

7. For any amusement arcade within a shopping center, all partitioning walls shall consist of soundproof materials to alleviate noise transmission to neighboring businesses.

8. Male and female restrooms shall be provided on site. (Ord. 1633 §1(part), 1983).

### Chapter 18.28

#### P-C--COOLEY RANCH PLANNED COMMUNITY

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ARTICLE I. GENERAL  
DEVELOPMENT STANDARDS

18.28.005 Interpretation. Any land use proposal not specifically covered by this chapter shall be subject to the city zoning ordinance and approval by the planning commission and city council. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.010 Locations and boundaries. The locations and boundaries of the areas and land uses for residential, commercial, and industrial areas are approximate only and may be relocated, enlarged, or reduced provided such changes are approved by the planning director. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.015 Density levels. Maximum density levels as established in this document may be changed by mutual agreement between the city and the owner/developer without a change in this chapter. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.020 Mobile home park development. "Mobile home park development" is defined as areas indicated on a tentative tract map for development in which the net density is not over eight mobile homes per acre. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.025 Townhouse residential development. "Townhouse residential development" is defined as areas indicated on a tentative tract map for development in which the net density is not over fifteen units per acre. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.030 Apartment residential development. "Apartment residential development" is defined as areas indicated on a tentative tract map for development in which the net density is not over twenty-five units per acre. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.031 Planned unit developments. Planned unit developments are acceptable uses in all land use areas subject to the development standards specified in this chapter and all applicable state laws. A "planned unit development" is defined as a development composed of multiple units for sale or lease to organizations or individuals. Such fee simple or leasehold interest includes an undivided interest in the development's common elements (parking lot, landscaped areas, recreation facilities, etc.). (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.035 Telephone and electrical facilities. All on-site telephone and electrical lines of twelve KV or less will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.040 Maintenance. A. All structures will be maintained in a neat and orderly manner and kept in a good state of repair.

B. All permitted signs will be maintained in a neat and orderly manner and kept in a good state of repair.

C. All paved areas shall be maintained in a neat and orderly manner and kept in a good state of repair. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.045 Density increase. Density increase will be subject to a conditional use permit as provided in Chapter 18.32. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.050 Fences and walls. A. No fence or wall shall exceed twelve feet in height in the industrial areas. No fence or wall shall exceed six feet in height in the industrial office, commercial and residential areas.

B. No walls higher than three and one-half feet shall be located within the setback area paralleling a street right-of-way in any area.

C. Walls or fences of sheet or corrugated iron, steel, aluminum, asbestos, or security chain-link fencing are specifically prohibited, except that security chain-link fencing may be permitted when combined with aesthetic treatment, and that landscape screening is provided to break a continuous feeling of fencing. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.055 Refuse collection areas. A. All outdoor refuse collection areas shall be screened so that materials stored within these areas shall not be visible from streets, freeways, and adjacent properties and other on-site uses. The screening shall form a complete opaque screen up to a vertical height of eight feet.

B. Refuse collection shall not be permitted between street frontage and a building line. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.060 Outdoor storage. A. Unless the site is properly designed, screened, and approved by the planning director for outdoor storage, no outdoor storage will be permitted in any area.

B. Outdoor storage shall include all company owned and operated motor vehicles, except for passenger vehicles.

C. Where outdoor storage is permitted, materials stored and storage areas shall be enclosed by a solid wall as allowed in Section 18.29.050 in such a manner as to visually screen the storage area and its contents from streets, adjacent properties, and other on-site uses. Storage of materials will not be permitted above twelve feet in height, excepting subsection B of this section regarding outdoor storage. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.065 Open space in residential areas. A. Public Open Space. "Public open space" is defined as those areas between building sites, or within public right-of-way, specifically designated as greenbelt area, parks, pedestrian and bicycle paths, natural open space, and public recreation areas both landscaped and natural, available for use to the general public. It does not include open space within each building site which is not accessible to residents, the general public, and employees of the development as a whole.

B. Usable Open Space. "Usable open space" is defined as those landscaped open areas which do not exceed five percent slope, within the site and accessible to the residents of the site for recreational uses. Vehicular travel ways, parking spaces, and required setback areas shall not be included.

C. Usable Open Space in Residential Areas. In all residential areas a minimum of three hundred square feet per dwelling unit of usable open space shall be provided in a common area within the site for recreational uses of the residents. Balconies with a minimum width dimension of eight feet and walled patios with a minimum width dimension of ten feet may count up to one hundred fifty square feet of usable open space requirement.

D. Private and Public Recreation Facilities and Public Open Space. 1. For each one hundred residential units developed, whether on a single site or multiple sites, the owner/developer shall allot one-half acre for private and public recreation facilities and public open space in addition to the required usable open space provided on each site.

2. The owner/developer shall allocate a minimum of fifty percent of this acreage on site for private recreation and develop within it a swimming pool sufficient in size to accommodate the residents of one hundred dwelling units together with a sun deck or patio, and a cabana including showers and restrooms, complying with all building standards of the city.

a. Additionally, five thousand square feet shall be appropriately developed and fenced or screened for use as a children's play area in family-oriented units.

b. The private recreation area shall be contiguous to as much of the usable open space as possible under site conditions and configurations.

c. Other recreation facilities, such as tennis courts, shuffleboards, horseshoe pits, etc., are to be developed at the owner/developer's discretion, but when developed shall meet all applicable standards and regulations.

d. The owner/developer shall allocate fifty percent of this acreage off site for public recreation and

open space in conformance with the recreation element and open space element and general plan of the city.

e. When any site is adjacent to any greenbelt, bicycle or pedestrian path, the owner/developer shall be responsible for its full development and dedication to the city in the same manner as a public right-of-way. Such development shall be as directed by the planning director and public works director. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.066 Open space in commercial areas. A. Public Open Space Defined. "Public open space" is defined as those areas within the public right-of-way. It does not include open space within each building site.

B. Public Facilities in Public Open Space. 1. "Public facilities" shall be limited to pedestrian and bicycle paths.

2. When any site is adjacent to a bicycle or pedestrian path, the owner/developer shall be responsible for its full development and dedication to the city in the same manner as a public right-of-way. Such development shall be directed by the planning director and public works director. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.070 Pedestrian, bicycle circulation. Standards are set within the city standards.

A. Bicycle paths may be located within the public right-of-way.

B. If bicycle paths are located within a street, they shall be adjacent to the curb on the right of the street traveling in the direction with traffic and the path shall be delineated by a painted stripe.

C. Bicycle paths are required along Mt. Vernon Avenue, Washington Street, and Cooley Drive. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.075 Architectural feature setback exceptions.

A. Roof overhangs may project six feet into a thirty-foot setback and three feet into any setback less than thirty feet.

B. Steps, and open and unenclosed staircases, may project into the setback area. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.080 Rooftop devices. All exposed rooftop devices shall be architecturally screened so as to appear a part of the structure from any oblique overhead views. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

ARTICLE II. RESIDENTIAL  
DEVELOPMENT STANDARDS

18.28.085 Mobile homes--Site requirements. Site requirements shall be as defined herein. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.090 Mobile homes--Site area. Minimum lot shall be three thousand square feet with a minimum of fifteen feet between mobile home units. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.095 Mobile homes--Stand area. A. Mobile home stand area shall be a minimum of ten feet by fifty feet.

B. The mobile home stand shall be set back a minimum of fifteen feet from common parking areas, roadways, and walks. From public highways or major streets, the setback shall be provided with protective screening. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).

18.28.100 Mobile homes--Yard area. Mobile home yard area shall be a minimum sum of twenty-eight feet for side yards at entry side and nonentry side of mobile home stand, with at least fifteen feet on entry side and five feet on nonentry side. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.105 Mobile homes--Off-street parking. Off-street parking requirements are as follows:

A. Required two spaces on site for each mobile home unit (may be in tandem if on site) plus one-half space per unit for guest parking. Guest parking should be dispersed throughout the development for every ten to twenty units;

B. Must comply with other requirements in Articles VI, VII, and VIII, parking standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.110 Mobile homes--Maintenance. All interior roadways and on-site open space areas shall be adequately maintained. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.115 Mobile homes--Landscaping. The mobile home park must meet site requirements as outlined in Article V, Landscape Standards. Each space shall contain two trees and landscaping shall cover at least eighty percent of surface area. Each space must meet the standards in Sections 18.28.395A, 18.28.400A, B and C, 18.28.415A and B, 18.28.425, 18.28.430. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.120 Mobile homes--Open space. The mobile home development must meet the applicable requirements as outlined in Article I, General Development Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.125 Mobile homes--Conditional use. A conditional use permit, as provided in Chapter 18.32, will be required for any mobile home development. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.130 Multiple-family dwellings--Site requirements. Site requirements shall be as defined herein. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.135 Multiple-family dwellings--Definition. The multiple-family category will include townhouses, apartments, and other such units that will share a single structural unit (at least one common wall). (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.140 Multiple-family dwellings--Site plan approval. Minimum site plan area of one acre will be required for each multiple-family building approval. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.145 Multiple-family dwellings--Building site coverage. Total building site coverage shall be forty-five percent maximum for each townhouse building site, and thirty-five percent maximum for each apartment building site. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.150 Multiple-family dwellings--Building setbacks. Building setback requirements shall be:

A. Setback from local streets shall be at least twenty feet for garages, and twenty feet for dwellings; and

B. Setback from primary or major arterials shall be twenty-five feet for all structures.

C. Side: Ten feet, with a minimum of fifteen feet between structures on adjacent lots. Where zero lot line techniques are employed, separation of structures will be maintained.

D. Townhouse units: No more than eight townhouse units may be attached in a continuous row. When townhouses are clustered or blocked together in designed complexes, these clusters shall be at least forty feet apart.

E. Rear: Fifteen feet minimum. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.155 Multiple-family dwellings--Building height. Maximum height for all buildings shall not exceed three stories. Where the maximum height is proposed for adjacent buildings, the distance between buildings shall be increased ten feet. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.160 Multiple-family dwellings--Off-street parking. Off-street parking must meet requirements in Articles VI, VII and VIII, parking standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.165 Multiple-family dwellings--Maintenance. Buildings shall be adequately maintained and kept in a good state of repair. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.170 Multiple-family dwellings--Open space. All open space requirements will be met as required in Article I, General Development Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.175 Multiple-family dwellings--Landscaping. All landscaping must meet the requirements as set forth in Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.180 Multiple-family dwellings--Uses permitted. Other uses permitted within residential areas shall be as follows:

- A. Accessory buildings and uses:
  - 1. Private garages and carports,
  - 2. Swimming pools, cabanas, dressing rooms, and community building and recreation facilities;
- B. Additional uses permitted:
  - 1. Public and private multipurpose buildings, structures and uses, including, but not limited to, swimming pools, cabanas, dressing rooms, putting green, court games, gathering areas, and recreational ponds or lakes,
  - 2. Recreation parks,
  - 3. Directional and information signs meeting the requirements contained herein,
  - 4. Public utility structures,
  - 5. The continued use of land for agricultural purposes including all necessary structures and appurtenances,
  - 6. Model homes, their garages and parking areas, and sales offices used as offices solely for the sale of dwelling units within the area shown on the site plan,
  - 7. Temporary construction trailers and yards related to construction. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.185 Multiple-family dwellings--Vehicular access. All residential unit sites shall either abut a private street, public street, or include an access easement from a public street for vehicles and pedestrians. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.190 Multiple-family dwellings--Relationship between residential and other uses. Residential uses shall

be adequately buffered by landscaping and buffer walls from major arterials and collector streets and from nonresidential uses. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.195 Multiple-family dwellings--Signs. Development will be in accordance with Article IX, Sign Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

### ARTICLE III. COMMERCIAL DEVELOPMENT STANDARDS

18.28.200 Commercial center--Site requirements. Site requirements shall be as defined herein. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.205 Commercial center--Site coverage. Maximum building site coverage shall range from thirty-five percent to fifty percent depending upon site characteristics and configurations of the site plan. In all cases, requirements as set forth in Articles I, V, VI, VII, VIII and IX must be met. Adherence to these standards shall take priority in determining the ultimate site coverage. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.210 Commercial center--Setbacks. A minimum twenty-foot building setback shall be maintained from all interior property lines with the following exceptions:

A. If the site is adjacent to a commercially zoned parcel, no setback shall be required between the parcels, subject to the requirements of the city's building code.

B. No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the taller of the two structures. Additionally, an effective landscaped berm shall be used to screen the residential use from the commercial center.

C. Setbacks from streets shall be twenty feet from the property line. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.215 Commercial center--Streetside setback area. Except for points of ingress and egress, a strip ten feet wide and continuous with the right-of-way property lines shall be landscaped in accordance with Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.220 Commercial center--Building height. The maximum building height shall be twelve stories for a hotel, motel or a commercial office building. For all other uses, the maximum height shall be four stories. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.225 Commercial center--Signs. Signs shall meet the requirements as set forth in Article IX, Sign Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.230 Commercial center--Parking. Parking shall meet the requirements as set forth in Articles VI, VII and VIII, parking standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.235 Commercial center--Landscaping. Landscaping shall meet the requirements as set forth in Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.240 Commercial center--Permitted uses. Uses permitted include but are not limited to:

- A. Major department stores;
- B. Apparel shops;
- C. Restaurants;
- D. Motels, hotels;
- E. Offices;
- F. Import shops;
- G. Gift shops;
- H. Theaters;
- I. Nightclubs;
- J. Decorator/furniture shops;
- K. Gourmet food and wine shops;
- L. Other retail commercial uses normally found in regional shopping centers. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.245 Neighborhood commercial--Site requirements. Site requirements shall be as defined herein. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.250 Neighborhood commercial--Site coverage. Maximum building site coverage shall range from thirty-five percent to fifty percent depending upon site characteristics and configuration of the site plan. In all cases, requirements as set forth in Articles I, V, VI, VII, VIII and IX shall be met. Adherence to these standards shall take priority in determining the ultimate site coverage. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.255 Neighborhood commercial--Setbacks. A minimum twenty-foot building setback shall be maintained from all interior property lines with the following exceptions:

- A. If the site is adjacent to a commercial or industrial use, no setback shall be required between the parcels, subject to the requirements of the city's building code.

B. No structures shall be located closer to a residential structure on an adjacent site than a distance equal to the height of the taller of the two structures. Additionally, an effective landscaped berm shall be used to screen the residential use from the neighborhood commercial center.

C. Setbacks from streets shall be a minimum of twenty feet from the right-of-way line. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.260 Neighborhood commercial--Building height. Maximum height of buildings shall be two stories. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.265 Neighborhood commercial--Streetside setback area. Except for points of ingress and egress, a strip ten feet wide and continuous with the right-of-way property line shall be landscaped in accordance with Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.270 Neighborhood commercial--Off-street parking. Off-street parking shall meet the requirements set forth in Articles VI, VII and VIII, parking standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.275 Neighborhood commercial--Signs. Signs shall meet the requirements set forth in Article IX, Sign Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.280 Neighborhood commercial--Landscaping. Landscaping shall meet the requirements set forth in Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.285 Neighborhood commercial--Uses permitted. The following general categories of uses normally found in neighborhood shopping centers shall be permitted:

- A. Supermarkets;
- B. Beverage sales facilities;
- C. Personal service establishments;
- D. Professional offices;
- E. Accessory structures and uses necessary and customarily incidental to the above uses;
- F. Banks, loan offices, savings and loan offices;
- G. Branch post offices;
- H. Drugstores;
- I. Hardware stores;
- J. Radio and television sales and service;
- K. Laundry and dry-cleaning facilities;
- L. Shoe repair shops;
- M. Utility payment offices;

18.28.290--18.28.320

N. Specialty food stores and bakeries;  
O. Variety stores. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.290 Neighborhood commercial--Other requirements. Neighborhood commercial areas shall comply with all applicable requirements in Article I, General Development Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.295 Commercial office--Site requirements. Site requirements shall be as defined herein. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).

18.28.300 Commercial office--Site coverage. Maximum building site coverage shall range from thirty-five percent to fifty percent depending upon site characteristics and configuration of the site plan. In all cases, requirements as set forth in Articles I, V, VI, VII, VIII and IX must be met. Adherence to these standards shall take priority in determining the ultimate site coverage. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.305 Commercial office--Setbacks. A minimum twenty-foot building setback shall be maintained from all interior property lines with the following exceptions:

A. If the site is adjacent to a commercially zoned parcel, no setback shall be required between the parcels, subject to the requirements of the city's building code.

B. No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the taller of the two structures. Additionally, an effective landscaped berm shall be used to screen the residential use from the commercial center.

C. Setbacks from streets shall be a minimum of twenty feet from the right-of-way line. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.310 Commercial office--Building height. Maximum building height shall be twelve stories. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).

18.28.315 Commercial office--Streetside setback area. Except for points of ingress and egress, a strip ten feet wide and continuous with the right-of-way property line shall be landscaped in accordance with Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.320 Commercial office--Off-street parking. Off-street parking shall meet the requirements set forth in Articles VI, VII and VIII, parking standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.325 Commercial office--Signs. Signs shall meet the requirements set forth in Article IX, Sign Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.330 Commercial office--Landscaping. Landscaping shall meet the requirements set forth in Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.335 Commercial office--Uses permitted. Uses permitted shall include:

- A. Professional offices;
- B. Commercial support services;
- C. Banks, loan offices;
- D. Restaurants, coffee shops;
- E. Copying and light printing shops;
- F. Personal service establishments;
- G. Other commercial office uses normally found in office districts. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.340 Commercial office--Other requirements. Commercial office areas shall comply with all applicable requirements in Article I, General Development Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

#### ARTICLE IV. INDUSTRIAL DEVELOPMENT STANDARDS

18.28.345 Site requirements. Site requirements shall be according to the general plan. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.346 Site coverage. The maximum building site coverage shall be eighty percent of the net area of the site. The net area shall be the total parcel minus the setbacks. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.350 Setbacks. A minimum twenty-foot building setback shall be maintained from all interior property lines with the following exceptions:

A. If the site is adjacent to an industrial or commercial use, no setback shall be required between the parcels, subject to the requirements of the city's building code.

B. No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the taller of the two structures. Additionally, an effective landscaped berm shall be used to screen the residential use from the commercial center.

C. Setback from streets shall be twenty feet from the property line. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.355 Maximum building height. The maximum building height for industrial buildings shall be fifty feet. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.360 Landscaping. Landscaping shall meet the requirements as set forth in Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.365 Parking. Parking shall meet the requirements as set forth in Articles VI, VII and VIII, parking standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.370 Signs. Signs shall meet the requirements as set forth in Article IX, Sign Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.375 Uses permitted. Uses permitted shall be:

A. All uses permitted under the M-1 zone in Chapter 18.12;

B. The following nonindustrial uses which are related to industrial uses:

- 1. Restaurant, cocktail lounge, coffee shop,
- 2. Industrial hospital,
- 3. Regional offices of state, local, and nationwide corporations,
- 4. Commercial establishments such as:
  - a. Tool sales/service,
  - b. Machine sales/service,
  - c. Material sales, provided that there is no outdoor storage, conducted completely within an enclosed building, subject to Section 18.28.060,
  - d. Printing shops,
  - e. General office uses,
  - f. Hotels, a conditional use permit being required as provided in Chapter 18.32. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.380 Other requirements. Industrial areas shall comply with all applicable requirements in Article I, General Development Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

ARTICLE V. LANDSCAPE STANDARDS

18.28.385 Purpose. The purpose of this article is to:

- A. Help preserve property values; and
- B. Perpetuate and preserve the city's attractive appearance. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.390 Minimum landscaped area required. All streetside setbacks shall be fully landscaped. The required landscaped area shall be located entirely within the ten-foot area abutting the street rights-of-way and visible from the street(s). (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.395 General landscape development standards.

A. General. Landscaping shall consist of an effective combination of land sculpturing, street trees, trees, ground cover, and shrubbery, and shall be provided with an irrigation system. All unpaved, nonwork areas shall be landscaped (vacant lots excluded).

B. Boundary Areas. Boundary landscaping is required on all interior property lines. The landscaping shall be placed along the entire length of these property lines and when meeting shall form an effective screen. It shall be of sufficient width to accommodate the number of trees required. One tree per forty linear feet of each interior and rear property line, which may be clustered or grouped, shall be planted in the boundary area in addition to required ground cover and shrub material. (Interior property lines shall be considered to run parallel with the side yard.) (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.400 Required landscaping materials defined.

A. Ground Covers. Ground covers include plugs, flats, or four-inch pots for typical creeping or mass types. Lawns may be sod or seeded. One-gallon size for shrub type ground covers such as junipers.

B. Shrubs. Fifty percent of five-gallon size and fifty percent of one-gallon size. A mixture of five-gallon and one-gallon sizes shall be required of each species, and sizes shall be intermixed when the same species is planted. When a single plant is used, a five-gallon size will be required.

C. Trees, On-site. Sixty percent of fifteen-gallon size and forty percent of five-gallon size. When trees of one species are grouped or mass planted, the two sizes shall be intermixed. When a tree is planted as a separate specimen, a fifteen-gallon size must be used.

D. Trees, Street. All street trees shall be fifteen-gallon or larger. Placement shall be in the public right-of-way or, if not practical, on property line. Final location must be approved by the planning director, and/or the public works director.

E. Decorative Nonliving Landscaping Materials. Decorative nonliving landscaping materials such as stone, natural gravel, wood or water may be used to satisfy up to thirty percent of the required landscaped area when approved by the

planning department. One required on-site tree may be replaced for each two hundred fifty square feet of water surface area, but no more than thirty percent of on-site trees may be deleted. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.405 Reduction of standards. The planning department may reduce the standards prescribed in Section 18.28-.400 by not more than fifty percent when adherence to said standards would be impractical due to:

- A. Special site organization requirements;
- B. Novel or experimental techniques of design or land development. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.410 Minimum number of trees required. A. All uses, when abutting a public street shall provide trees as prescribed in Table I, subsection C of this section.

B. Required trees shall be located entirely within twenty feet of the abutting public street rights-of-way and visible from said street(s).

C.

TABLE I

<u>Land Use District</u>	<u>Minimum Number of Trees Required*</u>	<u>Street Trees Required**</u>
Industrial	2 per 50 LF	1 per 50 LF
Commercial Center	2 per 50 LF	1 per 50 LF
Commercial Office	1 per 50 LF	1 per 50 LF
Neighborhood Commercial	2 per 50 LF	1 per 40 LF
Residential	1 per 40 LF	1 per 40 LF
Mobile Home	1 per 40 LF	1 per 40 LF

\* Minimum number of trees is based on required number of trees per number of lineal feet of street frontage, i.e., a lot with one hundred seventy-five feet of street frontage in an industrial district would require:

$$\frac{175 \text{ LF}}{50 \text{ LF}} = 3.5 \times 2 \text{ per } 50 \text{ LF} = 7 \text{ trees required in landscaping the front 20 feet of street side setback.}$$

10.28.423

\*\* Minimum number of street trees is based on required number of trees per number of lineal feet of street frontage, i.e., a lot with one hundred seventy-five feet of street frontage in a residential district would require:

$\frac{175 \text{ LF}}{40 \text{ LF}} = 4.38$  or 5 trees required in public right-of-way.

NOTE: When computing number of trees required, fractions shall be considered as one, i.e., 4.38 trees required shall be 5 trees required. LF means lineal feet. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).

18.28.415 Driveway and parking areas. A. Driveway and parking areas shall be separated from adjacent landscaping by a wall or curb at least six inches high.

B. Parking areas shall be screened from the view of all adjacent access streets and other properties. Plant materials used for screening shall consist of berms, linear or grouped masses of shrubs and/or trees of a sufficient size and height to meet this requirement.

C. One tree (canopy type evergreen) per each five parking stalls, which may be clustered or grouped, shall be installed within the parking area. Boundary plantings shall not be counted towards this requirement unless parking is directly adjacent towards interior property lines. Trees should be placed so as to give relief to the monotony of rows of parked vehicles.

D. Where a common driveway servicing two separate parcels or lots is utilized, the sides of the driveways shall be delineated on both sides with planters a minimum of five feet in width, as measured from the face of the curb abutting the driveway. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.420 Undeveloped areas. A. Landscaping plans shall incorporate provisions for erosion control on all graded sites which will remain vacant prior to building construction.

B. Undeveloped areas shall be maintained in a weed-free condition. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.425 Landscaping maintenance. A. Lawn and ground covers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.

B. All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation, and tree pruning shall be a part of regular maintenance.

C. Irrigation systems shall be kept in working condition.

Adjustments, replacements, repair and cleaning shall be a part of regular maintenance.

D. Stakes, guys, and ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid creating abrasions or girdling on trunks or branches. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.430 Landscape quality. A. All landscape plans must be submitted to the city planning department for final approval of adherence to the landscape standards.

B. All landscape plans shall be prepared by a registered California landscape architect.

C. Plans will include:

1. Plant schedule;
2. Irrigation plans;
3. Plant list including botanical and common names, and number of plants by size;
4. Construction plans pertaining to land sculpturing placement of large stones, lakes, pools, streams, decorative structures, or any other feature used in the landscape design; specifications, materials and sizes must be included;
5. Soil mixtures for general and special areas, standards for planting, depth of planting pockets, fertilization or any other feature requiring special handling;
6. Provisions to landscape contractor that all plants be guaranteed and maintained for one hundred-twenty days.

D. No artificial plants are permitted. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

ARTICLE VI. OFF-STREET PARKING AND LOADING STANDARDS

18.28.440 Definitions. A. "Floor area" means:

1. In the case of retail establishments, the space between exterior walls which is devoted to the display and selling of merchandise including space occupied by counters, fixture and storage cabinets and shelves;
2. In other cases, unless otherwise stated, the gross floor area less unoccupiable space.

B. "General hospital" means a facility staffed and equipped to provide various types of intensified hospital care including, but not limited to, short-term care in acute medical, surgical and obstetrical services.

C. "Landscaping" is as described in Article V, Landscape Standards.

D. "Occupant load" means that load as prescribed by the Uniform Building Code. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.445 General purpose and provisions. To alleviate and to prevent traffic congestion, off-street parking and loading facilities shall be provided and laid out to ensure their safe and efficient use, to enhance public safety and where appropriate, to insulate surrounding land areas from their impact. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.450 When parking and loading space is required.

A. Parking and loading space prescribed by this chapter shall apply at the time of:

1. Construction or relocation of a main building;
2. An increase of floor area of a commercial or industrial building; and
3. Addition of a housing unit.

B. Remodeling which does not increase space or create housing units is exempt from the requirements of this article and Articles VII and VIII. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.455 Computation of spaces. Whenever a structure contains two or more uses, the number of parking spaces shall be computed separately. When computation produces a fraction of at least one-half, it shall be considered as one. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.460 Uses not listed. For a use not specified in this article and Articles VII and VIII, the same number of off-street parking and loading spaces shall be provided as are required for the most similar use as identified by the planning department. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.465 Elimination of space through alteration. Required parking space shall be eliminated only when substitute space is provided and approved by the traffic engineer. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

#### ARTICLE VII. SCHEDULE AND STANDARDS OF OFF-STREET PARKING SPACE REQUIREMENTS

18.28.470 Access. Off-street parking areas shall be constructed to have direct access to a street or alley. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.475 Consideration of neighboring properties. A. Any uncovered parking located across the street from property used or zoned for residential use and less than fifty feet from such street shall be separated from such street by a fence or wall with applicable landscaping as required in Article I, General Development Standards, or compact hedge not less than three and one-half feet in height and

approved by the planning department.

B. Any uncovered parking less than five feet from property used or zoned for residential use shall be separated from such property by a fence, wall or compact hedge, or a combination of a landscaped berm and shrubs not less than five feet in height and approved by the planning department. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.480 Location of parking space. Parking spaces shall be provided on the buildable portion of the site, and that portion of the required building setback area except the required streetside setback area. Streetside area shall be landscaped. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.485 Location and dimensions of curb cuts. Curb cuts shall be made in conformance with city standards and located by the approval of the public works director or traffic engineer on an approved site development plan. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.486 Common driveways. A common driveway may be used to serve two separate parcels or lots. The driveway should be located along a common property line. Easements shall be provided and recorded, allowing each parcel or lot unrestricted ingress and egress in perpetuity over that portion of the adjacent parcel or lot lying within the common driveway. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.490 Access to street. In all districts, vehicles shall drive into a street, rather than back into a street. Backing into an alley is permitted only in the commercial office zone. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.495 Maximum grades. Grades shall not be in excess of the following except when approved by the traffic engineer:

- A. Parking areas, five percent in any direction;
- B. Driveways, fourteen percent except when it accommodates pedestrian traffic, in which case it shall not exceed seven percent. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.500 Accessibility of spaces. Each parking space shall be independently accessible except that spaces required for a mobile home residence may be in tandem with each other. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.505 Illumination. All parking or loading areas shall be illuminated. Lighting shall be deflected away from abutting residential sites. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.510 Drainage, surfacing and maintenance. Driveways and parking spaces shall be constructed to drain without damage or hazard to other properties; and shall be surfaced with concrete, asphaltic concrete or asphalt, and maintained in good condition, free of weeds and refuse, all in a manner prescribed or approved by the city engineer. Parking area drainage shall be under any sidewalk. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.515 Landscaping. Landscaping shall be provided as required in Article V, Landscape Standards. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.520 Car stops. For uses other than single-family, bumper stops not less than two feet in height, or wheel stops not less than six inches in height, shall be provided. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.525 Space for company vehicles. A parking space shall be provided for each company vehicle stored on the premises and not used by an employee in going to and from work. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.530 Joint use of parking areas. A. The planning commission may approve the joint use of off-street parking facilities when:

1. The need by different uses for such off-street facilities will not occur at the same time;
2. The uses are nonresidential;
3. The parking being shared is on the same side of the street and in the same block as the participating users;
4. If the proposed joint-use parking space ownership is separate, the right conferred on the applicant shall be recorded as an encumbrance on the title of the grantor's property;
5. An attested copy of an agreement between the parties and their heirs, successors, lessees or assignees concerned, setting forth the agreement regarding such joint use, shall be filed with the planning department prior to the issuance of any required permit or license.

B. The planning commission shall approve the removal of the encumbrance on grantor's property when shown evidence that separate parking spaces for each use as required herein have been provided and the joint-use agreement is no longer necessary. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.535 Municipal parking assessment districts. Parking space requirements for nonresidential uses enumerated herein may be satisfied by participation in a municipal parking assessment district formed under provisions of California legislation. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.540 Dimensions. A. Dimensions of parking spaces shall be as follows:

1. Uncovered parking space in tandem and accessible only from the side, ten feet wide and twenty-two feet long;
2. Other uncovered parking space and attended covered parking space, nine feet wide and nineteen feet long;
3. Covered unattended parking space, ten feet wide and twenty feet long;
4. Driveway, twelve feet wide or greater, one way; twenty feet wide or greater, two way.

B. Maneuver space and aisles for off-street parking shall have the following dimensions:

1. Parking space accessible only from the side, twelve-foot minimum aisle width;
2. Parking space at ninety degrees, twenty-six-foot minimum aisle width;
3. Parking space at sixty degrees, twenty-foot minimum aisle width;
4. Parking space at forty-five degrees, sixteen-foot minimum aisle width, one way; twenty-foot minimum aisle width, two way;
5. Parking space at thirty degrees, fifteen-foot minimum aisle width, one way; twenty-foot minimum aisle width, two way;
6. Compact car parking spaces may be reduced one foot in width and three feet in length. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.545 Ratios for residential uses. Ratios for residential uses shall be as follows:

A. Multifamily and apartment houses, two parking spaces per housing unit, one which shall be covered and one-half parking spaces per unit for visitors which may be uncovered;

B. Motel units with kitchens, one and one-half parking spaces per unit, of which twenty percent of the total spaces may be compact car spaces;

C. All other motel units, one parking space per unit, of which twenty percent of the total spaces may be compact car spaces;

D. Hotels, one parking space per guest room, of which twenty percent of the total spaces may be compact car spaces. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.550 Ratios for commercial, health and public uses. Ratios for commercial, health and public uses shall be as follows, of which twenty percent of the total spaces may be compact car parking spaces:

A. Retail sales other than those listed herein, one parking space per two hundred square feet of floor area;

B. Covered storage areas accessory to the above, one parking space per three hundred square feet of floor area;

C. Furniture, appliance, floor covering and vehicle sales, one parking space per each four hundred square feet of floor area on the first floor, and one parking space for each five hundred square feet of floor area on the other floors;

D. Covered storage areas accessory to the above, one parking space per six hundred square feet of floor area;

E. Banks, post offices, business and professional offices, personal services and professional services other than medical or dental, one parking space per three hundred square feet of office and waiting room floor area are measured from the inside surface of wall or glass and exclusive of stairwells, elevator shafts, mechanical shafts, mechanical, electrical and janitorial closets;

F. Places of consumption of food or beverage within a building or at tables out-of-doors, but not including drive-in restaurants, one parking space per three seats;

G. Auditoriums, theaters, lodges, halls and similar uses, one parking space for each three seats in the main assembly area; or one for each forty square feet of such area if there are not fixed seats;

H. Bowling alleys, four parking spaces per alley;

I. Billiard parlors, two parking spaces per table;

J. Swimming pools, one parking space per each twenty-five square feet of pool area;

K. Dental offices and clinics, five parking spaces for each dentist;

L. Medical offices and clinics, seven parking spaces for each doctor;

M. Sanitariums, nursing homes, homes for aged, rest homes and extended care facilities, one parking space for each four beds;

N. General, convalescent and special hospitals, one and one-half parking spaces for each bed;

O. Nursery schools, one parking space per each five children. Parking must be provided under this use for the entire occupant load of the structure regardless of the number of children in attendance. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.555 Ratios for industrial and industrial office uses. Ratios for industrial and industrial office uses shall be as follows, of which twenty percent of the total spaces may be compact car parking spaces:

18.28.560--18.28.580

A. Manufacturing, one parking space per one and one-half employees.

If the proposed industrial development is to be employee intensive or is to contain a high employee/floor area ratio, a minimum of four parking stalls will be provided for each one thousand square feet of industrial floor area or a minimum of one space per employee on the maximum shift;

B. Warehousing and heavy service such as construction equipment repair, one parking space per one and one-half employees but not less than four parking spaces for the first five thousand square feet of floor area or fraction thereof, and one parking space per each additional two thousand square feet of floor area;

C. Communication equipment building, one parking space per employee;

D. Other services such as auto repair, one parking space per two hundred fifty square feet of covered work area. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

#### ARTICLE VIII. SCHEDULE AND STANDARDS OF OFF-STREET LOADING BERTH REQUIREMENTS

18.28.560 Dimensions. Unless otherwise stated, each loading berth shall be not less than forty-five feet in length, and twelve feet in width, and shall have an overhead clearance of not less than fifteen feet. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).

18.28.565 Alley space. Each forty-five feet of otherwise not used frontage on an improved city alley and on subject property may be considered one loading space. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.570 Joint use of loading space. Loading space required by this chapter may be supplied by joint use of facilities provided periods of usage will generally not be in conflict and provided further that an agreement for joint use of facilities has been filed with and approved by the planning department and traffic engineer. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.575 Location of loading space. Each loading space shall be immediately adjacent to a loading dock, entrance, or receptacle over or through which transported items are to be transferred. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.580 Ratios for commercial, industrial and public uses. Ratios for commercial, industrial and public uses shall be:

A. For buildings with five thousand to ten thousand square feet of floor area, one loading space; ten-foot minimum width and twenty-foot minimum length;

B. For buildings with ten thousand to twenty-five thousand square feet of floor area, one loading space twelve-foot minimum width and sixty-five-foot minimum length;

C. For all buildings with over twenty-five thousand square feet of floor area, two loading spaces of which at least one shall be twelve-foot minimum width and sixty-five-foot minimum length. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.585 Streetside loading. Streetside loading will not be allowed. All loading areas shall be screened from view of adjacent streets and residential properties. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

#### ARTICLE IX. SIGN STANDARDS

18.28.590 On-site signs. On-site signs are permitted throughout the Cooley Ranch Planned Community subject to the conditions stated in this article. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.595 Maximum sign area. A. The maximum sign area for on-site signs shall be two square feet for each foot of site adjacent to a street except as otherwise stated in this section. In the case of a corner site, the longer frontage shall apply.

B. For buildings which do not face upon streets, the maximum sign area shall be two square feet for each foot of building frontage adjacent to a circulation area. Where more than one side is so adjacent, the longer side shall apply. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.600 Maximum height of on-site signs. A. Free-standing. No freestanding, on-site signs shall exceed five feet from grade to its uppermost part.

B. Attached to Building. No sign superstructure shall extend above the building's roofline.

C. Freeway-oriented business may have on-site signs with height limitation of forty-five feet. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).

18.28.605 Tract signs. Tract signs shall not exceed three in number for any single tract under one ownership, and with no single sign in excess of two hundred square feet in area, except that authority may be vested in the zoning administrator where there is hardship demonstrated in terms of geographic location or access routes to allow not more

than five such signs. Tract signs shall not be erected until there is deposited with the city the sum of one hundred dollars per sign which may be used to defray the cost of removal at the expiration of thirty days from the time all homes built are occupied or have been occupied. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.610 Parcel identification signs. Parcel identification signs shall carry no more than the name of the complex and the trade names of the establishments therein. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.615 Maximum projection, on-site signs. On-site signs shall not project into any public right-of-way or required yard space. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.620 Side setbacks, on-site signs. On-site signs shall not be located on a building nearer than five feet or ten percent of the width of the site, whichever is less, from an adjoining site. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.625 Colors. No red, green or amber light shall be employed in any sign where such could cause confusion or conflict with any traffic signals or tend to jeopardize the safe movement of persons and vehicles. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).

18.28.630 Animation. No flashing, neon or moving sign shall be permitted. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.635 Lighting. A. Sign lighting shall be accomplished by:

1. Back lighting/shadow lighting of raised lettering;
2. Illumination from within;
3. Illumination from ground level by outdoor spotlights.

B. All sign lighting shall be placed or shielded to prevent visual glaring to pedestrian and vehicular traffic. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.640 Off-site signs. Off-site signs shall not be permitted. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.645 Signs at a convergence of streets. No sign shall be placed or maintained so as to obstruct a driver's vision of adverse traffic on or from an intersecting street, alley or driveway or of any traffic-control device or to be

confused with same. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.650 Temporary signs. No sign of a temporary or portable nature shall be permitted except for the purpose of sales or leasing space. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.655 Permit required. Before any sign is placed on any site, a permit shall be first obtained from the building inspector. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.660 Abatement of on-site signs relating to in-operative uses. Every on-site sign pertaining to an enterprise or occupant that is no longer using the site shall be removed by the owner of site within three months after the enterprise or occupant has vacated the site. (Ord. 1602 §2(part), 1981; Ord. 1594 (part), 1980).

18.28.665 Special signs--Permitted. Permitted special signs are:

A. Signs not exceeding one square foot in area and bearing only property numbers, post office box numbers or names of occupants of premises;

B. Flags and insignias of any government not permitted except when displayed in connection with commercial promotion;

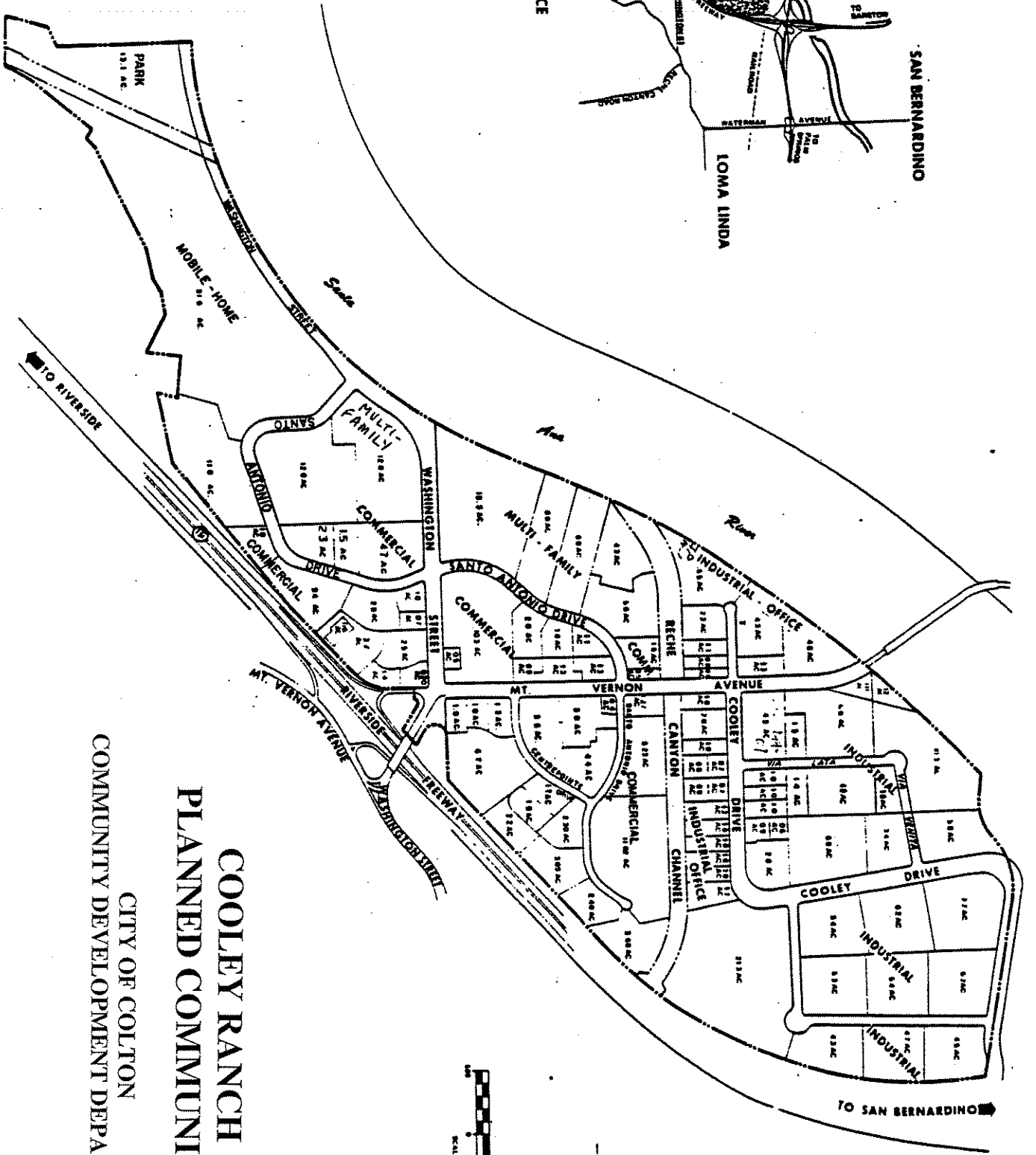
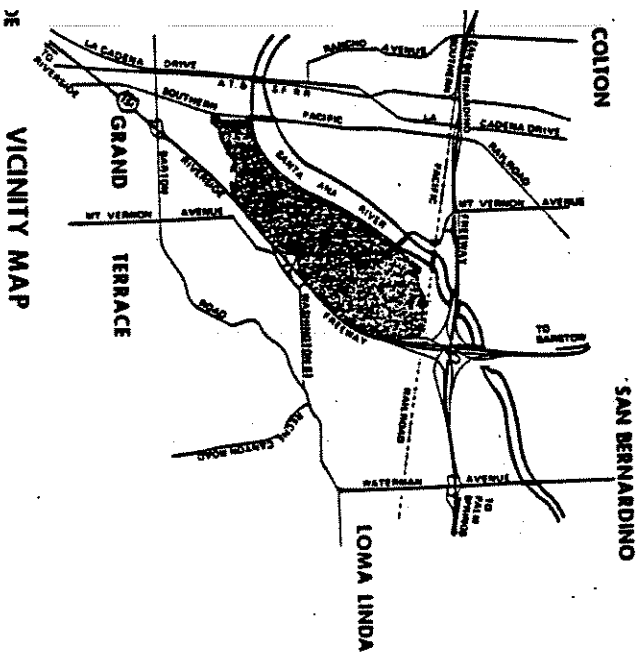
C. Integral decorative or architectural features of building;

D. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter;

E. Real estate and similar signs which advertise the sale, rental or lease of the premises upon which the signs are located and having an aggregate total face area of not more than ten square feet within any residential zone, or not more than thirty-two square feet within any other zone;

F. Temporary signs announcing a campaign, drive or event of a civic, philanthropic, educational or religious organization; or decorations associated with nationally recognized holidays;

G. Signs not over two square feet each in area displayed for the direction or convenience of the public, including signs which identify restrooms, location of public telephones, freight entrances, or the like. (Ord. 1602 §2 (part), 1981; Ord. 1594 (part), 1980).



**COOLEY RANCH  
PLANNED COMMUNITY**

CITY OF COLTON  
COMMUNITY DEVELOPMENT DEPARTMENT

