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CHAPTER 17.300: GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS

§ 17.300.005 PURPOSE.

The provisions of this Chapter address details of site planning, project design and operation, and are intended to ensure that all development produces an environment of stable and desirable character that is harmonious with existing and future development, protects the use and enjoyment of neighboring properties, and is consistent with the General Plan.

(Ord. No. 2005-007 § 1 (part))

§ 17.300.010 APPLICABILITY.

A. Standards. The standards of this Chapter shall be considered in combination with the standards for each zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards). Where there may be a conflict, the standards specific to the zoning district shall override these general standards.

B. Compliance. All structures, additions to structures, and uses shall comply with the standards of this Chapter, as determined applicable by the Director, except as specified in Chapter 17.610 (Nonconforming Uses, Structures, and Parcels).

(Ord. No. 2005-007 § 1 (part))

§ 17.300.015 ACCESS.

A. Access to Streets.

1. Every structure shall be constructed upon, or moved to, a legally recorded parcel with a permanent means of access to a public street, in compliance with City standards.

2. All structures shall be properly located to ensure safe and convenient access for servicing, fire protection, and parking.

3. Parcels located on a private street, which were legally established before the effective date of this Title, are exempt from the required compliance with the latest adopted City standards for private streets.

B. Pedestrian Access. All multiple-family residential, non-residential, or mixed use developments shall provide a minimum of 1 pedestrian walkway of no less than 4 feet in width, from each adjoining street frontage connecting said street with either the main building entrance or common pedestrian corridor, as deemed necessary and appropriate by the Director.

C. Access to Accessory Structures. Accessory structures and other on-site architectural features shall be properly located to ensure that they do not obstruct access to main structures or accessory living quarters. Also refer to § 17.400.100 (Residential Uses - Accessory Residential Structures).

(Ord. No. 2005-007 § 1 (part); Ord. No. 2022-008)

§ 17.300.020 SETBACK REGULATIONS AND EXCEPTIONS.

This Section establishes standards to ensure the provision of open areas for access to and around structures, access to natural light and ventilation, landscaping, recreation, separation of incompatible land uses, and space for privacy, traffic safety, and visibility.

A. Setback Requirements.

1. All structures shall conform to the setback requirements identified for each zoning district by Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards), and with any special setbacks established for specific uses by this Title.

2. All setbacks shall be open and unobstructed from the ground upward, except for trees and other plant materials, and except as provided in this Section.

B. Exemptions from Setback Requirements. The minimum setback requirements of this Title shall apply to all uses/structures, except for the following:

1. Fences or walls constructed within the height limitations of this Title;

2. Decks, with or without hand rails, steps, terraces, and other site design elements that are placed directly upon the finish grade, and are up to 24 inches above the surrounding finish grade.

C. Limitations on Use of Setbacks. Required setback areas shall only be used as follows:

1. Structures. Required setback area shall not be occupied structures other than:

a. Structures that are exempt from setback requirements by Subsection 17.300.020.B. (Exemptions from Setback Requirements) above;

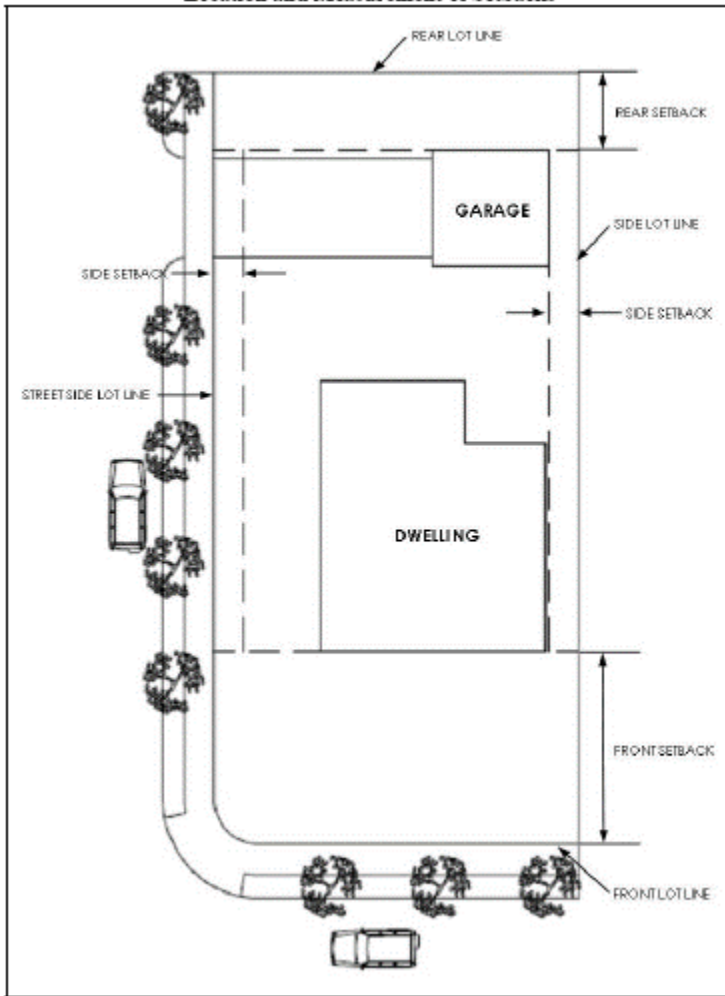
b. Residential accessory structures located within setback areas in compliance with § 17.400.100 (Residential Uses - Accessory Residential Structures).

2. Parking. Residential parking may be allowed within a required setback only in compliance with § 17.320.035 (Parking Design and Layout Guidelines) and § 17.320.040 (Driveway and Site Access Standards).

3. Storage. Front or street side setbacks shall not be used for the storage of inoperable vehicles, scrap, junk, or similar materials.

D. Measurement of Setbacks. Setbacks shall be measured as follows, see Figure 3-1 (Location and Measurements of Setbacks) below :

Figure 3-1
Location and Measurement of Setbacks

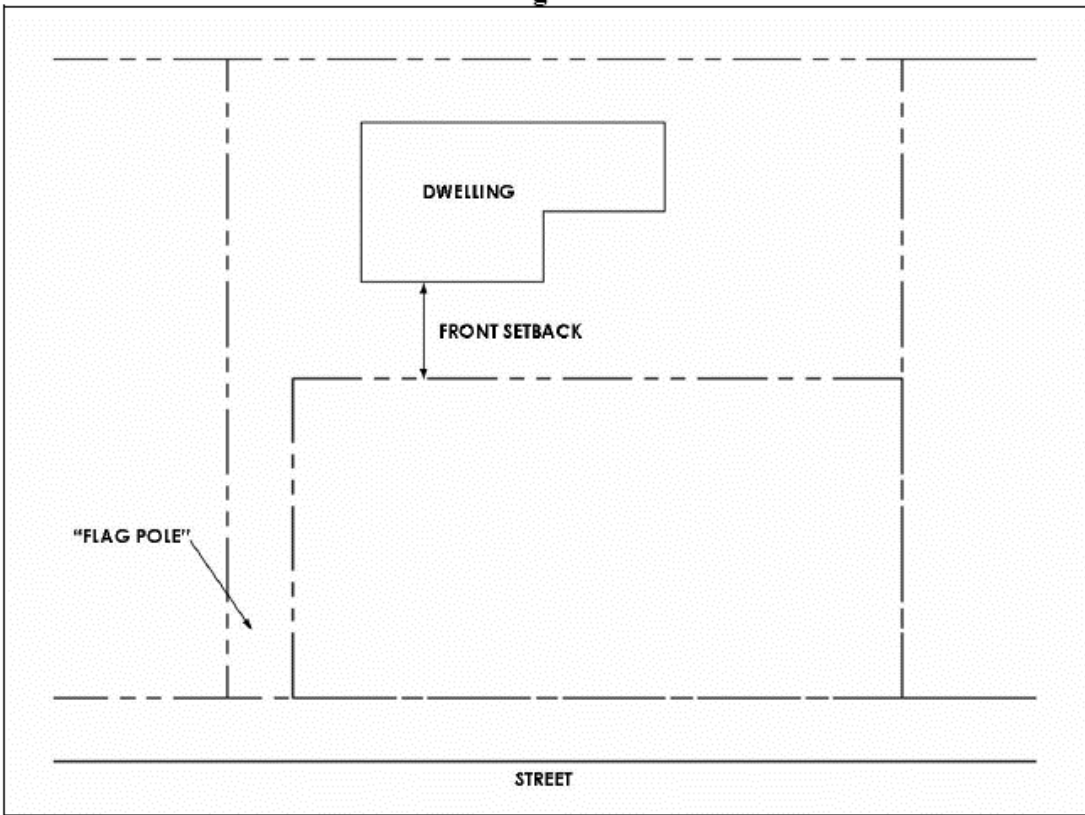


1. Front setback. The front setback shall be measured at right angles from the nearest point on the front property line to the nearest wall of the structure, except as follows:

a. Corner parcels. The setback measurement of corner parcels shall be taken from the nearest point on the structure to the nearest point of the property line adjoining the street that is opposite the rear yard.

b. Flag lots. The setback measurement of flag lots shall be taken from the nearest point on the wall of the structure facing the street to the point where the access strip ("flag pole") meets the bulk of the parcel, establishing a building line parallel to the lot line nearest to the public street or right-of-way. See Figure 3-2 (Flag Lot) below .

**Figure 3-2
Flag Lot**



2. Side and street side setback. The side and street side setbacks shall be measured at right angles from the nearest point on the side property line to the nearest wall of the structure, establishing a setback line parallel to the side property line that extends between the front and rear yards.

3. Rear setback. The rear setback shall be measured at right angles from the nearest point on the rear property line to the nearest wall of the structure, establishing a setback line parallel to the rear property line that extends between the side yards.

E. Allowed Projections into Setbacks. Architectural features may extend into the front, side, and rear setbacks, as well as required open space, in compliance with Table 3-1 (Allowed Projections into Setbacks) below :

Table 3-1 Allowed Projections into Setbacks

Table 3-1 Allowed Projections into Setbacks	
<i>Projecting Feature</i>	<i>Maximum Projection into Setback (1)</i>

	Front	Side	Rear
Awnings, canopies - Residential Zone	18 inches	18 inches	18 inches
Awnings, canopies - Non-Residential Zone	3 feet or 25% of required setback, whichever is greater.	3 feet or 25% of required setback, whichever is greater.	3 feet or 25% of required setback, whichever is greater.
Stairways open and unenclosed by other than railings - Residential Zone	18 inches	18 inches	18 inches
Stairways open and unenclosed by other than railings - Non-Residential Zone	3 feet or 25% of required setback, whichever is greater.	3 feet or 25% of required setback, whichever is greater.	3 feet or 25% of required setback, whichever is greater.
Balconies, bay windows - Residential Zone (No wider than 9' or 25% the width of the subject wall segment on which the balcony or bay window is attached, whichever is greater).	18 inches	18 inches	18 inches
Balconies, bay windows - Non-Residential Zone	3 feet or 25% of required setback, whichever is greater.	3 feet or 25% of required setback, whichever is greater.	3 feet or 25% of required setback, whichever is greater.
Chimney	18 inches	18 inches	18 inches
Cornices	18 inches	18 inches	18 inches
Eaves, roof overhangs, at least 8 feet above grade. (for primary structures; not accessory structures)	24 inches	24 inches	24 inches
Eaves and roof overhangs, at least 8 feet above grade (for accessory residential structures, 12 feet or less in height)	12 inches	12 inches	12 inches
Equipment - Air conditioners, ground	24 inches	None	24 inches

mounted water heaters, fixed barbecues, sinks, fixed counters, and similar equipment			
Equipment - electric, gas meters and wall mounted water heaters	24 inches	18 inches	24 inches
Equipment - Pool and spa	None	None	No Limit
Porch, deck, or landing - covered but otherwise unenclosed (not higher than the first story line), with a width no greater than 9 feet or 25% of the subject wall segment on which the porch, deck, or landing is attached, whichever is greater.	5 feet (including eaves or other projection)	None	5 feet (including eaves or other projection)
Porch, deck, landing or ramp - uncovered, more than 2 feet above grade.	5 feet	None	None
Porch, deck, landing or ramp, uncovered 2 feet or less above grade	No limit	No limit	No limit

Projecting Feature	Maximum Projection into Setback (1)		
	Front	Side	Rear
Porte cochere or carport, with no less than 7 feet of vertical clearance above a driveway.	None	To within 6 inches of an interior side property line only.	5 feet
Utility risers, rain gutters, downspouts, and the like	12 inches	12 inches	12 inches
Wing wall not exceeding 12 feet in height	None	To within 6 inches of an interior side	None

		property line only.	
Wing wall higher than 12 feet in height	None	None	None
Landscape support structures - green screens, lattices, and similar structures	12 inches	12 inches	12 inches
Freestanding front yard trellis - Residential Zones No more than two (2) per property, and no more than 8 feet in height, 6 feet in width, 3 feet in depth, open on all four sides	No limitation (3)	Not Applicable	Not Applicable

Notes:

(1) See Chapter 17.550 (Variances and Administrative Modifications).

(2) Unless otherwise noted in the above table. For a structure with a setback of 2 feet or less, no projections into the setback is permitted. If the setback is greater than 2 feet, no projection shall encroach into the 2-foot setback.

(3) These structures shall maintain a clearance of 5 feet from the intersection of a driveway or alley with a public street right-of-way and 15 feet from the intersection of two public street rights-of-way.

F. Setback Requirements for Specific Structures. Hot tubs, swimming pools, spas and other water elements intended for human occupancy may be allowed within a required rear or side setback, provided that it is located no closer than 3 feet to any property line. Ponds and other water elements not intended for human occupancy, and that do not exceed a height of 24 inches, may be placed within any required setback.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2017-014 § 2; Ord. No. 2022-008)

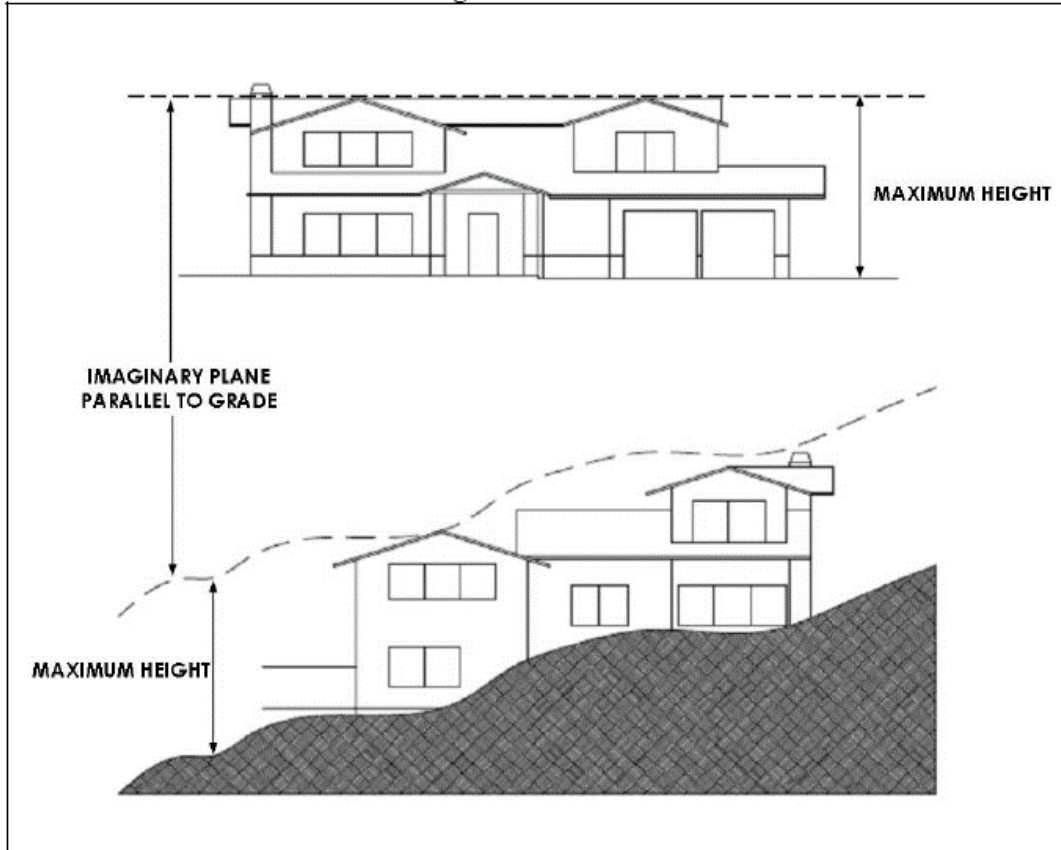
§ 17.300.025 HEIGHT MEASUREMENT AND HEIGHT LIMIT EXCEPTIONS.

All structures shall meet the following standards relating to height, except for fences and walls, which shall comply with § 17.300.030 (Fences, Hedges, and Walls), and the allowable exceptions identified in Subsection 17.300.025.C. (Exceptions to Height Limits) below.

A. Maximum Height. The height of structures shall not exceed the standard established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards).

B. Height Measurement. The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-3 (Height Measurement) at top of next page. "Existing Grade" shall be established by the Director, consistent with parcels in the immediate vicinity, and shall not be, nor have been, artificially raised to gain additional building height.

**Figure 3-3
Height Measurement**



C. Exceptions to Height Limits. Exceptions to the height limits identified in this Title shall apply in the following manner, except where otherwise required by the Building Code:

1. Notwithstanding any other regulation of this Title, the Council, after consideration of recommendation by the Commission, may by resolution establish a maximum building height for new construction in the Redevelopment Project Area Component Areas 1 through 3, consistent with the Design for Development established by the Redevelopment Agency.

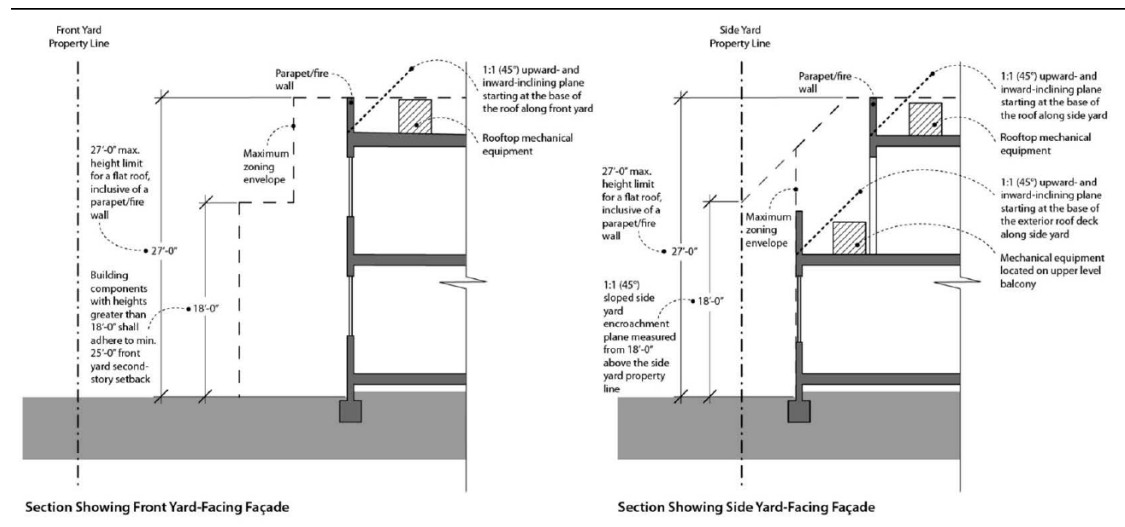
2. Roof-mounted structures for the housing of mechanical equipment, antennas, elevators, stairways, tanks, towers, ventilating fans, or similar equipment required to operate and maintain the structure, shall be allowed as follows, except that where the requirements for screening pursuant to Section 17.300.035.C.1. conflict with the requirements of this Section 17.300.025, such conflict shall be resolved at the discretion of the Director.

a. In multiple-family residential zones, up to a maximum of 13 feet 6 inches above the height of a building. Any roof mounted structure or equipment exceeding the parapet

height shall be set back 5 feet from the edge of the structure, except stairs shall not be required to be set back from the edge of the structure.

b. In non-residential zones, up to a maximum of 13 feet 6 inches above the height of a building; except that elevators shall be allowed up to a maximum of 19 feet 6 inches above the height of a building.

Figure 3-4 1:1 Allowable Placement for Roof-Mounted and Upper-Story Mechanical Equipment



3. Fire or parapet walls may extend up to 5 feet above the building height limit of the structure, and as may otherwise be required by the California Building Code.

4. In non-residential zones, architectural features that are non-habitable design elements, such as spires, turrets, bell towers, clock towers, cupolas and similar design elements as determined by the Director, shall be allowed, up to a maximum of 13 feet, 6 inches above the height of a building, and are limited to 15% of the total roof area.

5. Chimneys may project up to 4 feet above the height of the building.

6. In non-residential zones, trellis and carport-style structures installed on a parking structure roof deck for the purpose of supporting solar panels and solar equipment and installations shall be allowed up to a maximum of 13 feet 6 inches above the height of a building.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2018-012 § 2; Ord. No. 2021-012 § 3 (part); Ord. No. 2024-001, Exhibit A (part))

§ 17.300.030 FENCES, HEDGES, AND WALLS.

A. Applicability. Fences, hedges and walls shall be installed and maintained in compliance with this Section. These regulations do not apply to fences required by the City for reasons of public safety.

B. General Height Limitations. Fences, hedges, and walls shall comply with the height limitations of Table 3-2 (Maximum Height of Fences, Hedges, and Walls).

Table 3-2 Minimum Height of Fences, Hedges, and Walls		
Location	Maximum Height (1)	Additional Requirements
Residential Zone - Within the required front setback	4 feet (2)	When within 10 feet of a public street right-of-way, and 5 feet of the intersection of the driveway or alley with the public street right-of-way, the portion of the fence or wall above 30 inches in height shall be of an openwork design (e.g., wrought iron or other material allowing visibility), as approved by the Director, to ensure adequate visibility for pedestrian and vehicular traffic.
Residential Zone - Within a 15 foot intersection safety sightline.	4 feet (2)	The portion of the fence or wall above 30 inches in height shall be of an openwork design (e.g., wrought iron or other material), as approved by the Director, to ensure adequate visibility for pedestrian and vehicular traffic.
		See Figure 3-4 (Measurement of Fence Height), page 3-12.
Residential Zone - Within a 5 foot side or rear yard driveway safety sightline.	4 feet (2)	The portion of the fence or wall above 30 inches in height shall be of an openwork design (e.g., wrought iron or other material), as approved by the Director, to ensure adequate visibility for pedestrian and vehicular traffic.
		See Figure 3-4 (Measurement of Fence Height), page 3-12.
Residential Zone - Within a required side or rear setback.	6 feet (3)(4)(5)	A fence or a wall on a side or rear property line that abuts a public street right-of-way shall have a minimum 1 foot landscaped setback.

<i>Location</i>	<i>Maximum Height (1)</i>	<i>Additional Requirements</i>
Non-Residential Zone - Within the required front setback or street abutting setback area.	4 feet	None
Non-Residential Zone - Between a public street right-of-way and parking area.	4 feet	The Director may approve an openwork (e.g., wrought iron) security fence not to exceed 8 feet in height, subject to conditions of approval deemed reasonable and necessary to protect the public interest, including the design and setback of the fence, and landscaping adjoining the fence.
Non-Residential - Within 10 feet of the intersection of a driveway and a public sidewalk.	4 feet	None
Non-Residential - Along an interior property line that abuts a residential zoning district.	8 feet	None
Non-Residential - Along an interior property line that abuts a non-residential zoning district.	9 feet	None

Notes:

(1) Ornamental features, including finials, caps or other decorative elements, may exceed the height limitations by 6 inches above the top of a wall or fence a minimum distance of 4 feet apart.

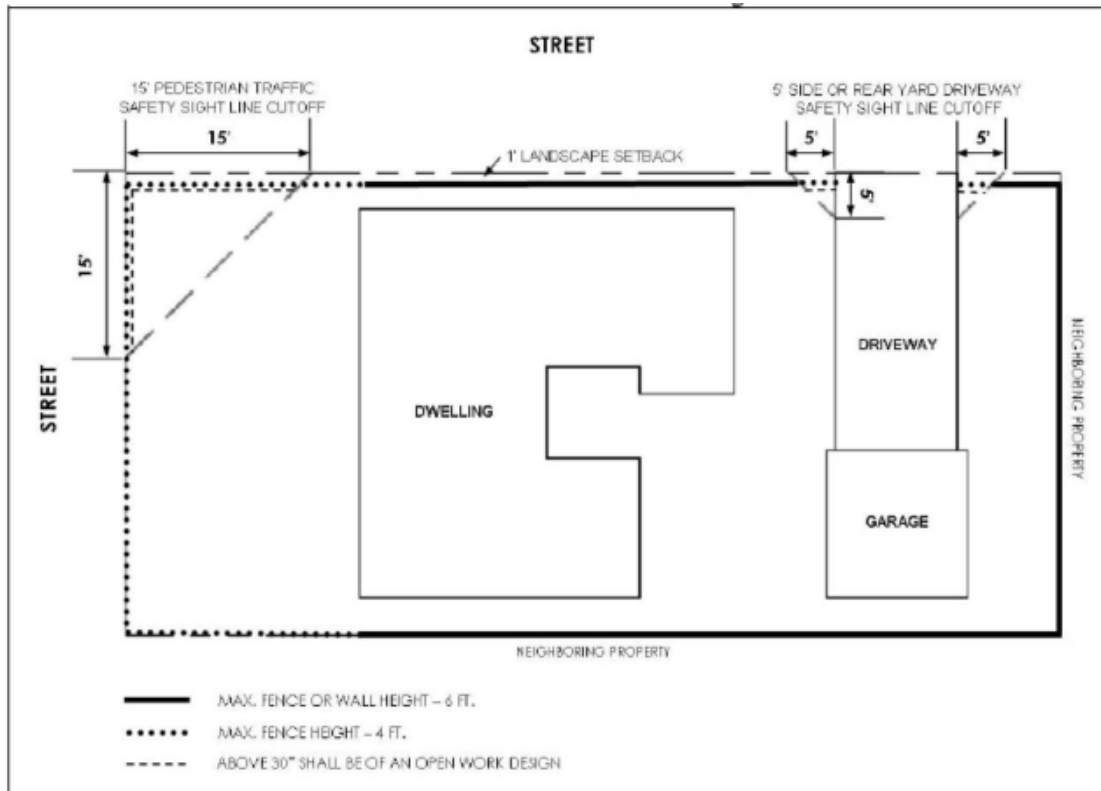
(2) A wrought iron or similar decorative openwork fence incorporating solid masonry pilasters that are no more than 16 inches thick, and less than 10 feet apart, shall be considered to provide adequate visibility, and therefore, may meet the 4-foot rather than the 30-inch height restriction.

(3) The maximum 6-foot height is not applicable to hedges or other landscaping within a required side or rear setback.

(4) Any fence, wall or hedge may be required to be a maximum of 4 feet in height for safety sightline purposes, as deemed necessary and appropriate by the Director.

(5) See Chapter 17.550 (Variances and Administrative Modifications).

Figure 3-5 Measurement of Fence or Wall Height



C. Retaining Walls. Retaining walls shall not exceed 6 feet in height for any 1 wall, nor 12 feet for any combination of walls (including required freeboard). Any combination of walls shall be separated by at least 3 feet horizontally. Retaining walls are permitted in all yards.

D. Measurement of Height. For purposes of this Subsection, a wall or fence that is located within 5 feet of a public street right-of-way shall be measured from the grade of the abutting public right-of-way, except in cases where severe or unusual slope conditions exist, in which case an alternative basis for measurement may be determined by the Director. The height of a wall or fence located along an interior property line shall be measured from the higher natural or established grade of the two abutting properties.

E. Special Wall and Fencing Requirements.

1. Jacuzzi, spa, swimming pools, and similar features. Jacuzzi, spa, swimming pool, or similar outdoor water features shall be fenced in compliance with the Uniform Building Code.

2. Outdoor equipment, storage, and work areas. Screening of outdoor uses and equipment shall be provided in compliance with § 17.300.035 (Screening).

3. Temporary fencing. Temporary fencing may be approved as deemed necessary and appropriate by the Director.

4. Address numbers. If a fence or wall obstructs the view of a property address from the street right-of-way, the address numbers shall be located on the fence so that they are clearly visible from the street right-of-way.

F. Lighting Fixtures.

1. Along street-facing property line. Decorative lighting fixtures may be placed on top of a fence along a street-facing property line, provided that the fixtures:

- a. Are an integral part of the fence design;
- b. Extend no more than 16 inches above the maximum height allowed; and
- c. Reflect light down and away from adjoining property so that the light emitted does not create a public nuisance or offense, in compliance with other applicable CCMC provisions.

2. Along interior property line. Lighting fixtures may be attached to the side of a fence along an interior property line, provided that they do not project above the top of the fence.

G. Security Fencing. Fences shall not incorporate electrical currents, razor ribbon, and/or pointed, protruding, or sharp objects or elements, except as provided in Subsection 17.300.035.H. (Barbed Wire Fencing) immediately below. Exception: Wrought iron fences may incorporate decorative arrowhead and curved point tips.

H. Barbed Wire Fencing. The Director may approve a fence incorporating barbed wire if:

1. Not abutting residential. The fence is erected or maintained on a property line that does not abut a residential zoning district;

2. Clearance of support arms. The barbed wire is supported by arms that attach to a fence that has a minimum height of 8 feet above finish grade;

3. Design of support arms. The arms that support the barbed wire rise at a 45-degree angle on the inside of the fence, beginning at minimum height of 6 feet, 6 inches above finish grade to a maximum height of 8 feet above finish grade;

4. Fence design. The fence is either woodlink, industrial privacy, or similar type that the Director agrees will conceal the barbed wire from public view from immediately outside the fence;

5. Setbacks. All required setbacks are met; and

6. Warning signs. Warning signs, at least 8-1/2 by 11 inches in size, are posted no more than 10 feet apart on the outside of the fence that does not abut an interior property line. The sign shall have letters at least 1 inch in height, and shall give sufficient warning that the fence incorporates barbed wire.

I. Administrative Waiver. The Director may administratively approve fences and walls that exceed the maximum heights identified in this Subsection, if at least one of the following circumstances exists:

1. A City-verified nuisance or criminal activity exists on the property or within the nearby area;
2. The property has exceptional or extraordinary geographical circumstances;
3. A residential front setback is located on a designated primary arterial. The fence may be of solid or opaque material, but shall not exceed 4 feet in height; or
4. The fence or wall is located within a street-abutting setback of a guard-gated residential development, provided that the fence:
 - a. Has a landscaped setback at least equal in depth, on average, to the height of the fence;
 - b. Is of a decorative, non-obtrusive design suitable to the development and its surroundings, as approved by the Director; and
 - c. Does not exceed 8 feet in height.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2021-012 § 3 (part))

§ 17.300.035 SCREENING.

A. Compliance. This Section establishes standards for the screening and separation of adjoining residential and non-residential land uses, equipment and outdoor storage areas, and surface parking areas.

B. Screening Between Different Land Uses.

1. An opaque screen consisting of materials, such as solid masonry wall and/or plant material, a minimum of 6 feet in height, shall be installed along parcel boundaries whenever a commercial or industrial development adjoins a residential zoning district.

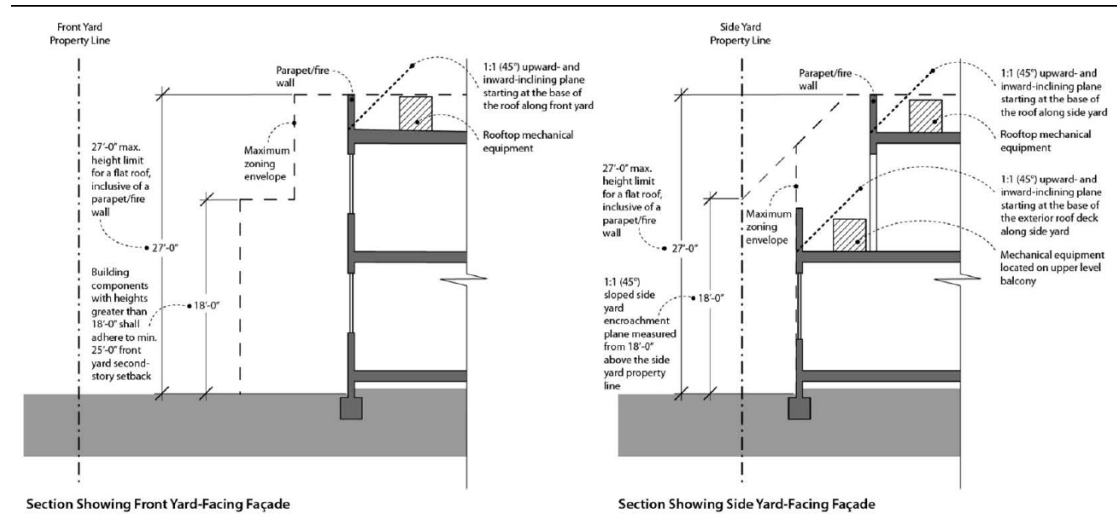
2. The maximum height of the walls shall comply with the provisions of § 17.300.030 (Fences, Hedges, and Walls).

3. The walls shall be architecturally treated on both sides, subject to the approval of the Director.

C. Mechanical Equipment, Loading Docks, and Refuse Areas.

1. Mechanical equipment (e.g., air conditioning, heating, exhaust, and ventilation ducts, and the like), loading docks, refuse and recyclable materials storage areas, and utility services shall be screened from public view from adjoining public streets and rights-of-way, and surrounding area(s) zoned for residential or open space uses as determined by the Director.

Figure 3-6 1:1 Allowable Placement for Roof-Mounted and Upper-Story Mechanical Equipment



2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style as determined by the Director.

3. Plant materials shall be installed adjacent to the walls, at the discretion of the Director, in compliance with Chapter 17.310 (Landscaping).

4. All mechanical equipment screening shall be subject to review and approval by the Director and Fire Department.

D. Outdoor Storage and Work Yards. Uses with outdoor storage of materials, recycling facility processing centers, waste resource and waste recycling operations, and similar uses shall comply with the following:

1. Outside storage and work areas shall be screened with a solid sight-obscuring masonry wall, a minimum of 6 feet in height, of a type and design approved by the Director. The wall shall include sight-obscuring gates. The wall and gate(s) shall be continuously maintained in good repair; and

2. Site operations in conjunction with outdoor uses, including the loading and unloading of equipment and materials, shall be conducted entirely within the walled area.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2024-001, Exhibit A (part))

§ 17.300.040 OUTDOOR LIGHTING.

A. General Standards for Outdoor Lighting. Exterior lighting shall comply with the following requirements:

1. All lighting fixtures shall be architecturally integrated with the character of the structure.
2. All lighting shall be energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site, and shall be directed downward and away from adjoining properties and public rights-of-way.
3. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness.
4. Timers, where acceptable, shall be used to turn off lights during hours when they are not needed.
5. Uniformity or, where appropriate, compatibility of lighting type (i.e., height, wattage, energy efficiency, base support, finish material, texture, color and style of poles and luminaires) shall be provided
6. Landscaping and pedestrian walkway lights shall be low profile.
7. Freestanding light poles and luminaires shall not exceed a maximum height of 18 feet, or a lesser height determined by the Director, to mitigate any impacts to adjoining properties.
8. Security lighting shall be provided at all entrances/exits, except in a residential zone.

(Ord. No. 2005-007 § 1 (part))

§ 17.300.045 GRADING CONSISTENCY.

When a property is located in a residential zone along a sloping street of 5% or greater elevation of the new building pad construction shall be consistent in rise along the street and shall be the average elevation of the adjoining lots calculated as the sum of the adjoining lot elevations divided by two, unless otherwise prescribed by the Building Official.

(; Ord. No. 2024-001, Exhibit A (part))

CHAPTER 17.310: LANDSCAPING

§ 17.310.005 PURPOSE.

The purposes of this Chapter are to:

- A. Establish uniform landscape standards for new projects, as well as provide a mechanism to require the upgrade of existing landscaping in developments when improvements are proposed.
- B. Enhance the aesthetic appearance of developments throughout the City by providing standards related to the quality and functional aspects of landscaping.
- C. Increase compatibility between abutting land uses, and between land uses and public rights-of-way, by providing landscape screening or buffers.
- D. Provide for the conservation of water resources through the efficient use of irrigation, appropriate mix of plant materials, recycling water elements, and regular maintenance of landscaped areas.
- E. Enhance and increase the compatibility of abutting land uses and public rights-of-way by providing landscape screening and buffers where appropriate.

(Ord. No. 2005-007 § 1 (part))

§ 17.310.010 APPLICABILITY.

- A. New Projects. All new proposed development shall provide landscaping in compliance with the requirements of this Chapter as applicable.
- B. Existing Uses. In the case of an existing use, if the amount of required landscaping cannot be accommodated because of existing buildings or other physical constraints of a site, the applicant shall provide landscaping toward meeting the landscape requirements that the Director determines can be reasonably accommodated.
- C. Exceptions. This Chapter shall not apply to landscaping for single-family, two-family and three-family residential projects other than for specific setback requirements (Subsection 17.310.020.A.) and maintenance requirements (Subsection 17.310.025.E.).

(Ord. No. 2005-007 § 1 (part))

§ 17.310.015 DEFINITIONS.

For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Hardscape. Constructed landscape elements, including items such as colored or textured concrete, pavers, wood decks, rockwork, masonry planters, wood box planters, water features, walls, and fences.

Hardscape Areas. Areas including patios, decks, walkways and paving.

Hydrozone. A portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.

Infiltration Rate. The rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

Landscaped Area. The open space area (entire parcel less the building footprint, driveway, and parking area) developed with ornamental plant material and hardscape. Water features are included in the calculation of the landscaped area.

Landscaping. Ornamental live plant materials (trees, shrubs, vines, ground cover or turf), in containers or at grade, and decorative hardscape areas.

Overspray. Water that is delivered beyond the planted area.

Plant Materials. Trees, shrubs, vines, ground cover, turf or any other ornamental live plants.

Planted Area. Areas, including live ornamental plant materials, installed within open space landscaped areas.

Parkway. Land area between street curb and sidewalk.

Runoff. Water that is not absorbed by the planted area to which it is applied, and flows from the area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or where there is a severe slope.

Street Trees. Trees planted within a public street right-of-way.

Turf. A single-bladed grass or sod.

(Ord. No. 2005-007 § 1 (part))

§ 17.310.020 LANDSCAPE AREA REQUIREMENTS.

Landscaping shall be provided in the locations specified below.

A. **Setbacks.** All setback and open space areas not occupied by driveways, parking areas, walkways, building projections and approved hardscape areas, shall be planted, except where a required setback is screened from public view, or it is determined by the Director that planting is not necessary to fulfill the purposes of this Chapter.

1. For single-family, two-family and three-family residential projects, all street-facing setback areas shall be landscaped. Such areas shall be landscaped with live plant materials

for a minimum of 75% of the subject area, unless paving of a larger area is required to comply with Subsection 17.320.035.C. (Parking Space and Lot Dimensions), to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area, to comply with Table 3-5 of Subsection 17.320.035.N.3. (Residential Covered Parking Requirements), or unless such paving involves a pedestrian pathway subject to Section 17.310.020.A.b, subject to the discretion of the Director.

2. In addition to any required driveway paving in single-family, two-family and three-family residential projects, additional paving in a street facing setback may be allowed for a pedestrian pathway provided it is not more than 4 feet in width. The pedestrian path shall be separated from the driveway by a minimum width of 3 feet and landscaped unless the pathway is designed to lead from the driveway to the dwelling entrance. In that case, the pathway connection shall not exceed 4 feet in width.

B. Unused Areas. All areas of a project site or a vacant lot not intended for a specific use, including areas held for future development, shall be landscaped, unless it is determined by the Director that landscaping is not necessary to fulfill the purposes of this Chapter.

C. Parking Areas and Parkways. Parking areas shall be landscaped in compliance with the following requirements:

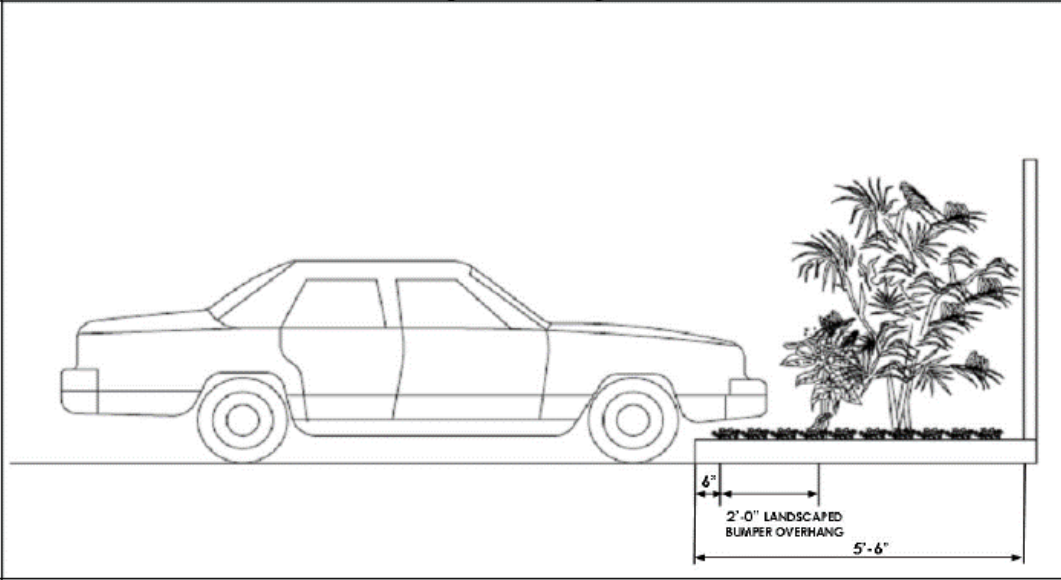
1. Plant materials. Plant materials shall be evenly distributed throughout the parking lot using a combination of trees, shrubs, and ground cover.

2. Curbing. Areas containing plant materials shall be bordered by a concrete curb at least 6 inches high and 6 inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Director.

3. Location of planted area. Parking lot landscaping shall be designed so that pedestrians are not required to cross planted areas to reach building entrances from parked cars. This should be achieved through proper orientation of the planted fingers and islands.

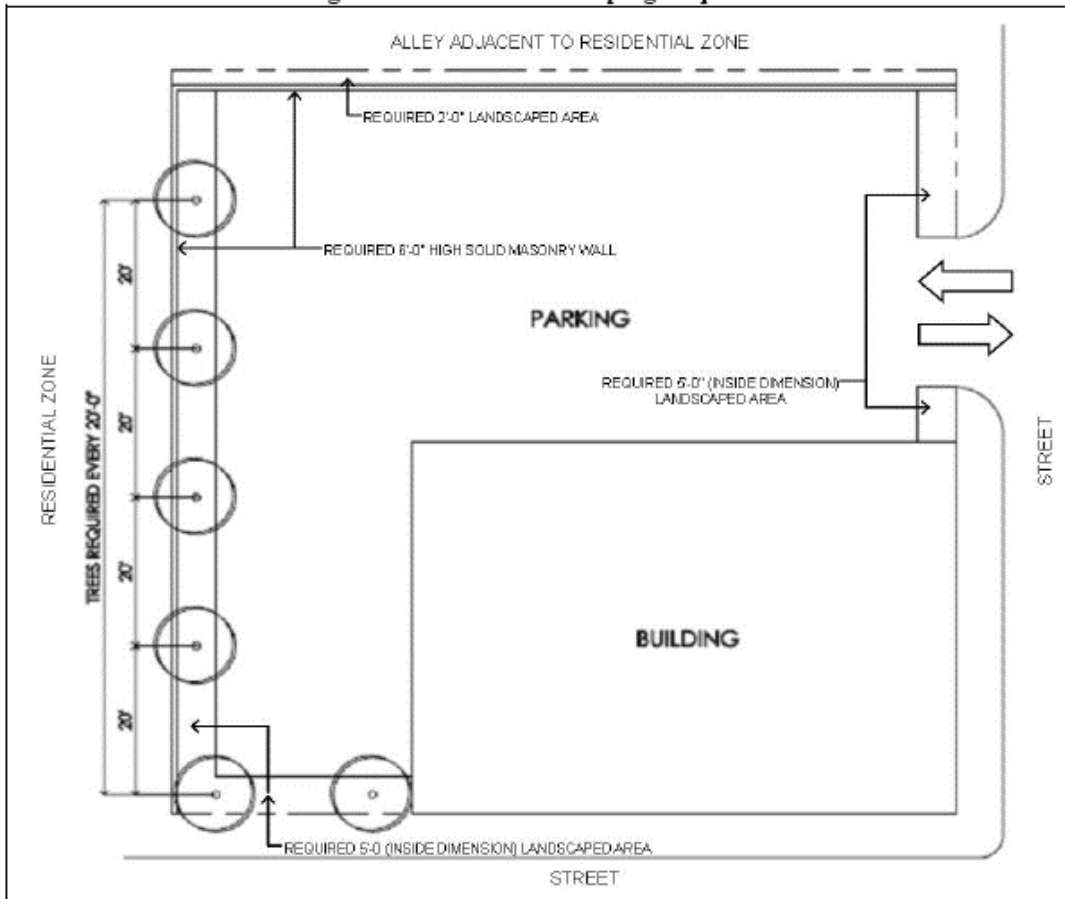
4. Bumper overhang areas. To increase the parking lot planted area, a maximum of 2 feet of the parking stall depth may be planted with low-growth, hearty materials in lieu of paving, allowing a 2-foot bumper overhang, including the 6-inch required curbing, while maintaining the required parking dimensions. See Figure 3-5 (Bumper Overhang Area) at top of next page:

Figure 3-5
Bumper Overhang Area



5. Parking lot perimeter landscaping. Parking area perimeters shall be planted as follows. The Director may adjust the tree spacing requirements of this Subsection, based upon the growth characteristics and proper maintenance practices for the species of trees proposed. See Figure 3-6 (Parking Lot Perimeter Landscaping Requirements) at top of next page.

Figure 3-6
Parking Lot Perimeter Landscaping Requirements



a. Adjacent to streets. Parking areas for non-residential uses adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area with a minimum width of 5 feet (inside dimension).

i. Screening plant materials. The landscaping shall be designed and maintained to screen cars from view from the street, and plant materials shall be selected to provide a minimum height of 36 inches at time of planting. The Director may approve screening of less than 36 inches, when deemed necessary to protect the public interest. Screening materials may include a combination of plant materials, earth berms, solid masonry walls, raised planters, or other screening devices to meet the intent of this requirement; however, screening materials may not use only solid masonry walls without plant cover.

ii. Shade trees. Shade trees shall be provided at a minimum rate of 1 for every 20 linear feet of landscaped area, and may include areas of clustered trees.

b. Adjacent to residential use. Parking areas for non-residential uses adjoining residential uses shall be designed to provide a landscaped planting strip between the parking area and the common property line bordering the residential use with a minimum

width of 5 feet (inside dimension). One tree shall be provided for each 20 linear feet of the landscaped planting strip.

i. A solid masonry wall with a minimum height of 6 feet shall be provided along the property line to address land use compatibility issues, such as nuisance noise and light or glare, if determined necessary by the Director.

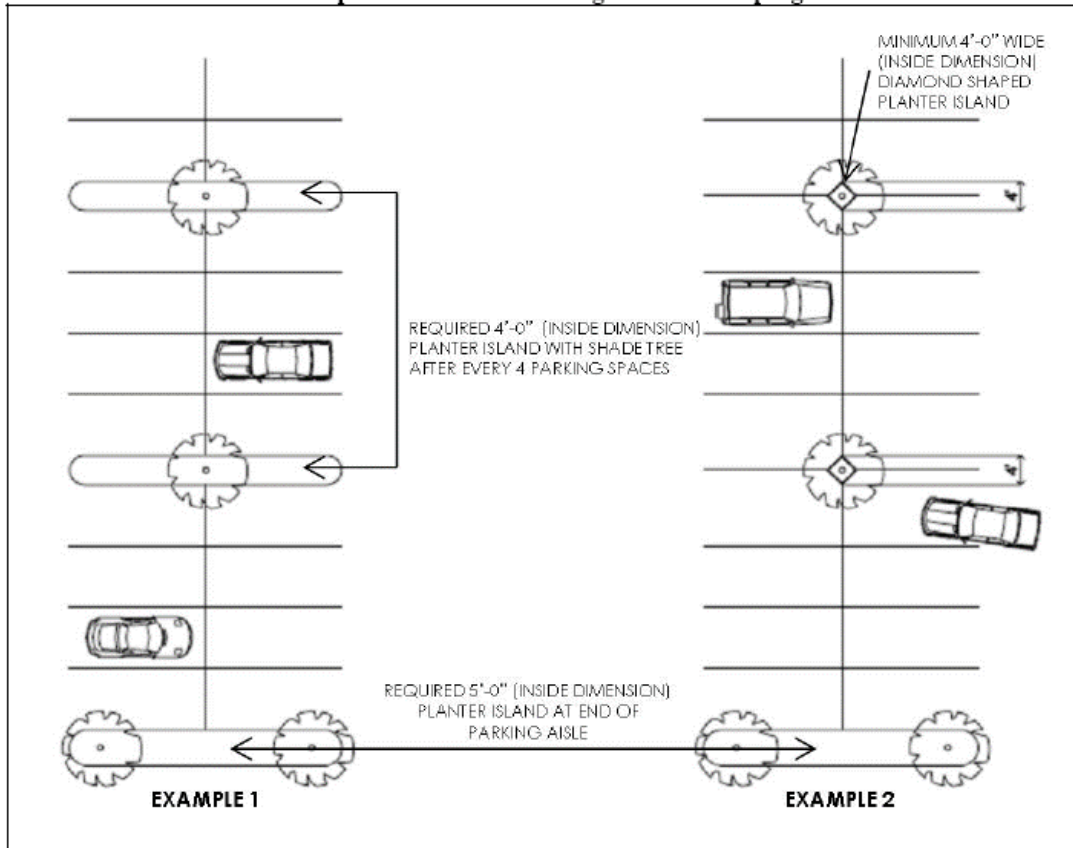
ii. For properties adjoining alleys, a planting strip of 2 feet shall be provided on the public right-of-way side of a required masonry wall.

6. Interior parking lot planted areas. Planted areas are required within parking lots to provide shade, reduce pavement heat gain, and soften the appearance of large paved areas. See Figure 3-7 (Examples of Interior Parking Lot Landscaping) below.

a. Planter islands. Planter islands with a minimum width of 5 feet (inside dimension) and at least 1 tree shall be provided at the beginning and end of every parking row. In addition, a planter island with a shade tree shall be provided at least every minimum 4 spaces within a parking row.

b. Larger projects. Parking lots with more than 150 spaces shall provide a concentration of landscape elements at primary entrances. Such elements may include specimen trees, flowering plants, enhanced paving, and project identification, as determined by the Director.

**Figure 3-7
Examples of Interior Parking Lot Landscaping**



(Ord. No. 2020-013 § 2 (part); Ord. No. 2022-008)

§ 17.310.025 LANDSCAPE STANDARDS.

A. General Requirements.

1. Minimum width of landscaped areas. Landscaped areas that may be counted toward required landscaping shall have a minimum width of 3 feet, exclusive of the curb, wall, and footing below. In addition, the landscaped tree planters shall have a minimum width of 4 feet in compliance with Subsection 17.310.025.B.1.d. below.

2. Concrete curb required. When in or adjacent to a parking area or drive aisle, planted areas shall be protected with a minimum 6-inch high concrete curb above the surrounding pavement or ground level.

3. Maintenance required. Landscaping shall be continuously maintained free of weeds, debris, litter or temporary signage. This is intended to include proper pruning of trees and

shrubs, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular water of all plants.

4. Irrigation required. All planted areas shall be provided with a permanent automatic irrigation system. This watering system shall consist of piped water lines terminating in an appropriate number of sprinklers or hose bibs, to insure a sufficient amount of water for plants within the planted area.

B. Planting Material.

1. Trees.

a. Trees shall be planted a minimum of 3 feet from any structure or wall.

b. Newly planted trees shall be staked in compliance with City standards.

c. The minimum width of planters containing trees shall be 4 feet clear, interior dimensions, exclusive of curbs, walls, and footing below.

d. Trees in landscape planters less than 10 feet in width, or located closer than 5 feet from pavement, curbs, or a permanent structure, shall be provided with root barriers as determined necessary by the Director.

e. Number of trees.

i. Parking area: Refer to Subsection 17.310.020.C. (Parking Areas and Parkways).

ii. Street setbacks: 1 per 250 square feet of landscaped area.

iii. Balance of site: 1 per 500 square feet of landscaped area.

iv. Street trees: 1 per 25 foot length of street frontage. The Director may modify this requirement, based on spread of tree at maturity.

f. Minimum tree container sizes for all trees on a site shall be specified as follows:

i. At least 20% of the trees shall be 36-inch box size or larger.

ii. At least 30% of the trees shall be 24-inch box size or larger.

iii. The remaining 50% shall be 15-gallon size or larger. The Director may accept certain species of on-site trees at less than 15-gallon size, if it is determined that the survival/establishment chances are enhanced when planted at a smaller size.

iv. The Director may modify the minimum tree container sizes required based on site conditions.

g. Street trees shall be 24-inch box size or larger.

2. Ground cover and shrubs.

a. All planted areas should emphasize drought-tolerant plant materials wherever possible.

- b. Artificial shrubs, ground cover, or turf shall not be allowed.
- c. Crushed rock, redwood chips, pebbles, stone, and similar materials may be allowed up to 10% of the total required landscape area.
- d. All shrubs shall be planted from a minimum 5-gallon-size containers. One-gallon-size containers may be allowed for shrubs that are not commonly available in 5-gallon-size containers, subject to approval by the Director.
- e. Ground cover shall be generally spaced at a maximum of 6 to 8 inches on center. When used as ground cover, minimum 1-gallon-size shrubs may be planted 18 to 24 inches on center.

C. Plant selection and grouping.

- 1. Plants having similar water use shall be grouped together in separate high, medium, and low hydrozones.
- 2. Plants shall be selected appropriately, based upon their adaptability to the climatic, geological, and topographical conditions of the site. The use of drought-tolerant plant materials and locally appropriate California Native Plants is encouraged wherever possible.

D. Irrigation.

- 1. Runoff and overspray.
 - a. Soil types and infiltration rate shall be considered when designing irrigation systems.
 - b. Irrigation systems shall be designed to eliminate runoff, overspray or other similar conditions where any water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - c. To eliminate runoff, proper irrigation equipment and schedules, including repeat cycles, shall be used to closely match water application rates to soil infiltration rates.
- 2. Equipment.
 - a. A separate landscape water meter shall be installed for all projects, except for any project with a landscaped area of less than 5,000 square feet.
 - b. Automatic control systems, including an automatic rain shut-off device, shall be required for all irrigation systems.
 - c. Plants that require different amounts of water shall be irrigated by separate valves. If 1 valve is used for a given area, only plants with similar water requirements shall be used in that area.
 - d. Anti-drain (check) valves shall be installed at strategic points on all slopes to prevent low-head drainage.

e. Irrigation heads and emitters shall have matched precipitation rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.

E. Maintenance.

1. Irrigation equipment shall be continuously maintained in good working condition to assure water conservation, eliminate overspray and runoff.

2. Litter and weeds shall be removed from all landscaped areas on a regular basis.

3. Turf areas shall be mowed and fertilized on a regular basis, and kept green. Accumulations of leaves, twigs, bark, and other similar materials shall be removed on a regular basis.

4. Landscaping shall be maintained in a manner consistent with a project's approved final landscape plan. Maintenance of the approved planted areas shall consist of regular watering, pruning, fertilizing and mulching under a schedule approved as part of the landscape plan.

5. Landscaping maintenance shall include the removal of dead, decayed, diseased, or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare, or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance as determined by the Director.

6. All plant materials that, due to lack of maintenance, accident, damage, disease, or other cause, fail to show a healthy appearance and growth shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the Director.

7. Before a Certificate of Occupancy is issued, a landscape maintenance agreement insuring continued maintenance of the planted areas shall be filed with the Division and approved by the Director.

(Ord. No. 2005-007 § 1 (part))

§ 17.310.030 LANDSCAPE PLAN APPLICATION REQUIREMENTS.

A. Preliminary Landscape Plan. A preliminary landscape plan shall be submitted as part of an application for a discretionary land use permit, and shall include the following minimum information:

1. Proposed and existing buildings and structures.
2. Proposed parking areas.
3. Proposed landscaped areas.

4. A calculation of the total hardscape and planted areas.
5. Preliminary list of plant materials.

B. Final Landscape Plan. Following approval of a land use permit, final landscape and irrigation plans, prepared and signed by a California-licensed landscape architect or licensed landscape contractor, shall be submitted to the Division prior to the issuance of a building permit. The final landscape and irrigation plan shall include the following minimum information. Other information, as deemed necessary by the Director, including a grading design plan, hardscape plan, and/or soils analysis, may also be required.

1. Landscape design plan specifications. The landscape design (planting and hardscape) plan(s) shall be drawn on project base sheets at a scale that accurately and clearly identifies the following:

a. Plant materials, trees, shrubs, ground cover, turf, and other vegetation. In addition to the new plant materials, all existing plants to remain, and all existing plants to be removed or relocated, shall be identified. Planting symbols shall be clearly drawn, and plants labeled by botanical name, common name, container size, spacing, and quantities of each group of plants indicated.

b. Property lines and street names.

c. Streets, driveways, walkways, steps, and other paved areas.

d. Pools, ponds, water features, fences, and retaining walls.

e. Designation of hardscape areas.

f. Existing and proposed buildings and structures, including pad elevations, if applicable.

g. Natural features, including rock outcroppings, existing trees, and existing shrubs, that will remain.

h. Tree staking, plant installation, soil preparation, and any other applicable planting and installation details.

i. A calculation of the total planted area and percentage of turf area.

j. Designation of recreational areas.

k. Landscape installation specifications.

l. Landscape maintenance specifications, including landscape contractors' maintenance period.

2. Irrigation design plan specifications. The irrigation design plan shall be drawn on project base sheets, at the same scale as the landscape design plan, and shall accurately identify:

- a. Location and size of separate water meters for the landscaped areas as required, including service line and size.
- b. Location and size of the point of connection (POC) for the existing or modified irrigation system.
- c. Location, type and size of all components of the irrigation system, including automatic controllers, main and lateral, valves, sprinkler heads, moisture-sensing devices, rain switches, quick couplers, backflow prevention devices, and automatic rain shut-off devices.
- d. Static water pressure at the point of connection to the public water supply.
- e. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each remote control valve and head radius or water coverage for each head (diameter for full heads).
- f. Estimated annual water use, expressed in inches per square foot of landscaped area per year.
- g. Hydrozones of high, medium, and low water usage shall be differentiated by color or patterning. All plants listed on the plant list or legend shall be classified and grouped by category of hydrozone.

C. Certificate of Completion. A Certificate of Completion, signed and sealed by the licensed landscape architect or licensed landscape contractor that prepared the plans, and submitted after installation and inspection of the project, shall be submitted prior to issuance of a Certificate of Occupancy.

(Ord. No. 2005-007 § 1 (part))

CHAPTER 17.320: OFF-STREET PARKING AND LOADING

Cross-reference:

General parking and loading regulations, see Chapter 7.03

§ 17.320.005 PURPOSE.

This Chapter establishes regulations to ensure that parking and loading facilities are properly designed and located to meet the needs of specific uses.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2022-008)

§ 17.320.010 APPLICABILITY.

Every use and structure, including a change or expansion of a use or structure, shall provide loading areas in compliance with the provisions of this Chapter, as applicable. A use or structure, including a change or expansion of a use or structure, that provides parking, shall comply with the provisions of this Chapter. A use shall not be commenced, and structures shall not be occupied, until improvements required by this Chapter are satisfactorily completed.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2022-008)

§ 17.320.015 GENERAL PARKING REGULATIONS.

A. Parking and Loading Spaces to be Permanent. Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes. The Director may approve the temporary reduction of parking or loading spaces, in conjunction with a seasonal or intermittent use, with the approval of a Temporary Use Permit (see Chapter 17.520), or during construction activities.

B. Loading to be Unrestricted. Owners, lessees, tenants, or persons having control of the operation of a premise, for which loading spaces are required, shall not prevent, prohibit or restrict authorized persons from using these spaces.

C. Restriction of Parking Area Use. Off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of motorized, operative vehicles. In all non-residential zones, and in the front setback area of residential zones, parking areas shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Title.

D. Unimproved Areas. Portions of a parking area not improved for parking or loading facilities or needed for vehicular circulation shall be landscaped in compliance with plans approved by the City.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2022-008)

§ 17.320.020 - NUMBER OF PARKING SPACES REQUIRED.

There shall be no minimum required parking for any use, except as may be determined through a Comprehensive Plan. Any parking provided voluntarily or otherwise, shall comply with the development standards outlined in this Chapter or other applicable section of this Title.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 § 1 (part); Ord. 2014-002, § (part); Ord. No. 2017-003 § 2; Ord. No. 2018-001 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-003 § 2 (part); Ord. No. 2020-012 § 2 (part); Ord. No.

2021-003 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-003 § 2 (part); Ord. No. 2022-008)

§ 17.320.025 ALTERNATIVE PARKING PROVISIONS.

Where conditions preclude the provision of parking spaces in accordance with the standards of § 17.320.035, the following procedures for alternative parking are available, subject to City approval.

A. Public Parking Facilities (PPF) Zoned Property. Off-site parking in public parking facilities in the PPF Zone may be allowed, subject to the following:

1. Off-Site Parking Plan required. A City-approved Off-Site Parking Plan shall be required for use of a public parking facility:

a. Public parking facility location. The proposed off-site public parking facility location shall be identified in the off-site parking plan and shall be within 750 feet legal walking distance measured from the primary entrance of the land use to the public parking facility site, or other distance as determined by the City to be appropriate.

b. Project description. The proposed land use(s), tenant(s) and hours of operation of the project shall be identified in the Off-Site Parking Plan.

2. Lease required. A City-approved parking lease of a duration determined by the City shall be required for use of the public parking facility.

3. City Council Approval. The Off-Site Parking Plan and parking lease is subject to City Council approval:

B. Hayden Tract and Smiley Blackwelder Parking Districts. Parking Districts for the parking impacted Hayden Tract and Smiley Blackwelder areas located within the IG zone shall be established as outlined in Map 4-1 and Map 4-2. In addition to the general parking standards of this Chapter parking in the Districts are subject to the following Parking District standards.

1. Automated Parking. Automated and semi-automated and stacked parking may be provided on site or off-site within the Parking Districts subject to Parking Plan approval by the Director subject to the following.

a. Site Plan. Submittal of a site plan prepared by a design professional indicating all structures; the automated, semi-automated or stacked parking location; number of parking stalls; parking facility address and address of the property served by the parking; site ingress and egress location(s); proposed queuing location (if any); and the identification of adjacent land uses.

b. Operations Plan. Submittal of a parking operations plan describing the number of parking attendants and working hours, and methods for automobile storage and retrieval during nonbusiness hours.

c. Permanent Structure. All automated and semi-automated parking shall be located within a permanent structure and operated with parking attendant service during all hours of parking operation.

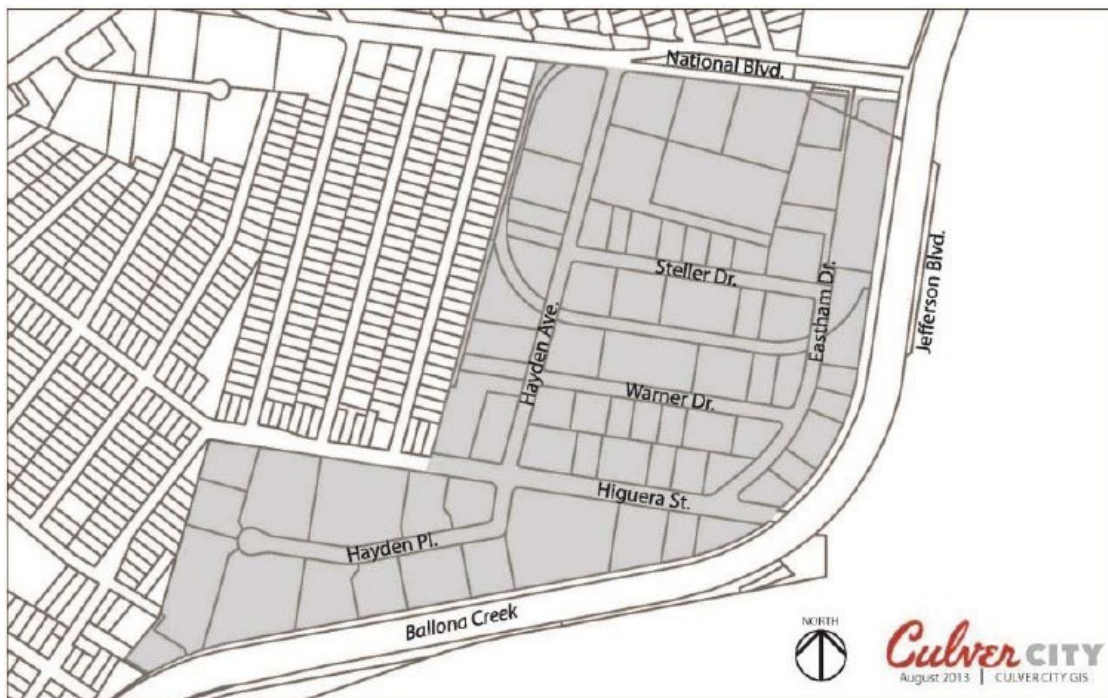
d. Technical Studies. Submittal of technical studies demonstrating that the proposed design and operation of the automated or semi-automated parking will not be detrimental to surrounding uses and properties in the vicinity relative to noise, visual impacts, area parking and circulation and existing on-site improvements.

e. Back-up Power. Documentation that the automated semi-automated or stacked parking is serviced with alternative back-up power to allow emergency operation of the parking system.

f. Inspection Report. A maintenance inspection report for any automated semi-automated or stacked parking facility prepared at the sole expense of the applicant shall be submitted annually to the Planning Division for review.

2. Managed Parking. Managed or valet parking may be provided for all on-site or off-site parking within the Parking Districts subject to Parking Plan approval by the Director which shall include: (a) the total parking spaces provided; (b) the hours and method of parking operation; (c) number of parking attendants serving the parking facility; and (d) methods for management of the parking facility during non-operating hours.

3. Compact Spaces. Except as otherwise provided in Section 17.320.035 compact spaces of 7 feet, 6 inches by 15 feet, may be provided for up to 30 percent of on-site or off-site parking within the Parking Districts.



Map 4-1 Hayden Tract Parking District



Map 4-2 Smiley Blackwelder Parking District

C. Automated, Semi-Automated, and Stacked Parking. Automated, semi-automated and stacked parking may be provided in Commercial, Industrial, Planned Development or Special Purpose Zoning Districts subject to Administrative Use Permit approval pursuant to Chapter 17.530 subject to the following:

1. Site Plan. Submittal of a site plan prepared by a design professional indicating all structures; the automated, semi-automated or stacked parking location; number of parking stalls; parking facility address and address of the property served by the parking; site ingress and egress location(s); proposed queuing location (if any); and the identification of adjacent land uses.

2. Operations Plan. Submittal of a parking operations plan describing the number of parking attendants and working hours; methods for automobile storage and retrieval during nonbusiness hours; provisions for over-sized vehicle parking, handicapped parking, and short term parking (if applicable); vehicle retrieval and through-put times; and other information determined by the Director to be necessary.

3. Permanent Structure and Screening. All automated, semi-automated, and stacked parking shall be located within a permanent structure and screened in a manner to mitigate any potential visual impacts to surrounding properties. Alternatives to a permanent structure including but not limited to a freestanding permanent architectural screening structure or landscaping may be considered by the Planning Commission as part of a Conditional Use Permit or Site Plan Review approval on a case by case basis if it can be demonstrated to the satisfaction of the Planning Commission that the alternative provides a sufficient level of screening.

4. Technical Studies. Submittal of technical studies demonstrating that the proposed design and operation of the automated, semi-automated, or stacked parking will not be detrimental to surrounding uses and properties in the vicinity relative to noise, visual impacts, area parking and circulation, and existing on-site improvements.

5. Back-up Power. Documentation that the automated, semi-automated or stacked parking is serviced with alternative back-up power to allow emergency operation of the parking system.

6. Inspection Report. A maintenance inspection report for any automated, semi-automated or stacked parking facility prepared at the sole expense of the applicant shall be submitted annually to the Planning Division for review.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-001 § 2 (part); Ord. No. 2013-010 § 1; Ord. No. 2014-002, § 2 (part); Ord. No. 2017-002 § 2 (part); Ord. No. 2019-009 § 2; Ord. No. 2022-008)

§ 17.320.030 ACCESSIBLE PARKING.

Parking areas shall include parking spaces accessible to persons with disabilities as follows.

A. Number of Spaces and Design Standards. Parking spaces for persons with disabilities shall be provided in compliance with the Uniform Building Code and the Federal Accessibility Guidelines.

B. Residential Multiple-Family Uses. For each dwelling unit required to be designed to accommodate the persons with disabilities, or required to be made adaptable for the persons with disabilities, the required parking shall be provided in compliance with Cal. Admin. Code, Title 24, Part 2.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2014-002, § 2 (part); Ord. No. 2022-008)

§ 17.320.035 PARKING DESIGN AND LAYOUT GUIDELINES.

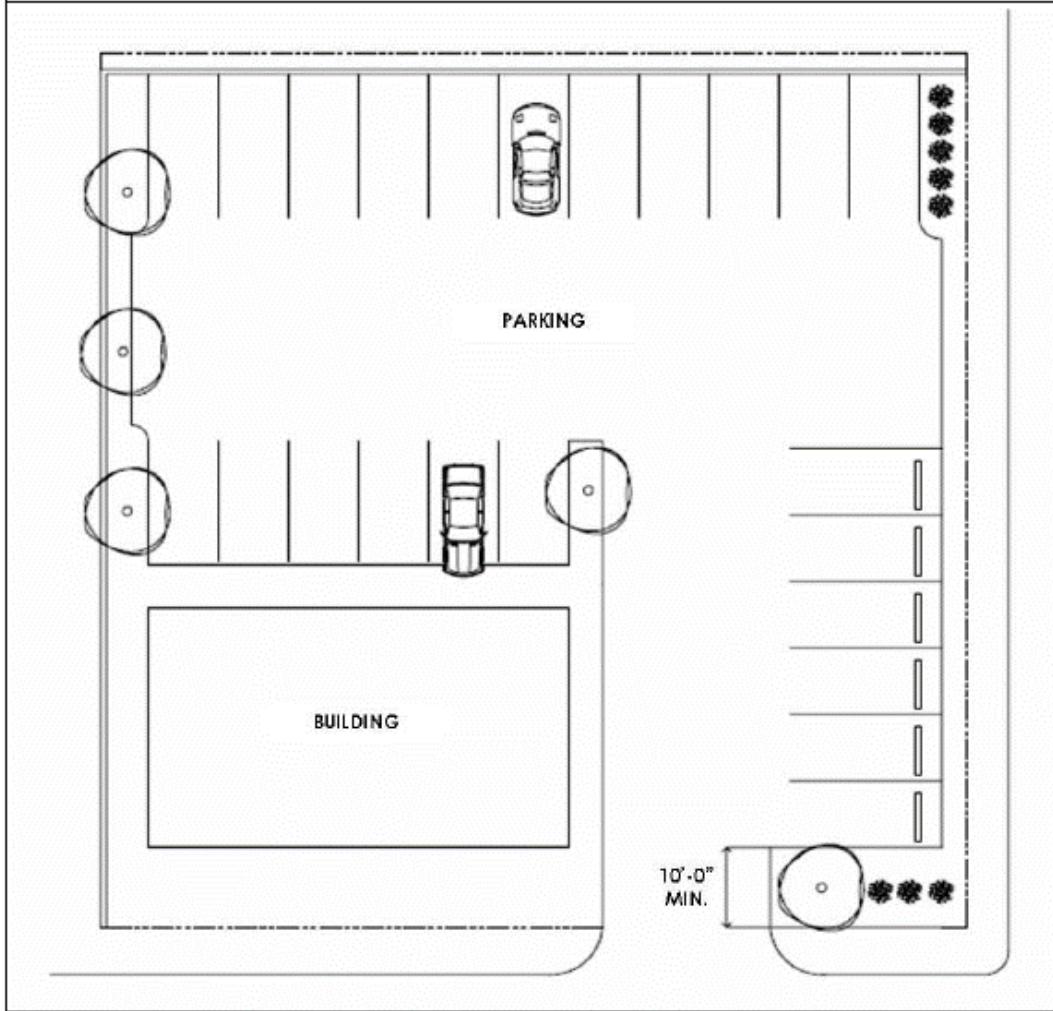
When parking is provided, the following requirements shall apply unless otherwise noted in this Title.

A. Access to Parking Areas and Parking Spaces.

1. Access to parking areas. Parking areas shall be designed to prevent access at any point other than at designated access drives.

2. Parking space location. Parking spaces shall not be located within 10 feet of an access driveway, measured from the property line. See Figure 3-8 (Parking Space Location) below.

**Figure 3-8
Parking Space Location**



3. Internal maneuvering area. Parking areas shall provide suitable maneuvering room so that vehicles enter the street in a forward direction, except for single-family homes, duplexes or triplexes on non-arterial streets, which may be designed to permit backing a vehicle into a public street right-of-way.

B. Access to Adjacent Sites. Applicants for non-residential developments are encouraged to provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety and efficient circulation.

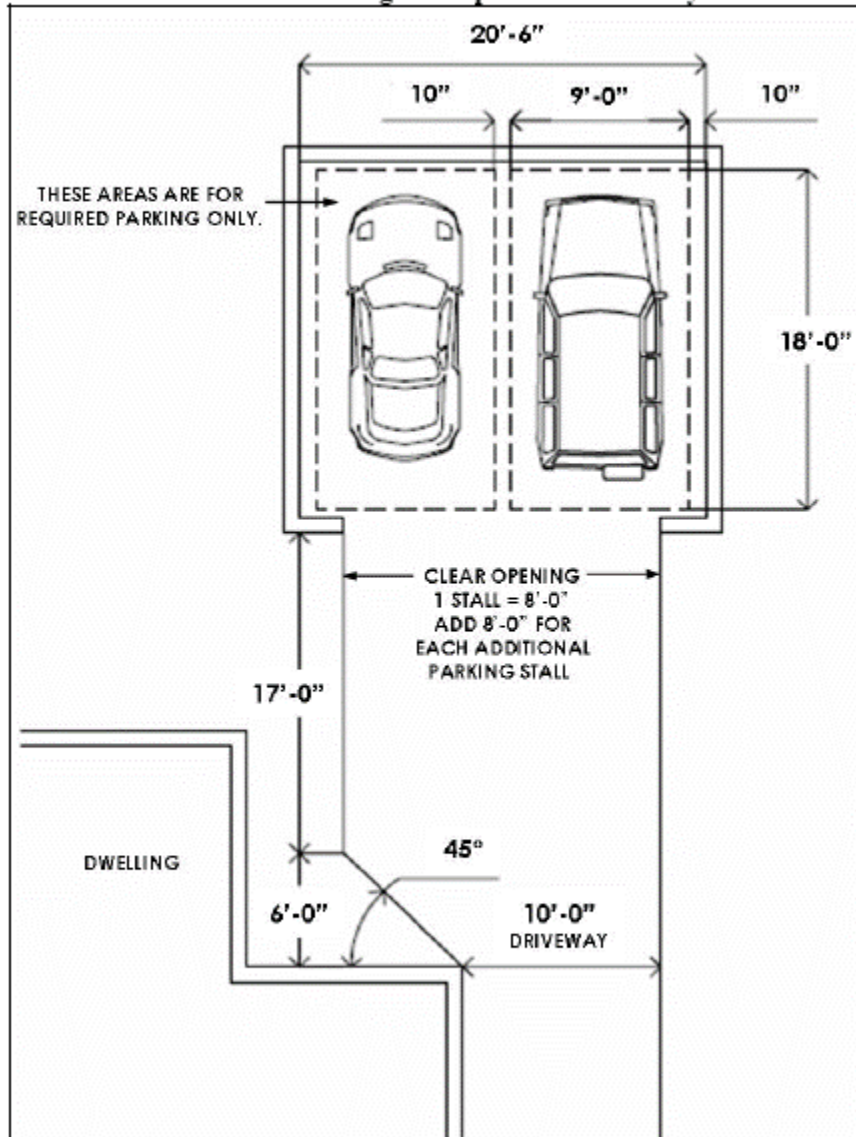
C. Parking Space and Lot Dimensions.

1. Parking spaces.

a. Residential spaces. Parking spaces within carports shall have minimum dimensions of 9 feet in width by 18 feet in length for each vehicle. Parking spaces within garages shall

have minimum dimensions of 9 feet in width by 18 feet in length for each vehicle with minimum interior dimensions for a 2-car garage of 20 feet, 6 inches in width by 18 feet in depth; and for a 1-car garage 10 feet, 6 inches in width by 18 feet in depth. Uncovered parking spaces shall have a minimum dimension of 8 feet, 6 inches in width by 18 feet in depth. Access to a garage or carport located behind a dwelling unit shall have a backup aisle of 17 feet with a 45 degree angle leading to a driveway. See Figure 3-9 (Residential Garage/Carport and Driveway) below.

**Figure 3-9
Residential Garage / Carport and Driveway**



b. Tandem parking spaces. Each tandem parking space shall be 9 feet in width by 18 feet in depth.

i. Within residential districts or within the residential parking area of a mixed use development tandem parking spaces may be provided. Tandem parking may be arranged to be no more than 2 spaces in depth.

ii. Within non-residential districts, tandem parking may be provided where authorized through a Parking Plan approval by the Director. The use of the tandem parking for non-residential uses shall require that the operator of the parking facility provide a valet or attendant at all times that the parking is accessible to users, except where the Director determines that the nature of the use and its operation will not require attended parking. Tandem parking may be arranged to be no more than 3 spaces in depth.

c. Compact Parking Spaces. Within non-residential districts, compact spaces may be provided for up to 25 percent of the off-street parking provided. Compact spaces shall measure a minimum of 7 feet, 6 inches by 15 feet, and shall not be eligible for further reductions (e.g. through an Administrative Modification or other entitlement). Compact spaces shall be clearly marked as compact.

d. All other parking spaces. Minimum parking spaces dimensions shall be as shown in Table 3-4 (Parking Space and Drive Aisle Dimensions) and Figure 3-10 (Parking Space and Aisle Dimension).

2. Parking lot aisles. Drive aisles within parking areas shall be designed and constructed in compliance with the following standards.

a. Aisle width. Parking area aisles shall comply with the minimum dimensional requirements in Table 3-4 (Parking Space and Drive Aisle Dimensions) and Figure 3-10 (Parking Space and Aisle Dimension).

b. Visibility. Drive aisles shall be designed and located so that adequate visibility is ensured for pedestrians, bicyclists, and motorists when entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.

<i>Angle of Parking</i>	<i>Minimum Dimensions</i>			
	<i>Parking Space Depth</i>	<i>Parking Space Width (1)</i>	<i>Aisle Width and Backup (one way) (2)(3)</i>	<i>Aisle Width and Backup (two way) (2)(3)</i>
0 degrees (parallel parking)	26 feet	8 feet, 6 inches	12 feet	18 feet
30 to 45 degrees	19 feet	8 feet, 6 inches	13 feet	20 feet
46 to 60 degrees	21 feet	8 feet, 6 inches	17 feet	21 feet

61 to 90 degrees	18 feet	8 feet, 6 inches	24 feet	24 feet
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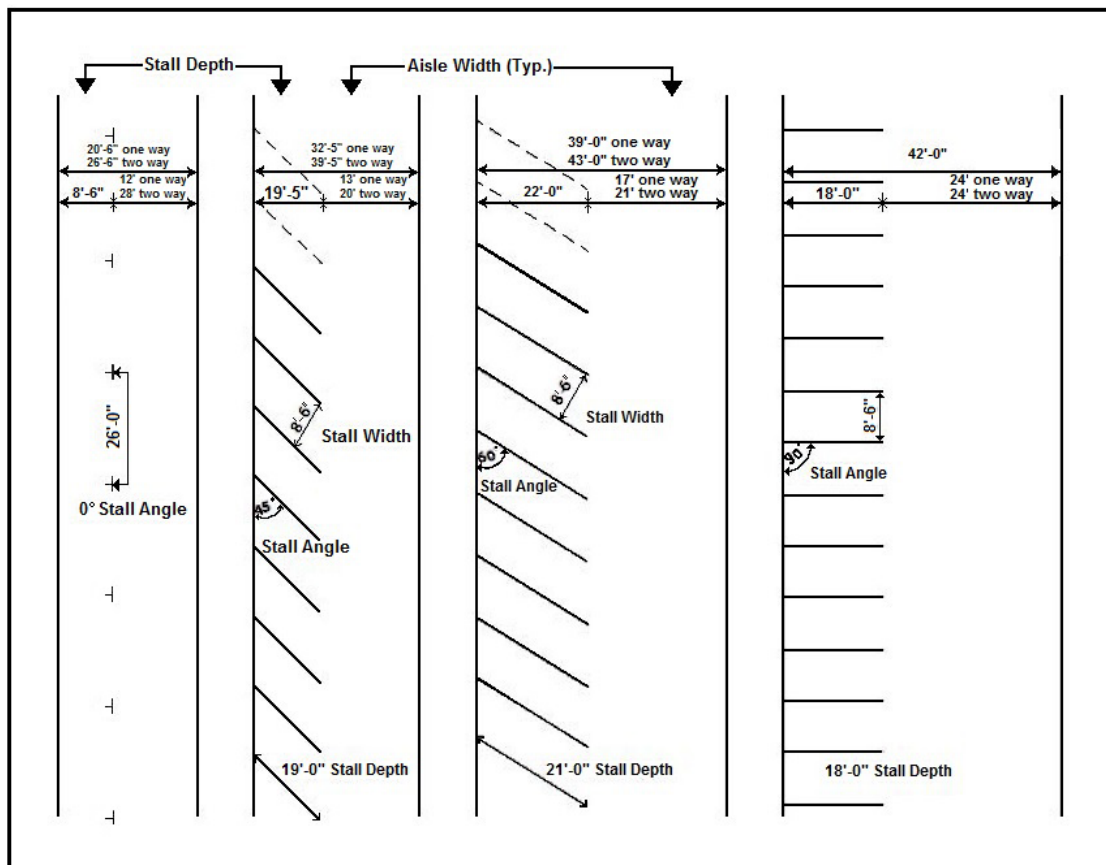
Notes:

(1) Each parking space that is adjoined on either side of its longer dimension by a fence, wall, partition, column, post or similar obstruction, and the obstruction is located less than 14 feet from the access aisle, measured along the length of the stall, shall have its minimum width increased by at least 10 inches on the side of the obstruction.

(2) The Director may require greater aisle widths where slopes or other obstructions are encountered.

(3) For all parking spaces that back out onto an alley, the width of the alley shall be included in the minimum dimensions required for aisle width and backup.

Figure 3-10
Parking Space and Aisle Dimension



D. Curbing and Wheel Stops.

1. Continuous concrete curbing at least 6 inches high and 6 inches wide, with breaks to allow on-site drainage, shall be provided along the edges of parking spaces adjacent to fences, walls, other structures, property lines, pedestrian walkways and planted areas. Curbing shall be placed within the parking space a minimum of 2 feet from the front of the space. Curbs are not required where 2 parking spaces are contiguous at the width ("head to head"). Alternative barrier designs to protect planted areas may be approved by the Director. Director.

2. To increase the parking lot landscaped area, a maximum of 2 feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a 2-foot bumper overhang while maintaining the required parking dimensions. See Figure 3-5 (Bumper Overhand Area).

E. Slopes of Driveways, Ramps and Parking Areas. The slopes of driveways, ramps and parking areas shall comply with the following requirements.

1. Driveways and ramps. Driveways and ramps shall not exceed a maximum slope of 20%, measured along the driveway centerline. Where there is a change in the slope of the driveway, it shall be demonstrated to the satisfaction of the Director that vehicles will be able to pass over the change in slope without interference with an average vehicle's undercarriage. The 20 feet of driveway or ramp closest to the exit shall not exceed a slope of 3% or as determined appropriate by the Director.

2. Parking areas. Parking areas shall have a maximum grade of 5%, measured in any direction.

F. Landscaping. Parking area landscaping shall be provided in compliance with Chapter 17.310 (Landscaping).

G. Lighting. Parking areas within non-residential areas shall have lighting that provides adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structures, and shall not exceed a maximum height of 18 feet, or a lesser height determined by the Director, to mitigate any impacts to adjoining properties. All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way. Lighting location shall take into account the location and expected mature characteristics of on-site landscape materials.

H. Directional Areas and Signs.

1. Parking spaces, aisles, approach lanes and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.

2. The Director may require the installation of traffic signs, in addition to directional arrows, to ensure the safe and efficient ingress and egress and circulation of vehicles in a parking facility.

I. Striping and Identification. Parking spaces shall be clearly outlined with a double striped line on each side of the parking space. The double striped line shall consist of two 4-

inch-wide lines spaced 6 inches apart and painted on the surface of the parking facility. Parking space width shall be measured from the centerline between the two 4-inch lines. Circulation aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines to ensure safe traffic movement.

J. Surfacing. Parking spaces and maneuvering areas shall be paved and permanently maintained with a minimum thickness of 2 inches of asphalt, concrete, or other all-weather surface, over a minimum thickness of 4 inches of a base material; or paved and permanently maintained with a minimum thickness of 4 inches of Portland cement or as deemed appropriate by the Director.

Alternative surfaces for parking and loading areas may be approved by the Community Development Director and the Public Works Director; provided that the material used meets aesthetic standards as determined by the Director, improves drainage and permeability, and responds to any historic guidelines for the property and its setting.

K. Interior Parking Clearance. Covered parking areas shall be provided with a minimum of 7 feet of unobstructed clearance from finished floor surface to any ceiling, beam, entranceway, pipe, suspended sign or other obstruction, improvement, or device overhead, except as approved by the Director for storage cabinets or other suspended or cantilevered obstructions. Where a covered parking area is intended for, or is accessible to, general public use, each entrance shall be clearly posted with a sign indicating the minimum interior clearance actually provided.

L. Subterranean Parking. Subterranean parking structures shall comply with all requirements of this Section, and the following additional requirements when located within a required setback.

1. Invisibility. No portion of a subterranean structure shall project or be visible above the finished grade of the setback in which it is located.

2. Accommodate landscaping. The subterranean structure shall be designed to accommodate landscaping or other setback area improvements as required by this Title.

3. Covered structure. When located within a required street-facing setback area, the subterranean structure shall be fully covered by landscaping.

M. Parking Structures. Parking structures providing parking for residential and non-residential uses shall comply with all requirements of this Section, and the following additional requirements.

1. Parking structures shall comply with the setback requirements and height limits of the applicable zoning district.

2. Parking structures visible from street frontages shall be designed to be architecturally compatible with adjacent buildings, and shall not adversely impact abutting pedestrian sidewalks.

3. Parking structure elevations should use color, massing, or architectural features to reduce the appearance of bulk.

4. Parking structure facades facing residential parcels shall:

a. Be enclosed to prevent light spill, noise, or pollutants from impacting dwellings;
and

b. Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent dwellings.

N. Special Parking Requirements for Residential Uses.

1. Driveway length. Except as otherwise allowed by this Title, within residential zoning districts, access for every parking space shall be provided by a paved driveway not less than 20 feet in length, measured from the end of the parking space to the nearest public or private street right-of-way line from which access to parking is provided, except uncovered spaces which may be located in accordance with Figure 3-11.

2. Paving of street-facing setback. Within residential zoning districts, no more than 25% of any required setback facing a street shall be paved to provide access to on-site parking, unless paving of a larger area is required to comply with Subsection 17.320.035.C. (Parking Space and Lot Dimensions) above (e.g., to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area), to comply with Table 3-5 of Subsection 17.320.035.N.3 (Residential Covered Parking Requirements). In addition to any required driveway paving in single-family, two-family and three-family residential projects, additional paving may be allowed for a pedestrian pathway leading to the entrance of the development provided the pedestrian path is not more than 4 feet in width. If the pedestrian path is not connected to the driveway, it shall be separated from the driveway by a minimum width of 3 feet and landscaped. If the pedestrian pathway is connected to the driveway, the maximum length of the connection shall not exceed 4 feet. Vehicles shall not be parked between the street property line and the front or side of a residential unit except on a driveway leading to a garage or carport, or on a designated uncovered parking space.

3. Covered parking. All parking shall comply with the requirements of Table 3-5 Covered Parking Requirements.

Zoning District (1)	Residential Unit(s)	Uncovered	1/2 Covered	Fully Covered
R1 Zone	Single family dwelling	[x]	[x]	[x]
R2, R3, RLD, RMD and RHD Zones	Single family dwelling (alone)	[x]	[x]	[x]
R2, R33, RLD, RMD and RHD Zones	Single family dwelling (plus one or more detached SFD, duplex or triplex)	[x]	[x]	[x]
R2, R3, RLD,	Duplex or triplex		[x]	

RMD and RHD Zones				
RLD, RMD and RHD Zones	Multiple family (4 or more units)		[x]	
CN, CG, CC, CD, and EWO Zones	Residential portion of a mixed use project			[x]
CN, CG, CC, CD, and EWO Zones	Live work unit		[x]	
All	Guest parking	[x]		
Notes: (1) In all residential zones and on properties developed with stand-alone residential uses, any uncovered parking located behind the front yard setback line shall be placed within 15 feet of a maximum of one interior side yard and/or shall be fully screened from view of the public right-of-way by the primary structure. Front yard-facing parking not located within 15 feet of an interior side yard property line shall be fully covered and enclosed. See Figure 3-11 (Allowable Residential Uncovered Parking Placement) below.				

Notes:

(1) In all residential zones and on properties developed with stand-alone residential uses, any uncovered parking located behind the front yard setback line shall be placed within 15 feet of a maximum of one interior side yard and/or shall be fully screened from view of the public right-of-way by the primary structure. Front yard-facing parking not located within 15 feet of an interior side yard property line shall be fully covered and enclosed. See Figure 3-11 (Allowable Residential Uncovered Parking Placement) below.

O. Electric Vehicle (EV) Parking. Each land use type shall be provided the number of parking spaces equipped with electric vehicle (EV) charging infrastructure for installation of future EV charging stations and with full EV charging stations, as set forth in this § 17.320.035.O, except where a greater number of spaces are required through a conditional use permit or other permit approval. Property owners shall inform tenants of the availability of EV Ready and EV Capable spaces.

1. Definitions.

a. "EV Capable." Installation of raceway, conduit, and panel capacity to accommodate the future installation of a dedicated branch circuit and 208/240 volt (Level 2) chargers/charging stations.

b. "EV Ready." A complete circuit installation, including raceway, conduit, wiring, receptacle, circuit breakers, dedicated branch circuit, 208/240 volt 40 amp panel capacity,

and any other necessary components to support the future installation of a Level 2 charger/charging station.

c. "Full EV Charger/Charging Station." All necessary components required for EV Ready, in addition to an already installed charger/charging station (208/240 volt, Level 2).

2. Multiple Family Residential Uses.

a. Quantity of EV Capable. Twenty percent of the of parking spaces provided.

b. Quantity of EV Ready. Ten percent of the of parking spaces provided.

c. Quantity of Full EV Charger/Charging Station. Ten percent of the parking spaces provided.

d. Full EV Chargers/Charging Stations shall be in addition to the EV Ready infrastructure. Where the number of parking spaces provided is less than the cumulative minimum number of required EV spaces, the EV Ready requirement shall be applied first; additional spaces shall not be required in order to comply with the cumulative EV space requirements. Requirements for Full EV Chargers/Charging Stations shall not apply to parking spaces that are located within individual privately accessible garages that correspond to a specific dwelling unit.

3. Non-residential Uses.

a. Quantity of EV Capable. Twenty percent of the of parking spaces provided; a minimum of two spaces.

b. Quantity of EV Ready. Ten percent of the of parking spaces provided; a minimum of two spaces.

c. Quantity of Full EV Charger/Charging Station. Ten percent of the of parking spaces provided; a minimum of one space.

d. Full EV Chargers/Charging Stations shall be in addition to the EV Ready infrastructure. Where the number of spaces provided is less than the cumulative minimum number of required EV spaces, the Full EV Chargers/Charging Stations requirement shall be applied first; additional spaces shall not be required in order to comply with the cumulative EV space requirements.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2014-002, § 2 (part); Ord. No. 2019-009 § 2; Ord. No. 2020-013 § 2 (part); Ord. No. 2021-012 § 3 (part); Ord. No. 2022-008; Ord. No. 2023-002, Exhibit A (part); Ord. No. 2024-001, Exhibit A (part))

§ 17.320.040 DRIVEWAY AND SITE ACCESS STANDARDS.

A. Driveway Widths. Minimum driveway widths shall be as follows:

1. Driveway serves 1-20 spaces: 10 feet wide;

2. Driveway serves residential use with 20 or more spaces: 18 feet wide;
3. Driveway serves non-residential use with 20 or more spaces: 25 feet wide;
4. Driveways serving as parking aisles shall be increased in width as necessary to provide parking stall backup area, as required by § 17.320.035 (Parking Design and Layout Guidelines);
5. Driveway aprons shall conform to standards established in Chapter 9.08 (Streets, Sidewalks and Parkways) of the CCMC.

B. **Garage Access.** A driveway to a residential parking garage located behind a dwelling shall meet the access and maneuvering standards of § 17.320.035 (Parking Design and Layout Guidelines).

C. **Visibility at Driveways.** Driveways and driveway landscaping shall be designed to maintain visibility and minimize interference with passing pedestrians. Landscaping adjacent to a driveway and the walls of the building shall be designed not to interfere with motorists' views of the sidewalk and pedestrians' views of vehicles exiting the project.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2022-008)

§ 17.320.045 BICYCLE PARKING.

Bicycle parking shall be provided for all multi-family projects and non-residential uses in compliance with this Section.

A. **Number of Bicycle Spaces Required.**

<i>Use/Number of Dwelling Units</i>	<i>Short-Term Spaces Required</i>	<i>Long-Term Spaces Required</i>
MULTIPLE-FAMILY DWELLINGS		
3-25 dwelling units	1 per 10 units	1 per unit
26-100 dwelling units	1 per 15 units	1 per 1.5 units
101-200	1 per 20 units	1 per 2 units
201+	1 per 40 units	1 per 4 units
Residential care facility	1 per 10,000 sq. ft.	1 per 5,000
Senior citizen congregate care housing	1 space for each 20 dwelling units. Minimum requirement is 2 spaces.	1 space for each 10 dwelling units. Minimum requirement is 2 spaces.

Notes:

(1) A minimum of 2 short-term spaces shall be provided in all cases.

2. For all non-residential buildings, the number of bicycle parking spaces shall be provided onsite per the table below.

Use	Short-Term Spaces Required	Long-Term Spaces Required
Health clubs	1 per 2,000 sq. ft.	1 per 2,000 sq. ft.
Office	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.
Restaurants and bars	1 per 2,000 sq. ft.	1 per 2,000 sq. ft.
Retail, general	1 per 2,000 sq. ft.	1 per 2,000 sq. ft.
All other commercial uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.
Schools, colleges, universities, specialized instruction	1 per 1,000 sq. ft.	1 per 2,000 sq. ft.
Schools, kindergarten through grade 12	2 per classroom	1 per 10 classrooms
All other assembly uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.
All industrial uses	1 per 10,000 sq. ft.	1 per 10,000 sq. ft.

Notes:

(1) A minimum of 2 short-term and 2 long-term spaces shall be provided in all cases.

3. For uses not listed, bicycle parking shall be provided, based on the most similar use in the table, as determined by the Director.

B. Bicycle Parking Design.

1. Parking equipment. Each bicycle parking space shall include a stationary parking device, as indicated below, to adequately secure the bicycle.

a. Short-term bicycle parking. Short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points, including inverted - "U" bicycle racks or similar. Racks that support only the wheel of the bicycle are not permissible.

i. Racks shall allow for the bicycle frame and at one wheel to be locked to the racks.

ii. The rack shall allow for the use of a cable as well as a U-shaped lock.

iii. If bicycles can be locked to each side of the rack, each side shall be counted toward a required space.

iv. Racks shall be securely anchored to a permanent surface.

v. If more than 20 short-term bicycle parking spaces are provided, at least 50 percent shall be covered by a roof or overhang.

b. Long-term bicycle parking. Long-term bicycle parking shall be secured from the general public and enclosed on all sides to protect bicycles from inclement weather.

i. Acceptable examples of long-term bicycle parking include individual bicycle lockers, bike racks within a bicycle room, and bicycle cages.

ii. Except in the cases of lockers, all long-term bicycle parking shall provide means of securing the bicycle frame at two points to a securely anchored rack.

2. Parking layout and siting requirements.

a. Bicycle spaces shall be separated from motor vehicle parking spaces by at least 5 feet of open area. Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure.

b. Spaces shall not be required to rely on stairs or escalators for access. For spaces allowed above or below the ground floor, elevators shall be a minimum of 6 feet, 2 inches to accommodate a standard adult bicycle with both wheels on the floor.

c. Short-term spaces shall be located on the ground floor, outside of the building or with direct access to public right of way, no more than 50 feet of walking distance from the main pedestrian entrance/access to the building, and with maximum visibility from the pedestrian access.

d. Long-term spaces shall be located in one of the following locations, or in a combination thereof:

i. On the ground floor within 50-feet of the main entrance, with safe and convenient access from public right of way and lobby area.

ii. On a floor above or below the ground floor, including a parking structure, within 50-feet of the elevator, with safe, convenient, and dedicated access between the bicycle parking and the elevator.

3. Parking dimensional requirements.

a. Short-term and long-term spaces shall be a minimum of 2 feet wide by 6 feet long and shall be spaced at minimum 30 inches apart and 30 inches from a wall or other obstruction on any side. A minimum of 7 feet of vertical clearance shall be provided at all bicycle parking spaces.

b. If more than 20 long-term spaces are provided, a minimum 100 square feet of workspace is required adjacent to the bicycle parking area for bicycle maintenance work; the workspace shall be adjacent to the area with the most bicycle spaces if spaces are provided in more than one area within the site.

C. Lockers and Showers. For non-residential uses, one personal locker shall be provided for each required long-term bicycle parking space for use by all genders. Showers for employee use shall be provided per the table below.

Square Feet	Showers Required
25,000-99,999	1 shower for each gender
100,000-199,999	2 showers for each gender
200,000 or more	1 additional shower for each gender for every 100,000 square feet or portion thereof

(Ord. No. 2005-007 § 1 (part); Ord. No. 2022-008)

§ 17.320.050 LOADING AREA REQUIREMENTS.

A. Loading Area Size Categories.

Size	Minimum Dimensions	Minimum Area	Overhead Clearance
Medium	10 feet x 30 feet 12 feet x 25 feet	300 square feet	14 feet
Large	12 feet x 40 feet	480 square feet	14 feet
Extra Large	12 feet x 60 feet 19 feet x 40 feet	720 square feet	14 feet

B. Number of Loading Spaces Required. Non-residential uses shall provide the number of loading spaces in compliance with the following standards.

Floor Area	Loading Size and Quantity Required
2,501 – 7,500 sq. ft.	1 Medium space
7,501 – 50,000 sq. ft.	1 Large space
50,000 sq. ft. or more	1 Extra Large space

Notes:

(1) Regardless of floor area, for any building having a dock high or depressed ramp accessible to vehicles, one large loading space shall be provided for each dock high or depressed ramp; or one or more extra-large loading areas may be required, if the City determines that tractor and double trailer rigs may use the dock high or depressed ramp.

C. Standards for Loading Areas. Loading areas shall be provided in the following manner.

1. Access. Loading areas accessible only from a public street right-of-way shall be located to allow head-in and head-out access from and to the public street right-of-way. Back-in access may be permitted if it is determined by the Director that no feasible alternative exists.

2. Lighting. Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of adjacent structure(s).

3. Loading ramps/docks. Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances.

4. Location. Loading areas shall be located as follows:

a. As near as possible to building door openings providing loading access.

b. Situated to ensure that the loading facility is screened from adjacent streets as much as possible.

c. Situated to avoid adverse impacts upon neighboring properties.

5. Screening. Loading areas adjacent to residential uses or public streets or alleys shall be screened with a solid masonry wall, at least 6 feet in height and of a design approved by the Director.

6. Identification. Loading areas shall be designed, laid out, and clearly marked as being distinct from required parking spaces and aisles, unless the City approves the use of the parking area as an undesignated overlay loading area during non-business hours.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2022-008)

CHAPTER 17.330: SIGNS

Cross-reference:

General sign regulations, see §§ 13.02.200 et seq.

§ 17.330.005 INTENT.

This Chapter is a comprehensive system for the regulation of signs in the City. Sign regulation is enacted to serve the interests of community aesthetics, vehicular and pedestrian safety, to protect and preserve property values, to improve the visual environment of the City so as to promote commerce, investment, tourism, and visitation, and the overall quality of life for persons living in, doing business in, or visiting the City. The provisions of this Chapter are also intended to promote the public health, safety and general welfare of persons driving, parking, biking, walking, residing or conducting business within the City, by reducing visual distractions to motorists, and by making signs

and advertising displays more attractive, aesthetically pleasing and more effective. It is the further purpose of this Chapter that every use of property within the City receives adequate identification. The City intends to create a comprehensive balanced system of signs that is aesthetically pleasing and compatible with the environment.

The regulations of this Chapter are not intended to permit any violations of the provisions of any other lawful ordinance, nor to prohibit the use of any sign required by any law superior to that of this Chapter.

A. Regulatory Interpretations. All regulatory interpretations of this Chapter are to be exercised in light of the City's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed, nor prohibited or restricted, by this Chapter, or whenever a sign does not qualify as a structure as defined in the Uniform Building Code, then the Director shall approve, conditionally approve, or disapprove the application, based on the most similar sign type that is expressly regulated by this Chapter. Architectural compatibility shall be analyzed on the basis of size, location, color, construction materials and design of the sign structure, without consideration of the message to be displayed on a sign, other than the distinction between on-site and off-site commercial messages.

B. Discretionary Approvals. Whenever a sign or proposed sign is subject to any discretionary approval process, including but not limited to, Variance, Conditional Use Permit or Administrative Use Permit, then no consideration will be given to sign copy or message to be displayed, other than a determination as to whether the message will constitute off-site commercial copy. This principle applies equally at all levels of approval, from the Director to the Council.

C. Non-communicative Aspects of Signs. All rules and regulations concerning the non-communicative aspects of signs, such as location, size, height, illumination, spacing, orientation, and so forth, stand enforceable independently of any permit or approval process.

(Ord. No. 2005-011 § 2)

§ 17.330.010 APPLICABILITY.

A. Signs Regulated. The sign standards provided in this Chapter shall apply to all signs in all zoning districts. Only signs authorized by this Chapter shall be allowed.

B. Applicability to Sign Content. The provisions of this Chapter do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or non-commercial.

C. Definitions. Definitions of specific types of signs and other terms used in this Chapter are contained in § 17.330.015 (Definitions).

(Ord. No. 2005-007 § 1 (part))

§ 17.330.015 DEFINITIONS.

For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Architectural Feature. A soffit, column, wing wall, canopy, roof eave, balcony and any other similar element that does not create an interior floor space.

Awning. A permanent or temporary structure attached to, and wholly supported by a wall of, a building, and installed over and partially in front of doors, windows or other openings in a building, and consisting of a frame and a top of canvas or other similar material covering the entire space enclosed between the frame.

Background Canopy Area. The outer surface area of a canopy that is reasonably visible to public view.

Background Wall Area. The largest rectangular opaque portion of each wall segment within which wall signs are displayed.

Backlit Characters. That method of sign illumination, achieved by concealing the light source between the three-dimensional opaque letters, numbers or other characters of a sign, and the solid surface of a building or structure on which the sign characters are mounted, that results in the nighttime perception of a halo around the silhouette of each sign character.

Business Frontage. The portion of a building occupied by a single business tenant, and fronts on a public street, faces a courtyard, pedestrian corridor or walkway, parking lot or alley.

Cabinet Sign. A sign that contains all the text and/or logo symbols within a single enclosed cabinet, and which may or may not be illuminated.

Canopy Depth. The maximum perpendicular distance that a canopy projects away from the building wall to which it is attached.

Canopy, Nonstructural. See Awning.

Canopy Sign. A sign displayed on an awning or a canopy.

Canopy, Structural. An architectural feature that:

- A. Projects from, and is totally supported by, the exterior wall of a building;
- B. Provides protection from the elements to pedestrians below, or to occupants within the building;
- C. Is usually positioned above a window or a door;
- D. Is permanent, in that it is not retractable and cannot be removed from the building without altering the building structure.

Canopy Width. The maximum parallel distance that a canopy extends across the building wall to which it is attached.

Changeable Copy Sign. A sign with a message comprised of letters, numbers, or other characters that are manually or mechanically changed to display different messages.

Construction Sign. A temporary sign that identifies the names, addresses and telephone numbers of parties directly involved in the business occupancy, construction, design, or financing of pending or in-progress physical improvements to the premises.

Corporate Flag Sign. A wind-activated flag with a message that is an inherently distinctive logo or trademark for a business.

Decorative Banner and Flag. A festive permanent graphic display that is made of durable cloth, plastic or similar non-rigid material, and that either displays no message or displays only a predominately pictorial message that does not directly identify or advertise a business on the premises.

Directional Sign. A sign that identifies to motorists or pedestrians an entry or exit point to or from an adjacent public right-of-way, or to or from various points of passage on or within private property.

Electronic Message Sign. A sign with a message comprised of letters, numbers, or other characters that are electronically changed to display different messages.

Event Sign. A sign that identifies, advertises or promotes a special or temporary event.

False Mansard. A sloped wall segment that is above or projects down and away from a vertical wall of a building, and that is not a building roof, as defined by the Uniform Building Code.

Freestanding Sign. A sign displayed on, and totally supported by, one or more support elements on the ground, with no part of the sign attached to a building or similar structure.

Holiday Sign. A temporary sign or display placed in remembrance or celebration of any recognized religious, local, State or Federal holiday.

Institutional Flag. A wind-activated flag with a message that is an inherently distinctive symbol for a particular government jurisdiction.

New Business Sign. A temporary sign that displays only the name of a new business or a change in the name of an existing business.

Nonconforming Sign. Any sign that does not comply with this Chapter.

Off-site Sign. Any sign with a message that does not relate directly to an active use of the premises on which it is displayed.

On-site Sign. Any sign with a message that relates directly to an active use of the premises on which it is displayed.

Parapet Wall Sign. A wall sign located below the top of the parapet line of a building, and above the top of the window line of the highest story of the building, and including a sign on a false mansard.

Public Information. A message of potential interest to the general public as a whole that includes no business identification, advertising, or promotional information (e.g., time and temperature information).

Public Information Sign. A sign that displays only a public information message.

Public Property. All facilities, structures, and real property owned or controlled by the City, including but not limited to, the public right-of-way and parks.

Real Estate Sign. A sign that indicates the availability of land or buildings for sale, lease, rent, or other permanent or temporary disposition.

Sign. Any emblem, icon, insignia, logo, replica, symbol or trademark that displays a message in lettered, written, numbered, pictorial or any other visually perceptible form, including the support elements, distinct background area, and decorative embellishments thereof. Does not include murals, paintings or other works of art that are not intended to advertise or identify any business or product.

Sign Copy. All portions of a sign that display a message.

Sign Face Area. The area of a sign that includes copy and distinct background surfaces.

Special Event. A duly licensed and approved activity of limited duration that is not directly related to an established business on the premises where the event is held, such as a carnival or Christmas tree sales on a vacant or unused lot, or a fund-raising activity of a nonprofit organization held on the improved premises of an established business.

Support Element. The structural portion of a sign that secures it to the ground, a building or to another structure.

Temporary Banner Sign. A sign, made of durable cloth, plastic or similar non-rigid material, that displays business identification, advertising or promotional message, and is displayed only for a short period of time, as regulated in this Chapter.

Temporary Event. A duly licensed and approved activity of limited duration, directly related to an established business on the premises where the event is held, such as the outdoor sales of Christmas trees by a supermarket, or a weekend festive promotion for a business staged outdoors and providing complimentary food, music, entertainment or similar attractions to entice public attendance or participation.

Theater Marquee Sign. A sign attached to, or made an integral part of, the structural canopy of a theater.

Vertical Clearance. The distance from the bottom of a sign, but not including the support elements of a freestanding sign, to the average finished grade below, or to, the grade of the

nearest point of an adjoining public right-of-way with a higher elevation, if within 5 feet thereof.

Wall Sign. A sign that is displayed on, or is attached to, an exterior wall of a building or structure.

Wayfinding Kiosk. An interactive digital wayfinding kiosk, with one or more screens and each screen being no greater than 15 square feet in size, installed on public property which shall provide public information and other messaging selected by the City and may include commercial advertising.

Window Sign. A permanent or temporary sign that is displayed on the surface of any glass or glazed material, or that is displayed inside and close enough to a window to be reasonably visible from outside the window.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2024-005, Exhibit A (part))

§ 17.330.020 SIGN STANDARDS BY ZONING DISTRICT.

Only the signs and sign area authorized by this Section shall be allowed unless otherwise expressly provided in § 17.330.025 (Standards for Specific Types of Signs).

A. Residential Zones.

1. **Permanent identification sign.** One permanent identification wall or freestanding sign, not to exceed 32 square feet in area for multi-family residential developments of four or more units, displaying only the name and address of the integrated multiple residential development, shall be allowed for each 400 feet of lineal street frontage on which the development has access, provided that:

a. **Sign proximity.** The minimum distance between each identification sign shall be 200 feet.

b. **Maximum height.** The maximum height of any freestanding sign shall not exceed 5 feet.

c. **Minimum setback.** The minimum setback for any freestanding sign shall be 10 feet from every adjoining lot line, and 5 feet from every street-facing lot line.

d. **Attachment.** Any wall sign shall be attached to, and parallel with, the front wall of the building and the street.

e. **Accessories prohibited.** No other object placed to attract additional attention shall be attached to any identification sign or placed anywhere on the lot.

f. **Materials.** The style, color, materials, texture, and exterior finish of any identification sign shall be closely compatible with the exterior building materials used on-site.

2. Permanent information sign. One unlighted, permanent information, freestanding sign, in addition to each permanent identification sign, not to exceed 32 square feet in the area for multiple-family residential developments of 4 or more units, identifying the residential development and providing sales, rental or lease information, and meeting the following standards.

a. Sign proximity. The sign shall be placed within a 100-foot radius of the corresponding permanent identification sign(s).

b. Maximum height. The maximum height of the sign, including its support, shall not exceed 5 feet.

c. Minimum setback. The minimum setback for any freestanding sign shall be 10 feet from every adjoining lot line, and 5 feet from every street-facing lot line.

d. Accessories prohibited. No other object placed to attract additional attention shall be attached to any information sign or placed anywhere on the lot.

e. Materials. The style, color, materials, texture, and exterior finish of any information freestanding sign, and its support elements, shall be closely compatible with the exterior building materials used on-site.

3. Identification signs for non-residential uses in residential zones.

a. Permanent identification signs. One unlighted, permanent identification sign per lot, not to exceed 8 square feet in area in the R1, R2 and R3 Zones, and not to exceed 32 square feet in area in the RLD, RMD, and RHD Zones, attached to, and parallel with, the front wall of the building and the street, displaying only the name of the facility, shall be allowed in every residential zone, subject to the following standards.

i. Materials. The style, color, materials, texture and exterior finish of any identification sign shall be closely compatible with the exterior building materials used on-site.

ii. Accessories prohibited. No other object placed to attract additional attention shall be attached to the sign or placed anywhere on the lot.

b. Freestanding signs. If more than one building or structure exists on the lot, or if the lot exceeds 200 feet of lineal street frontage, one freestanding sign in place of the wall sign allowed under Subsection 17.330.020.A.3.a. above, shall be allowed in every residential zone, subject to the following standards.

i. Maximum height. The maximum height of the freestanding sign, including its support, shall not exceed 5 feet. When walls or hedges that conform to applicable CCMC regulations are on a front lot line, the freestanding sign shall be placed so that its bottom edge is no more than 12 inches above the wall or hedge.

ii. Minimum setback. The minimum setback for any freestanding sign shall be 10 feet from every adjoining lot line, and 5 feet from every street-facing lot line.

iii. Materials. The style, color, materials, texture, and exterior finish of any identification freestanding sign, and its support elements, shall be closely compatible with the exterior building materials used on-site.

iv. Accessories prohibited. No other object placed to attract additional attention shall be attached to the sign or placed anywhere on the lot.

B. Non-Residential Zones. Table 3-5 identifies the types of signs allowed in non-residential zoning districts.

Table 3.5 Sign Standards for Non-Residential Zoning Districts					
Sign Type (1)	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Location	Additional Requirements
Freestanding Signs	50 square feet of sign area per face; 100 square feet maximum for all freestanding sign faces.	20 feet maximum for first freestanding sign allowed; 6 feet maximum for all additional freestanding signs allowed.	1 per site, provided that the site has a minimum of 100 feet of frontage on one street. 1 additional freestanding sign allowed for each additional 200 square feet of street frontage for a site, up to a maximum of 5 freestanding signs.	Setback 2 feet from street-facing property lines and 25 feet from interior property lines.	See § 17.330.025 for Standards for Specific Types of Signs.
				Setback at least 50 feet from other freestanding signs along the same frontage.	
				Setback at least 75 feet from the boundary of any residentially zoned property.	

Sign Type (1)	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Location	Additional Requirements
Wall	Whichever of the	For background	Limited by area	Affixed to a	See

Signs	<p>following is greater:</p> <p>25 square feet; or</p> <p>1-1/2 square feet of sign area per linear foot of business frontage, up to a maximum of 200 square feet per business frontage.</p> <p>Wall sign area shall not exceed 40% of the background wall area on which the sign is placed.</p>	<p>wall area more than 4 feet in height: 1 feet below edge of roof.</p> <p>For background wall area up to 4 feet in height: at least 6 inches below edge of roof.</p>	and location, not by number.	wall. Shall not cover doors, windows, or architectural features.	§ 17.330.025 for Standards for Specific Types of Signs.
Parapet Wall Signs	<p>Buildings up to 3 stories: Sign area is included in the total allowed for wall signs.</p> <p>Buildings 4 stories or more: Not limited in sign area.</p>	<p>For background wall area more than 4 feet in height: 1 feet below edge of roof.</p> <p>For background wall area up to 4 feet in height: at least 6 inches below edge of roof.</p>	<p>2 stories or less: limited by area and location, not by number.</p> <p>3 stories or more: maximum of 2 parapet signs per building on opposite, not adjoining, parapets.</p>	Shall not cover any architectural features.	See § 17.330.025 for Standards for Specific Types of Signs.

Sign Type (1)	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Location	Additional Requirements
Canopy Signs	Front of canopy: 1-1/2 square feet of sign area per linear foot of canopy width.	Limited by location, not by height, when on the face of the canopy.	Limited by area and location, not by number.	May be located on any exterior surface of a canopy that is located below the third-floor	See § 17.330.025 for Standards for Specific Types of Signs.

	<p>Sides of canopy: 2 square feet of sign area per linear foot of canopy depth.</p> <p>When mounted above or below a structural canopy, 1-1/2 square feet of sign area per lineal feet of canopy width. Sign area is not to exceed 40% of background canopy area on which the sign is displayed. Canopy sign area shall reduce the allowable wall sign area from which the canopy projects.</p>			<p>line of a building.</p> <p>No part of a canopy sign displayed on the vertical or sloped surface of a canopy shall project beyond the edges of the canopy surface on which it is displayed.</p>	
Window Signs	Shall not occupy more than 25% of the total window area.	Limited by location, not by height.	Limited by area, not by number.	May be placed on first and second floor windows only.	See § 17.330.025 for Standards for Specific Types of Signs.
Directional Signs	<p>4 square feet per sign face.</p> <p>The area of a directional sign shall be in addition to other allowable sign area for a business or site, except if displayed as a window sign, it shall be subject to the sign face area limits for window signs.</p>	The height of a directional sign shall be subject to the height limits for the physical type of sign it is (e.g., wall sign), except that the height of freestanding directional signs is limited to 48 inches.	Shall be approved by the Director, based on issues of safety, line of site, and site conditions, to ensure safe pedestrian and vehicular movement.	Placement of a directional sign shall be subject to the location limits for the physical type of sign it is (e.g., wall sign).	See § 17.330.025 for Standards for Specific Types of Signs.

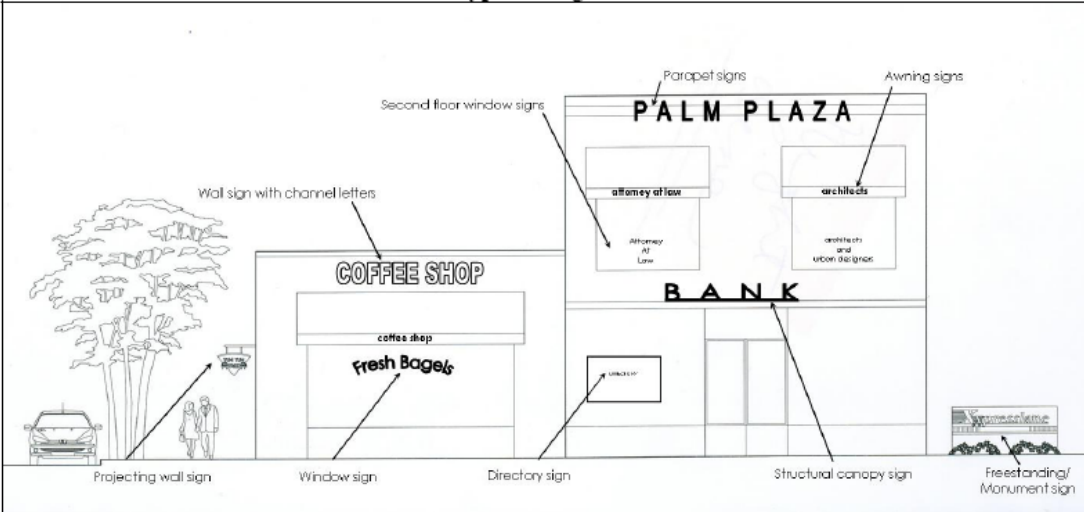
Sign	Maximum Sign Area	Maximum Sign	Maximum Number	Location	Additional
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Type (1)		Height	of Signs		Requirements
Public Information Signs	The area of a public information sign shall be subject to the size limits for the physical type of sign it is (e.g., wall sign); provided that the Director may approve a public information sign, in addition to other allowable sign area for a business or site, if the sign is determined to be unique in terms of providing an important public service.	The height of a public information sign shall be subject to the height limits for the physical type of sign it is (e.g., wall sign).	Limited by type and size, not by number.	The placement of a public information sign shall be subject to the location limits for the physical type of sign it is (e.g., wall sign).	See § 17.330.025 for Standards for Specific Types of Signs.
Corporate Flag Signs	4 feet by 6 feet, 24 square feet.	Maximum height of a corporate flag sign is determined by the allowable height of its mast or staff support element structure, which is regulated by the height limits prescribed for buildings and structures in each zoning district.	1 per business.	The placement of a corporate flag sign shall be subject to the location limits for the physical type of sign it is (e.g., freestanding sign).	See § 17.330.025 for Standards for Specific Types of Signs

Notes:

(1) See Figure 3-11 at top of next page for illustration of sign types.

Figure 3-11
Types of Signs



(Ord. No. 2005-007 § 1 (part); Ord. No. 2005-010 § 4; Ord. No. 2005-011 § 3)

§ 17.330.025 - STANDARDS FOR SPECIFIC TYPES OF SIGNS.

A. Canopy Signs.

1. A canopy sign may be attached above or below a structural canopy, subject to the following:

- a. When above or below the canopy, it shall not exceed 16 inches in height, 12 inches in thickness, nor two-thirds the length of the canopy face parallel to the sign.
- b. When above the canopy, it shall have no distinct background area.
- c. When below the canopy, it shall have a minimum 8-foot vertical clearance to finished grade below.

2. For theater marquee signs, see Subsection 17.330.025.L.2.

B. Changeable Copy Signs. A changeable copy sign shall only be allowed for the following uses, and shall be subject to the limits for the physical type of sign it is (e.g., wall sign):

1. Vehicle fueling station price signs.
2. Government buildings.
3. Places of worship.
4. Real estate offices.

5. Restaurant menu signs along drive-through lanes or at outdoor walk-up service areas only.

6. Schools.

7. Theater marquee signs.

C. Corporate Flag Signs.

1. When displayed in a group with one or more institutional flags:

a. All rules of etiquette prescribed by law or convention for the institutional flag display, including but not limited to the "over and under" and "left and right" relative positions of the flags, shall apply to the corporate flag sign display.

b. In no event shall the size or height of the corporate flag sign exceed the size or height of any institutional flag displayed in the group.

D. Decorative Banners and Flags. Decorative banners and flags shall only be allowed if approved by a master sign program under Subsection 17.330.050.C.2.

E. Directional Signs.

1. A directional sign shall contain no brand, trade or business identification or advertising information.

2. An application for deviation from the size, location, height or number restrictions contained in Table 3-5 (Sign Standards for Non-Residential Zoning Districts) may be submitted to the Director, and said deviation request shall be granted when the applicant establishes the presence of unusual needs, circumstances, or conditions relative to restricted visibility, the size of the property, or the number of access points that make the deviation necessary.

F. Electronic Message Signs.

1. An electronic message sign shall be displayed only if the information displayed is public information.

2. An electronic message sign shall be subject to the limitations for the physical type of sign it is (e.g., wall sign).

G. Freestanding Signs

1. Landscaping. A freestanding sign shall be placed within a landscaped area of not less than 20 square feet. The Director can approve a reduction of the size of, or eliminating the planter, if necessary, to avoid creating or increasing a parking nonconformity or safety hazard.

2. Canister. A single-sided or two-sided freestanding sign shall not exceed 24 inches in thickness. The side, bottom and top panel edges of the sign shall be enclosed with opaque materials that match, or are compatible in appearance with, the sign.

3. Multiple sign canisters. Multiple sign canisters on a single freestanding sign shall be compatibly configured as approved by the Director.

4. Sign mounting. Freestanding signs shall be mounted on one or more supports, or have a solid monument-type base. Posts shall not have a diameter greater than 12 inches. Supports shall be well designed, compatible and in scale with the design of the sign. All support elements shall have continuous finished appearance.

5. Multiple business sign copy. The sign copy on a freestanding sign serving a multiple business building or a shopping center:

a. May include the names of individual businesses located within the building or center, as well as the building or center name and street address.

b. Shall have sign copy character styles, and sign copy and background colors that are compatible with one another.

c. Shall contain no more than four vertically stacked rows of individual business signs. Each row can have multiple lines of copy.

6. Sign projection. A freestanding sign may project over a paved public sidewalk up to 4 feet or one-half the width of the sidewalk, whichever is less, provided that:

a. The bottom of the projecting portion of the sign has a minimum of 12 feet of vertical clearance over the sidewalk.

b. The sign has only finished sign copy faces and finished panel edges projecting over the sidewalk.

c. The minimum required area of the landscaped planter beneath, or in close proximity to, the sign is placed fully behind the property line; unless a public right-of-way landscaping encroachment permit is granted.

d. No part of the sign is closer than 18 inches to the street curb face.

H. Gasoline Station Signs. In addition to other signs allowed by this Chapter, gasoline stations or businesses that sell motor vehicle fuel to the public shall be allowed the following signs.

1. Fuel price signs.

a. One double-sided fuel price sign, not exceeding 20 square feet per face, shall be allowed per site.

b. The fuel price sign shall be incorporated into the permanent freestanding sign for the business, if one is provided; however, the area of the fuel price sign shall not be counted towards the maximum allowable sign area for the freestanding sign.

c. No information other than as required or allowed by local, State or Federal law shall be displayed on a fuel price sign.

d. An application for additional or larger gasoline station price signs may be submitted to the Director, and shall be granted if the applicant establishes that such is necessary to meet the minimum requirements established by County, State or Federal law.

2. Service island signs. May be displayed directly on the vertical face of a service island canopy and under the canopy (e.g., on support columns), provided that the total of all such temporary and permanent signs displayed shall not exceed 30 square feet for each row of pumps.

I. Public Information Signs.

1. A public information sign shall contain no brand, trade, identification, promotional, advertising or operational information directly related to a business.

2. A public information sign required by any governmental agency shall be exempt from these restrictions.

J. Street Address Signs. Any street address sign with letters or number up to 6 inches in height, or larger, if required by the Fire Chief, shall not subject to the limits for the physical type of sign it is (e.g., wall sign).

K. Temporary Signs. Temporary signs (including real estate signs) are allowed only in compliance with the standards in Table 3-6A (Standards for Temporary Signs) and 3-6B (Standards for Temporary Real Estate Signs). For permit requirements, see § 17.330.050 (Sign Permit Requirements).

Standards for Temporary Signs					
<i>Sign Type</i>	<i>Maximum Sign Area</i>	<i>Maximum Sign Height</i>	<i>Maximum Number of Signs</i>	<i>Time Limit</i>	<i>Additional Requirements</i>
New Business Signs	1 square feet for each linear foot of business frontage, up to 100 square feet per business frontage.	Below edge of roof.	1 per business frontage.	90 days or until a permanent sign is installed, whichever is less.	A new business sign composed of durable, non-rigid material, may be installed over and covering the sign of the prior business it is to replace.
Future Occupancy Signs	25 square feet per sign.	Below edge of roof. If freestanding, 6 feet maximum	1 per business frontage.	Shall be removed upon first occupancy of the site.	Shall contain only the name(s) of future occupant(s) of the site.

		height.			
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Sign Type	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Time Limit	Additional Requirements
Event Signs	Sign area shall be in keeping with the regulations in place for permanent signs allowed by this Chapter, and without consideration of the message to be displayed on the temporary event sign.	Sign height shall be in keeping with the regulations in place for permanent signs allowed by this Chapter, and without consideration of the message to be displayed on the temporary event sign.	Number of signs shall be in keeping with the regulations in place for permanent signs allowed by this Chapter, based on the size and lot configuration, and ensuring no access or site impairment, and without consideration of the message to be displayed on the temporary event sign.	Event signs may be displayed only on the days the event is held, for a reasonable promotional period in advance of the event, and for a reasonable take down period after the event, as determined by the Director.	<p>Event signs may include balloons, pennants, and similar festive decorations, provided that:</p> <p>They are displayed no more than 30 feet above grade;</p> <p>They are not made of metallic or mylar material;</p> <p>Safe and proper clearance from any overhead wire or other nearby potentially hazardous obstruction or feature is maintained.</p> <p>Additional, more stringent regulations may be placed on special event signs through any discretionary land use approval or business tax</p>

					certificate approval process required for special events by this Code, based on issues of size, location, color, construction materials, and design of the sign, without consideration of the message to be displayed on the special event sign.
Temporary Banner Signs	3 feet by 6 feet, 18 square feet in area.	Below edge of roof.	Maximum of 1 near each public entrance of a business.	Maximum of 30 consecutive days, not more than 4 times per calendar year.	Shall be securely fastened against a wall or structural canopy.

<i>Sign Type</i>	<i>Maximum Sign Area</i>	<i>Maximum Sign Height</i>	<i>Maximum Number of Signs</i>	<i>Time Limit</i>	<i>Additional Requirements</i>
Construction Signs	24 square feet.	Below edge of roof. If freestanding, 6 feet maximum height.	1 per street frontage.	Removed within 7 days of issuance by the City of the final Certificate of Occupancy for the building or site.	Shall contain only the names, addresses, and telephone numbers of parties directly involved in the business occupancy, construction, design or financing of the pending or in-progress

					improvements to the premises.
Holiday Signs	Sign area shall be in keeping with the regulations in place for permanent signs allowed by this Chapter, and without consideration of the message to be displayed on the temporary holiday sign.	Sign height shall be in keeping with the regulations in place for permanent signs allowed by this Chapter, and without consideration of the message to be displayed on the temporary holiday sign.	Number of signs shall be in keeping with the regulations in place for permanent signs allowed by this Chapter, based on the size and lot configuration, and ensuring no access or site impairment, and without consideration of the message to be displayed on the temporary holiday sign.	Limited to display between 45 days prior to, and 15 days after, the holiday to which they pertain.	Display no business, product, or advertising name, symbol or logo information.

Table 3-6B Standards for Temporary Real Estate Signs						
<i>Sign Type</i>	<i>Maximum Sign Area</i>	<i>Maximum Sign Height</i>	<i>Maximum Number of Signs</i>	<i>Location</i>	<i>Time Limit</i>	<i>Additional Requirements</i>
<i>Non-Residential Real Estate Signs</i>	24 square feet.	Below edge of roof. If freestanding, 6 feet maximum height.	1 per business frontage.	Must be placed only on private property.	Shall be removed within 7 days following the sale, lease or disposition of the real property.	The sign shall be constructed of durable, rigid materials suitable to their location and purpose. Only interior window signs may be made of non-rigid material. The sign shall be non-

						illuminated.
Residential Temporary for sale, rent or lease signs	18 inches by 24 inches in size.	Below edge of roof. If freestanding, no more than 4 feet in height. If a wall or hedge is located on a front property line, the sign may be placed on the wall or hedge and have a maximum height of no more than 3 feet above the wall or hedge.	1 per lot.	Within the front yard setback, not less than 5 feet from any street-facing lot line, or less than 10 feet from an interior lot line; or attached to the front of the building.	Shall be removed within 7 days following the sale, lease or disposition of the real property.	The sign shall be non-illuminated. The sign may have two sign faces. No flag, arrow, pennant, streamer, banner, or any other similar object shall be attached to the real estate sign, or placed anywhere on the lot; provided that two information signs, not exceeding 5 inches by 16 inches each, may be attached to the bottom of the real estate sign.
Residential On-site open house signs	4 square feet per face.	Below edge of roof. If freestanding, no more than 4 feet in height. If a wall or hedge is located on a front property line, the sign may be placed on the wall or hedge, and have a maximum height of no more than 3 feet above the wall or hedge.	1 per lot	Within the front yard setback or attached to the front of the building.	The open house sign and flag shall be displayed only during the period of time the open house is actually in progress.	One flag allowed to be attached to the sign.

Sign Type	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Location	Time Limit	Additional Requirements
Residential Public parkway open house	4 square feet per face.	4 feet above parkway grade.	2 signs per corner, 4 signs maximum per	No sign shall obstruct the safe and convenient use by the public of	Displayed only on Sundays, from 9:00 a.m. to	The sign may have 2 sign faces. The message content shall only relate to an activity actually in progress during the

<i>signs</i>			intersection.	adjoining sidewalk, curbside parking, or roadway areas. No sign shall be attached to any tree, pole, bench, or any other parkway feature.	6:00 p.m.	allowable display period. Constructed of solid masonite, metal or similar rigid material that is no more than one-fourth inch thick, and is securely fastened to a metal or wooden stake or other freestanding support. Flags, pennants, and other wind-activated devices are prohibited.
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L. Theater Signs.

1. Above-roof identification signs. Vertical identification signs, consisting of individual characters displayed on sculpted, visually prominent architectural features that rise vertically from and above theater buildings, shall be encouraged by the City through the master sign program process in Subsection 17.330.050.C.2.

2. Marquee signs.

a. Identification signs that consist of script characters displayed on the top of a marquee (structural canopy) shall be allowed by the City.

b. Changeable copy signs that display current or coming programs on the entire vertical surface of a theater marquee shall be allowed.

3. Product display cabinets. When encased within glass-faced cabinets built into first floor street-facing exterior building walls, current or coming program information shall not be considered signs regulated by this Chapter.

M. Wall Signs

1. General.

a. A wall sign shall not exceed 12 inches in thickness, when displayed as a single-face sign parallel with the wall, or as a double-face sign perpendicular to the wall.

b. A wall sign shall not project over a common private property line without the written consent of the adjoining property owner.

2. Temporary wall signs. The aggregate of all temporary signs allowed under Table 3-6A (Standards for Temporary Signs) and 3-6B (Standards for Temporary Real Estate Signs) that are simultaneously displayed as wall signs shall not exceed 50% of the maximum permanent wall sign area allowed on the wall on which the temporary signs are displayed.

3. Multiple business wall signs. In addition to the location regulations in Table 3-5 (Sign Standards for Non-Residential Zoning Districts), the following regulations apply to wall signs on a building with two or more businesses.

a. Placement. A wall sign shall be placed on the portions of exterior building walls that correspond with the interior location of the business to which the sign pertains; provided that, where this provision would not result in a reasonably visible sign from the adjacent public right-of-way, the Director shall approve alternate placement of the sign.

b. Horizontal separation. Wall signs on the same wall segment for horizontally adjacent (side-by-side) businesses shall have a minimum 4-foot horizontal separation.

c. Vertical separation. Wall signs on the same wall segment for vertically adjacent businesses (a business located above another business) within the same building shall have a minimum 2 foot vertical separation.

d. Separation exceptions. The Director may approve deviations from the above separation requirements in cases where unusual building design or configuration conditions would not result in a reasonably visible sign opportunity.

4. Projecting wall signs. The following standards apply to projecting wall signs.

a. The maximum distance between the wall and the outer edge of the sign shall be 4 feet, or if a paved public sidewalk is below, 50% of the width of the sidewalk, whichever is less.

b. The maximum height of the sign shall be 20 feet above grade.

c. The minimum vertical clearance from the bottom of the sign to finished grade below shall be 8 feet.

d. Projecting wall signs shall be included in the maximum sign face area allowed in Table 3-5 (Sign Standards for Non-Residential Zoning Districts).

5. False mansard signs.

a. A wall sign may be displayed on a false mansard only if the vertical distance between the bottom of the false mansard and the top of the window line below is less than 18 inches.

b. Any gap between the sides or bottom of the sign and the mansard shall be architecturally enclosed so that the sign appears to be an integral part of the false mansard structure.

N. Window Signs.

1. In determining window area, perimeter window frames, mullions and building facade divisions shall be used to measure the outside window dimensions, rather than interior, ornamental, nondescript frames and dividers.

2. When a sign of 2 square feet or more in area, and with characters more than 2 inches high, is placed inside of a building within 30 inches of and facing a transparent window, the sign shall be considered a window sign.

3. Glass doors shall be considered as windows, and a glass door sign shall be considered a window sign.

4. No sign on the outside of a window shall extend onto or over the perimeter window frames, mullions or building facade divisions of the window on which it is displayed.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2005-010 §§ 5-15; Ord. No. 2005-011 §§ 4-14)

§ 17.330.030 GENERAL REQUIREMENTS FOR ALL SIGNS.

A. Sign Area Measurement. For the purpose of determining compliance with this Chapter, the measurement of sign area is as follows.

1. For a three-dimensional canister sign, the two-dimensional area within the outer edges of the sign canister.

2. For a sign with two-dimensional (e.g., painted) or three-dimensional (e.g., raised) characters, and with a background that is indistinguishable in appearance from the entire two-dimensional surface of the building or structure on which the sign is displayed, the aggregate surface area of all of the sign characters.

3. For a sign with two-dimensional or three-dimensional characters, and with a background that is distinguishable in appearance from the two-dimensional surface of the building or structure on which the sign is displayed, the area within the edges of the distinguishable background area, plus the aggregate surface area of any sign characters that fall outside of the distinguishable background area.

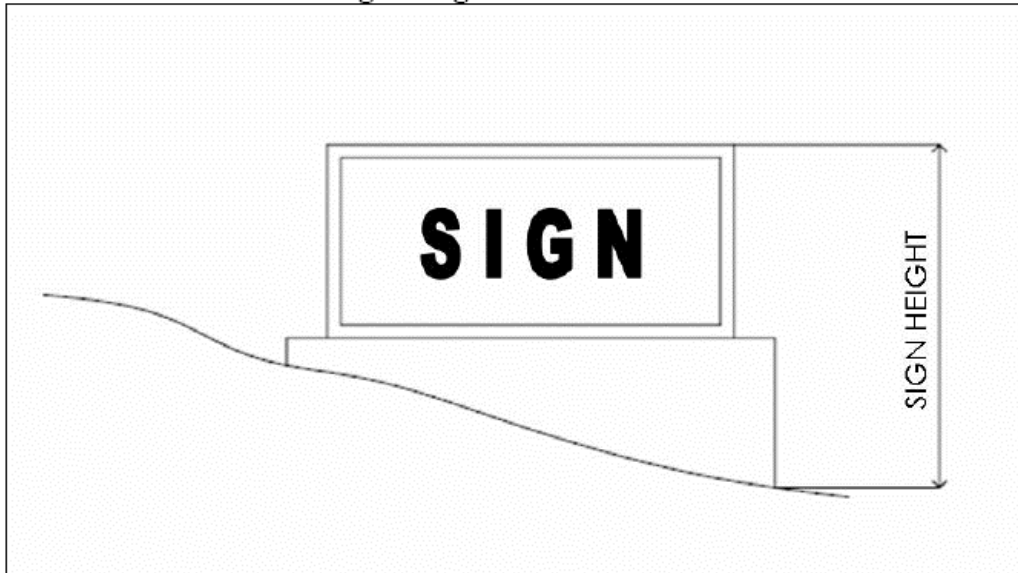
4. For two or more signs on the same two-dimensional surface, or on the same wall segment, the aggregate area of each sign.

5. For cylindrical, spherical, and similar curved-surface signs, the area equal to one-half the total surface area.

6. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.

B. Sign Height Measurement. Sign height shall be measured as the vertical distance from the lowest point of the base of the sign structure to the highest point of the sign. The lowest point of the sign structure shall not include fill, planters, or other material artificially placed to allow increased sign height. See Figure 3-12 (Sign Height Measurement) below.

Figure 3-12
Sign Height Measurement



C. Sign Location Requirements. All signs identifying an occupant, business, or use shall be located on the same site as the occupant, business, or use.

D. Aesthetic Design Standards.

1. Compatibility.

a. All signs shall be architecturally compatible with, and integrally related to, the design features of the buildings, structures and premises on which they are displayed.

b. In assessing compatibility, the style, color, material, lighting and other components and features of signs, including their support elements, decorative embellishments, and the buildings, structures and premises on which the signs are displayed, shall be taken into account.

2. Support elements. The support elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.

3. Preferred sign features. Signs with the following design features are preferred by the City:

a. Non-illuminated backgrounds for any interior illuminated canister sign, or indistinguishable backgrounds for wall and canopy signs that are not interior-illuminated.

b. Channel letters, neon script and similar three-dimensional, interior-illuminated sign characters, with a background that is not distinguishable from the building.

c. Signs with backlit characters.

E. Sign Illumination.

1. External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
2. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential properties in a direct line of sight to the sign.
3. Signs shall not use colored lights or other design elements that may be confused with or mistaken for traffic-control devices.
4. All bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs in such a way that the face of the bulb or lamp is visible from a public right-of-way or adjacent property.
5. Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
6. All lighting aimed at the exterior surface of a sign to illuminate it shall be provided with opaque deflection or shielding devices, as determined necessary by the Director to prevent the lighting source from glaring or shining onto adjacent properties and public rights-of-way.
7. String lights with light bulbs exceeding one watt shall be prohibited exterior to a building, except in connection with allowable holiday signs and displays, or as may be allowed in connection with special or temporary events.
8. Beacon and strobe lights shall be prohibited, excluding aircraft warning lights required by the Federal Aviation Agency.
9. Exterior klieg lights (search lights) shall be allowed by permit issued by the Police Department, pursuant to this Title, for grand openings, special events and other promotions.

F. Installation.

1. In conjunction with replacement or modification of an existing sign, any newly exposed portions of a building or structure on which the sign is displayed shall be repaired and repainted, as necessary to restore a uniform appearance to the building surface or structure, prior to final inspection approval of the replacement or modified sign.

Compliance with this requirement shall include the removal of any excess conduit and supports, and the patching or filling of any exposed holes.

2. The electrical conduit and all raceways from a sign to its power source shall be concealed within the interior of the building, or otherwise obscured from view, in a manner approved by the Director.

G. Maintenance Standards. The following maintenance standards shall be continually met for all signs within the City.

1. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs, mending or replacement of any faded, peeled, cracked or otherwise damaged or broken parts thereof, and other activities as necessary to comply with the purpose and intent of this Chapter.

2. Maintenance shall include repainting of a painted sign that has faded, or that is on a building or structure that is repainted, provided that the repainted sign is identical to the former sign in message content, size and location on the building or structure.

3. Special and routine maintenance shall be caused to be practiced as necessary by the owner or occupant of premises, at the owner's or occupant's expense, regardless of the cause of the state of disrepair of the sign, or of the occupancy-vacancy status of the premises.

(Ord. No. 2005-007 § 1 (part))

§ 17.330.035 PROHIBITED AND RESTRICTED SIGNS.

A. Prohibited Signs. The following signs shall be specifically prohibited.

1. Emitting signs. As used herein, signs that emit smoke, steam, laser or hologram lights, or other similar features.

2. Hazardous signs. As used herein, signs that constitute a public nuisance or a potential threat to the health, safety or well being of the general public due to their height, illumination intensity, location, movement, placement, size or other design features or characteristics.

3. Signs covering architectural features. Signs that cover any portion of a visually prominent three-dimensional relief detail that adorns, embellishes or ornaments an architectural feature of a building or structure (e.g., a fresco, medallion, lantern, decorative tile work, sculpted cornice, routed or recessed numerals or letters, and the like)

4. Home occupation signs. Signs advertising home occupations.

B. Restricted Signs. The following signs are prohibited, except where allowed under certain circumstances as outlined in this Section.

1. Active signs. Including animated signs, beacon light signs, blinking signs, flashing signs (except for theater signs, as provided in § 17.330.025), strobe light signs, and variable message signs (except for changeable copy signs and electronic message signs, as provided in § 17.330.025); or active signs as may be approved under a master sign program.

2. Balloon signs. Except as provided in § 17.330.025 (Standards for Specific Types of Signs) for special events and temporary events.

3. Changeable copy signs. Except as provided in § 17.330.025 (Standards for Specific Types of Signs) for certain specific uses or as may be approved under a master sign program.

4. Freeway-oriented signs. As used herein, are on-site signs that are directed essentially to be visible only from a freeway, and are prohibited without a permit issued by the Director pursuant to a master sign program.

5. Moving signs. As may be approved under a master sign program.

6. Off-site signs. Except as provided in § 17.330.040 (Signs in the Public Right-of-Way) for certain public right-of-way signs.

7. Portable freestanding signs. Including A-frame and sandwich-type signs, except as may be approved under § 17.330.025 (Standards for Specific Types of Signs) for special events or temporary events.

8. Roof signs. Except for certain theater signs as may be approved under a master sign program, or historical signs if approved under Chapter 15.05 (Historic Preservation Program) of the CCMC.

9. Improperly attached signs. Signs that are attached to or suspended between trees, light poles, utility poles, or similar devices not originally designed, intended or approved for the purpose of supporting signs, except as may be approved under § 17.330.025 (Standards for Specific Types of Signs) for special events or temporary events.

10. Signs on historical buildings. Signs that are added to or modified on historically designated buildings or structures, except as may be approved under Chapter 15.05 of the CCMC.

11. Vehicle signs. A vehicle sign is any temporary sign that is attached to, or placed on or against, any stationary motor vehicle or trailer, and that identifies, advertises or promotes a business, but excluding signs that are permanently or magnetically attached to motor vehicles or rolling stock that are regularly used to conduct normal business activities, such as deliveries, service calls, field work or related duties.

12. Wind-activated signs. Except institutional flags, corporate flag, decorative banner and flag signs, special event signs or temporary event signs as provided in § 17.330.025 (Standards for Specific Types of Signs).

(Ord. No. 2005-007 § 1 (part); Ord. No. 2005-010 §§ 16, 17; Ord. No. 2005-011 §§ 15, 16)

§ 17.330.040 SIGNS ON PUBLIC PROPERTY.

The authorizations, prohibitions and restrictions of this Section shall apply to all publicly and privately owned or controlled signs on public property, except as provided in Subsection 17.330.025.K. (Temporary Signs).

A. Privately owned or controlled temporary or permanent signs shall be prohibited on or over public property, except as otherwise authorized pursuant to this Title or other duly enacted legislation of the City. This Section also shall not apply to signs in any portion of public property that is temporarily or permanently in use for private commercial or non-commercial purposes, other than transportation purposes, pursuant to a lease, license, permit or other entitlement issued by the City.

B. Temporary or permanent signs placed by the City or other authorized government agency (as specified in Subsection 17.330.040.B.8. below), or their respective agents, for public purposes shall be allowed on public property. This Section shall not be interpreted to impose an obligation on the City to place any signs on public property, except as required by law. Allowable signs may include signs relating to any of the following.

1. Regulation of traffic and traffic safety, including pedestrian and bicycle traffic, and parking.

2. Identification or directions to streets; public buildings and facilities; public or private medical, lodging, transportation, educational, sanitation, or other facilities or services; public or private places or events of public interest; scenic or historical resources, or other destinations or points of interest.

3. Access to public services or facilities.

4. Safety and emergencies, including identification and warning signs concerning potential hazards or hazardous conditions, utility installations, flood hazards or flood control facilities, emergency conditions or services and crime and accident scene control.

5. Flags or emblems of the United States, California or of another government, governmental agency or public institution.

6. Statements concerning any policy of the City.

7. Promotion of civic events and activities.

a. Signs allowed by this Subsection shall be limited to signs, banners, pennants or other displays placed by the City relating to any civic event or activity organized or sponsored by the City or Redevelopment Agency.

b. For the purposes of this Section, the following definitions shall apply:

i. Civic Event or Activity. Any event or activity organized or sponsored by the City, including but not limited to: (a) any public program or educational activity; and (b) the commemoration or celebration of any historical date, event or person, holiday or persons or events of local, state or national significance.

ii. Sponsored. Means that the City is: (a) participating in an official capacity in the planning, preparation or promotion of the event or activity; and (b) contributing 25% of the total estimated costs of the civic event or activity, or at least \$1,000, whichever is less. This contribution may take the form of funds, labor, staff time, materials, a waiver of fees, or any combination of the foregoing.

8. Wayfinding kiosks pursuant to an agreement with the City.

9. Any other signs posted by a public agency exercising its legal authority or performing governmental functions within the City's public property.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2024-005, Exhibit A (part))

§ 17.330.045 NONCONFORMING SIGNS.

A. Abatement of Nonconforming Signs.

1. Except as provided in Subsection 17.330.045.A.2. below, and notwithstanding any other nonconforming provisions of this Title, any legal nonconforming sign that would otherwise be allowed to remain under this Chapter shall be removed or modified to conform to the requirements of this Chapter as follows.

a. Abandonment. A nonconforming sign (including its physical structure and/or its supporting elements) that is no longer in active use because the business has ceased operating at the premises where the sign is located shall be removed within 90 days of cessation of the business.

b. Agreement. A nonconforming sign that is subject to an agreement between the City and the sign owner may remain in accordance with the provisions of that agreement.

c. Change of copy, sign face area, and/or structure.

i. The sign copy or sign face area on existing nonconforming signs for new or existing businesses may be changed as long as there is no alteration to the physical structure or support elements of the sign. Any such change shall not require other nonconforming signs on site to be brought into compliance.

ii. The physical structure or support elements of any one existing nonconforming sign for an existing business may be changed as long as the total combined maximum amount of allowable sign face area is not exceeded. Any such change shall not require that other nonconforming signs on the site be brought into compliance.

d. Damage. A nonconforming sign that sustains less than 50% damage to its structure shall be repaired or replaced as soon as possible, but not more than 180 days after the date of the damage. If damaged more than 50%, it shall be removed or modified to meet this Title within 180 days of the date of the damage.

e. Intensification. All nonconforming signs for a business premises shall be made to conform to this Chapter:

i. When a new business intensifies the use of a property that will require a Site Plan and Design Review or a similar discretionary review as set forth in this Title;

ii. When a remodel or expansion of an existing business results in doubling the gross square footage of an existing building, or exceeds 10,000 square feet, whichever is less.

f. Facade remodel. Remodel of a front building facade shall require that all nonconforming signs located on the front facade or affected by the facade remodel be brought into compliance.

g. New freestanding sign. Addition of a new freestanding sign shall require that all nonconforming signs on the site be brought into compliance. However, the addition of other new conforming signs on the site shall not require that other nonconforming signs be brought into compliance.

h. Relocation. A nonconforming sign proposed to be relocated shall be made conforming at the time of relocation, except where the relocation occurs as a result of a City or Redevelopment Agency public improvement project.

i. Traffic hazard/unsafe condition. Any nonconforming sign that constitutes a traffic hazard or creates any other unsafe condition shall be subject to immediate removal or modification as necessary to eliminate the hazardous or unsafe condition.

2. City or Redevelopment Agency revitalization programs. A business participating in a City or Redevelopment Agency sponsored revitalization program shall not be required to make all nonconforming signs on the premises conform at the time of revitalization, unless the revitalization program specifically requires such compliance.

3. Sign removal. Any nonconforming sign may be removed as a singular improvement without requiring other nonconforming signs to be simultaneously removed.

(Ord. No. 2005-007 § 1 (part))

§ 17.330.050 REVIEW PROCESS AND APPEALS.

A. Permits shall be required for the following sign types:

1. All signs meeting the definition of “structure” within the Uniform Building Code are subject to the structural requirements of that Code, and may be mounted, erected or displayed only when a valid building permit has been issued;

2. Signs included in the master sign program and multiple-business sign program, as provided for in this Chapter;

3. Signs requiring a Conditional Use Permit, Variance, or Modification, as provided under this Chapter; and

4. Temporary banners, as provided under this Chapter.

B. Sign-Related Decisions and Appeals.

1. Administrative authority. It is the responsibility of the Director to enforce all provisions of this Chapter. Notwithstanding any other provisions of this Title, sign-related decisions shall be governed by the procedures outlined in this Chapter.

2. Sign-related decisions. Sign-related decisions include decisions on applications for sign permits, master sign programs, repair or removal orders, abatement orders, amortization schedules, requests for interpretations, and all other sign-related matters requiring decision by the City.

3. Incomplete applications. If the Director finds that any application for a sign permit is incomplete, the applicant shall be so notified not more than 15 calendar days after the application is received. The notice shall detail all known points of incompleteness. Such writing shall be deposited in U.S. mail, postage prepaid, immediately upon determination that the application is incomplete. Within 15 business days following the receipt of an amended application or supplemental information, the Director shall again determine whether the application is complete in accordance with the procedures set forth above. Evaluation and notification shall occur, as provided above, until such time as the application is found to be complete. If the Director fails to provide notice of incompleteness within 15 business days, then the application shall be deemed complete.

4. Review/standard. All matters of enforcement, interpretation, and application of this Chapter, including all sign-related decisions, shall be made initially by the Director as an administrative matter, with no public hearing required. Any effected person may appeal the Director's sign-related decisions to the Commission for public hearing and decision. Any decision of the Commission, except appeals of an incompleteness determination, may be appealed to the Council for public hearing. The Council's decision is final as to the City, but is subject to judicial review. In reaching a decision, neither the Director, Commission nor Council shall be bound by the formal rules of evidence.

5. Perfecting appeal; time limit for appeal. An appeal is effective when delivered to the City Clerk, within the required time, on a form prescribed by the Director, accompanied by any applicable appeal fee (in an amount set by Resolution of the Council), signed by the appellant, identifying the matter or decision appealed from, and stating the grounds of appeal. All notices of appeal on all sign-related decisions must be filed with the City Clerk within 10 calendar days of when the appeal right arises.

6. When appeal right arises; finality. The right to appeal a sign-related decision arises at the earliest of when written notice of the Director's administrative decision is deposited in the U.S. mail, postage prepaid; when an appellate decision is made by vote of the appellate body in a duly noticed hearing on the matter; when written notice of the decision is delivered or deposited in the U.S. mail, postage prepaid, to the applicant or appellant; or at the expiration of the time in which the Director or appellate body is required to make a decision (unless timelines of decision is waived by the applicant or appellant). Any sign-related decision that is not properly appealed within the required time is final. At each level of review, written notice of any sign-related decision shall be sent via U.S. mail to the applicant within 5 calendar days of the decision.

7. Timelines of decision; waiver of time. At each level of review, all sign-related decisions (which includes any hearing, when procedurally required) shall be made within 30 calendar days of when the permit application is complete, the request for interpretation has been received, or when the appeal has been timely and properly filed. The timelines

requirements may be waived by the applicant or appellant. The failure of the Director, Planning Commission or City Council to render any decision within the time frames established in any part of this Section shall be deemed to constitute a denial, and the applicant or appellant shall have the immediate right to appeal.

8. Maintenance of status quo. While a sign-related decision is pending, the status quo shall be maintained until the review or appeal has run its full course, unless the subject sign is in such physical condition that it presents a serious or immediate threat to the public health and safety, in which case it may be abated as a public nuisance. No building, electrical, plumbing, mechanical or grading permit shall be issued for a proposed sign until the appeal process has run its full course.

9. Appeals. The filing of an appeal within the time limit shall stay the effective date of the decision appealed from. When any related decision is timely appealed to the Commission or Council, the appellate body shall hold a hearing on the matter and decide the matter within the required time period, unless the applicant or appellant waives time. The decision shall be in writing, and shall state facts from the record that support any findings made.

10. Judicial review. Following exhaustion of all available appellate procedures within the City, any applicant or appellant may seek judicial review of the City's final decision pursuant to Cal. Code Civ. Proc. § 1094.8. This provision does not limit an applicant's or appellant's ability to seek judicial review by other means.

11. Conduct constituting a public nuisance. The construction, maintenance, or placement of any sign within the City in violation of any of the terms of this Chapter is hereby found and declared to be a public nuisance, and the City Attorney or the District Attorney may, in addition or in lieu of prosecuting a criminal action hereunder, commence an action or proceeding for the abatement, removal and enjoinder thereof, in the manner provided by law; and shall take other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate or remove such illegal sign, and to restrain and enjoin any person(s) from conducting, operating or maintaining a sign contrary to the provisions of this Article.

C. Hardship Exemptions.

1. Where the owner/user of a proposed or existing sign believes that compliance with the provisions of this Chapter, coupled with unusual geographic or building design and configuration conditions pertaining to the site, or contractual conditions limiting the use thereof, would create an undue economic hardship on the use of property, (s)he may apply to the Director for a hardship exemption. The Director's decision in such cases shall be based on one or more of the following criteria.

a. The site is unusual in size, shape or topography.

b. Improvements on the site or on adjoining public or private properties cause a visual obstruction.

c. The site is improved with a multiple-business development, and is encumbered by an existing contractual obligation that precludes the modification of one or more other existing signs for other businesses at the same time as the installation of a new sign or a modification to an existing sign on the same sign structure is proposed for a business on the premises.

2. Approval of a hardship exemption may be subject to time, place and manner conditions, based on issues of size, location, color, construction materials, and design of the sign, without consideration or restriction as to the message to be displayed on the sign.

3. The applicant has the burden of proof to show to the City's satisfaction that a hardship exists based on the criteria found above.

D. Comprehensive Sign Programs.

1. Multiple-business sign programs.

a. The purpose of a multiple-business sign program is to achieve design compatibility amongst all signs displayed on a single-ownership parcel that is occupied by two or more separate businesses.

b. The submittal of a multiple-business sign program shall be required for each multi-tenant development that is occupied by two or more separate businesses at the time the first new permanent sign, or first modification to an existing permanent sign on the premises, is proposed; except that a multiple-business sign program is not required for a project with an approved master sign program.

c. A multiple-business sign program, or the equivalent, approved prior to the effective date of this Chapter, or any amendment to this Chapter, shall be revised, if necessary, to conform to this Chapter at the time the first new permanent sign, or modification to an existing permanent sign, is proposed on the premises.

d. A multiple-business sign program shall be submitted by, or with the consent of, the property owner or master lessor.

e. A multiple-business sign program shall consist of plans and text describing the details of all signs, existing-to-remain, modified, and new signs, that are and that may be displayed on the premises.

f. Only the types of signs allowed by the regulations of this Chapter shall be approved under a multiple-business sign program.

g. The Director shall approve, conditionally approve, or disapprove any application for a multiple-business sign program.

2. Master sign programs.

a. The purpose of a master sign program is to provide a mechanism by which the sign regulations established in this Chapter can be modified to ensure that signs for a uniquely

planned or designed development or area are most appropriate for that particular development or area.

b. A master sign program may be:

i. Required by the Director for any development that requires a Site Plan Review in compliance with Chapter 17.540 (Site Plan Review), or a similar discretionary review; or

ii. Requested by the owner or master lessor of a development; or

iii. Initiated by the City or the Culver City Redevelopment Agency for a particular area in furtherance of a specific plan, revitalization program, overlay zone, or other area-wide planning tool.

c. A master sign program may include provisions that are more and/or less restrictive than the regulations established in this Chapter, as related to issues of size, location, color, construction materials and design of the sign, but without consideration as to the message to be displayed on the sign, based on the particular unique features of the development.

d. Each master sign program applicant shall show to the Director's satisfaction why the modifications requested are warranted, and how the total sign proposal for the development meets, on balance, the general purpose and intent of this Chapter.

e. A master sign program, or the equivalent, that was approved by the City or Redevelopment Agency prior to the effective date of this Chapter, or any amendment to this Chapter, shall be deemed to conform to this Chapter.

f. The Director shall approve, conditionally approve, or disapprove any application for a master sign program.

g. A new master sign program approval shall be obtained for substantial revisions to the original approval, as determined by the Director.

(Ord. No. 2005-011 § 17)