

ORDINANCE NO. 369

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURON AMENDING TITLE 17 OF THE HURON MUNICIPAL CODE AND THE ACOMMPANYING ZONING ORDINANCE MAP

THAT CITY COUNCIL OF THE CITY OF HURON DOES ORDAIN AS FOLLOWS:

Section 1: Title 17 of the Huron Municipal Code amending Chapters 17.01 to 17.79, inclusive as hereto attached and including the Zoning Map.

Section 2: This Title 17 shall supersede all previous editions of the Huron Zoning Ordinance and shall be the Official Zoning Ordinance for the City of Huron.

Section 3: This Ordinance shall take effect thirty (30) days after passage. Prior to the expiration of fifteen (15) days from the passage thereof, notice of this Ordinance shall be published once in a local paper of general circulation and delivered within Huron, Fresno County, California, together with the names of the members of the City Council voting for and against this matter.

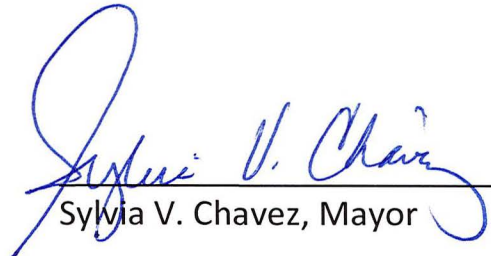
PASSED AND ADOPTED at a regular meeting of the Huron City Council on the 6th day of April, 2016, by the following roll call vote:

AYES: Tamayo, Solorio, Pimentel, Plasencia, Chavez

NOES: 0

ABSENT: 0

ABSTAIN: 0


Sylvia V. Chavez, Mayor

ATTEST:


Juanita M. Veliz, City Clerk

Chapter 17.03
DEFINITIONS

Sections:

17.3.1 CONSTRUCTION

17.3.2 DEFINITIONS

17.3.1 DEFINITIONS.

Density Bonus. ~~A density increase over the otherwise maximum residential density allowable by the applicable General Plan land use category.~~ Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.

Family. ~~An individual, or Any 2 or more persons related by blood, marriage or legal adoption, or a group of not more than 6 persons who are not so related~~ living together as a single housekeeping unit.

~~Farm Labor Camp. The same as "Labor Camp, Farm."~~

~~Farmworker Housing, Permanent. The same as Labor Camp, Permanent~~

~~Farmworker Housing, Migrant. The same as Labor Camp, Temporary~~

~~Farm Labor Housing, Contract Labor. Living quarters, either single family or group housing, provided by a labor contractor for farm laborers which are not full-time farm employees on lands owned or leased by the owner of the living quarters.~~

~~Farm Labor Housing, On-site Employee. Living quarter, either single family or group housing, provided for full-time farm laborers employed on the site or on lands owned or leased by the owner of the living quarters.~~

~~Labor Camp, Permanent Farm. Living quarters, dwellings, boarding houses, bunkhouses, automobile trailers or other permanent housing accommodations, maintained in connection with any farm work of five (5) or more farm employees.~~

~~Labor Camp, Temporary Farm. Living quarters such as tents or automobile trailers temporarily maintained in connection with any farm work or place where farm work is being performed on the premises, provided for the camping of five (5) or more temporary farm~~

~~employees. Such camp shall be occupied or used for a period not to exceed ninety (90) consecutive days.~~

Farmworker/Employee Housing. In compliance with the Employee Housing Act, farmworker housing up to 12 units or 36 beds are considered an agricultural use and permitted in any zone that permits agricultural uses and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.

~~**Homeless Shelter. Housing for short term (from 3 to 90 days) shelter, including shower facilities and meal service.**~~

Patio, Covered. The same as Structure, **but not the same as a Temporary Accessory Parking Structure.**

Permanent Storage. The storage of motor vehicles, trailers, airplanes, boats, parts thereof, or building materials for a period of forty-eight (48) or more consecutive hours.

Permit. Written governmental permission issued by an authorized official empowering the holder thereof to do some act not forbidden by law but not allowed without such authorization.

Permitted Use. Any use allowed in a land use zoning district and subject to the provisions applicable to that district.

Person. Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, State of California, and its political subdivisions or instrumentality's, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Pets. See Household Pets.

Permanent. To endure, remain or to continue without fundamental or marked change. **Pharmacy.** See Drug Store.

Planning Commission. Hearing and review body established by City of Huron.

Planning Department. The Planning Department for the City of Huron or his/her designee.

Planned Residential Development (PRD) or Planned Unit Development (PUD). A type of development characterized by comprehensive planning for the project as a whole, clustering of structures to preserve usable open space and other natural features, and a mixture of housing types within the prescribed densities.

Plot. A single unit parcel of land; or a parcel of land that can be identified and referenced to a recorded plat or map.

Plot Plan. A plan graphically describing proposed and existing buildings, structures, lot lines, and other required information submitted in conjunction with an application for discretionary or ministerial review and approval.

Pole Sign. A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet (6') or more above grade.

Political Sign. A temporary sign directly associated with national, state, or local

elections. Portable Sign. A sign that is not permanently affixed to a structure or ground.

Poultry Ranch. The raising, breeding, hatching of poultry for

commercial purposes. Pg. 17.03-28

Temporary Structure. A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. Does not include Temporary Accessory Parking Structure.

Temporary Use. A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period.

Tire, Battery and Accessory Parts Retail Sales and Service Store. An occupancy for the retail sale and installation of automobile tires, batteries and other automobile parts and accessories wherein all activity including storage, shall be conducted completely within a building designed and intended for this purpose. Such occupancy shall exclude the sale and installation of differential and transmission assemblies, engine blocks or heads, and similar hard parts and radiators, and shall also exclude machine work, tire recapping, retreading, rebuilding, and vulcanizing, battery repair or rebuilding, or general automobile repair, except as permitted in an automobile service station.

Towing Service. An entity that operates a service to transfer a vehicle, boat or other motorized machine from one point to another by use of a tow truck. A tow truck as defined in Section 615 of the California Vehicle Code. Also includes slide back carriers and wheel lift vehicles.

Traffic Safety Sight Area. A space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited. (See Site Triangle)

Trailer. A structure mounted on wheels, towed or hauled by another vehicle, and use for short-term human occupancy, carrying materials, goods, or objects or as a temporary office.

Trailer Court. Travel Trailer and Recreational Vehicle Park.

Trailer Sales and Service Lot. An open area where trailers or mobilehomes are sold, leased or rented, but where no repairs, repainting or remodeling are done and where no trailers or mobilehomes are occupied as a dwelling.

Transfer/Processing Station. Includes those facilities utilized to receive solid wastes, temporarily store, separate, convert, or otherwise process the materials in the solid wastes, or to transfer the solid wastes directly from smaller to larger vehicles for transport. Transfer station does not include any facility with the principal function of which is to receive, store, separate, convert, or otherwise process, in accordance with State minimum standards, manure; nor does it include any facility, with the principal function of which is to receive, store, convert, or otherwise process wastes which have already been separated for reuse and are not intended for disposal.

Transfer Station Large Volume. A transfer station which receives more than one hundred (100) cubic yards of waste per operating day.

Transfer Station, Small Volume. A transfer station which receive less than one hundred (100) cubic yards of waste per operating day.

Transient Basis. A continuous period of thirty (30) days or less.

Transitional Housing. Longer-term housing than Homeless Shelters offering additional services rendered to meet needs of recovery, life skills training, education, job training, job placement, and/or child care.

Travel Trailer. A portable unit mounted on wheels and of such a size and weight as not to require special highway movement permits when drawn by a motor vehicle, and for human habitation for recreational or temporary occupancy.

Travel Trailer Park. See Recreational

Vehicle Park. Triplex. See Dwelling,

Triplex.

Truck Parking. The parking of trucks including “Bob Tail” trucks in the rear yard only, but restricting five (5) ton or greater diesel trucks or rigs in designated districts. All other trucks, allowed on streets or lots in conformance with City regulations.

Truck Repair. A commercial activity engaged in the service and repair of trucks, including truck tire repair.

Truck Service Station. An occupancy which provides especially for the servicing of trucks with incidental operations similar to those permitted for “Automobile service station.”

Use. The purpose (type and extent) for which land or a building is arranged, designed or intended, or for which either land or a structure is occupied or maintained.

Utility Easement. See Easement.

Variance. A discretionary entitlement which permits the departure from the strict application of the development standards contained in this Zoning Ordinance.

Variety Store. A retail store that sells inexpensive items, often with a single price for all items in the store. Typical merchandise includes cleaning supplies, toys, household goods and gardening equipment.

Vehicle Sign. A sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or an activity or business located on such property.

Vehicle Tow Services Franchise Agreement. A document which sets forth the terms and conditions of an agreement between the Operator and the Huron Police Department.

Wading Pools. A shallow pool of permanent or portable construction used by children for wading. Washroom. A room equipped with washing and toilet facilities.

Wall. Any structure or device forming a physical barrier, which is so constructed that fifty (50) percent or more of the vertical surface is closed and prevents the passage of light, air and vision through said surface in a horizontal plane.

Wall Sign. A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface

of, the sign and which does not project more than eighteen inches (18") from such building or structure.

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Yard, Front Determination. The narrowest portion of the lot abutting a street. In no case shall the front yard be determined by the placement of a structure, or include an alley accessway or railroad right-of-way.

Yard, Front. An area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front yard in residential land use districts, while the longest street frontage shall be the front yard in commercial/industrial land use districts.

Yard, Impound. ~~The outside storage of autos, trucks, or other vehicles for commercial purposes.~~ **A fenced and screened from public view area solely for the storage of vehicles (automobiles, trucks or any other motorized vehicle) impounded by either the CHP or Huron Police Department. The impound yard shall meet the CHP and Huron Towing Ordinance criteria.**

Yard, Interior Side. An area extending from the required front yard or, where there is no required front yard, from the front lot line to the required rear yard or, where there is no required rear yard, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

Yard, Junk. The storage and dismantling of autos, trucks, or other machinery for commercial purposes. Includes salvage yards and dismantling yards.

Yard, Rear. A yard extending across the full width of the lot between the rear lot line and the nearest line or point of the main building or of any accessory building or structure. On flag lots, the rear yard location shall be determined through project review.

Yard, Side of Street. An area extending from the required front yard or, where there is no required front yard, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

Zero Lot Line. The location of a structure on a lot in such a manner that 1 or more of the structure's sides rest directly on a lot line.

Zone. See District, as defined and described in this title.

Zone Modification. Permission for minor departures from the literal requirements of the Zoning Ordinance.

Zoning. Dividing of the City into districts and the establishments of regulations governing the use, placement, spacing, and size of land and buildings.

Zoning District. A specifically delineated area or zone in the City within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

Zoning District, Change of. The legislative act of removing one (1) or more parcels of land from one (1) zoning district and placing them in another zoning district on the official zone map of the City of Huron.

Chapter 17.25
SERVICE COMMERCIAL (C-S) ZONE

Sections:

- 17.25.1 PURPOSE & APPLICATION
- 17.25.2 PERMITTED USES
- 17.25.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.25.4 PROHIBITED USES
- 17.25.5 MINIMUM LOT SIZE
- 17.25.6 MINIMUM LOT AREA PER DWELLING UNIT
- 17.25.7 YARDS AND SETBACKS
- 17.25.8 HEIGHT LIMITS
- 17.25.9 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.25.10 PARKING
- 17.25.11 SIGNS
- 17.25.12 LANDSCAPING
- 17.25.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.25.1 PURPOSE AND APPLICATION. The Service Commercial designation provides ~~for commercial areas~~ for a mix of retail and non-retail commercial **that is higher in intensity than Community Commercial.** Such uses may have characteristics that require ~~isolation or separation from residential or other commercial uses~~ **visual and physical accessibility from a main street, specifically Lassen Avenue/SR 269 and in some instances need to be separated from residential areas. —and uses that make up the latter** include, but are not limited to ~~automotive body shops, car repair garages, contractors' yards~~ **vehicle towing services, smog testing (test only) centers, tire shops, and etc. Retail uses that will benefit from main street (Lassen Avenue/SR 269) access and visibility include, but are not limited to, automotive parts stores, Public facilities**

including City Hall, police or fire departments; department stores, variety stores, hardware, grocery and ~~pharmaceutical stores~~ pharmacies, medical clinics and offices fast food and drive through restaurants and etc. This commercial designation should be applied adjacent to other commercial and/or industrial areas **or by Conditional Use Permit adjacent to residential areas. Automotive repair shops (including body work), smog centers with repair services and etc. are permitted conditionally. Multi-Family housing is a permitted use provided that no significant environmental conditions will be created and the development standards of Section 17.13 are implemented.**

17.25.2 **PERMITTED USES.** The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.

17.25.3 **USES PERMITTED WITH A CONDITIONAL USE PERMIT.** The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards set out in Chapter 17.51 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.

The C-S district has been set forth to serve as the central trading area of the community.

17.25.4 **PROHIBITED USES.** All other uses not permitted by Sections 17.25.02 and 17.25.03 are prohibited.

17.25.5 **MINIMUM LOT SIZE.** See Table 17-2.

17.25.6 **MINIMUM LOT AREA PER DWELLING UNIT.** See Table 17-2.

- 17.25.7 YARDS AND SETBACKS. See Table 17-2.
- 17.25.8 HEIGHT LIMITS. See Table 17-2.
- 17.25.9 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.
- 17.25.10 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.25.11 SIGNS. The following signs are permitted in accordance with Chapter 17.61 of this Ordinance:
- A. Temporary real estate signs (not to exceed 8 square feet).
 - B. Temporary construction signs.
 - C. Temporary political signs.
 - D. Wall signs not to exceed 5 percent of building face area (on site identification only).
 - E. Monument signs not to exceed 5 feet in height and 35 square feet, of cumulative copy area (on site only).
 - F. Free Standing Signs are permitted and are subject to Planning Commission Review and approval. See Table 17-6 for site sign information.**
- The maximum permitted area of all signs shall not exceed one half (½) square foot for each lineal foot of public street frontage.
- 17.25.12 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.25.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. All development in the C-S zone shall comply with the minimum standards set out in Chapter 17.51 of this Ordinance.
 - B. Development in the C-S zone shall comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.

Sections:

Chapter 17.26

COMMUNITY COMMERCIAL (C-C) DISTRICT

- 17.26.1 PURPOSE & APPLICATION
- 17.26.2 PERMITTED USES
- 17.26.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.26.4 PROHIBITED USES
- 17.26.5 MINIMUM LOT SIZE
- 17.26.6 MINIMUM LOT AREA PER DWELLING UNIT
- 17.26.7 YARDS AND SETBACKS
- 17.26.8 HEIGHT LIMITS
- 17.26.9 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.26.10 PARKING
- 17.26.11 SIGNS
- 17.26.12 LANDSCAPING
- 17.26.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.26.1 PURPOSE AND APPLICATION. The purpose of this district is to provide **lower intensity commercial** sites for a wide range of commercial and office uses which are diverse, visually pleasing, convenient in terms of parking and access, attractive, and used by citizens of Huron as well as visitors to the area. **The Community Commercial zone is intended to form a buffer between the more intensive Service Commercial zone and residential areas.**
- 17.26.2 PERMITTED USES. The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted.
- 17.26.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditional and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.
- 17.26.4 PROHIBITED USES. All other uses not permitted by Sections 17.26.02 and 17.26.03 are prohibited.
- 17.26.5 MINIMUM LOT SIZE. See Table 17-2.
- 17.26.6 MINIMUM LOT AREA PER DWELLING UNIT. See Table 17-2.
- 17.26.7 YARDS AND SETBACKS. See Table 17-2.
- 17.26.8 HEIGHT LIMITS. See Table 17-2.
- 17.26.9 MINIMUM DISTANCE BETWEEN STRUCTURES.

See Table 17-2. Pg. 17.26-1

2. Sit-down restaurants whose predominant function is the service of food and where the on-site sale of alcoholic beverages is incidental or secondary to the sale of food, are exempt from the requirement of a Conditional Use Permit. An incidental bar or lounge may be allowed for the convenience of dining patrons. If the bar area exceeds 25 percent of the floor area a Conditional Use Permit shall be required.

C. Automobile and Automobile Accessory Sales, Parts and Service

New and used automobile sales and service dealerships and auto service centers in the City shall conform to this Zoning Ordinance. All auto related uses shall be constructed in the following manner:

1. All parts, accessories, etc., shall be stored within a fully enclosed structure;
2. Service and associated car storage areas shall be completely screened from public view;
3. All on-site lighting shall be stationary and directed away from adjoining properties and public rights-of-way;
4. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 17.51;
5. All on-site signage shall comply with the provisions of Chapter 17.61 Sign Standards;
6. All loading and unloading of vehicles shall occur on-site and not in the adjoining streets or alleys;
7. All vehicles associated with the business shall be parked or stored on site and not in adjoining streets, alleys or on landscaped areas (in contrast to planned, hardscape areas for display of vehicles);
8. **Vehicles being repaired shall not be stored outdoors on site during non business hours beyond temporary vehicle staging and loading/unloading from a vehicle carrier or tow truck as long as the vehicle does not block property ingress/egress and create a safety hazard.**
9. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces;
- 10.** No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way;

Sections:

Chapter 17.30

LIGHT INDUSTRIAL (M-L) ZONE

- 17.30.1 PURPOSE & APPLICATION
- 17.30.2 PERMITTED USES
- 17.30.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.30.4 PROHIBITED USES
- 17.30.5 MINIMUM LOT SIZE
- 17.30.6 YARDS AND SETBACKS
- 17.30.7 HEIGHT LIMITS
- 17.30.8 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.30.9 PARKING
- 17.30.10 SIGNS
- 17.30.11 LANDSCAPING
- 17.30.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.30.1 PURPOSE AND APPLICATION. This district is intended to reserve appropriately located areas for various types of processing, assembly, storage and manufacturing uses and related activities; protect such areas from intrusion by residential or inharmonious commercial uses; regulate and control hazardous or objectionable influences incidental to certain industrial uses; and provide areas with adequate space, access and separation from residential, commercial and public uses to promote modern industrial development. The development of any industrial use which utilizes or processes liquids or solids that are obnoxious or are hazardous shall be subject to a Conditional Use Permit. **Automobile wrecking yards and incidental auto sales attached to automobile wrecking yards are also subject to a Conditional Use Permit.** The Light Industrial Zone is intended for uses such as fabricating, assembly, research and development, electronics assembly, warehousing and other such similar uses which do not involve the manufacturing of finished product from raw materials. **Installation and operation of solar panels for public and private use is conditionally permitted in the Light Manufacturing Zone.** All work, materials, and equipment storage is generally conducted indoors so that noise, dust, fumes, odors, smoke or gas will not be emitted beyond the confines of the building. Light Industrial is also appropriate as a buffer between Heavy Industrial and nonindustrial uses and where the site is visible from residential areas or major streets. Special landscaping, enclosures, screening and other site development standards are applicable in the Light Industrial Zone.
- 17.30.2 PERMITTED USES. The uses as shown in Table 17-1 and all other determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.

17.30.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards set out

Pg. 17.30-1

Sections:

Chapter 17.31

HEAVY MANUFACTURING (M-H) ZONE

- 17.31.1 PURPOSE & APPLICATION
 - 17.31.2 PERMITTED USES
 - 17.31.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT
 - 17.31.4 PROHIBITED USES
 - 17.31.5 MINIMUM LOT SIZE
 - 17.31.6 YARDS AND SETBACKS
 - 17.31.7 HEIGHT LIMITS
 - 17.31.8 MINIMUM DISTANCE BETWEEN STRUCTURES
 - 17.31.9 PARKING
 - 17.31.10 SIGNS
 - 17.31.11 LANDSCAPING
 - 17.31.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.31.1 PURPOSE AND APPLICATION. The M-H general industrial district is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base. The Heavy Industrial Zone allows for a range of activities including manufacturing, wholesale distribution, storage and industrial uses involved in the manufacturing of finished product from raw material. **Installation and operation of solar panels for public and private use is permitted as well in the Heavy Manufacturing Zone.**
- 17.31.2 PERMITTED USES. The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.
- 17.31.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards set out in Chapter 17.51 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.
- 17.31.4 PROHIBITED USES. All other uses not permitted by Sections 17.31.02 and 17.31.03 are prohibited.
- 17.31.5 MINIMUM LOT SIZE. See Table 17-2.
- 17.31.6 YARDS AND SETBACKS. See Table 17-2.
- 17.31.7 HEIGHT LIMITS. See Table 17-2.
- 17.31.8 MINIMUM DISTANCE BETWEEN

STRUCTURES. See Table 17-2. Pg. 17.31-1

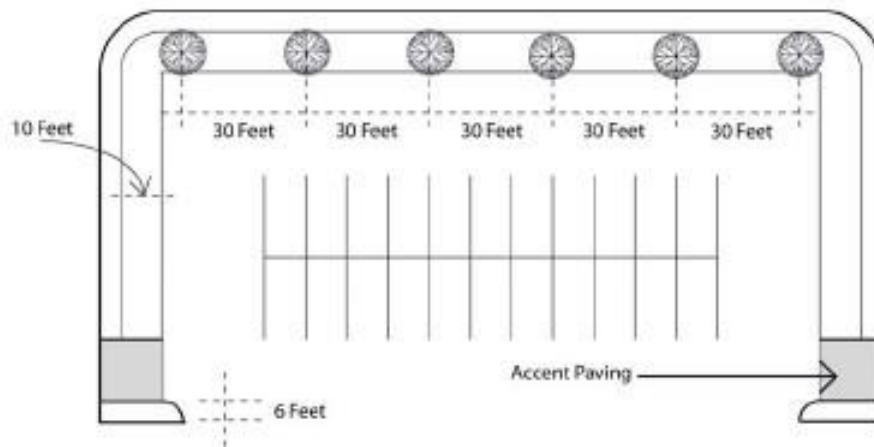
Sections:

Chapter 17.41

PUBLIC FACILITIES (P-F) ZONE

- 17.41.1 PURPOSE & APPLICATION
- 17.41.2 PERMITTED USES
- 17.41.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.41.4 PROHIBITED USES
- 17.41.5 MINIMUM LOT SIZE
- 17.41.6 YARDS AND SETBACKS
- 17.41.7 HEIGHT LIMITS
- 17.41.8 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.41.9 PARKING
- 17.41.10 SIGNS
- 17.41.11 LANDSCAPING
- 17.41.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS
- 17.41.1 PURPOSE AND APPLICATION. This designation includes areas owned and maintained by public or institutional agencies such as the city, schools, hospitals, and other special districts, **including but not limited to Solar Power Generation Facility Districts.**
- 17.41.2 PERMITTED USES. The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.
- 17.41.3 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.
- 17.41.4 PROHIBITED USES. All others uses not permitted by Section 17.41.02 and 17.41.03 are prohibited.
- 17.41.5 MINIMUM LOT SIZE. None required.
- 17.41.6 YARDS AND SETBACKS. See Table 17-2.
- 17.41.7 HEIGHT LIMITS. See Table 17-2.
- 17.41.8 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.
- 17.41.9 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.

- N. To increase parking lot landscaped area, a maximum of 3 feet of the parking stall depth may be landscaped in lieu of asphalt while maintaining the required parking dimensions.
- O. All parking structures shall be subject to approval by the Planning Department, and shall have a continuous 10 foot perimeter landscaping with trees every 30 lineal feet; points of ingress/egress shall include a minimum 6 foot wide landscaped island with accent paving in driveway; landscaping shall be permanently irrigated and maintained; and, lighting for the above ground deck shall not exceed 4 feet in height.



- P. A recreational vehicle may only be parked on a lot behind the front line of the house or in the case of a corner lot, behind the front line facing each street right-of-way, and shall be screened to a height of 6 feet from view of any public or private right-of-way. A recreational vehicle used as daily transportation may be parked overnight in driveways if it does not extend into the public right-of-way.
- Q. Recreational vehicles may be temporarily parked on private or public rights-of-way in front of residences for not more than 48 continuous hours for the purposes of loading and unloading.

R. Customer or employee parking spaces for a automobile service or repair facility shall not be used to store inoperable vehicles at any time. Vehicles in the process of service or repair can be parked in these spaces during normal business hours as long as a required number of parking spots for customers and/or employees (as per Table 17-5) remain available and no repairs or servicing activities are implemented in the parking area. Inoperable vehicles or vehicles in the process of service or repair shall not be parked or stored in alleys. Vehicles in the process of service or repair can be parked in areas within the subject parcel temporarily for vehicle staging (for purposes of vehicle arrangement in the shop) and/or loading or unloading of vehicles from a vehicle carrier or tow truck as long as on-site traffic patterns are not significantly disturbed or ingress/egress blocked (e.g. customers and employees can not enter or exit the property safely). No repair or

maintenance services shall be performed outside of the enclosed shop area. This includes but not limited to, engine and/or any portion of the vehicles drive or running gear installation or removal, body and fender work including but not limited to paint prep, sanding and painting, tire changing or any other major or minor repair or maintenance service.

S. Tow Trucks can be parked on-site as long as they do not interfere with ingress/egress and on-site traffic patterns in a way that affects the safety of customers, employees and the general public.

T. SECURITY. All parking facilities shall be designed, constructed and maintained with security as a priority to protect the safety of the users.

17.60.09 BICYCLE PARKING REQUIREMENTS. Bicycle parking shall be required for certain land and structural uses in order to eliminate bicycles from becoming obstacles in designated pedestrian areas. Bicycle parking spaces in the form of bicycle racks shall be provided in the following manner:

	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
Mobilehome or recreational vehicle park				C	P							
Multiple-family dwelling		C	p									
Nonresidential use located in an existing residential structure, when there is a change in exterior appearance of said structure	C											
Planned unit development				C	P							
Residential alcohol/substance abuse treatment faculty (6 or fewer)		C	C									
Subdivision sign, off site	C											
RECYCLING FACILITIES												
-Heavy Processing			C	P	P							
-Light Processing			P	P	P							
-Large Collection			C	P	P						C	
-Small Collection			P	P	P						P	
-Reverse Vending Machines (indoor only)		P	P	P							C	
-Temporary facilities (i.e.: recycling of Christmas trees, tree trimmings, etc.)			P	P				T			C	
-Household hazardous waste collection center				P	P			P				
-Storage, sorting, collection or bailing of iron, junk, paper, rags or scrap (not including auto dismantling)					P							
TRANSPORTATION FACILITIES												
Bus station		C										

Table 17-1-14