streets and highways and their proposed widening and extensions as indicated on the Circulation Plan Roadway System and Sizing Map of the City's General Plan. The width of any street or highway which does not appear in the Circulation Plan shall be determined from the standards for street widths and improvements set forth in the City's Development Standards.

See Chapter 3, Sections 3.2 and 3.3 for more detailed yard and setback requirements and refer to Chapter 6 for definitions and illustrations of lot types.

B. Yard Encroachments

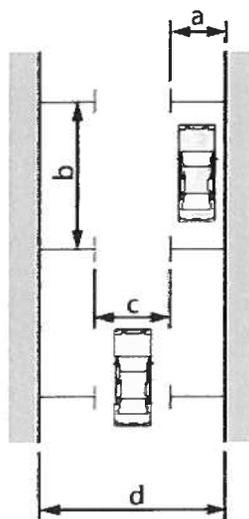
Where yards are required by this code, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

1. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet and/or into the required rear yard a distance not to exceed five (5) feet.
2. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard a distance not to exceed one (1) foot. Eaves, not including patio cover eaves, may extend three (3) feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five (5) feet and its depth does not exceed twenty (20) feet.
3. Detached accessory structures as identified in Section 5.12 Accessory Structures.
4. Window bays, including roof overhangs, having a minimum surface area of 50 percent glass, may encroach twenty-four (24) inches into the required yard area when the finished floor of the window bay is at least fifteen (15) inches above the finished floor of the room.

Table 5.6-2: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"*	30'
9'-6"	24'-0"	12'-0"*	31'
10'-0"	24'-0"	12'-0"*	32'

*One-way

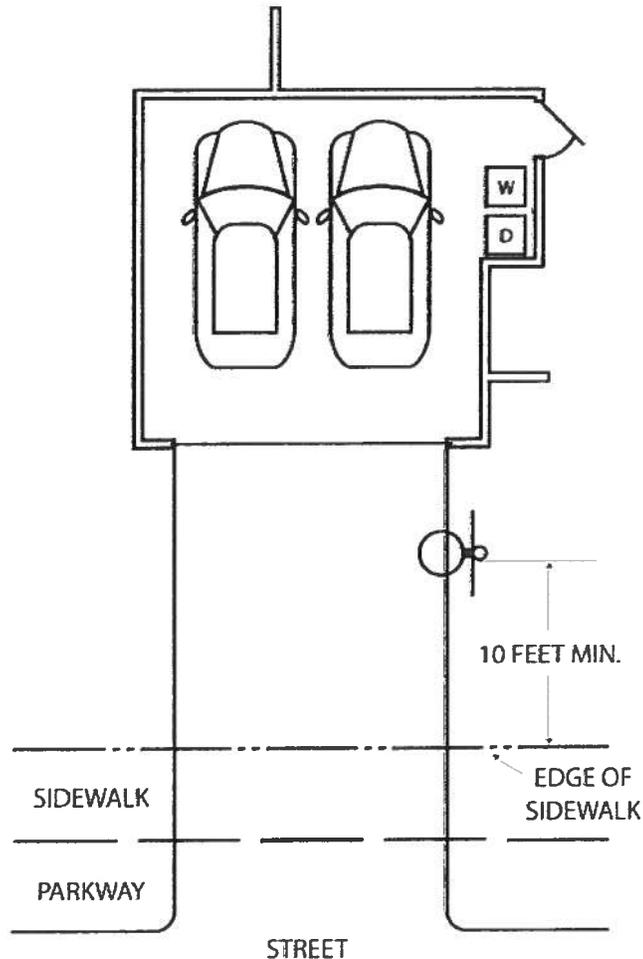
Figure 5.6-2: Parallel Parking Space and Drive Aisle Dimensions

- c. **Compact parking spaces.** Up to 20 percent of the total required parking spaces may be sized for compact cars. Compact car parking spaces shall be clearly marked "COMPACT CARS ONLY". Compact car parking spaces and aisles may be reduced from the dimensions listed in the figures and tables in Section 5.6.D.1.b as follows:
- 1) Parking space width may be reduced by no more than one-half foot.
 - 2) Parking space length may be reduced by no more than two feet.
 - 3) When an entire section of the parking area is restricted to compact car parking, and the parking spaces are at a 90 degree angle to the aisle, the aisle width may be reduced to 23 feet.
- d. **Off-street parking for private residences.** Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:
- 4) Any vehicle, trailer, or vessel which is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard within a residential zoning district or neighborhood;

- c. Trash, garbage, recycling or green waste containers (cans, bins, boxes or other such containers) shall not be kept in any front yard, driveway, walkway, sidewalk, street or right-of-way for more than thirty-six (36) sequential hours in any seven (7)-day period, including trash and recycling pick-up day. Trash containers used for construction or remodeling of the property shall be exempt provided that they are removed within forty-five (45) days following issuance of building permits, unless additional time is granted or approved by the Department of Building and Safety;
- d. For single-family residential developments, the trash or recycling containers shall be stored in garage, side yard, or rear yard, in a manner that they are not visible from any public street;
- e. For multifamily residential developments, the trash enclosures shall be constructed of sturdy and opaque materials (with trash receptacles screened from public view) that are in harmony with the architecture and materials of the main buildings;
- f. Permanent basketball goals shall not be permitted in or upon any street, sidewalk or public right of way. Basketball goals may be permanently installed to the home and basketball goals may be permanently installed in the front yard, street side yard, rear yard, or adjacent to the driveway of private property subject to the locational requirements specified in subsection g below. For the purpose of this subsection, the following definitions apply:
 - 1. "Basketball goal" or "hoop" means, except where the context clearly indicates some specific part, any part of a back-board, hoop, net, or supporting apparatus.
- g. To ensure the safety of players and the public, permanent equipment shall be properly maintained. The following standards apply to the permanent installation of basketball goals permitted under subsection f:
 - 1. For front yards, unenclosed street side yards, or unenclosed rear yards abutting a street, basketball goals must be located so that the distance from the supporting apparatus to the edge of the sidewalk closest to the home is at least ten (10) feet.
 - 2. For street side yards and rear yards fully enclosed by a fence or wall 5 feet in height or more, basketball goals may be located anywhere within the enclosed portion of the street side yard or rear yard, provided that no portion of the basketball goal extends beyond the fence or wall.
 - 3. No part of a permanent supporting apparatus may be located in the driveway.

The figure below illustrates these standards.

Basketball Goal Location Standards



- h. Moveable recreational equipment, including but not limited to basketball goals, may be placed for use in a front yard, street side yard, or rear yard abutting a street, on the driveway or any other appropriate surface which is permitted by this Zoning Code, provided that the minimum distance specified above is maintained. Moveable recreational equipment, including but not limited to basketball goals, may be used in any side or rear yard area, provided that enough space is provided for the safe use of the equipment.

2. Parking

- a. No vehicle shall be parked upon a public street for more than seventy-two (72) consecutive hours within a radius of five hundred (500) yards and shall be subject to citation and/or removal by the City as provided for in state law;
- b. No person shall construct, repair, grease, lubricate, or dismantle any vehicle, or any part thereof, upon a public street, sidewalk or right-of-way, except for temporary emergency purposes;
- c. No vehicle, such as a car, truck, or motorized bike, shall be parked in any landscaped area, but may be parked in a garage or carport, or upon driveway or other improved parking area;

Section 5.12 Accessory Structures

A. Applicability

The regulations and standards contained in this section shall apply to Accessory Structures as defined in Chapter 6 Glossary. These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with the permit requirements of, Chapter 3 Zoning District Regulations and Chapter 4 Standards Related to Specific Uses. Specifically, this section covers those accessory uses within the Residential Uses land use category. Other land use categories are addressed in other chapters of this code.

B. Permit Requirements

Except as otherwise exempt below, the majority of accessory structures governed by this section shall go through a simple plan check (Zoning Clearance) at the time a building permit is issued to ensure compliance with applicable regulations. However, in accordance with Section 2.1 Development Review, some larger, enclosed accessory structures may require Development Review permit approval to ensure compliance with all applicable provisions of this code.

C. Development Standards

The development standards in this section are intended to supplement the standards in the underlying Base Zoning District for accessory structures. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply.

1. The total square footage of all accessory structures on a single parcel, except swimming pools, shall not exceed 50 percent of the habitable floor area of the primary residential dwelling on the same parcel.
2. Not more than 30 percent of the required rear yard shall be occupied by accessory structures, not including patio covers.
3. The appropriate approving authority may apply additional conditions to a Conditional Use Permit relative, but not limited to, dwelling size, location, access, height, etc., if special circumstances arise requiring such mitigation of anticipated adverse impacts to neighboring residences.
4. Accessory structures must be constructed in conjunction with or subsequent to construction of the primary building(s) on the site.
5. Proposed structures must meet the development standards outlined in Table 5.12-1. Unless otherwise described in the table, all accessory structures must meet the setbacks in the "General" category.

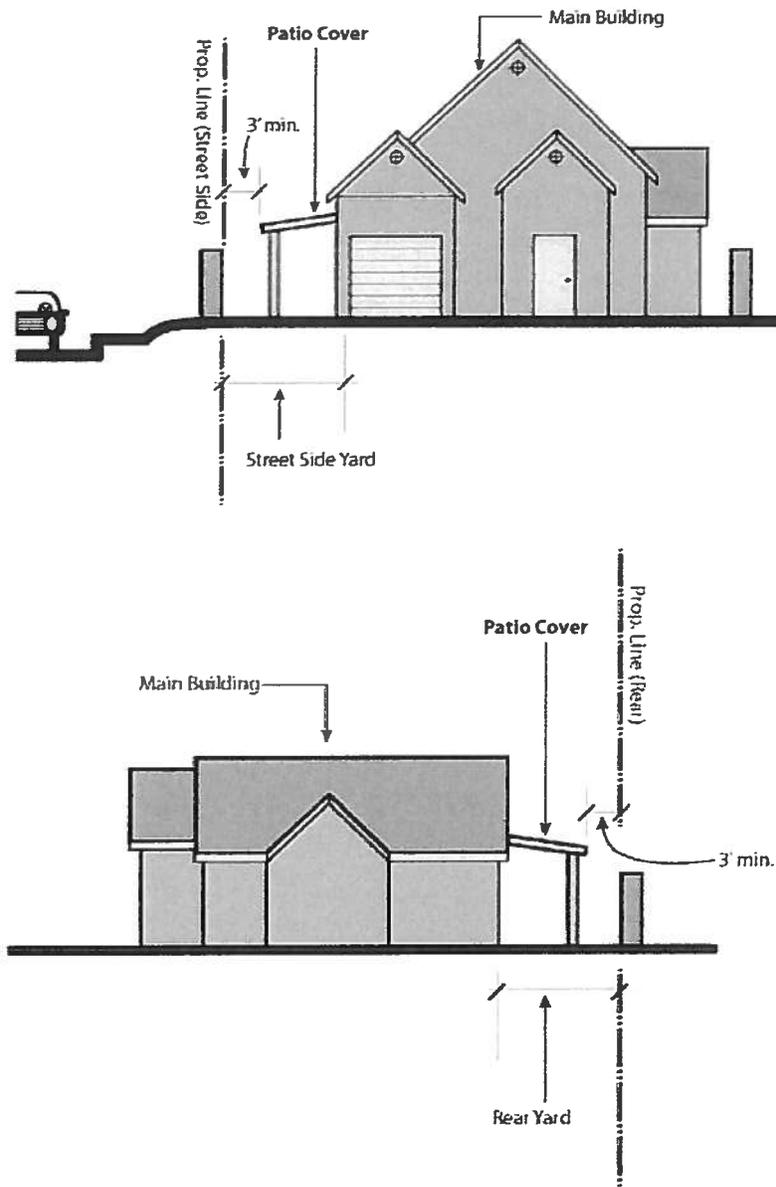
Table 5.12-1: Development Standards for Accessory Structures

Accessory Use Category	Setback from				
	Front Property Line	Side Street Property Line	Interior Property Line	Rear Property Line	Building Separation
Small Accessory Structures < 120 sq. ft. and < 8 ft. tall (Combustible) ^{Note 1}	Note 2	12.5 ft.	3 ft.	3 ft.	6 ft.
Small Accessory Structures < 120 sq.ft. and < 8 ft. tall (Non-combustible) ^{Note 1}	Note 2	None	None	None	None
General Accessory Structures >= 120 sq. ft. or >= 8 ft. tall	Note 2	12.5 ft.	3 ft.	3 ft.	6 ft.
Patio covers ^{Note 3}	Note 2	Note 4	Note 5	3 ft. ^{Note 6}	As required by Building or Fire Code
Swimming pool or spa	Note 7	Note 7	3 ft	3 ft	None
Pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment	Note 7	Note 7	None	None	None
Pad < 8 inches tall	None	None	None	None	None

Notes:

1. Includes landscape features (e.g. garden gateways, gazebos, gates) and play equipment.
2. The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zoning district. On all lots, the accessory structures shall not be placed in front of the principal building. If located to the side of the principal building, the structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.
3. Patio covers shall not exceed 9 feet in height within the required rear or street side yard.
4. For street side yards not fully enclosed by a fence or wall of 5 feet in height or more, the minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zone district. For street side yards fully enclosed by a fence or wall of 5 feet in height or more, the minimum setback distance for patio covers, including eaves, shall be 3 feet measured from the wall or fence. See Figure 5.12-1 Patio Cover Encroachment.
5. The minimum setback distance shall be the same as the minimum setback distance for the primary structure in the underlying zone district.
6. Minimum setback distance for patio covers, including eaves. See Figure 5.12-1 Patio Cover Encroachment.
7. Swimming pools, spas, pool slides, diving boards, and ground-mounted heaters/filters/pumps and related equipment may not be located within the required front or side street yard.

Figure 5.12-1 Patio Cover Encroachment



Nonconforming Use. The use of a building or land that was legal when established, but because of the adoption or amendment of this code conflicts with the provisions of this code applicable to the district in which such use is located.

Nonprofit Clubs. Nonprofit community centers, social halls, churches, parks, and community recreation facilities, including but not limited to swimming pools, and golf courses and the normal accessory uses thereto.

Occupancy, Change of. A discontinuance of an existing use, and substitution thereof, of a use of a different kind or class.

Occupied. Used, arranged, converted to, rented, leased, or intended to be occupied.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, and zoos).

Outdoor Film Studios. A facility utilizing on-site indoor and outdoor locations for the filming of motion pictures, television programs, and music videos. Outdoor film studios may provide limited housing for temporary use during such filming operations. This definition does not include permanent production facilities such as would be used for film processing or editing, although sound recording or dubbing shall be allowed.

Outdoor Lighting. Outside illuminating devices that are electrically powered and used to light yards, building façades, patios, balconies, building overhangs, open canopies, parking sheds, landscaping, walkways, and driveways.

Outdoor Storage. Any outside storage of material including but not limited to: lumber, auto parts, appliances, pipe, drums, machinery, furniture, building materials, work tools, or other items or substances. Items stored under a carport, awning, or patio shall be considered outside storage.

Overlay Zone. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

Parking Area. Any area for the parking of a motor vehicle, plus those additional areas required to provide ingress to and egress from the parking area.

Patio Cover. A structure attached to the main building and fully unenclosed on all sides except the side which is the main building or detached from the main building and fully unenclosed on all sides. The roof of the patio cover may be fully or partially enclosed. The unenclosed sides of the patio cover structure must remain unenclosed and shall not be covered with any permanent or semi-permanent material including, but not limited to, insect screening, transparent plastic, or lattice.

Pen-Fed Beef Cattle Operations. Six (6) or more beef cattle per acre being fed or fattened for marketing purposes whether the owner or operator performs the feeding service for himself or others. (Dairy herd replacements are not considered beef cattle.)