

# Chapter 18.25

## COMMERCIAL ZONE DISTRICTS

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### Sections:

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### **18.25.010 General purpose.**

The purpose of the commercial zone districts is to achieve the following:

- A. Provide appropriate commercial areas for retail and service establishments, neighborhood convenience, and office uses required by residents of the city in a manner consistent with the General Plan.
- B. Provide adequate space to meet the needs of commercial development, including off-street parking and loading.
- C. Minimize traffic congestion and avoid the overloading of utilities.
- D. Protect commercial areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
- E. Promote high standards for pedestrian safety, site planning, and landscape design for commercial and office developments within the city.
- F. Provide employment opportunities for existing and future residents of the city and those of adjacent communities.
- G. Provide for land uses which meet the needs of and attract regional populations, in addition to local residents.
- H. Ensure compatibility with adjacent land uses. [Ord. 95-7 § 2; Code 1990 § 12.4.01.]

### **18.25.020 Commercial zone districts.**

- A. Neighborhood Commercial (C-N) Zone. The zone is intended to provide for the continued use, expansion, and new development of small-scale, low-intensity neighborhood commercial uses which serve and are in proximity to residential neighborhoods throughout the city.
- B. Community Commercial (C-C) Zone. The zone is intended to provide for larger commercial uses to serve the residents of the city and surrounding areas.

- C. Regional Commercial (C-R) Zone. The zone is intended to provide for the development of commercial uses which will cater to a wide market, including a full range of retail shops and services in a shopping center environment.
- D. Office Professional (O-P) Zone. The zone is intended to provide for uses such as business and service offices, cultural and community facilities, financial institutions, legal and medical services, restaurants, and other similar uses which represent major concentrations of community and employment activities. [Ord. 95-7 § 2; Code 1990 § 12.4.02.]

**18.25.030 Use regulations for commercial districts.**

Table 18.25.030 identifies those uses and activities which may be permitted in the commercial zone districts subject to the provisions of this title and applicable General Plan policies, and those uses and activities which are not permitted. Table 18.25.030 also indicates the development procedure and the approval type by which each listed use or activity may be permitted in each of the commercial zone districts. A minor development plan or major development plan may be required in accordance with Chapter 18.90, Development Plan Review.

**TABLE 18.25.030  
USES PERMITTED WITHIN COMMERCIAL DISTRICTS**

Use	C-N	C-C	C-R	O-P
<b>A. Commercial Uses</b>				
Uses requiring an Alcoholic Beverage Control permit approval <sup>a</sup>	C	C	C	C
Ambulance services	X	C	C	X
Art galleries	P	P	P	X
Art supply shops and studios	P	P	P	X
Appliance stores and repair (large appliances)	X	P	P	X
Arcades <sup>b</sup>	X	C	C	C
Athletic and health clubs	X	P	P	X
Auto supply stores	P	P	P	X
Automobile dealership <sup>c</sup>	X	C	C	X
Automobile internet sales (office use only, 2 vehicles or less on display)	P	P	P	X
Automotive washing, self-service	C	P	P	X
Automotive washing, full-service	C	P	P	X
Automotive paint and body <sup>d</sup>	X	C	C	X
Automotive repair garages, which do not include body and fender shops or spray painting <sup>d</sup>	C	P	P	X
Bookstores	P	P	P	P

Use	C-N	C-C	C-R	O-P
Convenience stores, including sale of motor vehicle fuel	C	C	C	X
Delicatessens	P	P	P	P
Department stores	X	P	P	X
Convenience stores	P	P	P	X
Commercial recreation facilities				
• Indoor	X	P	P	P
• Outdoor	X	X	X	X
Emergency care facilities	X	C	X	C
Drive-in/throughs <sup>e</sup>	C	C	C	C
Feed and tack stores	C	P	P	X
Florists	P	P	P	P
Gas stations	C	C	C	C
General retail	P	P	P	X
General services	P	P	P	P
Gift shops	P	P	P	P
Hospitals	X	C	X	C
Hotels and motels	X	P	P	C
Ice cream and yogurt shops	P	P	P	P
Internet cafes	P	P	P	P
Kennels	X	C	C	X
Liquor stores (see also alcohol sales)	X	C	C	C
Medical offices	X	X	X	P
Mortuaries	X	C	C	C
Movie theaters	X	P	P	X
Newspaper and magazine stores	P	P	P	P
Paint stores	X	P	P	X
Pawnshops <sup>f</sup>	X	P	P	X
Personal services, including massage, tattooing, or piercing	C	C	C	X
Plumbing shops and supplies	X	P	P	X
Restaurants and other eating establishments, excluding fast food				
• With entertainment	C	C	C	C

Use	C-N	C-C	C-R	O-P
• Without entertainment	P	P	P	P
Secondhand store	X	P	P	X
Service station (automotive without convenience sales) <sup>g</sup>	C	C	C	X
Service station (automotive, with convenience sales) <sup>g</sup>	C	C	C	C
Smoke shops and hookah lounges, including vapor and e-cigarettes	C	C	C	X
Swimming pool sales/service (outdoor display)	X	C	C	X
Tire sales and service <sup>d</sup>	X	P	P	X
Upholstery shops	X	P	P	X
Veterinary offices and animal hospitals, including exterior kennels, pens, or runs	X	C	C	X
Veterinary offices and animal hospitals, excluding exterior kennels, pens, or runs	P	P	P	X
<b>Warehouse/wholesale and industrial uses</b>				
• When combined with retail use and less than or equal to 45% of the total square footage of the parcel development is designated for warehouse/wholesale and/or industrial uses <sup>h</sup>	X	P	X	X
• When combined with retail use and greater than 45% of the total square footage of the parcel development is designated for warehouse/wholesale and/or industrial uses <sup>h</sup>	X	P	X	X
<b>B. Office and Related Uses</b>				
Bail bonds offices	X	P	P	X
Check cashing/payday loan services	X	P	P	X
Professional offices	P	P	P	P
Self-storage facilities	X	P	P	X
Social service offices	X	P	P	P
<b>Warehouse/wholesale and industrial uses</b>				
• When combined with office use and less than or equal to 45% of the total square footage of the parcel development is designated for warehouse/wholesale and/or industrial uses <sup>h</sup>	X	P	X	X
• When combined with office use and greater than 45% of the total square footage of the parcel development is designated for warehouse/wholesale and/or industrial uses <sup>h</sup>	X	C	X	X
<b>C. Public/Quasi-Public Uses</b>				
Auditoriums	X	C	C	C

Use	C-N	C-C	C-R	O-P
Churches and other religious institutions	C	C	C	C
Convalescent homes	C	C	X	X
Cultural center/performing arts theaters	X	C	C	X
Day care facilities, preschools, nursery schools, or community care facilities	C	C	C	C
Educational institutions (public and private)	C	C	C	C
Fire and police stations	P	P	P	P
Government offices (e.g., City Hall, Community Center)	P	P	P	P
Meeting places of nonprofit civic groups, community organizations, clubs, and lodge halls	C	C	C	C
Parking, surface or garage (not associated with a development project)	P	P	P	P
Parks and recreation facilities (public or private)	P	P	P	P
Post offices	P	P	P	P
Public libraries and museums	P	P	P	P
Public utility and public service substations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	P	P	P
Wireless communication facilities	X	C	C	C
<b>D. Residential Uses</b>				
Emergency shelters <sup>i</sup>	X	P	X	X
Mixed-use <sup>(j)</sup>	X	C	X	X
Single-room occupancy housing	X	P	P	X
<b>F. Temporary Uses</b>	Subject to the provisions of Section 18.15.130, Temporary Use Permits.			
<b>Other uses similar to and having no greater impact on the surrounding environment than the uses identified above</b>	Subject to the provisions of Section 18.15.180, Determination of Similar Use.			
Legend: P – Permitted C – Subject to conditional use permit X – Prohibited				

Notes:

- a. Subject to the provisions of Subsection 18.25.050.B, Alcohol Beverage Control “ABC” License.
- b. Subject to the provisions of Subsection 18.25.050.C, Arcades.
- c. Subject to the provisions of Subsection 18.25.050.D, Automobile Dealerships.
- d. Subject to the provisions of Subsection 18.25.050.M, Vehicle Repair Facilities.

- e. Subject to the provisions of Subsection 18.25.050.G, Drive-In, Drive-Through, Fast-Food, and Take-Out Restaurants.
  - f. Subject to the provisions of Subsection 18.25.050.J, Pawnshops.
  - g. Subject to the provisions of Subsection 18.25.050.L, Service Stations.
  - h. Subject to the provisions of Subsection 18.25.050.N, Warehouse/Wholesale and Industrial Uses.
  - i. Subject to the provisions of Subsection 18.25.050.H, Emergency Shelters.
  - j. Subject to the provisions of Subsection 18.25.050.I, Mixed Use.
- [Ord. 286 § 6, 2009; Ord. 95-7 § 2; Code 1990 § 12.4.03.]

**18.25.040 Commercial development standards.**

- A. Table 18.25.040 provides the minimum site development standards applicable to proposed and existing development in all commercial zone districts.
  - 1. A development or commercial center may, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria, provided that the design for the entire site is integrated and unified.

**TABLE 18.25.040  
COMMERCIAL DEVELOPMENT STANDARDS**

Standard	C-N	C-C	C-R	O-P
1. Minimum site area (net)	7,200 s.f.	10,000 s.f.	10,000 s.f.	10,000 s.f.
2. Minimum front setback	15' <sup>[a]</sup>	20' <sup>[a]</sup>	20'	20'
3. Minimum side setbacks (ea.)	10'	10'	10'	10'
4. Minimum side street setback	20'	20'	20'	20'
5. Minimum rear yard setback	10'	10'	10'	10'
6. Maximum floor area ratio	0.25	0.50	0.75	0.50
7. Maximum height for buildings and structures	1 st. 25'	2 st. 35'	3 st. 50'	2 st. 35'
s.f. = square feet				
st. = story				

Notes:

a. The front yard setback may be reduced to 0 feet if a public place or sitting or eating area is provided within the required setback area. Playground equipment does not satisfy this requirement.

- B. The following standards shall apply to development in all commercial districts, except as otherwise provided in this title:
  - 1. All indoor uses shall be conducted within a completely enclosed structure. Limited outside uses (e.g., patio dining areas and nursery sales, limited to plants and trees) shall be approved through development plan review.
  - 2. There shall be no visible storage of motor vehicles (except display areas for sale or rent of motor vehicles), trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; equipment; or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises

may be stored on the parcel during the time that a valid building permit is in effect for construction.

3. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards, pursuant to Chapter 8.35, and be of sufficient size to accommodate the trash generated.
4. All roof-mounted air conditioning or heating equipment, vents, or ducts shall not be visible from any abutting lot or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof or screening in a manner which is architecturally integrated with the main structure(s).
5. Loading/unloading, delivery, packing, or refuse areas shall be screened from any abutting lot or any public street or right-of-way. This shall be accomplished through the extension of the main structure, or construction of a concrete block wall of a height which adequately screens the area. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
6. Elevations of all structures shall be architecturally treated to ensure compatibility with high-quality neighboring structures.
7. Transformers and backflow devices shall be completely screened from view with landscaping or other building materials.
8. Designated pedestrian access shall be provided from project sites to existing and future transit routes, park-and-ride facilities, and other facilities to support public transit and nonmotorized transportation abutting the site.
9. The City may require the preparation of market feasibility studies demonstrating the economic viability of the proposed development prior to or concurrently with a development application. [Ord. 95-7 § 2; Code 1990 § 12.4.04.]

### **18.25.050 Specific development standards for commercial districts.**

- A. Accessory Structures. Accessory structures are subject to the same level of review as the main structure, e.g., development plan review or conditional use permit review. An accessory structure shall be compatible with the architectural style and materials of the main building on the property. Accessory structures may only be constructed on a lot containing a main building. Permitted accessory structures shall maintain the yard requirements of the underlying zone and shall not be closer than 10 feet to any other structure.

Where the accessory structure is attached to a main building by means of a common foundation, wall, roof, or other means of attachment, it shall be considered a portion of the main building and shall comply with all the regulations applicable to that zone.

- B. Alcohol Beverage Control "ABC" License.
1. A business or establishment which is required to obtain an off-site or on-site "ABC" license is subject to a conditional use permit.
  2. A business or establishment which is required to obtain an off-site "ABC" license shall comply with the following:

- a) A business or establishment shall not be located within 500 feet of any religious institution, school, or public park within the city; within 100 feet of any property designated for residential use or used for residential purposes; and shall not be located in such close proximity to another similar use to cause oversaturation of the neighborhood. The license application shall be reviewed by the Sheriff's Department prior to City approval.
3. Exceptions.
  - a) A conditional use permit shall not be required for sales of alcoholic beverages at a restaurant where the primary income (51 percent) results from the on-site sale of food.
  - b) A business or establishment containing 25,000 square feet or more, which does not sell alcoholic beverages as its principal business, is exempt from the provisions of this section.
- C. Arcades. Arcades shall comply with the provisions of this section in addition to the development standards and permit procedures for the district in which the arcade is located. The standards shall also be required for existing nonconforming arcades at such time as those arcades apply for City permits for expansion, or where issuance of a business license is required.
  1. Maximum Number of Machines. The number of video machines permitted shall not exceed one machine per each 30 square feet of floor area.
  2. Bicycle Racks. Bicycle storage racks shall be maintained off the public sidewalk at the ratio of one-half bicycle space per machine to adequately accommodate bicycles utilized by arcade patrons.
  3. Telephones. At least one public telephone shall be provided at each arcade. All telephones shall be located within the building.
  4. Hours of Operation. The hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m., seven days a week.
  5. Adult Supervision. An adult supervisor shall be able to readily observe all video machines and all areas of business. The adult supervisor shall be present at all times during hours of operation, and, if the number of video machines exceeds 40, there shall be two adult supervisors present at all times during hours of operation.
  6. Noise. No sound created by any arcade, or its patrons, shall be detectable from the exterior of the arcade or from adjacent uses. Additional wall soundproofing shall be required.
  7. Smoking, Eating, and Drinking. No alcoholic beverages or cigarettes shall be sold or consumed within the arcade. Appropriate notification shall be displayed within the premises.
  8. Litter. The premises shall be continuously maintained in a safe, clean, and orderly condition.
- D. Automobile Dealerships. Automobile dealerships shall comply with the provisions of this section in addition to the development standards and permit procedures for the district in which the dealership is located.
  1. Minimum Lot Size. The minimum lot size for automobile dealerships shall be 40,000 square feet.
  2. Parking. Areas designated for employee and customer parking shall not be used for vehicle storage or display.
  3. Vehicle Inventory. No more than 25 percent of a dealership's on-site inventory shall consist of used vehicles. A used vehicle shall be considered any vehicle over three years old.

4. Service Bays. Openings of service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion onto adjoining properties. Access to service bays shall not be located within 50 feet of a residentially zoned property.
  5. Loading and Unloading of Vehicles.
    - a) All loading and unloading of vehicles shall occur on-site and not in adjoining streets and alleys.
    - b) Loading and unloading areas shall be located behind the buildings.
    - c) Loading and unloading of vehicles is limited to the hours of 7:00 a.m. through 7:00 p.m. Monday through Saturday.
    - d) The dealership operator is deemed to be responsible and liable for any activities of a common carrier, operator, or other person controlling such loading or unloading activities, to the extent any such activities violate the provisions of this subsection.
  6. Repair of Vehicles. The repair and service facility portion of any automobile dealership shall comply with the provisions of subsection N, Vehicle Repair Facilities, of this section.
  7. Queuing of Vehicles. An on-site queuing area or lanes for service customers shall be provided, which shall be large enough to accommodate a minimum of 1.5 vehicles for each service bay in the facility. On-site driveways may be used for queuing, but may not interfere with access to required parking spaces. Required parking spaces may not be counted as queuing spaces.
  8. Toxic Waste Storage and Disposal. Gasoline storage tanks shall meet all applicable state and local health regulations, and shall be constructed and maintained under the same conditions and standards that apply to service stations.
- E. Commercial Shopping Centers.
1. Small Shopping Center. Consists of one or two anchors (i.e., drugstore, grocery store). This size development shall provide the following specific development standards:
    - a) Access.
      - i. Pedestrian Access. All anchors, including drug, grocery, stand-alone, and big-box retailers, shall have the curb flush with the pavement at the store entrances to provide a "no-lip" situation for easier pedestrian access.
    - b) Parking Areas.
      - i. Parking areas shall be designed to provide exceptional circulation and pedestrian safety within the development.
      - ii. No parking stalls shall be permitted along the frontage area of any major anchor where there is a pedestrian entrance. This area must be maintained as a free drive aisle.
      - iii. The majority of all parking shall be oriented to the front of the building and public entrance areas, except as follows:
        - (a) For small shopping centers located in the Downtown Business District, parking shall be conveniently located near public rear or front entrance areas.

- c) Vending Machines (including news racks and telephones). All vending machines shall be located directly against the building to either side of the main entrance, out of the main pedestrian entrance. The building facade shall have a specific place for vending machines and shall be architecturally treated. Trash cans shall be located directly adjacent to the entrance, but shall in no way impede pedestrian movement.
  - d) Outdoor Storage. No outdoor merchandise displays or storage shall be allowed in the parking lot without proper approvals. Storage and displays of merchandise on sidewalks shall be prohibited unless proper approvals have been granted.
    - i. Outdoor storage and display areas shall be screened from public view.
    - ii. Outdoor storage and display areas located on private sidewalks need to be screened from public view; however, a minimum 4-foot path of travel must be maintained.
  - e) Cart Storage.
    - i. Retail facilities which entail the use of shopping carts shall provide screened cart storage areas and cart corral areas. Open-view cart storage on sidewalks is strictly prohibited.
    - ii. Screened areas for outside cart storage shall be constructed in front of the building in a manner as to obscure a major portion of the carts from public areas and view. The screening shall be accomplished with a 40-inch decorative block wall, part of the main structure, or a combination of block wall and planters integrated with steel or wrought iron railings.
    - iii. Corral areas shall be located at each parking island which fronts the retail facility. Placement shall be between the landscape planter and the first set of parking stalls. No metal frame or freestanding cart corrals shall be permitted.
  - f) Architectural and Landscape Design. All buildings shall have a unifying architectural theme including color scheme, building materials, and building style. A unifying landscape design shall be established for the shopping center.
  - g) Phasing. All phases of development shall be designated on approved plans, including timing of on-site and off-site improvements, landscape improvements, vehicular and pedestrian access, and parking.
2. Large Shopping Center. Consists of three or more anchors (i.e., drugstore, grocery store) or one large-box retailer (i.e., discount/membership store or home improvement center). In addition to the requirements for small shopping centers provided above, large shopping centers shall provide the following:
- a) Access.
    - i. Center walkways down one or more landscape strips, between parking stalls, shall be provided to enhance pedestrian and cart movement between parking areas, stores, and other facilities within the center. Landscaping requirements must still be achieved.
    - ii. Walkways shall be planned to provide a comprehensive linkage system within the center. All major anchors and retail pads shall be accessible from the linkages.
      - (A) Specifications. Walkways shall be concrete and shall be at least 6 feet wide to allow pedestrian/cart movement.

- iii. Sidewalks.
  - (A) Sidewalks in front of all stores and retail buildings shall be constructed and maintained with a minimum sidewalk width of 10 feet from the store facade to the curb/pavement for pedestrian safety and movement.
  - (C) Sidewalks shall be designed to provide complete access to all buildings and parking areas. Where required, sidewalks shall provide access to all linkages, pedestrian areas, and public transit areas.
  - (D) Ramps for all handicapped access points shall be curb-cut style. Bermed ramps within the parking area are not permitted.
  - (E) Storage and displays of merchandise shall be prohibited on sidewalks within the required 10-foot sidewalk width. Storage and display areas may be permitted only if the building has these areas architecturally incorporated into the original approved design and set back from the 10-foot minimum sidewalk requirement.
- b) Bus Stops/Turnouts. Development plans shall include the placement of bus turnouts along the major public corridor that serves the development. The turnout shall be constructed to accommodate a full-size bus out of traffic lanes. The turnout shall be constructed of concrete. Pedestrian all-weather transit stops and seating areas shall be provided and shall be architecturally compatible with the development.
- c) Pedestrian Areas. Consideration shall be given to include pedestrian seating and gathering areas within the development. The areas may be covered or have an open trellis design. Public art, water features, community/educational displays, or other amenities shall be considered in the design. The seating/gathering areas shall be accessible and oriented to all buildings or be interconnected by pedestrian linkages.
- F. Density Bonus. A density bonus may be granted to a developer of a commercial project when the developer agrees to set aside floor area for a child care facility in accordance with Government Code Section 65917.5.
- G. Drive-In, Drive-Through, Fast-Food, and Take-Out Restaurants. The following provisions shall apply to all new drive-in, drive-through, fast-food, and take-out restaurants and to the expansion of 20 percent or more of the gross floor area or increase of more than 25 percent of the number of seats in any existing restaurant.
  - 1. Pedestrian walkways should not intersect the drive-through aisles, but where they do, they shall have clear visibility, and they must be emphasized by enhanced paving or striping.
  - 2. Drive-through aisles shall have a minimum 12-foot width on straight sections; radius shall be as determined by the City Engineer.
  - 3. Drive-through aisles shall provide sufficient stacking area behind the menu board to accommodate a minimum of eight cars.
  - 4. All drive-through windows shall be covered. The construction and materials of the cover shall be architecturally compatible with the main structure and shall be approved by the Planning Director.
  - 5. All service areas and ground-mounted and roof-mounted mechanical equipment shall be screened from view.

6. Drive-through or drive-in aisles shall be screened from the public right-of-way with landscaping, berms, block wall, or a combination. The screening method shall also be used to minimize the visual impact of readerboard signs and directional signs. All landscaping shall be in conformance with Chapters 18.70, Landscape Requirements, and 18.75, Water Conservation for Landscaping.
  7. Drive-through aisles shall be constructed with PCC pavement.
  8. Parking areas and drive-through aisles and structures shall be set back from the ultimate curb face a minimum of 20 feet.
  9. Drive-through restaurants within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-through restaurant must provide compatibility with surrounding uses in form, materials, colors, scale, etc. Structure plans shall have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surface shall be encouraged through the use of openings and recesses which create texture and shadow patterns.
  10. The use of outdoor dining and seating areas is encouraged.
- H. Emergency Shelters. Such uses shall be permitted pursuant to Government Code Section 65583 and this subsection in addition to complying with applicable standards of the zone district in which the use is located. The following standards shall apply to all emergency shelters, except those shelters established in response to an emergency as defined in Chapter 2.80, Administration of Disaster Operations and Relief, of this Municipal Code:
1. The maximum number of beds shall be ten beds per facility.
  2. All client intake shall be conducted inside the facility.
  3. On-site management is required during hours of operation.
  4. An emergency shelter shall not be located within 300 feet of any other emergency shelter, as measured from property line to property line.
  5. The length of stay for any individual shall be limited to six months or less.
  6. Adequate lighting for security and safety purposes shall be provided on-site and shall be maintained in good working condition.
  7. Security shall be provided on-site during the hours of operation.
- I. Mixed Use. In the Community Commercial (C-C) zone, residential uses may be combined with nonresidential uses upon approval of a conditional use permit.
1. In an entirely new building constructed for such purposes, required parking shall be provided for each use, calculated in accordance with the individual requirements for the particular uses.
  2. In an existing commercial building, parking for the residential unit(s) shall be provided on-site, in addition to that required for the commercial use(s), or by evidence of an agreement for off-site parking, acceptable to the City.
- J. Pawnshops. The following provisions shall apply to pawnshops. Such uses shall comply with the provisions of this subsection in addition to the applicable standards and permit procedures of the zone district in which the use is located.
1. Pawnshops shall be a minimum distance of 500 feet from each other, as measured from structure to structure. The distance between any structures used as a pawnshop shall be

measured in a straight line, without regard to intervening structures. Exceptions may be considered if it can be demonstrated that no direct route exists between two businesses without traveling more than 500 feet, such as adjoining or nearby properties on different streets, and separated by physical barriers from one another, such as walls, fencing, landscaping, etc.

2. Pawnshops shall be limited to operating between 8:00 a.m. and 10:00 p.m.

K. Recycling Facilities. The following provisions shall apply to the following uses: (1) reverse vending machines; (2) small recycling facilities; and (3) recycling and reprocessing facilities. Such uses shall comply with the provisions of this subsection in addition to the applicable standards and permit procedures of the zone district in which the use is located.

1. Reverse Vending Machines. Reverse vending machines shall be subject to development plan review and shall comply with the following standards:

- a) Shall be established in conjunction with a commercial use or public facility which is in compliance with this title and all applicable provisions of the building code and the Calimesa Municipal Code.
- b) Shall be located within 30 feet of the entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation.
- c) Shall not occupy required parking spaces.
- d) Shall occupy no more than 50 square feet of floor area per installation, including any protective enclosure, and shall be no more than 8 feet in height.
- e) Shall be constructed and maintained with durable, waterproof, and rustproof material.
- f) Shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.
- g) Shall have a sign area of a maximum of 4 square feet per machine, exclusive of operating instructions.
- h) Shall be maintained in a clean, litter-free condition on a daily basis.
- i) Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.
- j) Shall be adequately maintained, and shall be clean and not dented, bent, or otherwise disfigured.

2. Small Collection Facilities. Small collection facilities shall be subject to development plan review and shall comply with the following standards:

- a) Shall be established in conjunction with an existing commercial use or public facility which is in compliance with this title and the building code and the Calimesa Municipal Code.
- b) Shall be no larger than 500 square feet and occupy no more than five parking spaces, not including space that will be periodically needed for removal of materials or exchange of containers.
- c) Shall be set back at least 10 feet from any property line, and shall not obstruct pedestrian or vehicular circulation.

- d) Shall accept only glass, metals, plastic containers, papers, and reusable items.
- e) Shall use no power-driven processing equipment except for reverse vending machines.
- f) Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and of a capacity sufficient to accommodate materials collected and the collection schedule.
- g) Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present.
- h) Shall be maintained free of litter and any other undesirable materials. Mobile facilities, at which a truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day.
- i) Shall operate only during the hours between 9:00 a.m. and 7:00 p.m. when located within 100 feet of a property zoned or occupied for residential use.
- j) Shall locate containers for the 24-hour donation of materials at least 100 feet from any property zoned or occupied by a residential use, unless there is a recognized service corridor and acoustical shielding between the containers and the residential use. All containers shall be painted and shall not be dented, bent, or otherwise disfigured.
- k) Shall utilize clearly marked containers which identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and shall display a notice stating that no material shall be left outside the recycling enclosure or containers.
- l) Signs may be provided as follows:
  - i. Small collection facilities may have a maximum of four identification signs, each a maximum of 20 percent per side of the facility or 16 square feet, whichever is larger. In the case of a wheeled facility, the side shall be measured from the pavement to the top of the container.
  - ii. Signs shall be consistent with the character of their location.
  - iii. Directional signs, consistent with Chapter 18.50, Sign Regulations, bearing no advertising message may be installed with the approval of the Planning Director if found necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way.
- m) The facility shall not impair the landscaping required by Chapter 18.70, Landscape Requirements, for any concurrent use.
- n) Parking.
  - i. No additional parking spaces shall be required for customers of a small collection facility located in the established parking lot of a commercial use.
  - ii. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.
  - iii. Occupation of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required for the primary use unless all of the following conditions exist.

- (A) A parking study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site; and
  - (B) The permit shall be reviewed at the end of 12 months.
- o) Small collection facilities may be subject to landscaping and/or screening as determined by the Planning Commission.
  - p) Shall maintain adequate refuse containers for the disposal of nonhazardous waste.
3. Large Collection Facility. A large collection facility which is larger than 500 square feet, or on a separate parcel not accessory to a primary use, which has a permanent structure, is permitted in the Community Commercial (C-C), Regional Commercial (C-R), and industrial land use districts, subject to a conditional use permit and the following standards:
- a) Facility shall be located a minimum of 150 feet from the property line of any lot zoned or planned for residential use.
  - b) Facility shall be screened from the public right-of-way by operating in an enclosed building or within an area enclosed by an opaque fence at least 6 feet in height with landscaping and shall meet all applicable noise standards of Chapter 8.15.
  - c) Setbacks and landscape requirements shall be those provided for the zone district in which the facility is located.
  - d) All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Outdoor storage shall be screened by a 6-foot solid decorative masonry wall. No storage, excluding truck trailers, shall be visible above the height of the wall. No outdoor storage shall be permitted in the land use districts which do not permit outdoor storage.
  - e) The site shall be maintained free of litter and any other undesirable materials, and shall be cleaned of loose debris on a daily basis.
  - f) Space shall be provided on site for six vehicles or the anticipated peak customer load, whichever is higher, to circulate and to deposit recyclable materials.
  - g) One parking space shall be provided for each commercial vehicle operated by the recycling facility. Parking requirements shall be as provided for in Chapter 18.45, Off-Street Parking.
  - h) Noise levels shall not exceed 65 dBA as measured at the property line of residential land use districts, and shall not exceed 70 dBA at any point.
  - i) If the facility is located within 500 feet of property zoned, planned, or occupied for residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m.
  - j) Any containers or enclosures provided for after-hours donation of recyclable materials shall be at least 50 feet from any property zoned, planned, or occupied for residential use, shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secured from unauthorized entry or removal of materials.
  - k) Donation areas shall be kept free of litter and any other undesirable material, and the containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers.

- l) The facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation; identification and informational signs shall meet the standards of the zone. Directional signs may be installed with the approval of the planning director if necessary, to facilitate traffic circulation or if the facility is not visible to the public right-of-way.
  - m) Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved at the discretion of the Planning Director if noise and other conditions are met.
4. Processing Facilities. Processing facilities, both light and heavy, shall be permitted in the commercial land use districts subject to a conditional use permit, and shall comply with the following standards:
- a) The facility shall be located at least 150 feet from property planned, zoned, or occupied for residential use and operations shall take place within a fully enclosed building or within an area enclosed by a 6-foot solid decorative masonry wall.
  - b) Setbacks from property lines shall be those provided for the land use district in which the facility is located.
  - c) When located within 500 feet of property planned, zoned, or occupied for residential use, the facility shall not be in operation between 7:00 p.m. and 7:00 a.m.
  - d) Noise levels shall not exceed 65 dBA as measured at the property line of residentially zoned or occupied property, and shall not exceed 70 dBA at any point.
  - e) Sign criteria shall be those specified in Chapter 18.50, Sign Regulations. In addition, the facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation.
  - f) Any containers or enclosures provided for after-hours donation of recyclable materials shall be at least 50 feet from any property zoned or occupied for residential use; shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secured from unauthorized entry or removal of materials.
  - g) The facility shall be administered by on-site personnel during hours of operation.
  - h) Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers.
  - i) No dust, fumes, smoke, vibration, or odor above ambient level may be detectable on neighboring properties.
  - j) Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding, and sorting or source-separated recyclable materials and repairing of reusable materials.
  - k) A light processing facility shall be no larger than 45,000 square feet and shall have no more than an average of two outbound truck shipments of material per day and shall not shred, compact, or bale ferrous metals other than food and beverage containers.

- l) A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code.
  - m) All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition or may be baled or placed on pallets. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage shall be in containers approved by the County Director of Environmental Health Services; no storage excluding truck trailers and overseas containers shall be visible above the height of the fencing.
  - n) Site shall be maintained free of litter and any other undesirable materials, shall be cleaned of loose debris on a daily basis, and shall be secured from unauthorized entry and removal of materials when attendants are not present.
  - o) One parking space shall be provided for each commercial vehicle operated by the processing center. Parking requirements shall otherwise be as mandated by Chapter 18.45, Off-Street Parking.
5. Site Cleanup. The operator of any recycling collection or processing facility shall, on a daily basis, remove any and all recyclable materials or solid wastes which have accumulated or are deposited outside the containers, bins, or enclosures intended as receptacles for such materials. Upon the failure to remove said materials, the City may deem them to be abandoned and may enter the site to remove the materials. The property owner(s) of the premises and the operator of the facility shall be liable for the full cost of any such cleanup work done by the City.
- L. Service Stations. All service stations shall comply with the provisions of this subsection in addition to the property development standards and the permit procedures for the district in which they are to be located. These provisions shall apply to all new service stations and to all existing service stations at such time as those existing stations may come before the City for an expansion of 25 percent or greater in floor area, or a remodeling, or any other development that would cost more than 50 percent of the value of the improvements on the parcel at the time of remodeling, excluding land value.
- 1. Minimum Site Size. The minimum parcel size shall be 15,000 square feet.
  - 2. Minimum Street Frontage. Each parcel shall have a minimum street frontage of 100 feet on each abutting street.
  - 3. Setbacks. No building or structure, except canopies as provided below, shall be located within 30 feet of any right-of-way line, or within 20 feet of any interior parcel line.
  - 4. Gasoline Pumps. Gasoline pumps shall be located a minimum of 20 feet from any property line.
  - 5. Canopies. Canopies shall be located a minimum of 10 feet from any property line.
  - 6. Paving. The site shall be entirely paved, except for buildings and landscaping.
  - 7. Access and Circulation.
    - a) The maximum number of points of ingress/egress to any one street shall be two.
    - b) There shall be a minimum distance of 30 feet between curb cuts along a street frontage.
    - c) No driveway may be located closer than 50 feet from a street intersection.
    - d) Maximum driveway width shall be 35 feet.

- e) All parking, loading, circulation aisles, and pump island bay areas shall be constructed with PCC pavement.
- 8. Walls. Service stations shall be separated from adjacent property which is zoned or used for residential purposes by a decorative masonry wall of not less than 8 feet in height. Materials, textures, colors, and design of all walls shall be compatible with on-site development and adjacent properties. No wall higher than 3 feet in height shall be constructed within 5 feet of a driveway entrance or vehicle accessway which opens onto a street or alley. Walls shall be constructed so as to ensure a clear cross-view of pedestrians on the sidewalk, alley, or elsewhere by motorists entering or exiting the parcel.
- 9. Landscaping. Landscaping shall be provided pursuant to the provisions of Chapter 18.70, Landscape Requirements, and Chapter 18.75, Water Conservation for Landscaping.
- 10. Service Bays. Openings of service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion onto adjoining properties. Access to service bays shall not be located within 50 feet of a residentially zoned property.
- 11. Air and Water. Each service station shall provide air and water to customers at a convenient location during hours when gasoline is dispensed.
- 12. Restrooms. Each service station shall provide men's and women's public restrooms which are accessible to the general public and to the physically disabled during all hours the service station is open to the public. Restrooms shall be attached to a structure on-site with entrances or signage clearly visible from the gasoline service area or cashier station, and concealed from view of adjacent properties by planters or decorative screening, and shall be maintained on a regular basis.
- 13. Telephones. At least one public telephone shall be provided at each service station in a location that is easily visible from public rights-of-way.
- 14. Vending Machines. Coin-operated vending machines may be permitted within or abutting a structure for the purpose of dispensing items commonly found in service stations, such as refreshments and maps.
- 15. Lighting. Refer to Subsection 18.120.110.B.7.
- 16. Abandoned Service Stations.
  - a) Where service stations become vacant or cease operation for more than 180 days, the owner shall be required to remove all underground storage tanks (in a manner acceptable to all applicable permitting/regulatory agencies), remove all gasoline pumps and pump islands, and remove freestanding canopies.
  - b) So as to confirm that the use has not been abandoned, the owner shall provide evidence to the Planning Director with written verification prior to the 180<sup>th</sup> day that an allocation of gas has been received and operation of the station will commence within 30 days of the date of written correspondence.
  - c) Resumption of service station operations after the 180 days specified above may be permitted by the Planning Director, provided that a development plan review application is filed and approved. Such development plan review may result in conditions of approval which may include but not be limited to the following:
    - i. Replanting existing landscape areas;

- ii. Installing new landscape areas;
- iii. Painting of structures;
- iv. Upgrading or installing trash enclosures;
- v. Striping parking spaces;
- vi. Installation of signs in conformance with Chapter 18.50, Sign Regulations;
- vii. Resurfacing vehicle access and parking areas; and
- viii. Installation of missing street improvements.

17. **Converted Service Stations.** The conversion of service station structures and sites to another use may require upgrading and remodeling, including but not limited to removal of underground storage tanks (in a manner acceptable to all applicable permitting/regulatory agencies), removal of all gasoline appurtenances, removal of canopies, removal of pump islands, removal of overhead doors, additional landscaping, installation of missing street improvements, or modification of existing improvements to conform to access regulations and exterior remodeling.

M. **Vehicle Repair Facilities.** Each vehicle repair facility, including those which may be part of and incorporated within an automobile dealership, shall comply with the provisions of this subsection in addition to the development standards and permit procedures of the district in which it is to be located and any other applicable standards contained in this title.

- 1. **Paving.** The site shall be entirely paved, except for buildings and landscaping.
- 2. **Service Bays.** When practical, entrances to individual service bays shall not face public rights-of-way or abutting residential parcels and shall be designed to minimize the visual intrusion onto adjoining properties. Access to service bays shall not be located within 50 feet of a residentially zoned property.
- 3. **Repair Activities.** All repair activities and operations shall be conducted entirely within an enclosed building. Outdoor hoists are prohibited.
- 4. **Enclosure.** Repair facilities performing body and fender work or similar noise-generating activities shall be conducted in fully enclosed structures with walls of concrete block or similar materials. All painting shall occur within a fully enclosed booth.
- 5. **Litter.** The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of reasonable repair and appearance. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside the main building.
- 6. **Storage.** Exterior parking areas shall be used for employee and customer parking only, and not for the repair or finishing work or long-term (over one week) storage of vehicles. No vehicles to be repaired shall be parked or stored on any street or in any alley. No outdoor merchandise displays or storage shall be allowed in the parking lot without proper approvals.

N. **Warehouse/Wholesale and Industrial Uses.** The warehouse/wholesale and/or industrial uses shall be located at the rear of the lot with the retail uses fronting the street.

### **18.25.060 Design standards.**

- A. Access. Every development, structure, or use shall have frontage upon a public street or permanent means of access to a public street by a public or private easement, or a recorded reciprocal access agreement.
  - 1. Arterial Access.
    - a) Access to an arterial road shall be limited to one point for every 300 feet of frontage or one point for parcels with less than 300 feet of frontage.
    - b) Combined and/or reciprocal access onto arterials shall be required between adjacent properties, wherever possible, to reduce vehicular access points and increase roadway efficiency.
    - c) For corner lots, whenever possible, vehicular access points on arterial roadways shall be located a minimum of 300 feet from the centerline of the intersection.
- B. Additional Height. Where the maximum permitted height of a new structure exceeds 35 feet, the following provisions shall apply:
  - 1. Enhanced buffering to surrounding properties and the appropriateness of understructure parking shall be evaluated.
  - 2. A visual analysis relating structure proportions, massing, height and setback shall be conducted to preserve and enhance the scenic viewshed.
  - 3. The need and appropriateness of the additional height shall be demonstrated.
  - 4. Compatibility and harmony with surrounding development and land use designations shall be demonstrated.
  - 5. Above 35 feet, additional structural setbacks (step back) may be required.
- C. Antennas, Vertical, and Satellite Dish Design Standards. All antennas, including portable units, shall be installed in the following manner:
  - 1. The subject location shall conform to all standards of the land use district in which it is proposed.
  - 2. The antennas/satellite dish shall not be located in the following areas:
    - a) Front setback.
    - b) Street side setback.
    - c) On any structure, unless architecturally screened and approved by the Planning Commission. The screening restriction on antennas may be modified by the Commission, if there is no alternative to maintain line of sight clearance for satellites or amateur radio antennas.
  - 3. The maximum overall height for ground- mounted antennas shall be 75 feet above grade.
  - 4. The operation of the antenna/satellite dish shall not cause interference with any electrical equipment in the surrounding neighborhoods (e.g., television, radio, telephone, computer), unless exempted by federal regulation.

5. The antennas/satellite dish shall be a single, nonglossy color (e.g., off-white, cream, beige, green, black, gray).
  6. Antennas/satellite dish facilities shall be screened on all sides with a 6-foot block wall, and with a solid gate 6 feet in height providing access to the facility.
  7. The antenna/satellite dish shall be sited to ensure compatibility with surrounding development and not adversely impact the neighborhood.
- D. Bicycle Facilities. Bicycle facilities shall be provided in accordance with the provisions of Chapter 18.45, Off-Street Parking.
- E. Design Considerations. The following standards are in addition to the specific design guidelines contained in the individual land use districts:
1. The proposed development shall be of a quality and character which is consistent with the community design goals and policies including but not limited to scale, height, bulk, materials, cohesiveness, colors, roof pitch, roof eaves, and the preservation of privacy.
  2. The design shall improve community appearance by avoiding excessive variety and monotonous repetition. There shall be a breakage of building facade employing the following methods:
    - a) All structure elevations shall be architecturally treated.
    - b) Blank walls at the ground floor levels shall be avoided. Windows, trellises, wall articulation, arcades, change in materials, or other features should be utilized.
    - c) The different parts of a building's facade should be articulated through use of color, arrangement of facade elements, or a change in materials.
    - d) Building height should be varied so the buildings appear to be divided into distinct massing elements.
    - e) Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in one continuous direction for more than 50 feet without an offset.
    - f) Tower features should be integrated into buildings.
  3. In accordance with the Calimesa General Plan, commercial developments shall be designed to reflect the rural and country atmosphere of Calimesa (using building materials such as exposed heavy timbers, use of rustic or weathered wood, new and used bricks and stone, and the like) while maintaining good planning and design principles and sound development practices.
  4. Proposed signage and landscaping shall be an integral architectural feature which does not overwhelm or dominate the structure or property.
  5. Architectural or building lighting shall conform to Chapter 18.120, Outdoor Lighting.
  6. Mechanical equipment, storage, trash areas, and utilities shall be architecturally screened from public view.
  7. With the intent of protecting sensitive land uses, the proposed design shall promote a harmonious and compatible transition in terms of scale and character between areas of different land uses.
  8. Parking structures shall be architecturally compatible with the primary and surrounding structures.

9. Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the structure perimeter only) are prohibited. Mansard roofs, if utilized on commercial structures, shall wrap around the entire structure perimeter.
- F. Exterior Building/Structure Walls. The following standards shall apply to all exterior building/structure wall construction:
1. Since walls will always be a main architectural and visual feature in any major development, restraint must be exercised in the number of permissible finish materials. The harmony of materials and particularly color treatment is essential to achieve unity in the project. Graffiti-resistant materials and/or coatings shall be employed.
  2. The following designs are deemed unacceptable in any development and therefore shall be prohibited:
    - a) Nonanodized and unpainted aluminum finished window frames.
    - b) Metal grills and facades. However, grills and facades of unique design and in keeping with the general decor of the development and neighborhood may be permitted subject to prior approval by the Planning Director.
    - c) Aluminum or other metal panels are not permitted on the street elevation, unless it can be demonstrated that they are consistent with a structure's overall design character and do not adversely affect the pedestrian environment.
- G. Fences and Walls.
1. Fences and walls shall comply with the provisions of Chapter 18.65, Fence, Wall, and Screening Standards, except as specified in Table 18.25.060.

**TABLE 18.25.060**

**FENCE, WALL, AND SCREENING HEIGHT AND TYPE LIMITS – COMMERCIAL ZONE DISTRICTS**

Location	Maximum Permitted Height <sup>a</sup>
Front yard or side of street yard	2' 6" – Solid structures or plants
	6' – Open work structures or plants <sup>b</sup>
Abutting residential district	8' – Solid, decorative masonry wall
Other yard area	8'
Outdoor storage areas visible from public rights-of-way (located behind required yards)	12'

Notes:

- a. The limitations shall not apply in the following instances:
  - Where a greater height is required by any other provision of the municipal code; or
  - Where a greater height or type of fence, wall or hedge is required as a condition of approval.
- b. Open work structures or plants must permit the passage of a minimum of 90 percent of light.

- H. Freeway Visibility. All building elevations visible to the freeway shall be architecturally treated.
- I. Landscaping. Landscaping and irrigation systems shall comply with the provisions of Chapter 18.70, Landscape Requirements, and Chapter 18.75, Water Conservation for Landscaping.
- J. Lighting. Exterior lighting shall conform to Chapter 18.120, Outdoor Lighting.
- K. News Racks. News racks and other vending machines shall be located behind sidewalks and out of the public right-of-way.
- L. Noise. No loudspeakers, bells, gongs, buzzers, mechanical equipment, or other sounds, or attention-attracting or communication device associated with any use shall be discernible beyond any boundary line of the parcel, except fire protection devices, burglar alarms, and church bells. The following provisions shall apply:
  - 1. In residential areas, no exterior noise level shall exceed 65 dBA and no interior noise level shall exceed 45 dBA.
  - 2. The minimum acceptable surface weight for a noise barrier is 4 pounds per square foot (equivalent to three-quarter-inch plywood). The barrier shall be of a continuous material which is resistant to sound, including:
    - a) Masonry block.
    - b) Precast concrete.
    - c) Earth berm or a combination of earth berm with block concrete.
  - 3. Noise barriers shall interrupt the line of sight between noise source and receiver.
  - 4. Features which incorporate the use of sound to mask intrusive noise, such as water, rustling leaves, music, and the like, shall be considered in project design.
  - 5. The use of loudspeakers shall be limited to background music and reservation announcements only.
- M. Public Street Improvements.
  - 1. Any new construction or remodel construction valued at 25 percent or more of the current market assessment of the primary structure shall require the dedication and improvement of public right-of-way for public street purposes. In addition, the property owner shall be required to irrevocably agree to participate in any future assessment district that may be formed to construct public street improvements in accordance with the policies, procedures, and standards of the Public Works Director/City Engineer.
  - 2. Whenever street improvements are required along a parcel as a condition of approval, and the off-site drainage pattern requires it, the entire street section shall be improved in accordance with the policies, procedures and standards of the Public Works Director/City Engineer.
- N. Screening. Any equipment, whether on the roof, side of structure, or ground, shall be screened. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground.
- O. Solar Energy Design Standards. Passive heating and cooling opportunities shall be incorporated in all developments in the following manner:

1. Future structures should be oriented to maximize solar access opportunities.
2. Streets, lot sizes, and lot configurations should be designed to maximize the number of structures oriented so that the south wall and roof area face within 45 degrees of due south.
3. The proposed lot size and configuration should permit structures to receive cooling benefits from both prevailing breezes and existing and proposed shading.
4. No structure (building, wall, or fence) shall be constructed or vegetation placed so as to obstruct solar access on an adjoining parcel.
5. Roof-mounted solar collectors shall be placed in the most obscure location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors shall be screened from public view.
6. Roof-mounted collectors shall be installed at the same angle or as close as possible to the pitch of the roof.
7. Appurtenant equipment, particularly plumbing and related fixtures, shall be installed in the attic.
8. Plumbing in new construction shall have connections for solar energy additions.
9. Exterior surfaces of the collectors and related equipment shall have a matte finish and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure. [Ord. 294 §§ 10, 11, 2009; Ord. 95-7 § 2; Code 1990 § 12.4.06.]