



## **DRAFT NEGATIVE DECLARATION**

The Community Development Director has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of the project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

**Project Title:**

Zoning Code Text Amendment pertaining to emergency shelters, transitional housing and supportive housing in conformance with Senate Bill 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing) and the City's 2009 – 2014 Housing Element. The project also involves revisions to the City of Campbell's zoning code regarding manufactured housing, single-room occupancy (SRO) facilities, and updates to definitions.

**Project Location:**

M-1 (Light Industrial) Zone District; Residential Zoning Districts; and City-wide

**Name and Address of Project Proponent:**

City of Campbell  
70 N. First St.  
Campbell, CA 95008

**Lead Agency Name and Address:**

City of Campbell  
Community Development Department  
70 N. First St.  
Campbell, CA 95008

**Contact Person and Phone Number:**

Aki Honda Snelling  
(408) 866-2732

**Zoning Designation:**

M-1 (Light Industrial),  
Residential Zoning Districts, City-wide

**General Plan Designation:**

Light Industrial, Residential Designations,  
City-wide

**Project Description:**

The proposed project is a zoning code text amendment involving revisions to the City's requirements pertaining to emergency shelters, transitional housing and supportive housing in conformance with Senate Bill 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing). The project also involves revisions to the City of Campbell's zoning code regarding manufactured housing, single-room occupancy (SRO)

facilities, and updates to definitions. These revisions are being proposed to the City of Campbell’s zoning code in conformance with the City’s 2009 – 2014 Housing Element.

The purpose of the proposed zoning text amendment is to:

- Modify Section 21.10.080 (M-1, Light Industrial zoning district) of Chapter 21.10 (Commercial and Industrial Districts) of the Campbell Municipal Code to allow Emergency Shelters as a permitted use by right in that portion of the M-1 zone bounded generally by Camden Avenue, Los Gatos Creek County Park, Hacienda Avenue and Winchester Boulevard.
- Modify Chapter 21.08 (Residential District) of the Campbell Municipal Code with the following revisions:
  - Modify Section 21.08.030 to allow Manufactured Housing as a permitted use by right (subject to architectural requirements within the parameters of State Law).
  - Allow Supportive Housing and Transitional Housing as a permitted use by right in all residential zoning district, and remove Transitional Housing as a conditionally permitted use in residential zoning districts.
  - Allow Single Room Occupancy facilities as a conditionally permitted use in the R-3 (Multiple-Family) zoning district.
- Modify Chapter 21.36 (Provisions Applying to Special Uses) of the Campbell Municipal Code with the following revisions:
  - Add a new Section 21.36.085 (Emergency Shelters) in compliance with State law and the 2009 – 2014 Housing Element that addresses: the purpose, locational criteria, development standards, and the operational standards for emergency shelters.
  - Delete Section 21.36.230 (Transitional Housing) as transitional housing is a permitted use by right in residential zoning districts.
- Modify Section 21.72.020 (Definitions of specialized terms and phrases) of Chapter 21.71 (Definitions) of the Campbell Municipal Code with the following revisions:
  - Modify the definition for “Emergency shelter” in compliance with State law.
  - Modify the definition for “Family” in compliance with State law.
  - Include a new definition of “Nontransient.”
  - Clarify “Residential service facility, small (6 or fewer)” serves six or fewer natural persons.
  - Clarify “Residential service facility, large (7 or more) serves seven or more natural persons.
  - Include a new definition of “Single Room Occupancy facility” in compliance with State law.
  - Include a new definition of “Supportive Housing” in compliance with State law.
  - Include a new definition of “Target population” in compliance with State law.
  - Modify the definition for “Transitional housing” in compliance with State law.

**Project Location and Setting:**

The proposed zoning code text amendment will provide for compliance with SB 2 and the 2009 – 2014 Housing Element with respect to emergency shelters, transitional housing, supportive housing, manufactured housing, single-room occupancy facilities, and general “clean-up”

modifications to the definitions section of the City of Campbell zoning code. The proposed zoning code text amendment will apply to the M-1 (Light Industrial) zoning district, the residential zoning districts, and city-wide with respect to the revisions to the definitions section.

The City of Campbell is located approximately 50 miles south of San Francisco in Santa Clara County, one of the nine Counties that make up the region known as the San Francisco Bay Area (ref. Figure 1). The City occupies over six square miles of relatively flat land that slopes gently toward the south end of the San Francisco Bay. Campbell is bounded on the north, east and west by the City of San Jose and on the south by the Town of Los Gatos. A small portion of Campbell's southwestern boundary is adjacent to the City of Saratoga.

**Finding:**

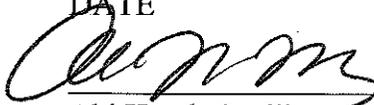
The Community Development Director finds that the project described above will not have a significant effect on the environment. The attached Initial Study does not identify any potentially significant impacts on the environment.

**Protest of the draft Negative Declaration:**

Any person may file a written protest of the draft Negative Declaration before 5:00 p.m. on August 19, 2014. Such protest must be filed at the Community Development Department, City Hall, 70 North First Street, Campbell, California.

The written protest should make a "fair argument" that the project will have one or more significant effects on the environment based on substantial evidence.

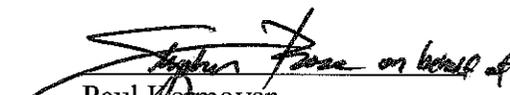
7/29/2014  
DATE

  
Aki Honda Snelling

Planning Manager  
TITLE

City of Campbell  
NAME OF LEAD AGENCY

7/29/14  
DATE

  
Paul Kermoyan

Community Development Director  
TITLE

**ZONING TEXT AMENDMENT**  
**INITIAL STUDY**

*An environmental evaluation  
prepared in compliance with the  
California Environmental Quality Act*

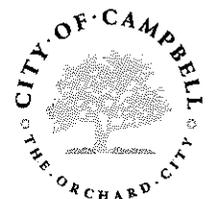
**Prepared by**  
Aki Honda Snelling, Planning Manager

**Lead Agency**  
City of Campbell  
Community Development Department

July 28, 2014

**Public Review Draft**

**Review Period:**  
**July 30, 2014 to August 19, 2014**



## I. PROJECT DETAILS

### PROJECT TITLE

Zoning Code Text Amendment pertaining to emergency shelters, transitional housing and supportive housing in conformance with Senate Bill 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing) and the City's 2009 – 2014 Housing Element. The project also involves revisions to the City of Campbell's zoning code regarding manufactured housing, single-room occupancy (SRO) facilities, and updates to definitions.

### FILE NUMBER

PLN2014-165

### PROJECT LOCATION

- M-1 (Light Industrial) Zoning District (Section 21.10.080 of the Campbell Municipal Code)
- Residential Zoning Districts (Chapter 21.08 of the Campbell Municipal Code)
- Provisions Applying to Special Uses (Chapter 21.36 related to Emergency Shelters and Transitional Housing)
- Definitions (Chapter 21.72 of the Campbell Municipal Code)

### PROJECT PROPONENT

City of Campbell  
Community Development Department  
70 N. First Street  
Campbell, CA 95008

### LEAD AGENCY

City of Campbell  
Community Development Department  
70 N. First Street  
Campbell, CA 95008

### CONTACT PERSON

Aki Honda Snelling, Planning Manager  
City of Campbell  
Community Development Department  
70 N. First Street  
Campbell, CA 95008

(408) 866-2732  
akis@cityofcampbell.com

## II. PROJECT OVERVIEW

### PROJECT DESCRIPTION

The proposed project is a zoning code text amendment involving revisions to the City's requirements pertaining to emergency shelters, transitional housing and supportive housing in conformance with

Senate Bill 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing). The project also involves revisions to the City of Campbell's zoning code regarding manufactured housing, single-room occupancy (SRO) facilities, and updates to definitions. These revisions are being proposed to the City of Campbell's zoning code in conformance with the City's 2009 – 2014 Housing Element.

The purpose of the proposed zoning text amendment is to:

- Modify Section 21.10.080 (M-1, Light Industrial zoning district) of Chapter 21.10 (Commercial and Industrial Districts) of the Campbell Municipal Code to allow Emergency Shelters as a permitted use by right in that portion of the M-1 zone bounded generally by Camden Avenue, Los Gatos Creek County Park, Hacienda Avenue and Winchester Boulevard.
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#### PROJECT LOCATION AND SETTING

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will apply to the M-1 (Light Industrial) zoning district, the residential zoning districts, and city-wide with respect to the revisions to the definitions section.

The City of Campbell is located approximately 50 miles south of San Francisco in Santa Clara County, one of the nine Counties that make up the region known as the San Francisco Bay Area (ref. Figure 1). The City occupies over six square miles of relatively flat land that slopes gently toward the south end of the San Francisco Bay. Campbell is bounded on the north, east and west by the City of San Jose and on the south by the Town of Los Gatos. A small portion of Campbell's southwestern boundary is adjacent to the City of Saratoga.

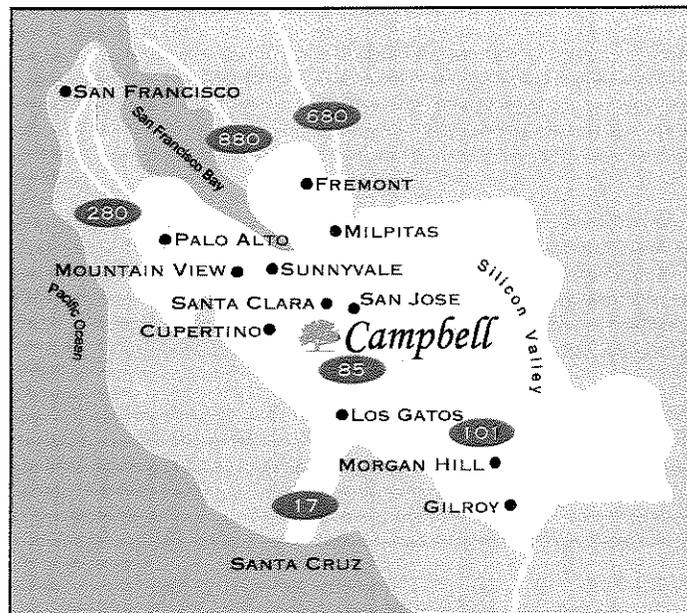


Figure 1: Regional Location

#### OTHER PUBLIC AGENCY APPROVALS REQUIRED

No other public agency approvals are required.

#### REASONABLE FORESEEABLE PROJECTS

At the present time, there are no foreseeable projects that involve the proposed zoning code text amendments.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by the Project, involving at least one impact that is a "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> (1) Aesthetics<br>(Page 8)            | <input type="checkbox"/> (2) Agriculture Resources<br>(Page 9) | <input type="checkbox"/> (3) Air Quality<br>(Page 9)    |
| <input type="checkbox"/> (4) Biological Resources<br>(Page 16) | <input type="checkbox"/> (5) Cultural Resources<br>(Page 17)   | <input type="checkbox"/> (6) Geology/Soils<br>(Page 18) |
| <input type="checkbox"/> (7) Hazards/Hazardous Materials       | <input type="checkbox"/> (8) Hydrology/Water Quality           | <input type="checkbox"/> (9) Land Use/Planning          |

- |   |   |  |
|---|---|--|
| (Page 29)<br><input type="checkbox"/> (13) Public Services<br>(Page 33)<br><br><input type="checkbox"/> (16) Utilities/Service Systems<br>(Page 36) | (Page 30)<br><input type="checkbox"/> (14) Recreation<br>(Page 33)<br><br><input type="checkbox"/> (17) Mandatory Findings of Significance<br>(Page 38) | (Page 32)<br><input type="checkbox"/> (15) Transportation/Traffic<br>(Page 33) |
|---|---|--|

**IV. ENVIRONMENTAL IMPACT EVALUATION:**

INTRODUCTION

The following evaluation has been prepared to determine if the Project may have a “significant impact” on the environment. For the purposes of this study, a significant impact means a substantial or potentially substantial change in the physical environment.

EVALUATIONS

A “No Impact” rating indicates that based upon the available information, the Lead Agency (City of Campbell) has determined that there will be no impact on the environment. A “Less Than Significant Impact” rating indicates that the impact will be insignificant. A “Less Than Significant with Mitigation Incorporated” rating indicates that a specific change to the project (mitigation measures) will reduce the impact to a level of insignificance. A “Potentially Significant Impact” rating indicates that the impact may or will be significant.

DISCUSSION

A description of the factual data and reasoning used to reach conclusions regarding impact significance follows each section. The impacts of the project are summarized in Section V: Determination and Recommendation

CHECKLIST OF ENVIRONMENTAL IMPACT ISSUES

-1-	<b>AESTHETICS</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	<i>Would the project:</i>				
(a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-d): The proposed zoning code text amendment will not adversely affect scenic vistas, damage scenic resources, create new source of substantial light or glare, or otherwise degrade the existing visual character of sites within the City. Current development standards pertaining to building height, massing, architectural design, and site layout would be unaffected by the Project.

-2-	<b>AGRICULTURAL RESOURCES*</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.)					

(a-c): The City of Campbell does not have land designated nor utilized for agricultural use. Therefore, the Project will have no impact on agricultural resource lands.

-3-	<b>AIR QUALITY*</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-e): The City of Campbell is located within the southern region of the San Francisco Bay Area air basin. The California Air Resources Board (CARB) coordinates and oversees both State and Federal air quality control programs in California. The management of air quality in the basin is the responsibility of the Bay Area Air Quality Management District (BAAQMD). Specifically, the BAAQMD is responsible for monitoring ambient air pollutant levels throughout the basin, and developing and implementing attainment strategies to ensure that future emissions will be within State and Federal standards.

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for determining whether a given project has the potential to cause a significant impact on air quality (from vehicular emissions), based upon specified vehicular-trip generation rates. If a project exceeds the thresholds, a detailed air quality analysis is typically required, as well as project review by BAAQMD staff. If a project does not exceed the thresholds, the project is presumed to have a less than significant impact upon air quality, unless special circumstances indicate otherwise. BAAQMD does not recommend that a detailed air quality impact analysis be prepared for projects generating less than 2,000 vehicle trips per day. The proposed zoning text amendment is not anticipated to generate any additional vehicle trips; therefore, this project does not trigger the need for a detailed air quality impact analysis.

All future development subject to the proposed use standard will require separate environmental evaluation in order to determine that any potential impacts related to construction activity are less than significant. Construction activities such as excavation, construction vehicle traffic and equipment and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that could affect local and regional air quality, but the concentrations of these emissions are not anticipated to be substantial, and would be temporary. Construction activities are also a source of organic gas emissions. Solvents in adhesives, non-water based paints, thinners, some insulation materials and caulking materials would evaporate into the atmosphere and would participate in the photochemical reaction that creates urban ozone. Asphalt used in paving is also a source of organic gases for a short time after its application. Construction vehicles would produce cumulatively insubstantial amounts of ozone emissions. Short-term dust could potentially be produced during excavation and construction.

The BAAQMD CEQA Guidelines identify thresholds of significance for construction emissions. BAAQMD's approach to CEQA analyses of construction impacts is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions. As there is no development proposal associated with the zoning text amendment, all future development will require separate environmental evaluation in order to determine that any potential impacts are less than significant.

As part of the City of Campbell's environmental review, a green house gas (GHG) emission analysis is typically prepared to address the provisions of Assembly Bill 32 (AB 32).<sup>1</sup> However, staff determined that a GHG emission analysis was not required for this project. As discussed in *Section 12 – Population and Housing*, the Project will not allow development beyond the anticipated build-out of the General Plan. Therefore, as no unanticipated development will result from the Project, there is no potential for a marked increase in vehicle trips that could lead to unforeseen GHG emissions.

(d-e): As the zoning text amendment pertains to use requirements and not a development proposal, the Project will not directly result in the development of new buildings or infrastructure that could expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

-4-	<b>BIOLOGICAL RESOURCES</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup> AB 32, the Global Warming Solutions Act of 2006, is State legislation intended to reduce California greenhouse gas emissions (GHG's) to 1990 levels by 2020 and to 80 percent below 1990 levels by 2050.

-4-	<b>BIOLOGICAL RESOURCES</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Conflict, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-f): The Project as a zoning code text amendment does not include changes to zoning standards or requirements that would allow new development to adversely affect fauna, flora, other biological resources.

-5-	<b>CULTURAL RESOURCES</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-d): The Project as a zoning code text amendment does not include changes to development standards or requirements that would allow new development to adversely affect historical, archeological, paleontological, or geological resources.

-6-	<b>GEOLOGY AND SOILS</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(a)	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-f): The Project as a zoning code text amendment will not expose people or structures to potential adverse effects, including the risk of injury or death. According to maps prepared under the Alquist-Priolo Earthquake Fault Zone Act, there are no zoned active faults within the City of Campbell. Further, the Project does not include changes to development standards or requirements that would result in development incurring substantial soil erosion or the loss of topsoil, landslide, liquefaction, or destroying unique paleontological resources.

-7-	<b>HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-h): The scope of the Project as a zoning code text amendment does not include changes to regulatory standards for the handling, transport, storage, use, disposal, or disruption of hazardous materials. Additionally, the City of Campbell General Plan specifically identifies uses that generate substantial amounts of hazardous waste as prohibited uses. Therefore, the Project would not expose persons or property to hazardous materials or conditions.

-8-	<b>HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

-8-	<b>HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k)	Potentially impact stormwater runoff from construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l)	Potentially impact stormwater runoff from post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m)	Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(n)	Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o)	Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(p)	Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-h): The scope of the Project does not include changes to regulatory standards for water quality, flood hazard areas, or stormwater run-off. Therefore, the Project would not impact hydrological conditions or water quality.

-9-	<b>LAND USE and PLANNING</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a): The proposed zoning code text amendment pertains to modifying the zoning code to comply with SB 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing) and the City’s 2009 -2014 Housing Element. The revisions of the Project include allowing for emergency shelters as a permitted use by right in the portion of the M-1 Light Industrial zoning district bounded generally by Camden Avenue, Los Gatos Creek County Park, Hacienda Avenue and Winchester Boulevard; transitional housing and supportive housing as permitted uses by right in residential zoning district; manufactured housing in the R-1 zoning district as a permitted use by right (subject to architectural requirements within the parameters of State law); Single Room Occupancy facilities as a conditionally permitted use in the R-3 (Multiple Family) zoning district; and

modifications to the definitions section of the zoning ordinance pertaining to emergency shelters, family, nontransient, residential service facility (both small and large), single room occupancy facility, supportive housing, target population and transitional housing.

Since the Project as a proposed zoning code text amendment pertains to uses in accordance with State law and the City's 2009 – 2014 Housing Element, the project will not directly result in the development of new buildings not already foreseen pursuant to the City's General Plan or infrastructure that could physically divide the community. Development projects, subject to the new use standards, however, will be reviewed in accordance with all applicable City zoning requirements and State CEQA requirements.

(b): The City of Campbell General Plan is a guiding document for City policy. The 2009 – 2014 Housing Element is one of the required elements of the City's General Plan. New land-use related policy actions must be consistent with the General Plan. The project would be consistent with the following General Plan Land Use policies, strategies, and programs, and therefore not conflict with any applicable land use plan or policy document:

#### Housing Element Policy:

##### Policy H-5.3a

Zoning Text Amendments: As part of the Governmental Constraints analysis for the Housing Element update and pursuant to new requirements under SB 2, several revisions to the Campbell Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These zoning revisions include:

- Specifically list manufactured housing as a permitted use within the R-1 zone, subject to architectural requirements within the parameters of State law.
- Revise the current zoning definition of "family" consistent with state and federal fair housing laws.
- Add single room occupancy (SRO) facilities within the Code's definition section, and conditionally allow them within the R-3-S zone.
- Eliminate the CUP and spacing requirements for transitional housing in residential zones.
- Identify emergency shelters as a permitted use in that portion of the M-1 zone bounded generally by Camden Avenue, Los Gatos Creek County Park, Hacienda Avenue and Winchester Boulevard. See Figure H-2.

Emergency shelters will be subject to the same development and operational standards as other permitted uses in M-1 zone. However, the City will develop written, objective standards to regulate the following, as permitted under SB 2:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

General Plan Policies and Strategies

- Policy LUT-3.1: Variety of Residential Densities: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in Campbell.
- Strategy LUT-3.1a: Consistency with Housing Element: Ensure consistency with the City’s Housing Element including ensuring that there is adequate land designated to meet Housing goals.
- Policy LUT-5.1: Neighborhood Integrity: Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood value, while protecting the integrity of the City’s neighborhoods.
- Policy LUT-5.4: Industrial Neighborhoods: Safeguard industry’s ability to operate effectively, by limiting the establishment of incompatible uses in industrial neighborhoods and encouraging compatible uses.
- Policy LUT-13.1: Variety of Uses: Attract and maintain a variety of uses that create an economic balance within the City while maintaining a balance with other community land use needs, such as housing and open space, and while providing high quality services to the community.

(c): The project does not include any element that would interfere or otherwise affect City or regional habitat conservation or natural community conservation plans.

-10-	MINERAL RESOURCES	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	<i>Would the project:</i>				
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-d): The scope of the Project does not include movement, obtainment, or management of mineral resources. Therefore it would not result in the loss of availability of a known mineral resource or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

-11-	NOISE	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	<i>Would the project result in:</i>				
(a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

-11-	<b>NOISE</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	<i>Would the project result in:</i>				
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-f): The scope of the Project as a zoning code text amendment does not include changes to the City’s noise exposure standards nor would directly result in new development. The Project would, therefore, not result in exposure of persons to noise levels or vibration in excess of established standards nor result in a permanent or temporary increase in ambient noise levels.

-12-	<b>POPULATION AND HOUSING</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	<i>Would the project:</i>				
(a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a): The Zoning Code Text Amendment will provide opportunities for emergency shelters in that portion of the M-1 zone generally bounded by Camden Avenue, Los Gatos Creek County Park, Hacienda Avenue and Winchester Boulevard, but is not anticipated to induce substantial growth in that area. The Project will also provide opportunities for manufactured housing, transitional housing, and supportive housing in already residentially zoned district; therefore, no substantial population growth is expected. Additionally, single room occupancy facilities would be conditionally permitted in the R-3 (Multi-Family) residential zoning district; therefore, no substantial population growth is expected. All of these revisions are proposed in accordance with SB 2 and the City’s 2009 – 2014 Housing Element.

(b-c): The Project as a zoning code text amendment is not anticipated to displace existing housing or substantial number of people as it does not involve a development project.

-13-	<b>PUBLIC SERVICES</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	<i>Would the project:</i>				
(a)	Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a): The zoning text amendment is not anticipated to result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, since it does not involve a development project.

-14-	<b>RECREATION</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-b): The proposed zoning text amendment is not anticipated to result in an increase in the use of existing neighborhood and regional parks or other regional facilities or include recreational facilities since it is not a development project.

-15-	<b>TRANSPORTATION and TRAFFIC</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-e): The Project as a zoning code text amendment is not a development project and, therefore, will not adversely affect traffic conditions, service levels, safety, or emergency access.

(f): The Project as a zoning code text amendment is not a development project and, therefore, will not adversely affect parking.

(g): The Project does not conflict with adopted policies, plans, or programs supporting alternative transportation.

-16-	<b>UTILITIES/SERVICE SYSTEMS</b> <i>Would the project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Comply with federal, state, and local statutes and regulations related to solid wastes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a-g): The Project as a zoning code text amendment is not a development project and will, therefore, not adversely impact municipal utility or special district utility services.

17-	<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a): The Project is a zoning text amendment that involves revisions to comply with SB 2 and the City's 2009 – 2014 Housing Element, and to incorporate a general "clean-up" of the definitions section, and is not a development project that would substantially degrade the quality of the environment; reduce the habitat, population, or range of species; or eliminate important examples of California history or prehistory.

(b): Based on the findings of this Initial Study, the Project would not have individual or cumulative environmental impacts.

(c): Based on the findings of the Initial Study, there is no evidence to demonstrate that the Project would cause a substantial adverse effect on human beings, either directly or indirectly.

**V. DETERMINATION AND RECOMMENDATION**

On the basis of this initial evaluation:

1.	The City finds that the project <b>could not</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	<input checked="" type="checkbox"/>
2.	The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	<input type="checkbox"/>
3.	The City finds the proposed project <b>may have a significant effect</b> on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	<input type="checkbox"/>
4.	The City finds that the proposed project <b>may have a “potentially significant impact” or “potentially significant unless mitigated impact”</b> on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
5.	The City finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>

**Prepared by:**

Aki Honda Snelling  
PROJECT PLANNER

Planning Manager  
TITLE

City of Campbell  
AGENCY

  
SIGNATURE

7/28/2014  
DATE

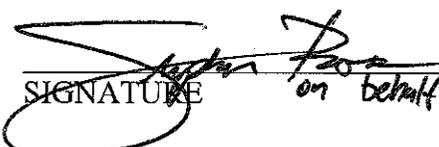
**Reviewed by:**

Paul Kermoyan  
DIVISION SUPERVISOR

Community Development Director  
TITLE

City of Campbell  
AGENCY

SIGNATURE

  
on behalf of Paul Kermoyan

DATE

7/26/14

**V. SUPPLEMENTAL INFORMATION**

**EXHIBIT:**

1. Draft Municipal Code Text Amendment

**REFERENCE DOCUMENTS:**

1. Bay Area Air Quality Management District (BAAQMD), 1999, *BAAQMD CEQA Guidelines-Assessing the Air Quality Impacts of Projects and Plans*.
2. Bay Area Air Quality Management District (BAAQMD), June 2010, *CEQA Air Quality Guidelines*.
3. Bay Area Air Quality Management District (BAAQMD), December 2008, *Source Inventory of Bay Area Greenhouse Gas Emissions*.
4. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), April 2005, *Air Quality and Land Use Handbook: A Community Health Perspective*.
5. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), November 16, 2007, *Staff Report: California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit*.
6. California Natural Diversity Database, 2000.
7. California Office of Planning and Research (OPR), June 19, 2008, *Technical Advisory: CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review*.
8. CEQA Guidelines, 2010 version.
9. City of Campbell General Plan.
10. City of Campbell Zoning Code.
11. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Map Number 06085C0237H, Effective Date May 18, 2009.
12. State of California, Seismic Hazard Zones Map, San Jose West Quadrangle, February 7, 2002.
13. U.S. Environmental Protection Agency, April 15, 2009, *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007*.

limit	
Accessory structures	See <u>Section 21.36.020</u> (Accessory structures)
Fences, walls, lattice and screens	See <u>Section 21.18.060</u> (Fences, walls, lattice and screens)
Landscaping	See <u>Section 21.26.020</u> (Landscaping requirements for individual zoning districts)
Motor vehicle parking	See <u>Chapter 21.28</u> (Parking and Loading)
Signs	See <u>Chapter 21.30</u> (Signs)

F. Design guidelines. In its review of development projects, the decision-making body shall take into consideration the commercial design guidelines that have been adopted by the city.

(Ord. 2109 § 1(part), 2008; Ord. 2108 § 1(part), 2008; Ord. 2043 § 1(part), 2004).

(Ord. No. 2126, § 1, 12-1-2009; Ord. No. 2149, § 1(Exh. A), 6-7-2011)

#### 21.10.080 M-1 (Light Industrial) zoning district.

A Purpose of M-1 (Light Industrial) zoning district. The M-1 zoning district is designed to encourage sound industrial development (e.g., light manufacturing, industrial processing, storage and distribution, warehousing), in addition to service commercial uses (e.g., motor vehicle repair facilities) in the city by providing and protecting an environment exclusively for this type of development, subject to regulations identified in this Zoning Code which are necessary to ensure the protection of nearby residential uses from hazards, noises, or other related disturbances. Industries producing substantial amounts of hazardous waste, odor, or other pollutants would be prohibited. Businesses serving commercial uses (e.g., food service or office supply) would generally be allowed as ancillary uses, subject to appropriate development and design standards and guidelines. The M-1 zoning district is consistent with the light industrial land use designation of the General Plan.

B. Permitted uses in M-1 (Light Industrial) zoning district. The following uses are permitted with a zoning clearance in compliance with Chapter 21.40 (Zoning Clearances):

1. Ambulance service.
2. Artisan products, small-scale assembly.
3. Blueprinting shops.
4. Business support service.
5. Clothing products manufacturing.
6. Electronics and equipment manufacturing.
7. Emergency shelters, only in that portion of the M-1 zone bounded generally by Camden Avenue, Los Gatos Creek County Park, Hacienda Avenue and Winchester Boulevard.
- ~~8~~7. Food and beverage product manufacturing.
- ~~9~~8. Furniture/cabinet shops.
- ~~10~~9. Glass products manufacturing.
- ~~11~~0. Handicraft industries, small-scale assembly.
- ~~12~~1. Laboratories.
- ~~13~~2. Laundries/dry cleaning plants.
- ~~14~~3. Light rail lines.
- ~~15~~4. Light rail passenger terminals.
- ~~16~~5. Lumber and wood products, including incidental mill work.

- 176. Machinery manufacturing.
- 187. Metal products fabrication.
- 198. Offices, professional.
- 2019. Paper products manufacturing.
- 210. Pharmaceutical manufacturing.
- 221. Plastics and rubber products.
- 223. Printing and publishing.
- 234. Repair and maintenance, consumer products.
- 254. Research and development.
- 256. Rug and upholstery cleaning.
- 276. Satellite television or personal internet broadband dishes/antenna (less than 3 feet in diameter).
- 287. Sign manufacturing.
- 298. Sign shops.
- 2930. Textile products manufacturing.
- 310. Trucking/freight terminals.
- 321. Warehousing, wholesaling and distribution facility, incidental.
- 322. Warehousing, wholesaling and distribution facility, primary.
- 343. Wireless telecommunications facilities—stealth (requires approval of a site and architectural review Permit).
- 354. Sexually oriented business in compliance with Chapter 5.55 and section 21.36.205 of this Code.

C. Uses allowed with conditional use permit in M-1 (Light Industrial) zoning district. The following uses are permitted with a conditional use permit in compliance with Chapter 21.46 (Conditional Use Permits):

- 1. Ancillary retail uses serving industrial uses.
- 2. Alternative fuels and recharging facilities.
- 3. Broadcast and recording studios.
- 4. Building material stores/yards.
- 5. Caretaker/employee housing.
- 6. Cat and dog day care facilities.
- 7. Cat and dog grooming facilities.
- 8. Cat Boarding facilities.
- 9. Catering business.
- 10. Chemical products.
- 11. Construction equipment rentals.
- 12. Contractor's equipment yards.
- 13. Conversion, industrial converted from residence.
- 14. Dog Boarding facilities.
- 15. Emergency shelters, except as permitted in that portion of the M-1 zone described in Section 21.10.080(B)(7).
- 16. Government offices and facilities (local, State or federal).
- 17. Health/fitness centers.
- 18. Late night activities.
- 19. Marine sales (new and used), with/without service facilities.
- 20. Motor vehicle—cleaning, washing, and detailing.
- 21. Motor vehicle—dismantling.
- 22. Motor vehicle—leasing.
- 23. Motor vehicle—oil change facilities.
- 24. Motor vehicle—painting.
- 25. Motor vehicle—renting.

26. Motor vehicle—repair and maintenance (minor and major/only within an enclosed structure).
  27. Motor vehicle—repair and maintenance (minor/only within an enclosed structure).
  28. Motor vehicle—sales (new and/or used).
  29. Motor vehicle—tune-up.
  30. Motor vehicle—tune-up—light duty only.
  31. Motor vehicle—window tinting.
  32. Outdoor storage.
  33. Parking lots/structures, public.
  34. Public assembly uses.
  35. Public utility structures and service facilities.
  36. Public works maintenance facilities and storage yards.
  37. Radio or television transmitters.
  38. Radio stations.
  39. Recycling facilities - large collection facility.
  40. Recycling facilities - processing facility.
  41. Restaurants or cafes (excluding fast food or drive-ins).
  42. Storage facilities (one facility per every five thousand people of the population).
  43. Studios, large.
  44. Studios, small.
  45. Towing services.
  46. Trailer sales (with or without service facilities).
  47. Transitional housing.
  48. Veterinary clinics and animal hospitals.
  49. Wireless telecommunications facilities - non-stealth.
- D. Prohibited uses in M-1 (Light Industrial) zoning district. The following uses are prohibited:
1. Any use which is obnoxious or offensive or creates a nuisance to the area by reason of the emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances;
  2. The use of any building that was constructed as a residential structure. Such building is considered nonconforming and subject to the provisions of Chapter 21.58 (Nonconforming Uses and Structures);
  3. Any business that includes smoking tobacco on site (e.g., smoking lounges, hookah lounges, etc.);
  4. Any use inconsistent with state or federal law.
- E. General development standards for uses in M-1 (Light Industrial) zoning district. New land uses and structures, and alterations to existing uses or structures shall be designed, constructed, and/or established in compliance with the requirements in Table 2-13 (General Development Standards - M-1 Zoning District), in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

**Table 2-13**  
**General Development Standards - M-1 Zoning District**

Development Feature	M-1
Minimum parcel size	6,000 square feet
Maximum floor area ratio	0.40 The planning commission shall have the authority to increase the F.A.R. for a specific use at a specific location when it determines that circumstances warrant an adjustment.
Setbacks required	

Front	10 ft.
Side (each)	5 ft. or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Street side	10 ft.
Rear	10 ft. The planning commission may grant a reduction or approve a structure to be placed on the rear property line and may designate that additional landscaping and setback requirements be provided at the front of the parcel.
Maximum height limit	45 ft.
Accessory structures	See <u>Section 21.36.020</u> (Accessory Structures)
Fences, walls, lattice and screens	See <u>Section 21.18.060</u> (Fences, Walls, Lattice and Screens)
Landscaping	See <u>Section 21.26.020</u> (Landscaping requirements for individual zoning districts)
Motor vehicle parking	See <u>Chapter 21.28</u> (Parking and Loading)
Signs	See <u>Chapter 21.30</u> (Signs)

F. Design guidelines. In its review of development projects, the decision-making body shall take into consideration the industrial design guidelines that have been adopted by the city.

(Ord. 2109 § 1(part), 2008; Ord. 2108 § 1(part), 2008; Ord. 2043 § 1(part), 2004).

(Ord. No. 2127, § 1, 12-1-2009; Ord. No. 2149, § 1(Exh. A), 6-7-2011)

21.10.090 Reserved.

**Editor's note—**

Ord. No. 2127, § 1, adopted December 1, 2009, renumbered former section 21.10.090 as section 21.36.205. See also the Code Comparative Table and Disposition Table.

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*Sections:*

21.08.010 Purpose of chapter-Applicability.

21.08.020 Residential district general requirements.

21.08.030 R-1 (Single-family) zoning district.

21.08.040 R-D (Two-family) zoning district.

21.08.050 R-M (Multiple-family) zoning district.

21.08.060 R-2 (Multiple-family) zoning district.

21.08.070 R-3 (Multiple-family) zoning district.

**21.08.010 Purpose of chapter-Applicability.**

A. Residential zoning districts. This chapter provides regulations applicable to development and new land uses in the residential zoning districts established by Section 21.04.020 (Zoning Districts Established). The purpose of this chapter is to achieve the following:

1. Preserve and enhance the predominately low density, high quality residential character of the city, while providing a variety of housing opportunities and residential land use options to accommodate existing and future residents;
2. Strive to attract quality development, while providing opportunities for neighborhood interaction;
3. Ensure that existing residential neighborhoods, and any remaining vacant lands, are developed in a manner that preserves and enhances neighborhood character, establishes neighborhood identity, and provides a consistent land use pattern;
4. Ensure compatibility of residential development, which is generally determined by prevailing density, parcel configuration and size, and structure design, scale, and type;
5. Ensure adequate air, light, privacy, and open space for each dwelling;
6. Minimize traffic congestion and avoid the overloading of public services and utilities; and
7. Facilitate the provision of public improvements commensurate with anticipated increase in population, dwelling unit densities, and service requirements.

(Ord. 2043 § 1(part), 2004).

**21.08.020 Residential district general requirements.**

A. Zoning clearance. A zoning clearance is a ministerial permit that the community development director uses to verify that a proposed structure or land use activity complies with the list of activities allowed in the applicable zoning district, the development standards applicable to each type of use, and any conditions of approval of permits previously issued for the subject site. Before commencing any work pertaining to the alteration, construction, conversion, erection, moving, or reconstruction of any structure, or any addition to any structure, a building permit shall be obtained from the building

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division and a zoning clearance from the community development department by an owner or owner's agent.

- B. Site and architectural review required. All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall receive site and architectural review approval in compliance with Chapter 21.42 (Site and Architectural Review).

(Ord. 2043 § 1(part), 2004).

**21.08.030R-1 (Single-family) zoning district.**

- A. Purpose of R-1 (Single-family) zoning district.

1. The R-1 zoning district is intended to stabilize and protect the residential characteristics of the district and to encourage a suitable environment for domestic home life.
2. The R-1 zoning district is intended to provide for detached single-family homes on larger parcels (ranging from 6,000 to 16,000 square foot parcels). The R-1 zoning district is consistent with the low density residential land use designation of the General Plan.
3. The San Tomas area neighborhood plan land use policies are incorporated herein by reference. The San Tomas area neighborhood plan policies shall only apply to properties within the boundaries of the San Tomas area. The map outlining the boundaries of the San Tomas area is maintained at the community development department. In the case of conflict between the San Tomas area neighborhood plan policies and other requirements contained in this chapter, the policies of the San Tomas area neighborhood plan shall prevail.

- B. Permitted uses in R-1 (Single-family) zoning district. The following uses are permitted with a zoning clearance in compliance with Chapter 21.40 (Zoning Clearances):

1. Accessory structures;
2. Family child day care homes, small;
3. Garage/yard sales, private;
4. Groundwater recharge facilities;
5. Hobby car restoration;
6. Home occupations;
7. Manufactured housing (subject to architectural requirements within the parameters of State Law)
- ~~8~~7. Parks, public;
- ~~9~~8. Residential care homes, small;
- ~~10~~9. Residential service facilities, small;
- ~~11~~0. Satellite television or personal internet broadband dishes/antenna (less than three feet in diameter);
- ~~12~~4. Schools - K-12, public;
- ~~13~~2. Secondary dwelling units;
- ~~14~~3. Single-family dwellings.
- ~~15~~. Supportive housing.

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16. Transitional housing.

- C. Uses allowed with conditional use permit in R-1 (Single-family) zoning district. The following uses are permitted with a conditional use permit in compliance with Chapter 21.46 (Conditional Use Permits):
1. Family child day care homes, large;
  2. Government offices and facilities (local, state, or federal);
  3. Public utility structures and service facilities;
  4. Residential care homes, large;
  5. Residential recreational facilities, private;
  6. Satellite television or personal internet broadband dishes/antenna (greater than three feet in diameter);
  7. Schools - K-12, private;
  8. Tennis courts, private;
  9. Wireless telecommunications facilities.
- D. Prohibited uses in R-1 (Single-family) zoning district. The following uses are prohibited:
1. Commercial and industrial uses (except those allowed by a home occupation permit);
  2. Storage of commercial vehicles;
  3. Storage of supplies and materials for commercial or industrial purposes;
  4. Storage of supplies, materials, lumber, metal and junk exceeding an area of one hundred square feet, except when such are being used for construction on the property with a valid building permit;
  5. Any use which is obnoxious or offensive or creates a nuisance to the occupants or visitors of adjacent buildings or premises by reason of the emissions of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances;
  6. Any use inconsistent with state or federal law.
- E. General development standards for uses in R-1 (Single-family) zoning district. New land uses and structures, and alterations to existing land uses and structures, shall be designated, constructed, and/or established in compliance with the requirements in Table 2-2 (Minimum Parcel Sizes for Newly Created Parcels in the R-1 Zoning District) and in Table 2-3 (General Development Standards — R-1 Zoning District), in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

**Table 2-2  
Minimum Parcel Sizes for Newly Created Parcels in the R-1 Zoning District**

Zoning Map Symbol	Minimum Parcel Area: Square Feet/Net Acre	Minimum Lot Width: Feet
R-1-6	6,000	60
R-1-8	8,000	70

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R-1-9	9,000	70
R-1-10	10,000	80
R-1-16	16,000	80

**Table 2-3  
General Development Standards - R-1 Zoning District**

Development Feature	R-1
Minimum public frontage	25 feet/15 feet for flag lots
Maximum allowable density	See Table 2-1
Private open space required	750 square feet per dwelling unit. The area shall be in addition to the required front setback between the structure and any street property line. The recreational area may be occupied by facilities such as a swimming pool, playground equipment, and a patio, porch, or deck provided it is open on at least two sides and not covered by a roof or canopy. No dimension of an area to be counted as open space shall be less than 10 ft.
Setbacks required	
Front	20 ft.
Side (each)	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater). The planning commission may allow a minimum side setback of five feet for structures proposed for a second story addition, when it finds:
	a. The side setback would not be detrimental to the health, safety, peace, comfort or general welfare of persons in the neighborhood, or the city as a whole; and

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	b. The side setback would not unreasonably interfere with the ability of adjoining property owners to enjoy access to air, privacy, sunlight, and the quiet enjoyment of the owner's property.
Street side	12 ft.
Rear	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Vehicular access	25 feet to any public right-of-way.
Maximum floor area ratio	0.45
	The planning commission may approve an F.A.R. of up to 0.50 with approval of a site and architectural review permit when it makes both of the following findings:
	a. The perceived scale and mass of the home is compatible with the adjacent homes and the homes in the surrounding area.
	b. The home minimizes the use of design features that make it appear significantly larger than the adjacent homes and the homes in the surrounding area.
Maximum lot coverage	40%
Main structure maximum height	35 ft./2 ½ stories
Distance between non-accessory structures on the same lot	The distance equal to building wall height of the taller of the two structures.
Accessory structures	See <u>Section 21.36.020</u> (Accessory structures)

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Fences, walls, lattice and screens	See <u>Section 21.18.060</u> (Fences, walls, lattice and screens)
Motor vehicle parking	See <u>Chapter 21.28</u> (Parking and Loading)

- F. Design guidelines. In its review of development projects, the decision-making body shall take into consideration the single-family residential design guidelines that have been adopted by the city.  
(Ord. 2108 § 1(part), 2008; Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1(part), 2004).

**21.08.040R-D (Two-family) zoning district.**

- A. Purpose of R-D (Two-family) zoning district. The R-D zoning district identifies areas appropriate to provide a variety of dwelling types. The allowable maximum density range is six to thirteen dwelling units per gross acre. The R-D zoning district is intended to provide for single-family and two-family dwelling units on parcels ranging from six thousand square feet for single-family dwelling units and seven thousand square feet for two-family dwelling units. The R-D zoning district is consistent with the low-medium density residential land use designation of the General Plan.
- B. Permitted uses in R-D (Two-family) zoning district. The following uses are permitted with a zoning clearance in compliance with Chapter 21.40, (Zoning Clearances):
1. Accessory structures;
  2. Duplexes;
  3. Family child day care homes, small;
  4. Garage/yard sales, private;
  5. Groundwater recharge facilities;
  6. Hobby car restoration;
  7. Home occupations;
  8. Parks, public;
  9. Residential care homes, small;
  10. Residential service facilities, small;
  11. Satellite television or personal internet broadband dishes/antenna (less than three feet in diameter);
  12. Schools - K-12, public;
  13. Single-family dwellings.
  14. Supportive housing.
  15. Transitional housing.
- C. Uses allowed with conditional use permit in R-D (Two-family) zoning district. The following uses are permitted with a conditional use permit in compliance with Chapter 21.46, (Conditional Use Permits):

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1. Convalescent/rest homes;
2. Family child day care homes, large;
3. Government offices and facilities (local, state, or federal);
4. Monastery, convent, parsonage, or nunnery;
5. Public utility structures and service facilities;
6. Residential care homes, large;
7. Residential recreational facilities, private;
8. Residential service facilities, large;
9. Rooming and Boarding houses;
10. Satellite television or personal internet broadband dishes/antenna (greater than three feet in diameter);
11. Schools - K-12, private;
12. Tennis courts, private;
13. ~~Transitional housing;~~
14. Wireless telecommunications facilities.

D. Prohibited uses in R-D (Two-family) zoning district. The following uses are prohibited:

1. Commercial and industrial uses (except those allowed by a home occupation permit);
2. Storage of commercial vehicles;
3. Storage of supplies and materials for commercial or industrial purposes;
4. Storage of supplies, materials, lumber, metal and junk exceeding an area of one hundred square feet, except when such are being used for construction on the property with a valid building permit;
5. Any use which is obnoxious or offensive or creates a nuisance to the occupants or visitors of adjacent buildings or premises by reason of the emissions of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances;
6. Any use inconsistent with state or federal law.

E. General development standards for uses in R-D (Two-family) zoning district. New land uses and structures, and alterations to existing land uses and structures, shall be designated, constructed, and/or established in compliance with the requirements in Table 2-4 (General Development Standards - R-D Zoning District), in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3, (Development and Operational Standards).

**Table 2-4  
General Development Standards - R-D Zoning District**

Development Feature	R-D
Minimum parcel size	6,000 square feet for a single-family dwelling.

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	7,000 square feet for a two-family dwelling.
Minimum parcel width	60 ft.
Minimum public frontage	25 ft./15 ft. for flag lots
Maximum allowable density	6 to 13 d.u./gross acre
Open space required for two-family dwelling units	750 square feet per dwelling unit. The area shall be in addition to the required front setback between the structure and any street property line. The recreational area may be occupied by facilities such as a swimming pool, playground equipment, and a patio, porch, or deck provided it is open on at least two sides and not covered by a roof or canopy. No dimension of an area to be counted as open space shall be less than 10 ft.
Setbacks required	
Front	20 ft.
Side (each)	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Street side	12 ft.
Rear	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Vehicular access	25 feet to any public right-of-way.
Maximum floor area ratio	0.45
Maximum lot coverage	40%

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Main structure maximum height	35 ft./2 ½ stories
Distance between non-accessory structures on the same lot	The distance equal to building wall height of the taller of the two structures.
Accessory structures	See <u>Section 21.36.020</u> (Accessory structures)
Fences, walls, lattice and screens	See <u>Section 21.18.060</u> (Fences, walls, lattice and screens)
Motor vehicle parking	See <u>Chapter 21.28</u> (Parking and Loading)

(Ord. 2108 § 1(part), 2008; Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1(part), 2004).

**21.08.050R-M (Multiple-family) zoning district.**

- A. Purpose of R-M (Multiple-family) zoning district. The R-M zoning district identifies areas appropriate to provide a variety of dwelling types. The allowable maximum density range is six to thirteen dwelling units per gross acre. The R-M zoning district is intended to provide for single-family, two-family, and multiple-family dwelling units on parcels ranging from six thousand square feet for single-family, seven thousand square feet for two-family, and nine thousand square feet for three-family dwelling units. The R-M zoning district is consistent with the low-medium density residential land use designation of the General Plan.
- B. Permitted uses in R-M (Multiple-family) zoning district. The following uses are permitted with a zoning clearance in compliance with Chapter 21.40, (Zoning Clearances):
1. Accessory structures;
  2. Apartments;
  3. Duplexes;
  4. Family child day care homes, small;
  5. Garage/yard sales, private;
  6. Groundwater recharge facilities;
  7. Home occupations;
  8. Parks, public;
  9. Residential care homes, small;

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10. Residential service facilities, small;
  11. Satellite television or personal internet broadband dishes/antenna (less than three feet in diameter);
  12. Schools - K-12, public;
  13. Single-family dwellings.
  14. Supportive housing.
  15. Transitional housing.
- C. Uses allowed with conditional use permit in R-M (Multiple-family) zoning district. The following uses are permitted with a conditional use permit in compliance with Chapter 21.46, (Conditional Use Permits):
1. Bed and breakfast inns;
  2. Community/cultural/recreational center;
  3. Convalescent/rest homes;
  4. Emergency shelters;
  5. Family child day care homes, large;
  6. Government offices and facilities (local, state, or federal);
  7. Monastery, convent, parsonage, or nunnery;
  8. Public utility structures and service facilities;
  9. Residential care homes, large;
  10. Residential recreational facilities, private;
  11. Residential service facilities, large;
  12. Rooming and Boarding houses;
  13. Satellite television or personal internet broadband dishes/antenna (greater than three feet in diameter);
  14. Schools - K-12, private;
  15. Tennis courts, private;
  - ~~16. Transitional housing;~~
  17. Wireless telecommunications facilities.
- D. Prohibited uses in R-M (Multiple-family) zoning district. The following uses are prohibited:
1. Commercial and industrial uses (except those allowed by a home occupation permit);
  2. Storage of commercial vehicles;
  3. Storage of supplies and materials for commercial or industrial purposes;
  4. Storage of supplies, materials, lumber, metal and junk exceeding an area of one hundred square feet, except when such are being used for construction on the property with a valid building permit;

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5. Any use which is obnoxious or offensive or creates a nuisance to the occupants or visitors of adjacent buildings or premises by reason of the emissions of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances;
  6. Any use inconsistent with state or federal law.
- E. General development standards for uses in R-M (Multiple-family) zoning district. New land uses and structures, and alterations to existing land uses and structures, shall be designated, constructed, and/or established in compliance with the requirements in Table 2-5 (General Development Standards - R-M Zoning District), in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3, (Development and Operational Standards).

**Table 2-5  
General Development Standards - R-M Zoning District**

Development Feature	R-M
Minimum parcel size	6,000 square feet for a single-family dwelling.
	7,000 square feet for a two-family dwelling.
	9,000 square feet for a three-family dwelling.
	Parcels having an area greater than 9,000 square feet may be developed at a ratio of one dwelling unit for each 3,000 square feet of parcel area.
Minimum parcel width	60 ft.
Minimum public frontage	25 ft./15 ft. for flag lots
Maximum allowable density	6 to 13 d.u./gross acre
Open space required for multiple-family dwelling units	An area of not less than 300 square feet for each dwelling unit for recreational purposes (if not a townhouse or condominium).
	When serving multiple-family dwelling units, the area may be private or common. The area shall be in addition to the required front setback between the structure and any street property line. It shall be specifically designed for recreational use, whether active or passive, and shall not be occupied by

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	driveways, parking spaces, or walkways between structures.
	When serving multiple-family dwelling units, a recreation area may be provided for each dwelling unit, or all the required space may be combined in one area. A rooftop recreation space may be counted as a part of the required space; provided, it is at least 300 square feet in area. The area may be occupied by recreational facilities (e.g., deck, patio, playground equipment, porch, or swimming pool); provided, they are open on at least two sides and not covered by a roof or canopy. When the recreation area is 500 square feet or more in size, a recreation structure may be built on not more than 25 percent of the area. No dimension of an area to be counted as open space shall be less than 10 ft.
<b>Setbacks required</b>	
<b>Front</b>	20 ft.
<b>Side (each)</b>	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
<b>Street side</b>	12 ft.
<b>Rear</b>	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
<b>Vehicular access</b>	25 feet to any public right-of-way.
<b>Maximum floor area ratio</b>	0.50
<b>Maximum lot coverage</b>	40%
<b>Main structure maximum height</b>	35 ft./2 ½ stories
<b>Distance between non-accessory structures on the</b>	The distance equal to building wall height of the taller of the two structures.

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same lot	
Accessory structures	See <u>Section 21.36.020</u> (Accessory structures)
Fences, walls, lattice, and screens	See <u>Section 21.18.060</u> (Fences, walls, lattice and screens)
Landscaping	See <u>Section 21.26.020</u> (Landscaping requirements for individual zoning districts)
Motor vehicle parking	See <u>Chapter 21.28</u> (Parking and Loading)

(Ord. 2108 § 1(part), 2008; Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1(part), 2004).

**21.08.060R-2 (Multiple-family) zoning district.**

- A. Purpose of R-2 (Multiple-family) zoning district. The R-2 zoning district identifies areas appropriate to provide a variety of dwelling types. The allowable maximum density range is fourteen to twenty dwelling units per gross acre. The R-2 zoning district is intended to provide for single-family, two-family, and multiple-family dwelling units on parcels ranging from six thousand square feet for single-family, seven thousand square feet for two-family, and eight thousand square feet for three- and four-family dwelling units. The R-2 zoning district is consistent with the medium density residential land use designation of the General Plan.
- B. Permitted uses in R-2 (Multiple-family) zoning district. The following uses are permitted with a zoning clearance in compliance with Chapter 21.40, (Zoning Clearances):
1. Accessory structures;
  2. Apartments;
  3. Duplexes;
  4. Family child day care homes, small;
  5. Garage/yard sales, private;
  6. Groundwater recharge facilities;
  7. Home occupations;
  8. Parks, public;
  9. Residential care homes, small;
  10. Residential service facilities, small;
  11. Satellite television or personal internet broadband dishes/antenna (less than three feet in diameter);
  12. Schools - K-12, public;

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13. Single-family dwellings.
  14. Supportive housing.
  15. Transitional housing.
- C. Uses allowed with conditional use permit in R-2 (Multiple-family) zoning district. The following uses are permitted with a conditional use permit in compliance with Chapter 21.46, (Conditional Use Permits):
1. Bed and breakfast inns;
  2. Convalescent/rest homes;
  3. Emergency shelters;
  4. Family child day care homes, large;
  5. Government offices and facilities (local, state, or federal);
  6. Monastery, convent, parsonage, or nunnery;
  7. Public utility structures and service facilities;
  8. Residential care homes, large;
  9. Residential recreational facilities, private;
  10. Residential service facilities, large;
  11. Rooming and Boarding houses;
  12. Satellite television or personal internet broadband dishes/antenna (greater than three feet in diameter);
  13. Schools - K-12, private;
  14. Tennis courts, private;
  15. ~~Transitional housing;~~
  16. Wireless telecommunications facilities.
- D. Prohibited uses in R-2 (Multiple-family) zoning district. The following uses are prohibited:
1. Commercial and industrial uses (except those allowed by a home occupation permit);
  2. Storage of commercial vehicles;
  3. Storage of supplies and materials for commercial or industrial purposes;
  4. Storage of supplies, materials, lumber, metal and junk exceeding an area of one hundred square feet, except when such are being used for construction on the property with a valid building permit;
  5. Any use which is obnoxious or offensive or creates a nuisance to the occupants or visitors of adjacent buildings or premises by reason of the emissions of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances;
  6. Any use inconsistent with state or federal law.
- E. General development standards for uses in R-2 (Multiple-family) zoning district. New land uses and structures, and alterations to existing land uses and structures, shall be designated, constructed, and/or established in compliance with the requirements in Table 2-6 (General Development

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Standards - R-2 Zoning District), in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3, (Development and Operational Standards).

**Table 2-6  
General Development Standards - R-2 Zoning District**

Development Feature	R-2
Minimum parcel size	6,000 square feet for a single-family dwelling.
	7,000 square feet for a two-family dwelling.
	8,000 square feet for a three- or four-family dwelling.
	Parcels having an area greater than 8,000 square feet may be developed at a ratio of four dwelling units for the first 8,000 square feet, and 2,200 square feet for each additional unit.
Minimum parcel width	60 ft.
Minimum public frontage	25 ft./15 ft. for flag lots
Maximum allowable density	<u>14</u> to 20 d.u./gross acre
Open space required for multiple-family dwelling units	An area of not less than 300 square feet for each dwelling unit for recreational purposes (if not a townhouse or condominium).
	When serving multiple-family dwelling units, the area may be private or common. The area shall be in addition to the required front setback between the structure and any street property line. It shall be specifically designed for recreational use, whether active or passive, and shall not be occupied by driveways, parking spaces, or walkways between structures.
	When serving multiple-family dwelling units, a recreation area may be provided for each dwelling unit, or all the required space may be combined in one area. A rooftop recreation space may be counted as a part of the required space; provided, it is at least 300 square feet in area. The area may be occupied by

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	recreational facilities (e.g., deck, patio, playground equipment, porch, or swimming pool); provided, they are open on at least two sides and not covered by a roof or canopy. When the recreation area is 500 square feet or more in size, a recreation structure may be built on not more than 25 percent of the area. No dimension of an area to be counted as open space shall be less than 10 ft.
Setbacks required	
Front	20 ft.
Side (each)	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Street side	12 ft.
Rear	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Vehicular access	25 feet to any public right-of-way.
Maximum floor area ratio	0.55
Maximum lot coverage	40%
Main structure maximum height	35 ft./2 ½ stories
Distance between non-accessory structures on the same lot	The distance equal to building wall height of the taller of the two structures.
Accessory structures	See <u>Section 21.36.020</u> (Accessory structures)
Fences, walls, lattice	See <u>Section 21.18.060</u> (Fences, walls, lattice and screens)

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and screens	
Landscaping	See <u>Section 21.26.020</u> (Landscaping requirements for individual zoning districts)
Motor vehicle parking	See <u>Chapter 21.28</u> (Parking and Loading)

(Ord. 2108 § 1(part), 2008; Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1(part), 2004).

**21.08.070R-3 (Multiple-family) zoning district.**

- A. Purpose of R-3 (Multiple-family) zoning district. The R-3 zoning district identifies areas appropriate to provide a variety of dwelling types at a controlled high density at readily accessible locations that are convenient to community facilities. The allowable maximum density range is twenty-one to twenty-seven dwelling units per gross acre. The R-3 zoning district is intended to provide for single-family, two-family, and multiple-family dwelling units on parcels ranging from six thousand square feet for single-family, seven thousand square feet for two-family, and eight thousand square feet for three- and four-family dwelling units. The R-3 zoning district is consistent with the high density residential land use designation of the General Plan.
- B. Permitted uses in R-3 (Multiple-family) zoning district. The following uses are permitted with a zoning clearance in compliance with Chapter 21.40 (Zoning Clearances):
1. Accessory structures;
  2. Apartments;
  3. Duplexes;
  4. Family child day care homes, small;
  5. Garage/yard sales, private;
  6. Groundwater recharge facilities;
  7. Home occupations;
  8. Libraries, public;
  9. Parks, public;
  10. Residential care homes, small;
  11. Residential service facilities, small;
  12. Satellite television or personal internet broadband dishes/antenna (less than three feet in diameter);
  13. Schools - K-12, Public;
  14. Single-family dwellings.
  15. Supportive housing.
  16. Transitional housing.

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- C. Uses allowed with conditional use permit in R-3 (Multiple-family) zoning district. The following uses are permitted with a conditional use permit in compliance with Chapter 21.46 (Conditional Use Permits):
1. Assisted living facilities;
  2. Bed and breakfast inns;
  3. Commercial child day care center;
  4. Convalescent/rest homes;
  5. Emergency shelters;
  6. Family child day care homes, large;
  7. Government offices and facilities (local, state, or federal);
  8. Mobile home parks, homes must be less than one story in height;
  9. Monastery, convent, parsonage, or nunnery;
  10. Public utility structures and service facilities;
  11. Residential care homes, large;
  12. Residential recreational facilities, private;
  13. Residential service facilities, large;
  14. Rooming and Boarding houses;
  15. Satellite television or personal internet broadband dishes/antenna (greater than three feet in diameter);
  16. Schools - K-12, private;
  17. Single Room Occupancy facilities.
  - ~~18.~~ Tennis courts, private;
  - ~~19.~~ Transitional housing;
  - ~~19~~20. Wireless telecommunications facilities.
- D. Prohibited uses in R-3 (Multiple-family) zoning district. The following uses are prohibited:
1. Commercial and industrial uses (except those allowed by a home occupation permit);
  2. Storage of commercial vehicles;
  3. Storage of supplies and materials for commercial or industrial purposes;
  4. Storage of supplies, materials, lumber, metal and junk exceeding an area of one hundred square feet, except when such are being used for construction on the property with a valid building permit;
  5. Any use which is obnoxious or offensive or creates a nuisance to the occupants or visitors of adjacent buildings or premises by reason of the emissions of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances;
  6. Any use inconsistent with state or federal law.
- E. General development standards for uses in R-3 (Multiple-family) zoning district. New land uses and structures, and alterations to existing land uses and structures, shall be designated, constructed, and/or established in compliance with the requirements in Table 2-7 (General Development

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Standards - R-3 Zoning District), in addition to the general development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Development and Operational Standards).

**TABLE 2-7  
GENERAL DEVELOPMENT STANDARDS - R-3 ZONING DISTRICT**

Development Feature	R-3
Minimum parcel size	6,000 square feet for a single-family dwelling.
	7,000 square feet for a two-family dwelling.
	8,000 square feet for a three- or four-family dwelling.
	Parcels having an area greater than 8,000 square feet may be developed at a ratio of four dwelling units for the first 8,000 square feet, and 1,600 square feet for each additional unit.
Minimum parcel width	60 ft.
Minimum public frontage	25 ft./15 ft. for flag lots
Maximum allowable density	<u>21</u> to 27 d.u./gross acre
Open space required for multiple-family dwelling units	An area of not less than 300 square feet for each dwelling unit for recreational purposes (if not a townhouse or condominium).
	When serving multiple-family dwelling units, the area may be private or common. The area shall be in addition to the required front setback between the structure and any street property line. It shall be specifically designed for recreational use, whether active or passive, and shall not be occupied by driveways, parking spaces, or walkways between structures.
	When serving multiple-family dwelling units, a recreation area may be provided for each dwelling unit, or all the required space may be combined in one area. A rooftop recreation space may be counted as a part of the required space; provided, it is at least 300 square feet in area. The area may be occupied by

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	recreational facilities (e.g., deck, patio, playground equipment, porch, or swimming pool); provided, they are open on at least two sides and not covered by a roof or canopy. When the recreation area is 500 square feet or more in size, a recreation structure may be built on not more than 25 percent of the area. No dimension of an area to be counted as open space shall be less than 10 ft.
Setbacks required	
Front	20 ft.
Side (each)	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Street side	12 ft.
Rear	A minimum of five feet or one-half the height of the building wall adjacent to the side property line (whichever is greater).
Vehicular access	25 feet to any public right-of-way.
Maximum floor area ratio	0.55
Maximum lot coverage	40%
Main structure maximum height	40 ft./3 stories
Distance between non-accessory structures on the same lot	The distance equal to building wall height of the taller of the two structures.
Accessory structures	See <u>Section 21.36.020</u> (Accessory structures)
Fences, walls, lattice	See <u>Section 21.18.060</u> (Fences, walls, lattice and screens)

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and screens	
Landscaping	See <u>Section 21.26.020</u> (Landscaping requirements for individual zoning districts)
Motor vehicle parking	See <u>Chapter 21.28</u> (Parking and Loading)

(Ord. 2108 § 1(part), 2008; Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1(part), 2004).

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**Chapter 21.36 PROVISIONS APPLYING TO SPECIAL USES**

*Sections:*

*Sections: (continued)*

21.36.010 Purpose.

21.36.020 Accessory structures.

21.36.030 Beer and wine festivals.

21.36.040 Caretaker or employee housing.

21.36.050 Cargo storage containers.

21.36.060 Child care facilities.

21.36.070 Large family child care homes.

21.36.080 Commercial child care centers.

21.36.085 Emergency Shelters

21.36.090 Garage and private yard sales.

21.36.095 Health and fitness centers/studios.

21.36.100 Hobby car restoration.

21.36.110 Liquor stores.

21.36.120 Live/Work units.

21.36.130 Mixed-use development.

21.36.140 Motor vehicle repair facilities.

21.36.150 Outdoor seating.

21.36.160 Outdoor storage.

21.36.170 Public assembly uses.

21.36.180 Residential care facilities.

21.36.190 Satellite dish antennas.

21.36.200 Secondary dwelling units.

21.36.205 Sexually oriented businesses.

21.36.210 SkateBoard ramps.

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21.36.230 Transitional housing.

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21.36.250 Veterinary clinics and animal hospitals.

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**21.36.010 Purpose.**

This chapter is intended to include regulations for special, unique, or newly created uses which may be allowed in one, several, or all zoning districts.

(Ord. 2043 § 1(part), 2004).

**21.36.020 Accessory structures.**

This section provides standards for accessory structures that are physically detached from, and subordinate to, the main structure on the site.

- A. Living quarters prohibited. An accessory structure shall not include sleeping quarters or a kitchen. The number of allowed plumbing fixtures shall be limited to two fixtures and may only include a toilet, sink, hot water heater or washing machine connection. Enclosed workshops with separate entrances are not allowed. Workshops with partial bathrooms must be open to the rest of the structure by at least a six-foot opening. The community development director may require the recordation of a deed restriction stating that the structure will not be used as a dwelling unit. A living unit may be approved in compliance with Section 21.36.200 (Secondary Dwelling Units).
- B. Allowed accessory structures. Accessory structures and detached private garages and carports, may be allowed in compliance with the following standards:
  - 1. Accessory structures shall not exceed one story or 14 feet in height;
  - 2. Accessory structures shall be located on the rear half of the lot;
  - 3. Accessory structures shall be located to the rear or side of the main structure. If located to the rear of the main structure, a minimum separation of 10 feet shall be required. If located to the side of the main structure, a minimum separation of five feet shall be required;
  - 4. Accessory structures shall meet all setback requirements of the applicable zoning district in which they are located;
  - 5. No accessory structure shall exceed 1,000 square feet. If there is more than one accessory structure on a lot, one accessory structure shall be allowed up to 1,000 square feet and every one subsequent to that shall not exceed 200 square feet;
  - 6. When there is more than one accessory structure on a lot, there shall be a minimum separation of 10 feet between each accessory structure;
  - 7. An accessory structure or private garage shall be considered detached if they do not share a common interior wall with the main structure.
- C. Design criteria. Accessory structures that exceed 120 square feet in area must be architecturally compatible with the main structure in terms of design, color and materials, as determined by the community development director.

(Ord. 2043 § 1(part), 2004).

**21.36.030 Beer and wine festivals.**

This section provides requirements for the conduct of beer and wine festivals on public and private property.

- A. Beer or wine festival on public rights-of-way.

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1. Beer or wine festivals shall not be conducted on any public street, highway, alley, sidewalk, or other public right-of-way, unless a special event permit has been obtained in compliance with Chapter 5.50 of the City of Campbell Municipal Code.
2. No additional permits or approvals otherwise required by this Zoning Code shall be required for conducting a beer or wine festival that has been approved in compliance with a special event permit approved in compliance with Chapter 5.50 of the City of Campbell Municipal Code

(Ord. 2043 § 1(part), 2004; Ord. 1706 § I (part), 1988).

- B. Beer or wine festivals on private property. No permits or approvals otherwise mandated by this Zoning Code shall be required for a beer or wine festival conducted on private property when located in a C-1, C-2, C-3, or P-F zoning district if the following conditions are met:
1. The property is not used for a beer or wine festival for more than four days in each calendar year; and
  2. All necessary permits are obtained from the department of alcoholic beverage control.
- C. No hard liquor. Nothing in this chapter shall be construed to allow the service of any alcoholic beverage other than beer or wine.

(Ord. 2043 § 1(part), 2004).

**21.36.040 Caretaker or employee housing.**

This section provides requirements for the establishment of caretaker or employee housing in zoning districts where they are allowed subject to the standards provided below.

- A. The principal use of the property shall be an approved conforming use.
- B. Caretaker/employee housing shall be occupied by the caretaker/employee, for the purpose of security for the allowed business or for the purpose of 24-hour healthcare, guardian, or other similar attendant services.
- C. The caretaker or employee housing unit shall not exceed 640 square feet in area and the unit shall contain no more than one bedroom.
- D. The architectural design of the housing unit shall be integrated into and be compatible with the architectural design of the building.

(Ord. 2043 § 1(part), 2004).

**21.36.050 Cargo storage containers.**

This section provides regulations for the use of sea cargo and transport containers used for storage purposes, when placed on a property.

- A. One cargo container shall be allowed on a residential property in conjunction with an active building permit and shall meet the following criteria:
  1. The cargo container shall be installed on private property and not in a public right-of-way;
  2. Maximum allowable time of installation on a residential property shall be one year from date of installation;
  3. The location of a cargo container, the installation date, and the removal date shall be shown on the approved building plans;

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4. The cargo container shall be removed before issuance of a certificate of occupancy; and
5. Placement of more than one cargo container shall require approval of a use permit.
- B. Cargo containers may be allowed in residential zoning districts subject to approval of a conditional use permit in compliance with Chapter 21.46 (Conditional Use Permits).
- C. Cargo containers may be allowed in nonresidential zoning districts subject to approval of a conditional use permit in compliance with Chapter 21.46 (Conditional Use Permits).
- D. The use of cargo storage containers shall be considered temporary in nature and a one year maximum time limit shall be imposed for their use. Upon approval, the applicant shall provide a letter of agreement, satisfactory to the city attorney, stating that the container(s) will be removed from the property within one year from the date of approval, unless the planning commission grants an extension.
- E. In order to approve a cargo storage container, the planning commission shall find that the placement of a container(s):
  1. Does not adversely affect required parking facilities for the property;
  2. Is architecturally compatible with existing and neighboring structures to the extent possible including building materials, colors and roof elements;
  3. Does not impair the orderly and harmonious development of the surrounding properties.

(Ord. 2043 § 1 (part), 2004).

**21.36.060 Child care facilities.**

This section establishes standards for the provisions of child care facilities in zoning districts where they are allowed in compliance with the provisions of Article 2 (Zoning Districts).

- A. Applicable State law and licensing requirements. Child care facilities shall be in compliance with State law and in a manner that recognizes the needs of child care operators and minimizes the effects on surrounding properties. These standards apply in addition to other provisions of this Zoning Code and requirements imposed by the California Department of Social Services. Licensing by the Department of Social Services is required for child care facilities.
- B. Types. Child care facilities include the following types:
  1. Small family child care homes (eight or fewer children). Allowed within a single-family residence in zoning districts determined by Article 2 (Zoning Districts). Except for a clearance from the fire department, no city land use permits or clearances are required;
  2. Large family child care homes (nine to 14 children). Allowed within a single-family residence in zoning districts determined by Article 2 (Zoning Districts) in compliance with the standards of Section 21.36.070 (Large Family Child Care Homes), below; and
  3. Commercial child care centers (15 or more children). Allowed in the zoning districts determined by Article 2 (Zoning Districts), and the standards in Section 21.36.080 (Commercial Child Care Centers), below.

(Ord. 2043 § 1(part), 2004).

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**21.36.070 Large family child care homes.**

- A. Purpose. This section is designed to provide for, and to regulate the establishment of large family child care homes in residential zoning districts. The purpose of permitting large family child care homes is to allow the establishment of child care facilities in normal residential surroundings to meet the child care needs of individuals and families, while preserving the integrity of the residential neighborhood.
- B. Conditional use permit. A conditional use permit shall be required for all large family child care homes in compliance with Chapter 21.46 (Conditional Use Permits).
- C. Size. "Large family child care home" means a home that provides family child care for nine to 14 children, inclusive, including children who reside at the home, as defined by State regulation. A large family child care facility shall meet all State requirements as specified in the Health and Safety Code.
- D. Development standards. Except as specifically allowed in this section, the premises on which the large family child care home is located shall comply with all regulations and restrictions applicable to the zoning district in which it is located.
  1. Parking and loading.
    - a. A safe and acceptable means of drop-off and pick-up shall be provided. The location of the home and the on-site improvement shall provide reasonable vehicular and pedestrian circulation.
    - b. A large family child care home shall require a minimum provision of three parking spaces in addition to those required for a residential use as set forth in Section 21.28.040 (Number of Parking Spaces Required). These three spaces shall be situated to have access to a public right-of-way without passing over another parking space.
  2. Noise.
    - a. Regardless of decibel level, and taking into consideration the noise levels generated by children, no noise generated from the day care use shall unreasonably offend the senses or obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the adjoining properties.
    - b. Mitigation measures may be required to minimize noise impacts (e.g., approved location of outside play areas, the provision of sound attenuation barriers, etc.).
    - c. In order to protect residents of adjacent residential dwellings from noise impacts, a facility within a residential zoning district may only operate up to 14 hours for each day between the hours of 6:00 a.m. and 8:00 p.m. and may only conduct outdoor activities between the hours of 7:00 a.m. and 7:00 p.m.
  3. State Fire Marshal. The proposed day care home shall comply with all applicable regulations adopted by the State Fire Marshal.
  4. Overconcentration. A large family child care home shall not be located within 300 feet of another existing commercial day care center or large family child care home unless an exception is granted by the planning commission. The planning commission, in granting an exception, shall find that the proposed concentration will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the proposed use.
  5. Traditional family environment. The development shall be designed so that normal residential surroundings are preserved and the integrity of the residential neighborhood is preserved.

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- a. The facility is the principle residence of the provider and the use is clearly incidental and secondary to the use of the property for residential purposes.
  - b. No structural changes are proposed which will alter the character of the single-family residence.
  - c. The fact that a home is used as a large family child care home shall not, in and of itself, be construed to constitute a departure from the integrity of the residential neighborhood.
6. Square footage. The large family child care home shall provide adequate indoor living space and outdoor open space to meet the needs of the children.
  7. Play areas. Play areas shall be enclosed by a minimum of a six-foot-high fence.
  8. Signs. A large family child care home shall not be allowed the use of any signs.
- E. Appeals. Appeals shall be in compliance with Chapter 21.62 (Appeals). In all appeals, the standards set forth in Subsection (D) of this section shall govern.
- F. Mandatory requirements. It shall be a mandatory requirement for owner and/or operator of a large family child care home to fully comply with the requirements of this section, and to maintain the home in conformance with the standards set forth in Subsection D of this section. Failure to comply with this section shall be punishable in compliance with Chapter 21.70 (Enforcement).

**21.36.080 Commercial child care centers.**

The following standards for commercial child care centers shall apply, in addition to those standards provided for "Large family child care homes" in Section 21.36.070, above.

- A. Parcel size. The minimum parcel size for a commercial child care center shall be 10,000 square feet.
- B. Play areas. The center shall provide play areas as follows:
  1. Indoor play areas. Indoor play areas shall be in compliance with State requirements requiring 35 square feet of unencumbered indoor space per child; and
  2. Outdoor play areas. Outdoor play areas shall be in compliance with State requirements requiring 75 square feet of unencumbered outdoor space per child and shall be enclosed by a six-foot high fence or wall.
- C. Hours of operation. Unless approved to operate for 24 hours, hours of operation shall be confined to between 6:00 a.m. and 10:00 p.m. In no case shall an individual child stay for a continuous period of 24 hours or more.
- D. Signs. One sign shall be allowed in compliance with Chapter 21.30 (Signs).
- E. Off-street parking. Off-street parking shall be provided in compliance with Chapter 21.28 (Parking and Loading), plus additional surface area shall be provided that is of sufficient size to accommodate off-street loading/unloading. The area used for parking shall not be used for both parking and as a play area at the same time.
- F. Other requirements. The facilities may also be subject to other requirements (e.g., California Health and Safety Code, the California Administrative Code, and the Uniform Building Code).

(Ord. 2043 § 1(part), 2004).

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**21.36.085 Emergency Shelters.**

- A. Purpose. This section provides provisions for the establishment and operation of emergency shelters.
- B. Locational Criteria. Emergency shelters shall be a Permitted Use in that portion of the M-1 (Light Industrial) Zoning District located west of Highway 17. Emergency shelters require approval of a conditional use permit in the M-1 (Light Industrial) Zoning District east of Highway 17 and north of San Tomas Expressway and Camden Avenue.
- C. Development Standards: The shelter shall conform to all development standards of the zoning district.
- D. Operational Standards:
1. Maximum number of beds. The maximum number of beds shall be limited to the number of homeless persons in the City of Campbell based upon the most current homeless count for the City of Campbell at the time a request is made for the establishment of a homeless shelter. The current homeless count shall be based upon the current Santa Clara County Homeless Census and Survey.
  2. On-site parking. The shelter shall provide for one (1) parking space for each three (3) beds.
  3. Waiting and intake area. The exterior and/or interior client waiting and intake area shall be sufficient in size to accommodate all persons waiting to be admitted to the facility. If an exterior client waiting and intake area is proposed, it shall be screened from the public right-of-way.
  4. Length of stay. Residents may stay for thirty (30) days. Extensions up to a total of one hundred eighty (180) days may be provided by the on-site manager if no alternative housing is available.
  5. Lighting. The shelter shall have adequate outdoor lighting for security purposes.
  6. Management and Operation Plan. A Management and Operation Plan shall be submitted by the operator of the emergency shelter for review and approval by the Director of Community Development and Chief of Police prior to establishment of the use. The plan shall be approved if it sets forth the following:
    - a. The plan specifies that the shelter shall provide 24-hour, professional on-site management;
    - b. The plan sets forth management experience of all staff; a procedure for responsiveness to neighborhood issues; transportation services that are provided; client supervision policies; client services provided; and food services provided;
    - c. The plan includes a floor plan that demonstrates compliance with the physical standards of this section;
    - d. The plan sets forth a security plan that shall be provided as part of the Management and Operation Plan. On-site security patrol and security devices, including security cameras, shall be provided at all times. The location, type and number of security

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devices shall allow for clear visibility of all exterior and interior portions of the emergency shelter.

- e. The plan sets forth the maximum number of beds and persons to be served by the emergency shelter, the number of parking spaces to be provided, the size and location of the waiting and intake area, the length of stay of residents, the lighting plan, and the security measures and plan, and the policies governing the management and operation of the emergency shelter, in compliance with the provisions of this section.
- f. The operator of the emergency shelter shall submit an annual statement on or before each anniversary of the approval of occupancy of the shelter demonstrating that the facility is operating in compliance with the approved management plan, or shall submit an updated management plan, for review and approval by the Director of Community Development and Chief of Police, in accordance with this subsection, that reflects any changes from the approved version.

**21.36.090 Garage and private yard sales.**

This section provides locational and operational standards for the establishment of garage and private yard sales, in compliance with Article 2 (Zoning Districts), which shall be subject to the following criteria and standards:

- A. No more than five garage and private yard sales are allowed in any calendar year, not including participation in the citywide community garage sale;
- B. No garage and private yard sales can be conducted for more than three consecutive days; and
- C. No garage and private yard sales shall be conducted in the public right-of-way or in the rear or side yard of the property.

(Ord. 2043 § 1(part), 2004).

**21.36.095 Health and fitness centers/studios.**

- A. Purpose. This section is designed to provide for and to regulate the establishment of health and fitness center and studio (small and large) uses where they are allowed in compliance with the provisions of Article 2 (Zoning Districts).
- B. Conditional Use Permit. A conditional use permit shall be required for health and fitness center and studio (small and large) uses in compliance with Chapter 21.46 (Conditional Use Permits).
- C. Conditional use permits shall expire no later than five years from the date of approval for health and fitness center and studio (small and large) uses in the M-1 (Light Industrial) and C-M (Controlled Manufacturing) Zoning Districts. Notwithstanding the time limitations for the conditional use permit, nothing within this section shall prohibit the owner or authorized representative to re-apply for additional time limited approvals.
- D. Development Standards. Except as specifically allowed in this section, the premises on which a health and fitness center or studio (small and large) use is located shall comply with the regulations and restrictions applicable to the zoning district in which it is located.

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1. **Parking and Loading.** Parking and loading requirements shall be as identified in Chapter 21.28 (Parking and Loading). In addition, an area for the safe and acceptable means of drop-off and pick-up of persons using the health and fitness center use shall be provided.
2. **Circulation.** The location of the health and fitness center or studio (small and large) use and the on-site improvements shall provide for safe and efficient vehicular and pedestrian circulation. The decision-making body may require the presence of one or more parking attendants and/or police officers to ensure the safe operation of parking facilities, pedestrian circulation, and traffic circulation on the public right-of-way.
3. **Hours of Operation.** The decision-making body through the discretionary review process shall determine the allowable hours of operation of a health and fitness center or studio (small and large) use.
4. **Noise.** Regardless of decibel level, and taking into consideration the noise levels generated by health and fitness center and studio (small and large) uses, noise generated from a health and fitness center or studio (small and large) use shall not unreasonably offend the senses or obstruct the free use and comfortable enjoyment of neighboring properties. Mitigation measures may be required to minimize noise impacts (e.g., approved location of parking and loading areas, the provision of sound attenuation barriers, etc.).
5. **Overconcentration.** A health and fitness center or studio (small and large) use within the M-1 (Light Industrial) and C-M (Controlled Manufacturing) Zoning Districts shall not be located within three hundred feet of another existing public assembly, studio (small and large), or health and fitness center use unless the decision-making body grants an exception. The decision-making body, in granting an exception, shall find that the proposed concentration will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of the proposed use.
6. **Signs.** Signs shall be allowed in compliance with Chapter 21.30 (Signs).

(Ord. 2101 § 1(part), 2008).

(Ord. No. 2149, § 1(Exh. A), 6-7-2011)

**21.36.100 Hobby car restoration.**

This section provides locational and operational standards for the establishment of hobby car restoration, in compliance with Article 2 (Zoning Districts), which shall be subject to the following criteria and standards:

- A. Hobby car restoration work shall not be conducted in the public right-of-way or in the front, side or rear yard of the property;
- B. Hobby car restoration work shall be conducted within an approved enclosed structure on the property;
- C. Parts, supplies, and equipment shall be stored within an approved enclosed structure on the property;
- D. No more than three vehicles for hobby car restoration may be on the property at any given time;
- E. The owner and/or occupant of the property shall own the vehicles being restored as a hobby;
- F. Fluids shall be disposed of in an approved manner;
- G. Painting shall not be conducted on the property unless approved by the Santa Clara County Fire Department and the Bay Area Air Quality Management District;

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H. Sound, noise, vibrations, pedestrian, or vehicle traffic shall not be in excess of those normal to a residential use; and

I. Hours of work are limited to 8 a.m. to 9 p.m.

(Ord. 2043 § 1(part), 2004).

**21.36.110 Liquor stores.**

This section provides locational and operational standards for the establishment of off-site alcoholic beverage sales, in compliance with Article 2 (Zoning Districts), which shall be subject to the following criteria and standards:

- A. Conditional use permit required. Off-site alcoholic sales establishments shall be allowed by conditional use permit, in compliance with Chapter 21.46, (Conditional Use Permits), and subject to all of the restrictions of the applicable zoning district.
- B. Plans. Plot plans, landscaping and irrigation plans, and floor plans shall be subject to the approval of the planning commission.
- C. Proximity to sensitive receptors. All off-site alcoholic sales establishments, except grocery stores, shall be separated from a park, playground, or school a minimum distance of 300 feet measured between the nearest property lines.
- D. Proximity to other establishments. All off-site alcoholic establishments, except grocery stores, shall be a minimum of 500 feet from another such use, either within or outside the city.
- E. Additional conditions. The planning commission may add additional conditions required to protect the public health, safety, and general welfare of the community.

(Ord. 2043 § 1(part), 2004).

**21.36.120 Live/Work units.**

- A. Purpose. This section provides standards for the development of new live/work units and for the reuse of existing commercial and industrial structures to accommodate live/work opportunities. Live/work units are intended to be occupied by business operators who live in the same structure that contains the business activity. A live/work unit is intended to function predominantly as workspace with incidental residential accommodations that meet basic habitability requirements.
- B. Applicability. The provisions of this section shall apply to live/work units where allowed in compliance with Article 2 (Zoning Districts) and the following criteria and standards.
- C. Limitations on use. A live/work unit shall not be established or used in conjunction with any of the following activities:
  - 1. Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, etc.);
  - 2. Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use;
  - 3. Other activities or uses, not compatible with residential activities and/or that have the possibility of affecting the health or safety of live/work unit residents, because of dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes.
- D. Allowable density. One live/work unit shall be allowed for each 2,000 square feet of parcel area.

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E. Development standards.

1. Floor area requirements. The minimum floor area of a live/work space shall be 1,000 square feet. All floor area other than that reserved for living space shall be reserved and regularly used for working and display space.
2. Street frontage treatment. Each live/work unit fronting a public street at the ground floor level shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the structure. The first 50 feet of the floor area depth at the street-level frontage shall be limited to display and sales activity.
3. Access to units. Where more than one live/work unit is proposed within a single structure, each live/work unit shall be separated from other live/work units and other uses in the structure. Access to each unit shall be clearly identified to provide for emergency services.
4. Integral layout.
  - a. The living space within the live/work unit shall be contiguous with, and an integral part of the working/business space, with direct access between the two areas, and not as a separate stand-alone dwelling unit.
  - b. The residential component shall not have a separate street address from the business component.
5. Parking. Each live/work unit shall be provided with at least three off-street parking spaces. The decision making body may modify this requirement for the use of existing structures with limited parking.

F. Operating standards.

1. Occupancy. A live/work unit shall be occupied and used only by a business operator, or a household of which at least one member shall be the business operator.
2. Sale or rental of portions of unit. No portion of a live/work unit may be separately rented or sold.
3. Notice to occupants. The owner or developer of any structure containing live/work units shall provide written notice to all live/work occupants and users that the surrounding area may be subject to levels of dust, fumes, noise, or other impacts associated with commercial and industrial uses at higher levels than would be expected in more typical residential areas. Noise and other standards shall be those applicable to commercial or industrial properties in the applicable zoning district.
4. On-premises sales. On-premises sales of goods is limited to those produced within the live/work unit; provided, the retail sales activity shall be incidental to the primary production work within the unit. These provisions shall allow open-studio programs and gallery shows.
5. Nonresident employees. Up to two persons who do not reside in the live/work unit may work in the unit, unless this employment is prohibited or limited by the decision making body. The employment of any persons who do not reside in the live/work unit shall comply with all applicable Uniform Building Code (UBC) requirements.

G. Changes in use. After approval, a live/work unit shall not be converted to either entirely residential use or entirely business use unless authorized through conditional use permit approval.

H. Required findings. The approval of a conditional use permit for a live/work unit shall require that the decision making body first make all of the following findings, in addition to those findings required for conditional use permit approval:

1. The establishment of live/work units will not conflict with nor inhibit commercial or industrial uses in the area where the project is proposed;

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2. The structure containing live/work units and each live/work unit within the structure has been designed to ensure that they will function predominantly as work spaces with incidental residential accommodations meeting basic habitability requirements in compliance with applicable regulations; and
3. Any changes proposed to the exterior appearance of an existing structure will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses.

(Ord. 2043 § 1(part), 2004).

**21.36.130 Mixed-use development.**

This section provides development and operational standards for the establishment of mixed-use developments. For the purpose of this section, mixed-use projects are developments that combine both commercial retail/office and residential uses or structures on a single parcel, or as components of a single development.

- A. Mix of uses. A mixed-use project shall only combine residential uses with commercial/office uses. Mixed-use projects that provide commercial and/or office space on the ground floor with residential units above (vertical mix) are encouraged over projects that provide commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix).
- B. Development standards.
  1. Density. The allowable density of a mixed-use project shall be as allowed in the underlying General Plan land use designation and any bonuses that may be approved by the city.
  2. Parking. Parking shall be provided in compliance with Chapter 21.28, (Parking and Loading)
  3. Floor area ratio. Residential uses shall be encouraged by not counting the FAR of the residential units toward the allowable FAR of the project.
  4. Open space. The decision-making body may approve a reduction in the required open space for the residential component of mixed-use developments when it finds that all reasonable attempts to fulfill such requirement have been exhausted and the open space is not able to be accommodated due to the urban infill characteristic of the development site.
- C. Building design.
  1. Design standards. A mixed-use project shall be designed and constructed to:
    - a. Be compatible with and complement adjacent land uses;
    - b. Maintain the scale and character of development in the immediate neighborhood;
    - c. Mitigate glare, light, noise, traffic, and other potential environmental impacts to the maximum extent feasible.
  2. Consistent style and use of materials. The architectural style and use of materials shall be consistent throughout the entire project. Differences in materials and/or architectural details shall only occur where the intent is to differentiate between the residential scale and character of the structure and the commercial scale and character.

(Ord. 2043 § 1 (part), 2004).

(Ord. No. 2149, § 1(Exh. A), 6-7-2011)

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**21.36.140 Motor vehicle repair facilities.**

This section provides locational and operational standards for the establishment of motor vehicle repair facilities, in compliance with Article 2, (Zoning Districts), which shall be subject to the following criteria and standards.

- A. The motor vehicle repair facility shall provide adequate vehicular circulation to ensure free ingress and egress, and safe and unimpeded on-site circulation.
- B. All work shall be performed within a fully enclosed structure.
- C. Structures shall be sufficiently soundproofed to prevent a disturbance or become a nuisance to the surrounding properties.
- D. Artificial light shall be designed to reflect away from adjoining properties.
- E. Screening and buffering.
  - 1. A six-foot high solid masonry wall shall be maintained along the exterior boundaries of the motor vehicle repair facility, excluding the front yard setback area, those locations approved for ingress and egress, and areas adjoining a street, other than an alley.
  - 2. All damaged or wrecked motor vehicles awaiting repair shall be effectively screened from view from any public street or highway, or adjoining properties, by a six-foot high decorative masonry wall or other opaque material approved by the community development director.
- F. Motor vehicles associated with the subject use shall not be parked or stored on a public street or alley.
- G. Motor vehicles shall not be stored at the site for purposes of sale (unless the use is also a vehicle sales lot).
- H. Noise from bells, loudspeakers, public address systems, or tools shall not be audible from residentially zoned or occupied parcels between the hours of seven p.m. and seven a.m. on weekdays and Saturdays, and before ten a.m. and after seven p.m. on Sundays and nationally recognized holidays.
- I. Service bay doors shall not directly face or be viewable from adjoining public rights-of-way or a residential development or zoning district.
- J. Residential uses shall not be allowed on a site containing a motor vehicle repair facility.

(Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1 (part), 2004).

**21.36.150 Outdoor seating.**

This section provides standards for the provision of outdoor seating/dining areas on private property.

- A. Applicability. Outdoor seating/dining areas shall be allowed in the C-1 (Neighborhood Commercial), C-2 (General Commercial), and P-D (Planned Development) zoning districts. These provisions are not applicable to outdoor seating in the C-3 (Central Business District) zoning district. See Section 21.10.060(H), (Standards and permit requirements for outdoor seating and merchandise display within the public right-of-way).
- B. Permit requirements. Outdoor seating shall be allowed subject to approval of a zoning clearance by the community development director in compliance with Chapter 21.40, (Zoning Clearances). The number of outdoor seats that may be approved by the community development director shall be a maximum of twelve seats. If the outdoor seating exceeds twelve

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seats, a conditional use permit shall be required in compliance with Chapter 21.46, (Conditional Use Permits).

- C. Application requirements. Application for a zoning clearance for outdoor seating shall be filed with the community development department. The application shall be accompanied by a plan set, drawn to scale, depicting seating area dimensions and the location of tables, seating, and fence/landscape buffers, together with other information and exhibits as required by the community development director.
- D. General standards.
1. Buffer. The outdoor seating area shall be surrounded by a fence, landscape planters, or similar appropriate barrier as necessary to buffer the seating area from the adjoining outdoor uses. The fence, landscape planters, or other approved barrier shall be maintained in good appearance, function and vitality.
  2. Noise. Noise generated from an outdoor dining and seating area (e.g., amplified music) shall not unreasonably offend the senses or interfere with the comfortable enjoyment of the adjoining properties and shall comply with the noise standards in Section 21.16.070, (Noise).
  3. Litter control. The permit holder is responsible for picking up litter associated with the outdoor seating or display and shall maintain the area in a clean condition at all times.
  4. Location of seating. Outdoor seating shall be located as indicated in the approved application and accompanying plans and shall not be placed within the area of disabled ramps, driveways, doorways or the public right-of-way.
  5. Quality. Tables, chairs, umbrellas, and other furniture associated with the outdoor seating shall be of a commercial grade and uniform design.
  6. Securing of tables, seating, and associated umbrellas. Tables, chairs, and associated umbrellas shall be secured so as not to be moved by the wind. However, they may not be bolted into the ground or secured to outdoor lights, trees, a building, or other furniture or objects.
  7. Umbrella canopies. The canopies of umbrellas associated with outdoor tables shall provide a minimum vertical clearance of seven feet, unless the umbrella does not extend beyond the outside edge of the table, and shall not extend into walkways.

(Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1 (part), 2004).

**21.36.160 Outdoor storage.**

This section provides development and operational standards for the establishment of outdoor storage areas, in compliance with Article 2, (Zoning Districts), which shall be subject to the following criteria and standards.

- A. Screening required. Outdoor storage areas shall be entirely enclosed and screened with a solid sight-obscuring wall not less than six feet, or more than eight feet, in height. The enclosure shall be of a type and design approved by the community development director. The wall shall include sight-obscuring gates. The wall and gate(s) shall be landscaped and continuously maintained in good repair.
- B. Height of materials. Material shall not be stored above the height of the screen wall.
- C. Site operations. Site operations in conjunction with outdoor storage, including the loading and unloading of materials and equipment, shall be conducted entirely within a walled area.

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- D. Incidental or primary use. Incidental outdoor storage shall be allowed, subject to the above standards. Outdoor storage that is a primary land use shall be subject to the applicable permitting requirements identified in Article 2, (Zoning Districts), and the above standards. Outdoor storage shall not be allowed within fifty feet of a residentially zoned property.

(Ord. 2043 § 1 (part), 2004).

**21.36.170 Public assembly uses.**

- A. Purpose. This section is designed to provide for and to regulate the establishment of public assembly uses where they are allowed in compliance with the provisions of Article 2 (Zoning Districts).
- B. Conditional Use Permit. A conditional use permit shall be required for public assembly uses in compliance with Chapter 21.46 (Conditional Use Permits).
- C. Conditional use permits shall expire no later than five years from the date of approval for public assembly uses in the M-1 (Light Industrial) Zoning District. Notwithstanding the time limitations for the conditional use permit, nothing within this section shall prohibit the owner or authorized representative to re-apply for additional time limited approvals.
- D. Development Standards. Except as specifically allowed in this section, the premises on which a public assembly use is located shall comply with the regulations and restrictions applicable to the zoning district in which it is located.
1. Location. A public assembly use shall be located on a collector street or arterial street as designated in the city's General Plan.
  2. Parking and Loading. Parking and loading requirements shall be as identified in Chapter 21.28 (Parking and Loading). In addition, an area for the safe and acceptable means of drop-off and pick-up of persons using the public assembly facility shall be provided.
  3. Circulation. The location of the public assembly use and the on-site improvements shall provide for safe and efficient vehicular and pedestrian circulation. The decision-making body may require the presence of one or more parking attendants and/or police officers to ensure the safe operation of parking facilities, pedestrian circulation, and traffic circulation on the public right-of-way.
  4. Hours of Operation. The decision-making body through the discretionary review process shall determine the allowable hours of operation of a public assembly use.
  5. Noise. Regardless of decibel level and taking into consideration the noise levels generated by public assembly uses, noise generated from a public assembly use shall not unreasonably offend the senses or obstruct the free use and comfortable enjoyment of neighboring properties. Mitigation measures may be required to minimize noise impacts (e.g., approved location of parking and loading areas, the provision of sound attenuation barriers, etc.).
  6. Overconcentration. A public assembly use shall not be located within three hundred feet of another existing public assembly use or health and fitness center use unless the decision-making body grants an exception. The decision-making body, in granting an exception, shall find that the proposed concentration will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of the proposed use.
  7. Signs. Signs shall be allowed in compliance with Chapter 21.30 (Signs).

(Ord. 2101 § 1(part), 2008; Ord. 2043 § 1(part), 2004).

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**21.36.180 Residential care facilities.**

This section provides development and operational standards for the establishment of residential care facilities, in compliance with Article 2 (Zoning Districts) subject to the following criteria and standards.

- A. Purpose. This chapter is intended to regulate residential care facilities with seven or more residents in addition to the caregiver. Residential care facilities serving six or fewer residents, in addition to the caregiver, are allowed in all zoning districts that permit single-family residences and shall not be required to meet any requirement of this section.
- B. Residential Care Facilities Criteria. When the proposed use meets the requirements of this section and all the following criteria, residential care facilities serving seven or more residents in addition to the caregiver may be allowed in compliance with Article 2 (Zoning Districts).
  - 1. There shall be no other residential care facilities of any size within five hundred feet of the subject property, measured from property boundary line to property boundary line, of another existing residential care facility or a facility for wards of the juvenile court. The community development director may require, as a reasonable condition of approval, that the facility be located farther than five hundred feet from the nearest similar facility, up to a distance of one mile.
  - 2. Residential occupancy of residential care facilities for the elderly, other than by the caregiver and the immediate family, shall be limited to single persons over sixty years old or to married couples of which one spouse is over sixty years old, who are provided varying levels and intensities of care and supervision and personal care, and who have voluntarily chosen to reside in this type of group housing arrangement.
  - 3. The proposed use shall be licensed by the State and shall be conducted in a manner that complies with applicable provisions of the California Health and Safety Code for this kind of occupancy. If the State license is suspended or revoked, the conditional use permit may also be suspended or revoked.
  - 4. Facilities with persons in excess of 60 years of age or with physical disablements shall be specifically designed and adapted to include safety bars and rails in bedrooms and bathrooms, ramps, and other provisions required for elderly or disabled persons by State law or Federal regulations. In addition, facilities shall include a common dining area as well as adequate common living areas and amenities to facilitate program activities.
  - 5. The use shall be specifically designed and maintained to have a residential appearance as determined by review of the community development director and be compatible with the architectural character of the zoning district. In residential zoning districts, signs and any other "non-residential" features visible from the public right-of-way shall not be allowed.
  - 6. The facility shall be reviewed annually by the community development director to verify licensing, compliance with State standards, and compliance with the conditional use permit conditions. Community development department staff shall be entitled to enter the premises of the facility to conduct a review.
- D. Density standards. Residential care shall have a total floor area that averages at least 350 square feet of floor area per resident, excluding parking. Where existing structural constraints preclude meeting this requirement, additional floor area to meet this requirement may be achieved through covered patios and decks.
- E. Revocation of zoning permit. A conditional use permit for a residential care facility may be revoked at any time by the City Council, in compliance with Chapter 21.68. (Revocations and Modifications), provided that the City Council finds that the presence of the facility at its present

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location has resulted in the surrounding neighborhood sustaining a disproportionate and unreasonable level of vandalism, violence, or other acts of disruption.

F. Open space requirements.

1. Residential care facilities shall provide a minimum of one hundred square feet of common outdoor usable open space area per resident and live-in caregiver.
2. Open space areas to be counted toward the requirements of this section shall have a minimum dimension of not less than ten feet in any direction and be easily accessible to all residents.
3. Outdoor areas shall be designed to provide amenities and recreational areas compatible with the needs of the residents, including pathways and sitting areas, flower and vegetable gardens, shuffleboard courts, putting greens, and similar active recreation areas.
4. The proposed improvement of required open space shall be designated on the plans submitted with the application, and shall be considered a part of the conditional use permit.

G. Off-street parking.

1. Buildings constructed as residential care facilities serving from seven to fifteen residents shall be required to provide one parking space for each five residents, in addition to one parking space for each live-in caregiver. At least two of the parking spaces shall be covered.
2. Buildings constructed as residential care facilities serving more than fifteen residents shall be required to provide one parking space for each five residents in addition to one parking space for each caregiver, employee, or doctor on-site at any one time.
3. Existing single-family residences to be converted into residential care facilities shall maintain required covered parking. Additional parking to meet the requirement of Subsection (1) or (2) above may be enclosed or uncovered.

H. Development standards.

1. Residential care facilities shall provide a six-foot high solid fence or decorative block wall along all property lines, except in the front yard. Walls shall provide for safety with controlled points of entry.
2. Quality of landscaping shall be consistent with that prevailing in the neighborhood and shall be regularly maintained, including providing irrigation.
3. On-site lighting shall be stationary and shall be directed away from adjacent properties and public rights-of-way.
4. Outdoor activities shall be conducted only between the hours of 7:00 a.m. and 10:00 p.m.
5. Indoor furniture shall not be allowed outdoors.

(Ord. 2043 § 1(part), 2004).

**21.36.190 Satellite dish antennas.**

Satellite dish antennas of greater than three feet in diameter may be allowed in any zoning district subject to the following criteria and standards.

- A. Residential zoning districts. Dish antennas to be erected in any residential zoning district shall conform to the following regulations:

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1. Shall not be visible from a public or private street, unless adequately screened by landscaping and/or materials that harmonize with the elements and characteristics of the property;
  2. Shall not be located in any front yard or any yard adjacent to a public or private street;
  3. The maximum height shall be 14 feet;
  4. Shall be set back from the property line a distance equal to the height of the antenna; and
  5. Shall not be located in parking or driveway areas.
- B. Nonresidential zoning districts. Dish antennas to be erected in any nonresidential zoning district shall conform to the following regulations:
1. Shall not be located in parking or driveway areas;
  2. Shall not be located in any front yard, yard adjacent to any public or private street, or in any required setback;
  3. Shall not be visible from any public or private street unless adequately screened by landscaping and/or materials that harmonize with the elements and characteristics of the property;
  4. Shall not be higher than the maximum height allowed by the district.
- C. Exceptions. Users of satellite dish antennas may be granted deviations from the regulations of this section as are necessary to ensure that the regulations will not:
1. Prevent or impose unreasonable limitations on the reception of satellite-delivered signals; or
  2. Impose cost on the users of the antennas that are excessive in light of the purchase and installation cost of the equipment. The deviation allowed by this Subsection may not be any greater than is necessary to achieve the desired results.
- D. Application for approval. Prior to installing a dish antenna regulated by this section, a site plan and elevations shall be submitted for approval of the community development director, along with reasons for any requested deviation from the regulations. If no deviation is requested, the community development director shall review the proposed placement for compliance with this section and approve, disapprove, or modify the proposed placement. A building permit application shall be obtained prior to installation.

(Ord. 2043 § 1(part), 2004).

**21.36.200 Secondary dwelling units.**

This section provides for the establishment of secondary dwelling units in compliance with Article 2 (Zoning Districts). The purpose of permitting secondary dwelling units is to allow more efficient use of the city's existing housing stock and to provide the opportunity for the development of small rental housing units designed to meet the special housing needs of individuals and families, while preserving the integrity of single-family neighborhoods.

- A. Development standards. The following property development standards shall apply to all land and structures in the R-1 zoning districts that allow secondary dwelling units:
1. Ten thousand square feet minimum lot size. On R-1 lots having a minimum lot area of ten thousand square feet, the following standards shall apply:

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- a. Zoning requirements. All yards, building height, distance between buildings, setbacks, floor area ratio and lot coverage standards of the zoning district in which the property is located shall apply. Secondary dwelling units in the San Tomas Area shall be in compliance with all the provisions of the San Tomas Area neighborhood plan.
  - b. Floor area. The total gross floor area of a secondary dwelling unit, whether attached or detached, shall be no more than six hundred forty square feet, exclusive of any garage area, and the unit shall contain no more than one bedroom.
  - c. Living unit height. A detached unit shall be a maximum of fourteen feet in height and not to exceed one story. An attached unit, or interior conversion of an existing main structure, shall meet the height restrictions for the zone in which it is located.
  - d. Design. The secondary dwelling unit shall be designed so that it is architecturally compatible with the main dwelling unit and the appearance of the main dwelling unit remains that of a single-family residence. Entrances shall be located so as not to be visible from a public street.
  - e. Off-street parking. A single-family unit containing a secondary dwelling unit shall be provided with four parking spaces, two of which shall be covered. The spaces may be allowed in tandem in a driveway of a two-car garage if the garage meets minimum setbacks and the lot configuration precludes placement of parking areas elsewhere on the property.
  - f. Occupancy. No more than one dwelling unit on the parcel shall be rented or leased. The city shall require recordation of a deed restriction setting forth occupancy maximums.
  - g. Payment of an in lieu fee for parks. An in-lieu fee for parks shall be paid to the city in compliance with the city's fee resolution prior to the issuance of a certificate of occupancy for the secondary dwelling unit.
2. Other lots. On R-1 lots having a minimum lot area of two hundred fifty percent of the minimum required for the zoning district in which it is located, the following shall apply:
    - a. Where a lot has an area equivalent to two hundred fifty percent of the minimum lot size required by the zoning district in which it is located, but without the required frontage to create a separate parcel, a second detached dwelling unit may be allowed subject to the requirements above, except that the dwelling unit size provision required above shall not apply.
- B. Restrictions.
1. Secondary dwelling units shall not be allowed on parcels on which more than one living unit is presently located.
  2. No subdivision of land or air rights shall be allowed.
  3. Secondary dwelling units shall comply with all applicable building and fire codes.
- C. Ministerial approval. Approval of a secondary dwelling unit shall be ministerial and shall require approval of a building permit in conformance with all requirements of this section and a zoning clearance in compliance with Chapter 21.40 (Zoning Clearances).

(Ord. 2043 § 1(part), 2004).

**21.36.205 Sexually oriented businesses.**

Community-wide adverse economic impacts, increased crime, decreased property values, and the deterioration of neighborhoods which can be brought about by the concentration of sexually oriented businesses in close proximity to each other or proximity to other incompatible uses such as schools for minors, churches, parks, and residentially zoned districts or uses. The city council finds that it has been demonstrated in various communities that the concentration of sexually oriented businesses causes an increase in the number of transients in the area, and an increase in crime, and in addition to the effects described above can cause other businesses and residents to move elsewhere. It is, therefore, the purpose of this section to establish reasonable and uniform regulations to prevent the concentration of sexually oriented businesses or their close proximity to incompatible uses, while permitting the location of sexually oriented businesses in certain areas.

A. Definitions.

1. Municipal Code. As used herein, the terms and phrases shall have the same meaning as defined in Chapter 5.55 of the Municipal Code.
2. Establishment of sexually oriented business. As used herein, to "establish" a sexually oriented business shall mean and include any of the following:
  - a. The opening or commencement of any sexually oriented business as a new business;
  - b. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business defined herein;
  - c. The addition of any of the sexually oriented businesses defined herein to any other existing sexually oriented business; or
  - d. The relocation of any such sexually oriented business.

B. Locational requirements. No sexually oriented business shall be established or located in any zone in the city other than the M-1 (Light Industrial) zoning district, and shall not be within certain distances of certain specified land uses or zones as set forth below:

1. Required distance from other sexually oriented businesses. No such business shall be established or located within three hundred feet of any other sexually oriented business;
2. Required distance from other specified uses. No such business shall be established or located within three hundred feet from any existing schools for minors, churches or religious institutions, parks, and residentially zoned districts or uses; and
3. Measurement of distance. The distances set forth above shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used without regard to intervening structures.

C. Amortization of nonconforming sexually oriented business uses. Any use of real property lawfully existing on the effective date of this section, which does not conform to the provisions of this section, but which was constructed, operated, and maintained in compliance with all previous regulations, shall be regarded as a nonconforming use which may be continued until January 1, 2020. On or before such date, all such nonconforming uses shall be terminated unless an extension of time has been approved by the planning commission in compliance with the provisions of subsection D of this section.

1. Abandonment. Notwithstanding the above, any discontinuance or abandonment of the use of any lot or structure as a sexually oriented business shall result in a loss of legal nonconforming status of such use.

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2. Annexed property. Any sexually oriented business which was a legal use at the time of annexation of the property and which is located in the city, but which does not conform to the provisions of subsection B of this section, shall be terminated within one year of the date of annexation unless an extension of time has been approved by the planning commission in compliance with the provisions of subsection D of this section.
  3. Any nonconforming sexually oriented business in operation pursuant to this section shall obtain a sexually oriented business permit, in compliance with Chapter 5.55 of the Campbell Municipal Code, by March 1, 2010.
- D. Extension of time for termination of nonconforming use. The owner or operator of a nonconforming use as described in subsection C of this section, may apply under the provisions of this section to the planning commission for an extension of time within which to terminate the nonconforming use.
1. Time and manner of application. An application for an extension of time within which to terminate a use made nonconforming by the provisions of subsection C of this section, may be filed by the owner of the real property upon which such use is operated, or by the operator of the use. Such an application must be filed with the community development department at least ninety days but no more than one hundred eighty days prior to the time established in subsection C of this section, for termination of such use.
  2. Content of application and required fees. The application shall state the grounds for requesting an extension of time. The filing fee for such application shall be the same as that for a variance as is set forth in the schedule of fees established by resolution from time to time by the city council.
  3. Hearing procedure. A hearing shall set on the matter before the planning commission for within forty-five days of receipt of the application. All parties involved shall have the right to offer testimonial, documentary and tangible evidence bearing on the issues; may be represented by counsel; and shall have the right to confront and cross-examine witnesses. Any relevant evidence may be admitted that is the sort of evidence upon which reasonable persons are accustomed to rely in the conduct of serious affairs. Any hearing under this section may be continued for a reasonable time for the convenience of a party or a witness. The decision of the planning commission shall be final and subject to judicial review in compliance with Code of Civil Procedure Section 1094.8.
  4. Approval of extension and required findings. An extension under the provisions of this section shall be for a reasonable period of time commensurate with the investment involved, and shall be approved only if the planning commission makes all of the following findings or such other findings as are required by law:
    - a. The applicant has made a substantial investment (including but not limited to lease obligations) in the property or structure on or in which the nonconforming use is conducted; such property or structure cannot be readily converted to another use; and such investment was made prior to the effective date of this section;
    - b. The applicant will be unable to recoup said investment as of the date established for termination of the use; and
    - c. The applicant has made good faith efforts to recoup the investment and to relocate the use to a location in conformance with subsection B of this section.

(Ord. 2106 § 2 (Exh. A), 2008; Ord. 2043 § 1(part), 2004).

(Ord. No. 2127, § 1, 12-1-2009)

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**Note**—Formerly § 21.10.090

**21.36.210 SkateBoard ramps.**

This section establishes development and operational standards for skateBoard ramps in residential zoning districts.

- A. Allowed ramps. SkateBoard ramps that are not higher than four feet above finished grade or depressed not more than four feet below finished grade and are neither longer nor wider than four feet are allowed in all residential zones subject to the following criteria and standards.
- B. Standard requirements.
  - 1. Not more than one skateBoard ramp conforming to the provisions of this section shall be allowed on any parcel of land within the city.
  - 2. SkateBoard ramps shall not be located in the public right-of-way.
  - 3. The skateBoard ramp shall be located in the rear yard and not in the front yard or side yard (including a street side yard). In no case shall a skateBoard ramp be visible from any public street.
  - 4. The skateBoard ramp surface shall be covered with a smooth material (e.g., masonite to help reduce noise.
  - 5. Any required building permits shall be obtained prior to construction of a skateBoard ramp.
  - 6. In no case may noise generated from a skateBoard ramp create a nuisance for an adjoining property owner or resident. For purposes of this paragraph, noise levels generated by the ramp and its users in excess of sixty decibels measured on an adjoining residential parcel are considered to be a nuisance.
  - 7. In no case may a ramp be located closer than 10 feet to any property line.
- C. Ramps requiring approval of a conditional use permit. SkateBoard ramps that exceed the dimensions specified in Subsection (A) of this section may be allowed subject to the approval of a conditional use permit. Application for a conditional use permit shall comply with the requirements of Chapter 21.72 of this code. Applications for approval of a conditional use permit shall comply with the standards specified in subsection B of this section. In addition, skateBoard ramps requiring approval of a conditional use permit shall also comply with the following conditions:
  - 1. The underside of the skateBoard ramp shall be enclosed and include foam or other suitable sound absorbing material.
  - 2. The setback requirements for ramps requiring approval of a conditional use permit is ten feet from the rear and side property lines. The planning commission may require greater or lesser setbacks for any skateBoard ramp if the commission finds that greater or lesser setbacks would adequately protect the surrounding properties from undue disturbance.
- D. Exceptions.
  - 1. Commercial and industrial areas. SkateBoard ramps may be allowed in the commercial and industrial zoning districts of the city in conjunction with a commercial skateBoard park, subject to approval of a conditional use permit.
  - 2. Existing ramps. SkateBoard ramps legally existing prior to January 1, 1990, may remain, provided:

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- a. A valid building permit was obtained if required by the applicable law; or
  - b. A building permit was not required, or the ramp complies with all of the standard requirements outlined in subsection B of this section. If the requirements outlined in subsection B of this section have not been complied with or a building permit has not been obtained, it will be presumed that the ramp is illegal and subject to enforcement powers of the city.
3. Portable ramps. One portable ramp less than two feet in height and less than four feet in either length or width may be allowed on a residential parcel of land and shall be exempt from the standards outlined in subsection B of this section.

(Ord. 2043 § 1 (part), 2004).

**21.36.220 Solar energy systems.**

This section establishes standards for the provision of solar energy panels in all zoning districts.

- A. The use of solar energy collectors for the purpose of providing energy for heating and/or cooling is allowed within all zone districts, whether as a part of a structure or incidental to a group of structures in the nearby vicinity.
- B. Use of solar energy collectors is subject to the development standards (e.g., height, setback, etc.) applicable to the zoning district where they are located.
- C. Collection devices shall be integrated with the surface to which they are affixed, parallel with the wall or roof to which they are attached, and not projecting from that surface more than is necessary for attachment purposes.
- D. Where the strict application of applicable development standards would prohibit or severely limit solar access, the community development director may approve minimum adjustments to the standards necessary to achieve an adequate level of solar access. The decision to allow a modification to standards shall be based on the following criteria:
  1. Different levels of solar access available with regard to height, setback, and related development standards;
  2. Aesthetics of the specific area and project;
  3. Characteristics of shading due to buildings and trees in determination of necessary solar access plane;
  4. Identification of possible conflicts with development regulations and individual landowner preferences.

(Ord. 2043 § 1 (part), 2004).

**21.36.230 Transitional housing.**

~~This section provides locational and operational standards for the establishment of transitional housing uses, in compliance with Article 2, (Zoning Districts), which shall be subject to the following criteria and standards:~~

- ~~A. Conditional use permit required. Transitional housing uses shall be allowed by conditional use permit and subject to all of the provisions of the applicable zoning district;~~
- ~~B. Conformance. The facility shall conform to all property development standards of the zoning district in which it is located;~~

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~~C. Separation requirements. A minimum separation of three hundred feet shall be required from a proposed transitional housing facility and another similar facility or a single family residentially zoned parcel;~~

~~D. Maximum stay. The duration of stay shall be limited to a maximum of two years.~~

~~(Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1 (part), 2004).~~

**21.36.240 Towing service and vehicle dismantling.**

This section provides locational and operational standards for the establishment of towing and vehicle dismantling service uses, in compliance with Article 2, (Zoning Districts), which shall be subject to the following criteria and standards:

- A. Location. The location of the proposed use shall not be detrimental to the adjoining area and shall not be located within one hundred feet of residentially zoned property.
- B. Storage of vehicles. The storage of wrecked or abandoned vehicles shall be kept at all times within an area completely enclosed by a six-foot high solid wall. Any gate needed to access this area shall be a sight-obscuring gate. There shall be no stacking of wrecked or abandoned vehicles.
- C. Enclosed building. All auto dismantling activities shall be conducted wholly within an enclosed building.
- D. Fire access. Minimum gate opening of twelve feet in width shall be provided and a minimum of twelve feet to be maintained between rows of automobiles to provide room for fire equipment.
- E. Paving required. Storage yard to be paved as required by Chapter 21.28, (Parking and Loading).

(Ord. 2070 § 1 (Exh. A)(part), 2006; Ord. 2043 § 1 (part), 2004).

**21.36.250 Veterinary clinics and animal hospitals.**

This section provides development and operational standards for the establishment of veterinary clinics and animal hospitals, in compliance with Article 2, (Zoning Districts), which shall be subject to the following criteria and standards.

- A. Small animals only. Treatment at such clinic shall be confined to small animals, such as dogs, cats, birds, and the like.
- B. Overnight Boarding. All animals shall be treated on an outpatient basis and no overnight Boarding shall be allowed except that three to five animals may be kept overnight on the premises for treatment purposes only, unless otherwise approved by the planning commission.
- C. Noise mitigation. The entire clinic, including treatment rooms, cages or pens shall be maintained with a completely enclosed, soundproof building constructed of materials which will insure that no sound exceeding sixty-five decibels shall be audible on the exterior of the building. The clinic shall also be provided with air-conditioning that is adequate to prevent the necessity of opening doors and windows for ventilation purposes.
- D. Odor mitigation. The clinic shall be designed and operated in a manner so as to guarantee that no objectionable odors or noises shall be produced outside its walls, and provisions for the off-site disposal of all dead animals and of all waste materials shall be made in compliance with county health standards. The removal of waste material and dead animals shall be done so as

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to guarantee that no obnoxious odor is produced. There shall be no burning or other disposal of dead animals on the premises.

- E. Location. The proposed operation shall be located no closer than fifty feet to any residentially zoned property.
- F. Hours of operation. The planning commission shall have the authority to determine the normal hours of operation for each clinic dependent on location; however, emergency calls after hours shall not be prohibited.
- G. Finding. The planning commission shall find that the use in the proposed location is compatible with other uses in the surrounding area.
- H. Compliance with other regulations. Veterinary clinics and animal hospitals shall comply with other state, county, and city ordinances that pertain to the use or zone where they are conducted.

(Ord. 2043 § 1 (part), 2004).

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**Chapter 21.72 DEFINITIONS**

*Sections:*

21.72.010 Purpose.

21.72.020 Definitions of specialized terms and phrases.

**21.72.010 Purpose.**

This chapter provides definitions of terms and phrases used in this Zoning Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this chapter conflict with definitions in other provisions of the Municipal Code, these definitions shall control for the purposes of this Zoning Code. If a word is not defined in this chapter, or other provisions of the Municipal Code, the most common dictionary definition is presumed to be correct.

(Ord. 2043 § 1 (part), 2004).

**21.72.020 Definitions of specialized terms and phrases.**

The following "land use" definitions are in alphabetical order.

A. DEFINITIONS, "A."

"Accessory structure" means a detached, subordinate building whose use is clearly incidental to that of the main structure and which does not contain sleeping quarters, a kitchen or storage for commercial motor vehicles in excess of a three-quarter-ton size. Accessory structures shall comply with the provisions of Section 21.36.020.

"Adult day care facilities" means facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting. The establishments shall be licensed by the State of California Department of Social Services.

"Alley" means a passageway that affords a secondary means of access to abutting property and not intended for general traffic circulation.

"Alteration, structural" means any change in either the supporting members of a building, such as bearing walls, columns, beams and girders, or in the dimensions or configurations of the roof or exterior walls.

"Alternative fuels and recharging facilities" means a commercial facility offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., LPG) as well as equipment to recharge electric powered vehicles.

"Ambulance service" means a commercial facility where ambulances are stored, and from which ambulances and emergency personnel are dispatched to emergencies.

"Ancillary retail uses serving industrial uses" means the retail sales of various products within an industrial area for the purpose of serving the employees and businesses.

"Apartment" means a single structure or complex of multiple structures incorporating five or more living units that are independent of each other with each one having a kitchen and direct

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access to the outside or to a common hall. Does not include "Rooming and Boarding Houses", "Townhouse", "Condominiums", "Duplex", "Triplex", or "Fourplex".

"Arcades" means establishments providing three or more arcade machines within an indoor amusement and entertainment facility. Two or less arcade machines are not considered a land use separate from the primary use of the site. This land use does not include arcade games or other activities located within private entertainment facilities.

"Artisan products, small-scale assembly" means commercial establishments manufacturing and/or assembling small products primarily by hand, including jewelry, ceramics, quilts, and other small glass and metal arts and crafts products.

Assembly Use. (See "Public assembly use").

"Assisted living facilities" means a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms and/or living quarters, where the emphasis of the facility remains residential. The facilities shall be licensed by the State of California Department of Social Services.

"Automated teller machines (ATM's)" means a pedestrian-oriented machine used by bank and financial service patrons for conducting transactions including deposits, withdrawals, and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with this Zoning Code.

**B. DEFINITIONS, "B."**

"Banks and financial services" means financial institutions including:

1. Banks and trust companies;
2. Credit agencies;
3. Holding (but not primarily operating) companies;
4. Lending and thrift institutions;
5. Other investment companies;
6. Securities/commodity contract brokers and dealers;
7. Security and commodity exchanges;
8. Vehicle finance (equity) leasing agencies.

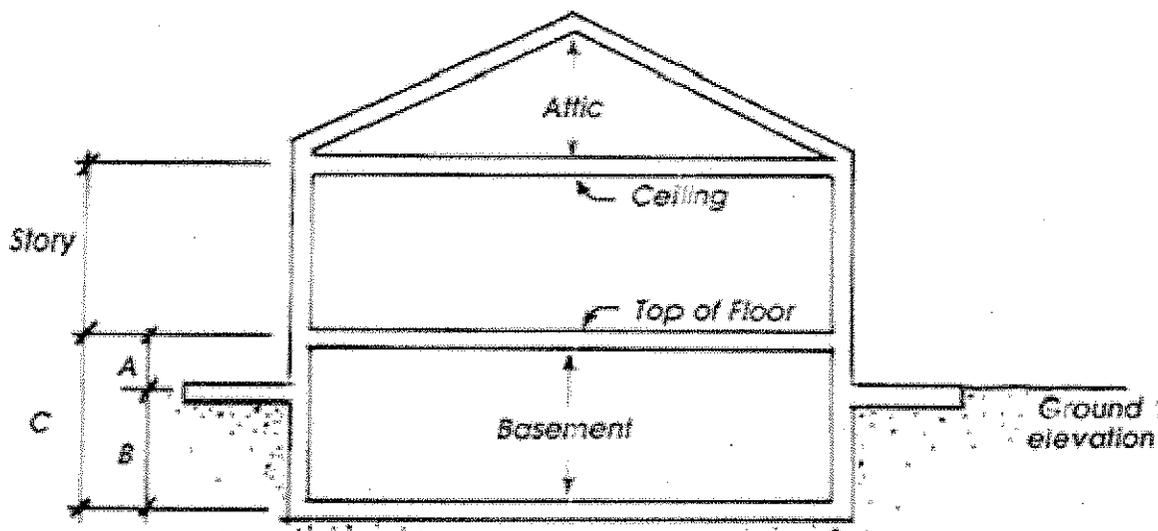
See also "Automated teller machine." Does not include "Check cashing."

"Banquet facilities" means a facility or hall available for lease by private parties and engaged in providing single event-based food services (e.g., graduation parties, wedding receptions, business or retirement luncheons, trade shows, etc.) The facility may have equipment and vehicles to transport meals and snacks to events and/or prepare food at an off-premise site. Banquet halls with catering staff are included in this industry. Does not include restaurants ("Restaurants").

"Basement" means a space in a structure that is partly or wholly below grade and where the vertical distance from grade to a finished floor directly above such space is less than or equal to two feet. If the finished floor directly above the space is more than two feet above grade at any point, such space shall be considered a story, and the entire space shall be included in the calculation of gross floor area. As used in this definition, the term "grade" shall mean finished grade adjacent to the exterior walls of the structure. Light wells and exterior stairwells for basements shall meet any required setbacks.

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**Figure 6-1  
Basement**

When the vertical distance ("A") is less than or equal to 2 feet from grade to the finished floor directly above, then the space described by "A" and "B" combined is considered a basement.

"Bed and breakfast inn" means a residential structure with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided. A bed and breakfast room with more than five guest rooms is considered a hotel or motel. Does not include room rental in a "Boarding house" situation ("rooming and Boarding houses").

"Beer and wine festival" means a fair, exhibition, ceremony, art show, program, celebration, or other public assemblage of people for the conduct of a festivity involving the sale and consumption of beer or wine. Beer and wine festivals shall comply with the provisions of Section 21.36.030.

"Blueprinting shop" means an establishment primarily engaged in reproducing text, technical drawings, architectural plans, maps, or other images by blueprinting, photocopying, or other methods of duplication. Does not include printing and publishing services ("printing and publishing") or other business support services ("business support services").

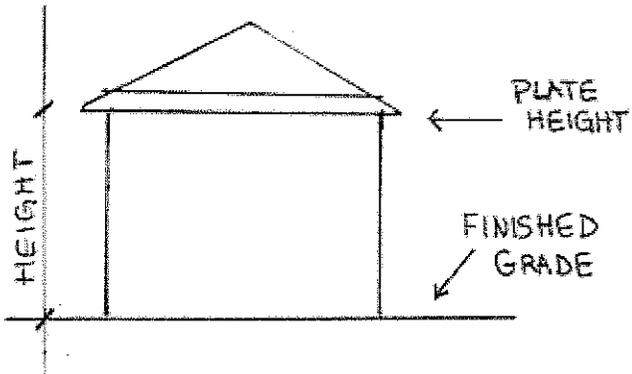
"Bookstore" means a retail establishment primarily engaged in the sale, rental, or other charge-for-use of books, magazines, newspapers, and other printed conveyed information or media, excluding any adult bookstore selling adult material ("adult oriented businesses").

"Building wall height" means the vertical distance (to be used for the purpose of determining setbacks) from the finished grade adjacent to the building to the highest point of the roof surface for a flat roof, top of the deck line for a mansard roof, top of the plate height for a hipped roof, and the mean height level between the eave and the ridge for a gabled or gambrel roof.

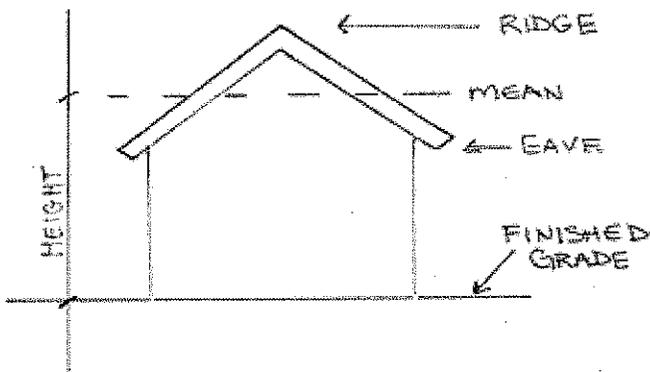
### Hipped Roof

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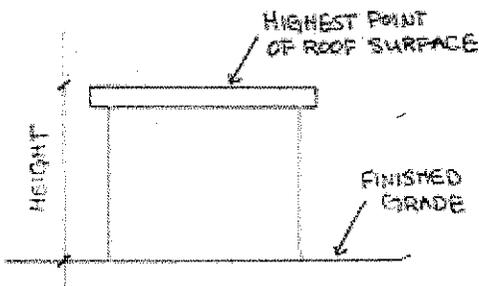
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**Gabled Roof**



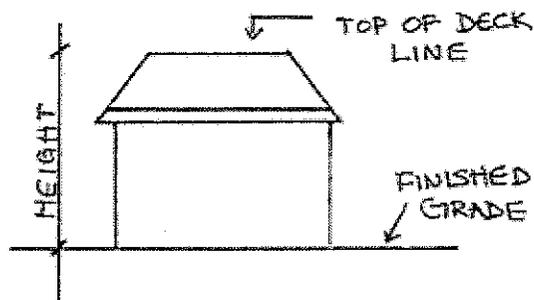
**Flat Roof**



**Mansard Roof**

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**Figure 6-2**  
**Building Wall Height**

"Business support services" means establishments primarily within structures, providing other businesses with services including maintenance, repair, and service, testing, rental, etc., also includes:

1. Business equipment repair services (except vehicle repair);
2. Commercial art and design (production);
3. Computer-related services (rental, repair);
4. Copying and quick printing services;
5. Equipment rental businesses within structures;
6. Film processing laboratories;
7. Heavy equipment repair services where repair occurs on the client site;
8. Janitorial services;
9. Mail advertising services (reproduction and shipping);
10. Other "heavy service" business services;
11. Outdoor advertising services;
12. Photo developing/finishing/printing;
13. Protective services (other than office related);
14. Rental, repairs and distribution of office or business equipment;
15. Soils and materials testing laboratories;
16. Window cleaning.

C. DEFINITIONS, "C."

Cafe. See "restaurants."

"Caretaker/employee housing" means a structure constructed to residential occupancy standards in compliance with the Uniform Building Code that is accessory to a nonresidential primary use and required for security, or 24-hour care or supervision. Caretaker/employee housing shall comply with the provisions of Section 21.36.040.

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"Carport" means an accessory structure or portion of a main structure designed for the shelter or storage of automobiles and having a permanent roof and open on at least two sides.

"Cat Boarding facilities" means the keeping of cats for overnight or extended periods of time for commercial purposes.

"Cat and dog day care facilities" means facilities that provide nonmedical care and supervision of cats and/or dogs for periods of less than 24 consecutive hours per day. Does not include overnight stays ("Cat Boarding facilities" or "Dog Boarding facilities").

"Cat and dog grooming facilities" means facilities where cats and dogs are bathed, clipped, or combed for the purpose of enhancing their aesthetic value and/or health and for which a fee is charged. Includes self-service cat- and dog-washing facilities where the customers provide the labor.

"Catering businesses" means a use, independent of a restaurant, which involves the preparation and delivery of food and beverages for off-site consumption.

"Catering businesses," only when ancillary to a restaurant, means an ancillary use to a restaurant, which involves the preparation and delivery of food and beverages for off-site consumption. No additional vehicles or equipment (e.g., outside barbeques) are permitted to be stored on-site.

"Cemeteries" means establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Also includes animal cemeteries, cinerarium, columbarium, and mausoleum operations.

"Check cashing" means a business that serves only to exchange cash or money orders for checks from a third party.

"Chemical products manufacturing" means manufacturing establishments that produce or use basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three general classes of products: (1) basic chemicals including acids, alkalis, salts, and organic chemicals; (2) chemical products to be used in further manufacture, including dry colors, pigments, plastic materials, and synthetic fibers; and (3) finished chemical products to be used for ultimate consumption including cosmetics, drugs, and soaps; or to be used as materials or supplies in other industries, including explosives, fertilizers, and paints.

"Child day care facilities" means facilities that provide non-medical care and supervision of minor children for periods of less than 24 consecutive hours per day. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. "Family child day care homes, large" means a day care facility located in a residence where an occupant of the residence provides care and supervision for seven to 12 children. A large family day care home may provide care for two additional children (up to a maximum of fourteen children) in compliance with Section 1597.46 of the Health and Safety Code. Children under the age of 10 years who reside in the home count as children served by the day care facility. Large family child day care homes shall comply with the provisions of Section 21.36.060 (Child Care Facilities) and Section 21.36.070 (Large Family Child Care Homes).
2. "Family child day care homes, small" means a day care facility located in a single-family residence where an occupant of the residence provides care and supervision for six or fewer children. A small family day care home may provide care for two additional children (up to a maximum of eight children) in compliance with Section 1597.44 of the Health and Safety Code. Children under the age of 10 years who reside in the home count as children

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served by the day care facility. Small family child day care homes shall comply with the provisions of Section 21.36.060 (Child Care Facilities).

3. "Commercial child day care centers" means a commercial or non-profit child day care facility not operated as a small or large child day care home. Includes infant centers, preschools, sick child centers, and school-age day care facilities. These may be operated in conjunction with a business, school, or religious facility, or as an independent land use. Commercial child day care centers shall comply with the provisions of Section 21.36.080

"Clothing products manufacturing" means manufacturing establishments producing clothing, and fabricating products by cutting and sewing purchased textile fabrics, and related materials including furs, leather, plastics, and rubberized fabrics. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store ("Retail stores, general merchandise") are instead included under "Personal services, general."

"Columbarium, Crematorium, Mausoleum"

"Columbarium" means a structure or building substantially exposed above ground intended to be used for the interment of the cremated remains of a deceased person or animal.

"Crematorium" means a location containing properly installed, certified apparatus intended for use in the act of cremation.

"Mausoleum" means a structure containing aboveground tombs.

"Commercial child day care center". See "Child care facilities."

"Commercial schools" means an establishment providing specialized trade or vocational classes as a part of a certificate or degree granting program, including but not limited to various construction trades, the practice of law, auto mechanics, and real estate licensure.

"Community/cultural/recreational centers" means multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for activities including dances, meetings, parties, receptions, exhibits, etc.

"Community apartment project" means an undivided interest in land coupled with the right to exclusive occupancy of the apartment located on the land.

"Community housing project" means and includes any of the following: a condominium development, a community apartment project, a membership association, or a stock cooperative.

"Condominiums" means a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. The area within the boundaries may be filled with air, earth, or water, or any combination thereof, and need not be physically attached to any land except by easements for access and, if necessary, support.

"Conservation or natural resource land" means land that possesses or encompasses conservation or natural resources.

"Conservation of natural resource" means and includes, but is not necessarily limited to ground water, natural vegetation, recharge, soils, special land forms, streams, watersheds, and wildlife habitat as defined below.

"Construction equipment rentals" means retail establishments renting heavy construction equipment, including cranes, earth moving equipment, heavy trucks, etc.

"Contractor's equipment yards" means storage yard operated by, or on behalf of a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's

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type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and structures for uses including offices and repair facilities.

"Convalescent/rest homes," also known as nursing homes, means these are facilities licensed by the California State Department of Health Services. These facilities house one or more individuals in a single room with bathroom facilities and provide intensive medical and nursing care, including 24-hour availability of licensed nursing personnel. Residents are often convalescing from serious illness or surgery and require continuous observation and medical supervision, or will reside in the facility as a long-term resident. Does not include residential care facilities ("Residential Care Facilities") or assisted living facilities ("Assisted Living Facilities").

"Convenience markets/stores" means an establishment that includes the retail sale of food, beverages, and small personal convenience items, primarily for off-premises consumption and typically found in establishments with long or late hours of operation and in a relatively small building; but excluding delicatessens and other specialty food shops and also excluding establishments which have a sizeable assortment of fresh fruits and vegetables and fresh-cut meat. These stores can be part of a gasoline station or an independent facility.

"Conversion" means a proposed change in the ownership of a parcel of land, together with the existing attached structures, to a community housing project, regardless of the present or prior use of the land and structures and or whether substantial improvements have been made to the structures.

"Conversion, commercial converted from residence" means a structure or use originally designed, constructed, or intended for residential use that is converted to a commercial use.

"Conversion, industrial converted from residence" means a structure or use originally designed, constructed, or intended for residential use that is converted to an industrial use.

D. DEFINITIONS, "D."

"Dancing and live entertainment" means a commercial facility where patrons come to dance to live or recorded music or simply enjoy entertainment performed by live entertainers. Does not include karaoke or juke box.

"Density bonuses" means a density bonus, as defined by California Government Code Section 65915 et seq., is an increased residential density of up to 25 percent over the maximum density allowed under the General Plan land use diagram which is granted to an owner/developer of a housing project agreeing to construct a prescribed percentage of very low, and/or low income dwelling units and/or senior housing units.

"Department store" means a retail store offering a full line of general merchandise items.

"Detached" means any structure that does not have a wall and roof in common with another structure.

"Dog Boarding facilities" means the keeping of dogs for overnight or extended periods of time for commercial purposes. May include ancillary dog grooming for customers.

"Drive-in theater" means a theater providing a large outdoor movie screen where patrons view the movie from the comfort of their private motor vehicles.

"Drive-in/drive-in service" means the act of serving food and beverages by a restaurant to occupants in motor vehicles for on-site consumption.

"Drive-through/drive-up service/drive-up window" means the rendering of services or the selling of food and beverages or other products for consumption or use off-site, to occupants in motor vehicles. Businesses with this type of activity include but are not limited to restaurants, cafes, pharmacies/drug stores, and banks.

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"Dry cleaning" means an establishment maintained for the pickup and delivery of dry cleaning and/or laundry.

"Duplex" means a residential structure containing two dwelling units designed exclusively for occupancy by two families living independently of each other.

"Dwelling unit" means one or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household. A dwelling unit may not have more than one kitchen.

E. DEFINITIONS, "E."

"Electrical transmission line, major" means a public utility transmission line utilized for the transmission of electrical energy for sale to multiple customers (e.g., residential, commercial, industrial, government, etc.) that cannot be installed underground due to technical constraints, safety constraints, or industry standards.

"Electronics and equipment manufacturing" means establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and use of electrical energy, including:

1. Appliances (e.g., stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines);
2. Aviation instruments;
3. Electrical transmission and distribution equipment;
4. Electronic components and accessories, and semiconductors, integrated circuits, related devices;
5. Electronic instruments, components and equipment (e.g., calculators and computers);
6. Electrical welding apparatus;
7. Lighting and wiring equipment (e.g., lamps and fixtures, wiring devices, vehicle lighting);
8. Industrial apparatus;
9. Industrial controls;
10. Instruments for measurement, testing, analysis and control, associated sensors and accessories;
11. Miscellaneous electrical machinery, equipment and supplies (e.g., batteries, x-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines);
12. Motors and generators;
13. Optical instruments and lenses;
14. Photographic equipment and supplies;
15. Pre-recorded magnetic tape;
16. Radio and television receiving equipment (e.g., television and radio sets, phonograph records and surgical, medical and dental instruments, equipment, and supplies);
17. Surveying and drafting instruments;
18. Telephone and telegraph apparatus;

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19. Transformers, switch gear and switchBoards;
20. Watches and clocks.

Does not include testing laboratories (soils, materials testing, etc.)

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. ~~a facility that provides families or individuals with emergency overnight shelter, food, shower, clothes, and all other services critical to the day-to-day needs of shelter residents. Case managers and shelter workers provide assistance in the successful attainment of permanent housing including housing location assistance, housing counseling, and educational services.~~

"Equipment rental establishments" means service establishments which offer a wide variety of materials and equipment for rent, including business equipment (e.g., computers, copiers, desks, projectors, etc.) and equipment and supplies for parties and other social events (e.g., chairs, fountains, glassware, linens, tables, etc.), all available within an enclosed structure.

F. DEFINITIONS, "F."

"Family" means an individual or group of persons living together who constitute a bonafide single housekeeping unit in a dwelling unit. "Family" shall not be construed to include a fraternity, sorority, club or other group of persons occupying a hotel, lodging house, or institution of any kind. ~~means an individual, or two or more persons related by blood or marriage, or a group of not more than five persons (excluding servants) not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.~~

"Family child care homes, small and large". See "Child day care facilities."

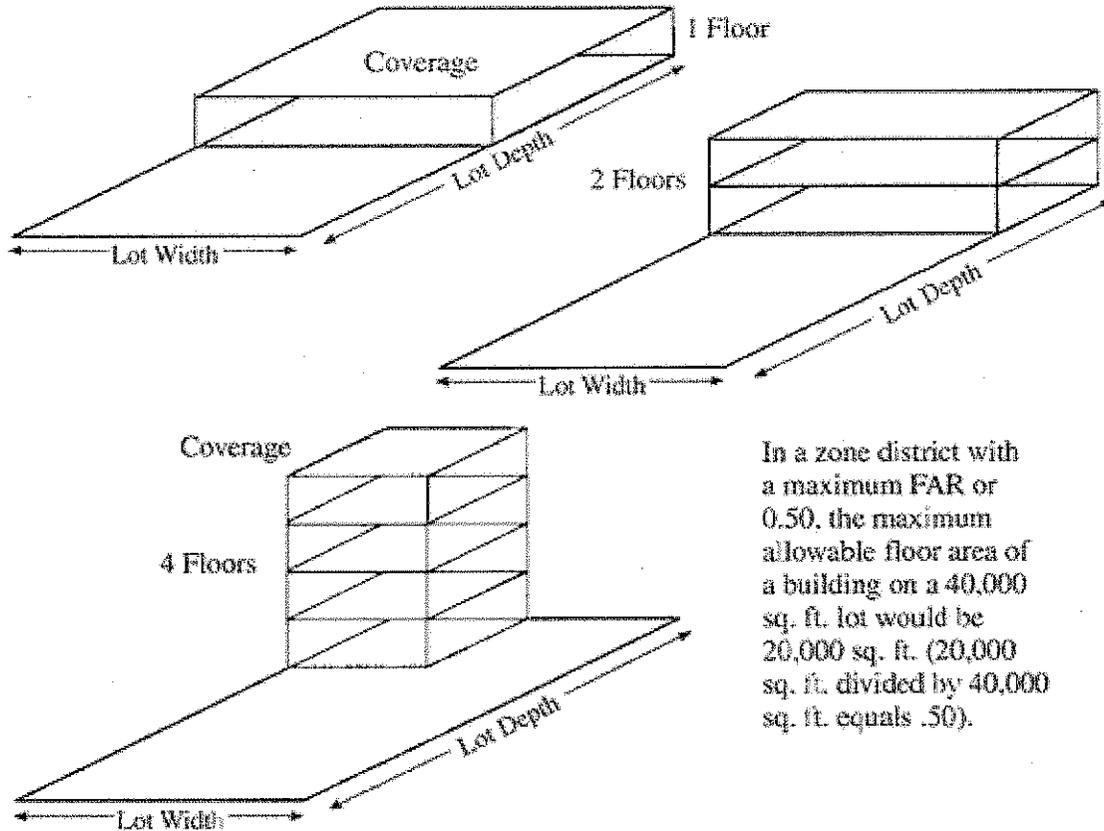
"Fence" means an artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas that does not contain any horizontal feature.

"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

"Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, unenclosed accessory structures (e.g., trellis) and covered porches.

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NOTE: Variations may occur if upper floors are stepped back from ground level lot coverage.

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$$

**Figure 6-3**  
**Floor Area Ratio**

"Food and beverage product manufacturing" means manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Includes:

1. Alcoholic beverages;
2. Bakeries;
3. Bottling plants;
4. Breweries;

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5. Candy, sugar and confectionery products manufacturing;
6. Catering services separate from stores or restaurants;
7. Coffee roasting;
8. Dairy products manufacturing;
9. Fats and oil product manufacturing;
10. Fruit and vegetable canning, preserving, related processing;
11. Grain mill products and by-products;
12. Meat, poultry, and seafood canning, curing, byproduct processing;
13. Miscellaneous food item preparation from raw products;
14. Soft drink production.

Also may include tasting and accessory retail sales of beverages produced on site

"Fourplex" means a single structure for four living units that are independent of each other with each one having a kitchen and direct access to the outside or to a common hall. Does not include "rooming and Boarding houses."

"Frontage" means all the property fronting on one side of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, and/or dead-end street, or city boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street that it intercepts.

"Furniture/cabinet shops" means manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, lockers, shelving and store furniture; and miscellaneous drapery hardware, window blinds and shades. Also includes wood and cabinet shops, but not sawmills or planing mills, which are instead included under "lumber and wood products."

"Furniture, furnishings, and equipment stores" means retail stores primarily selling: home furnishings including draperies, floor coverings, furniture, glass and chinaware, refrigerators, stoves, other household electrical and gas appliances including televisions and home sound systems and outdoor furniture including lawn furniture, spas, and hot tubs. Also includes the retail sale of office furniture and pianos.

G. DEFINITIONS, "G."

"Garage, private" means an accessory building or portion of the main building designed for the shelter or storage of automobiles having a permanent roof and enclosed on all sides.

"Garage, public" means a building other than a private garage used for the shelter or storage of automobiles.

"Garage/yard sale, private" means a sale held for the purpose of selling, trading, or otherwise disposing of household furnishings, personal goods, or tangible property of a resident of the premises on which the sale is conducted on a residential property. The annual frequency and maximum number of days for garage sales are regulated by Section 21.36.090 (Garage and Private Yard Sales).

"Garden centers/plant nurseries" means commercial agricultural establishments engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Includes stores selling these products, nursery stock, lawn and garden supplies, and commercial scale greenhouses. The sale of houseplants or other nursery products entirely within a building is

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also included under "retail stores, general merchandise." Home greenhouses are included under "Accessory Uses and Structures."

"Gasoline stations" means a retail business selling gasoline or other motor vehicle fuels, which may also provide very limited motor vehicle repair and maintenance that are incidental to fuel services. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces. Includes alternative fuels and recharging facilities which are commercial facilities offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., LPG) as well as equipment to recharge electric powered vehicles.

"Glass products manufacturing" means manufacturing establishments producing flat glass and other glass products which are blown, pressed, or shaped from glass produced in the same establishment. Also includes large-scale artisan and craftsman type operations producing primarily for the wholesale market.

"Golf courses" means public and private golf courses, with or without country clubs, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges (driving ranges separate from golf courses are instead classified under "golf driving ranges"); "pro-shops" for on-site sales of golfing equipment; and golf cart storage and sales facilities. Does not include miniature golf courses ("miniature golf course").

"Golf driving ranges" means public and private facilities providing an opportunity for driving golf balls and practicing one's golf swing. May be a separate stand-alone facility or in conjunction with a golf course.

"Government offices and facilities" means facilities owned or operated by a governmental entity (e.g., city, county, State, or Federal government).

"Grade, finished" means the final elevation of the ground surface after completion of construction on the site.

"Grade, natural" means the elevation of the ground surface in its natural state, prior to any disturbance related to construction on the site.

"Grocery stores" means an establishment which sells staple food items (e.g., coffee, sugar, flour, etc.) and usually meats and other foods (e.g., fruits, vegetables, dairy products, etc.) and household supplies (e.g., soap, matches, paper napkins; etc.); a minor portion of the food sold may be processed on site (e.g., deli or bakery services). Food stores specializing in a single type of these items (e.g., candy stores, produce only shops, coffee and tea shops, etc.) are not classified as grocery stores.

"Gross floor area". See "Floor area, gross."

"Gross lot area". See "Lot area, gross."

"Groundwater recharge facilities" means a public facility or place that is part of or supports the local, regional, or State water distribution, supply, or treatment system and where water is allowed to collect in order to recharge the underground water supply.

H. DEFINITIONS, "H."

"Half story". See "story, half."

"Handicraft industries, small scale assembly" means manufacturing establishments not classified in another major manufacturing group, including: jewelry, musical instruments, pens, pencils, sporting and athletic goods, toys, and other artists' and office materials; brooms and brushes, buttons, costume novelties, and other miscellaneous small-scale manufacturing industries.

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"Hardware store" means a facility of 10,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliances, garden supplies, and cutlery; if a facility is greater than 10,000 square feet, it is a building materials supply store/yard ("building materials stores/yards").

"Hazardous material" means a material that can be harmful to human health and to the environment if handled improperly. A material can be considered hazardous if it exhibits one of the following characteristics:

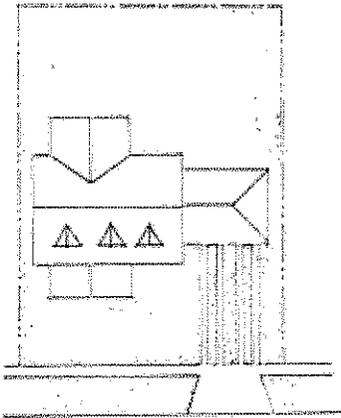
1. "Ignitability" means a material that is determined to be flammable under certain conditions.
2. "Corrosivity" means a material that corrodes metals or has a very high or low pH.
3. "Reactivity" means a material that readily explodes or undergoes violent reactions.
4. "Toxicity" means a material that is known to be harmful or fatal when ingested and is known to leach into ground water at certain levels. For example, materials with high levels of arsenic, lead, or mercury.

"Health/fitness centers" means membership based fitness facilities, gymnasiums, athletic clubs, and similar establishments requiring membership for access.

"Historic structure" means a structure listed on the city's historic resources inventory.

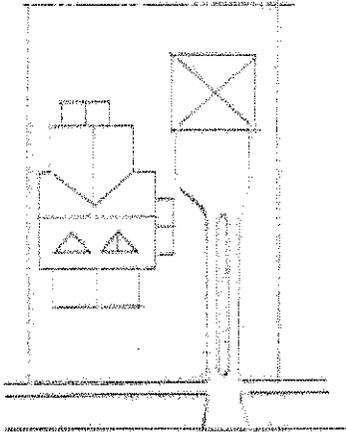
"Hobby car restoration" means an activity in which resident owners engage in the restoration or modification of a motor vehicle and in compliance with the provisions of Section 21.36.100 (Hobby Car Restoration).

"Hollywood drive" means a type of driveway that consists of two strips of concrete or similar material leading from the street to an accessory garage or carport. The strips of concrete may be separated by turf or other similar vegetation that can be maintained at a very low height or by mulch, gravel, or similar decorative landscaping material. The strips are spaced approximately the width of a passenger vehicle's tires.



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**Figure 6-4**  
**Hollywood Drive**

"Home occupations" means an accessory business conducted in a residential dwelling unit, only by residents of the unit, in a manner clearly incidental to the residential character of the site and surrounding neighborhood, and in compliance with the provisions of Chapter 21.44 (Home Occupation Permits).

"Hospitals" means an institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

"Hotels" means guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (for up to thirty days). Access to the individual guest rooms are generally from an interior hallway. Also includes accessory guest facilities (including accessory retail uses, elevators, indoor athletic facilities, swimming pools, and tennis courts).

I. DEFINITIONS, "I."

"Indoor amusement/entertainment/recreation centers" means indoor establishments providing amusement/entertainment/recreation services for a fee or admission charge, including: arcades emphasizing coin operated amusements and/or electronic games; bowling alleys; card rooms; dance halls, clubs and ballrooms, and billiard parlors and pool halls, that are principal uses rather than being subordinate to a bar or restaurant; ice skating, and roller skating; skateBoard ramps, and trampoline centers. Does not include "adult oriented businesses" which is separately defined.

J. DEFINITIONS, "J."

"Junkyard" means the use of more than 100 square feet of the area of a lot for the storage of junk, including scrap materials and metals, or wrecked or inoperable vehicles and machinery, whether or not sale of junk is made or proposed.

K. DEFINITIONS, "K."

"Kitchen facilities" means any room or area designed, intended, or used for the cooking and preparation of food with appliance(s) for cooking or heating food or beverages, such as a stove, oven, microwave, toaster, or hot plate, installed (either temporarily or permanently).

L. DEFINITIONS, "L."

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"Laboratories" means an establishment providing medical or dental laboratory services; or an establishment providing photographic, analytical, or testing services.

"Late night activities" means land use activities operating between the hours of 11:00 p.m. and 6:00 a.m., including, but not limited to, the provision of goods and services to the public and all ancillary activities such as property maintenance, janitorial services, street and parking lot sweeping, deliveries, and similar activities. "Late night activities" do not include the lawful, reasonable and customary use of residential uses or professional offices in a manner that does not interfere with the reasonable use and enjoyment of other properties.

"Laundries/dry cleaning plants" means service establishments engaged primarily in high volume laundry and garment services, including: power laundries (family and commercial), carpet/rug and upholstery cleaners, diaper service, garment pressing and dry cleaning, industrial laundries, and linen supply. Does not include "laundromat, self-service" or "dry cleaning."

"Laundromat, self-service" means an establishment that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises.

"Library" means a public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

"Light rail lines" means permanent light rail tracks that service the Valley Transportation Authority (VTA) light rail system and links Campbell to several other cities in the south bay, including Santa Clara, San Jose and Mountain View.

"Light rail passenger terminals" means passenger terminals that provide rider access to the valley transportation authority (VTA) light rail system and links Campbell to several other cities in the south bay, including Santa Clara, San Jose and Mountain View.

"Limited equity housing cooperative" means as defined in California Health and Safety Code Section 33007.5).

"Liquor establishments" means a retail activity that is primarily devoted to the selling of alcoholic beverages as a stand-alone bar or tavern, or in conjunction with a restaurant or nightclub facility, for consumption on the premises.

"Liquor stores" means a retail activity that is primarily devoted to the selling of alcoholic beverages, including beer and wine, for consumption off the premises. Liquor stores shall comply with the provisions of Section 21.36.110.

"Live/work units" means a structure that is intended to function predominantly as workspace with incidental residential accommodations that meet "basic habitability requirements" means live/work units are intended to be occupied by business operators who live in the same structure that contains the business activity. Live/work units shall comply with the provisions of Section 21.36.120.

"Living Unit" means a room or group of internally connected rooms that have sleeping, cooking, eating and sanitation facilities, but not more than one kitchen, which constitutes an independent living unit.

"Loading area" means an open area, other than a street or alley, used for the loading or unloading of vehicles.

"Loading space" means an off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street or other appropriate means of access.

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"Lodging houses" means a structure or a portion of a structure, other than a hotel or motel, where lodging for five or more persons is provided for compensation. Also includes rooming houses ("rooming and Boarding houses").

"Lot" means any land occupied or to be occupied by a building, or unit group of buildings, and accessory buildings together with such yards and/or open spaces and lot area as are required by this Zoning Code, and having its principal frontage upon a street, or a place approved by the planning commission. "Lot" includes "plot."

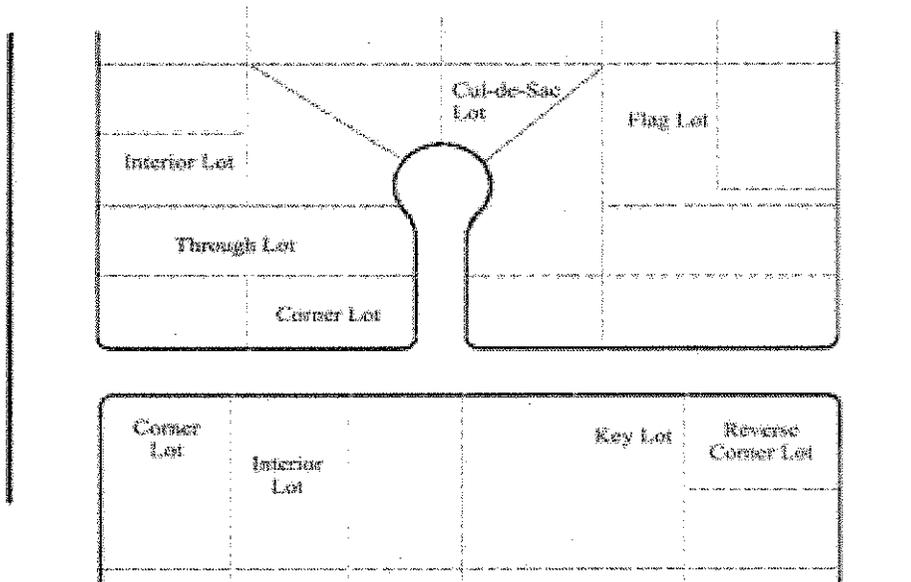
"Lot, corner" means a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

"Lot, cul-de-sac" means a lot at the end of a dead end street.

"Lot, flag" means a lot having access from the building site to a public street by means of a narrow private strip of land that is owned in fee.

"Lot, interior" means a lot other than a corner lot.

"Lot, through" means a lot having frontage on two parallel or approximately parallel streets.



**Figure 6-5  
Lot Types**

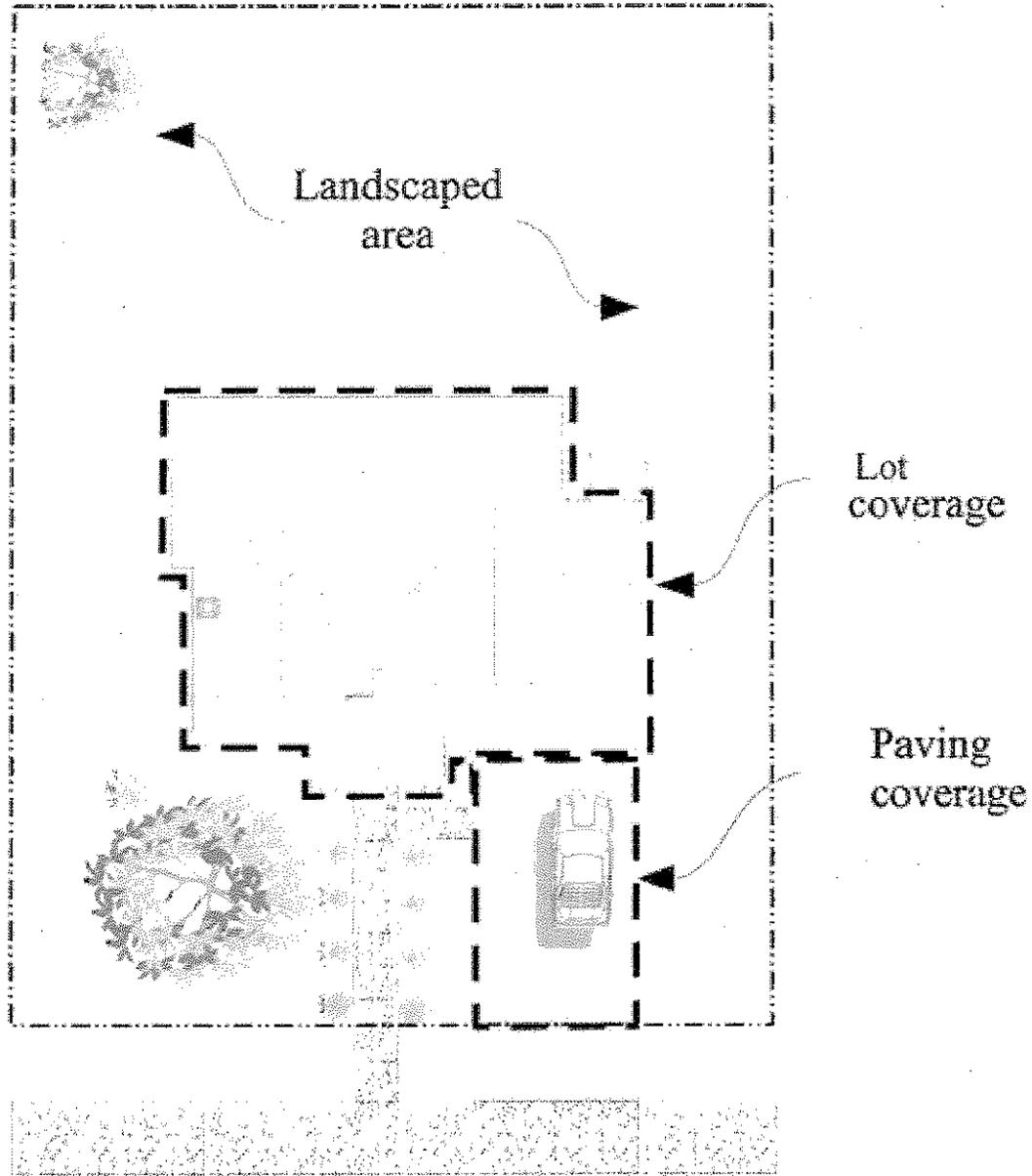
"Lot area, net" means the total area within the lot lines of a lot, excluding any street rights-of-way.

"Lot area, gross" means the total area within the lot lines of a lot, plus that area between the centerline of adjacent public streets and the property lines.

"Lot coverage" means the horizontal area measured within the outside of the exterior walls on the ground floor of all buildings and accessory structures on a lot including garages, carports and covered porches.

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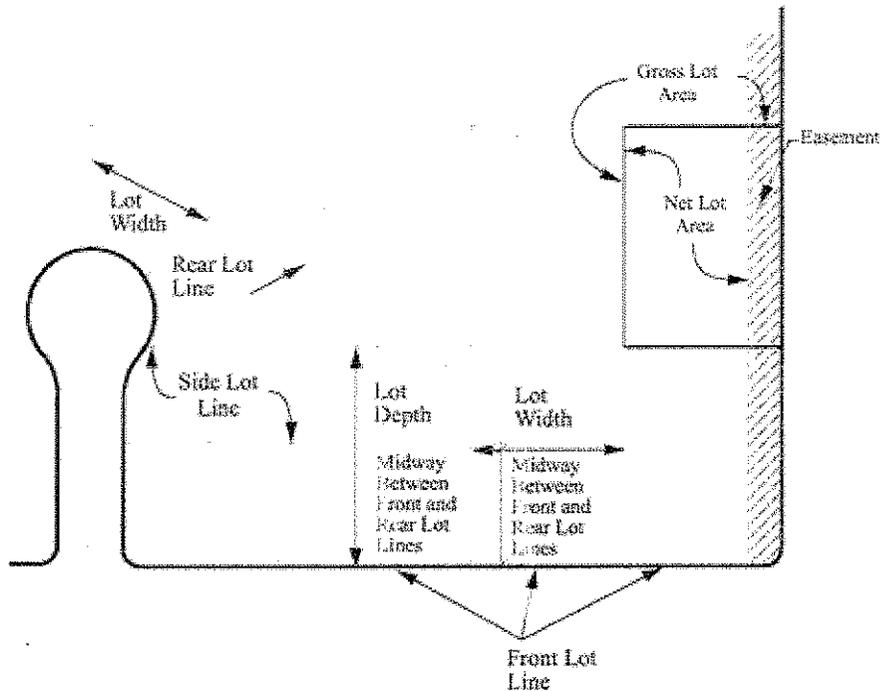
**Figure 6-5**  
**Lot Coverage**

"Lot depth" means the horizontal distance between the front and rear lot lines, measured along the median between the two side lot lines.

"Lot width" means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. The community development director shall determine the lot width for parcel of irregular shape.

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**Figure 6-7**  
**Lot Lines and Lot Areas**

"Lumber and wood products" means manufacturing, processing, and sales uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Also includes the following processes and products:

1. Containers, pallets and skids;
2. Milling operations;
3. Trusses and structural beams;
4. Turning and shaping of wood products;
5. Wholesaling of basic wood products;
6. Wood product assembly.

"Craft-type shops" are included in "Handcraft Industries and Small-Scale Manufacturing." Other wood and cabinet shops are included under "Furniture/Cabinet Shops." The indoor retail sale of building materials, construction tools and equipment is included under "Building Material Stores/Yards."

M. DEFINITIONS, "M."

"Machinery manufacturing" means the manufacturing of machinery and equipment for purposes and products including the following:

1. Construction;
2. Conveyors;

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3. Die casting;
4. Dies;
5. Dredging;
6. Engines and turbines;
7. Farm and garden;
8. Food products manufacturing;
9. Gear cutting;
10. Heating, ventilation, air conditioning;
11. Industrial molds;
12. Laundry and dry cleaning;
13. Materials handling;
14. Mining;
15. Paper manufacturing;
16. Passenger and freight elevators;
17. Pistons;
18. Printing;
19. Pumps;
20. Refrigeration equipment;
21. Textile manufacturing.

"Main structure" means a structure that accommodates the primary use of the site.

Major Electrical Transmission Line. See "Electrical Transmission Line, Major."

"Manufactured housing" means a housing unit that is either wholly or partially constructed or assembled off the site in compliance with California Health and Safety Code Section 18551, and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 et seq.).

"Marine sales" means retail establishments selling and/or renting new and/or used boats, and associated marine equipment (e.g., jet skis, trailers, etc.) Also includes parts sales or service facilities only when part of a dealership selling new marine equipment on the same site.

"Massage establishment" means an establishment having a fixed place of business where any person, firm, association, or corporation practices or otherwise permits massage for compensation. "Massage establishment" shall include any establishment providing off-premises massage services and establishments that offer services such as relaxation, hot tub, towel wraps, baths, health treatments, tanning, or any service where the essential nature of the interaction between the employee and the customer involves a massage.

"Massage therapy" means therapeutic (non-sexual) rubbing or kneading of parts of non-specified anatomical areas of the body to aid circulation or to relax muscles, provided by a licensed professional.

"Medical services, clinics" means facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services. These include: medical, dental, and psychiatric offices (counseling services by other than medical doctors or psychiatrists are included

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under "offices"); outpatient care facilities; emergency room services; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included.

"Medical services, extended care" means residential facilities providing nursing and health-related care as a principal use with in-patient beds, including: skilled nursing facilities (facilities allowing care for physically or mentally disabled persons, where care is less than that provided by an acute care facility); extended care facilities; Board and care homes. Long-term personal care facilities that do not emphasize medical treatment are classified in "residential care homes."

"Medical services, laboratories" means facilities primarily engaged in furnishing medical and dental laboratory services.

Meeting halls. See "Public assembly uses."

"Membership organization facilities" means permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations, civic and social organizations, labor unions and similar organizations, political organizations, private clubs, professional membership organizations, private clubs, and other membership organizations.

"Metal products fabrication" means the assembly of metal parts, including blacksmith and welding shops, machine shops, sheet metal shops, and boiler shops, that produce metal duct work, cabinets and enclosures, metal doors and gates, tanks, towers, and similar products.

"Miniature golf course" means a theme-oriented recreational facility, typically comprised of nine or 18 putting greens, each with a "cup" or "hole", where patrons in groups of one to four pay a fee to move in consecutive order from the first hole to the last.

"Mixed-use developments" means a combination of uses in a single building or on a single lot that contain residential and commercial uses that are part of an integrated development project with a significant functional inter-relationship. Residential and commercial uses may be mixed horizontally or vertically provided they are on a single parcel. Mixed-use development shall comply with the provisions of Section 21.36.130.

"Mobile home parks" means any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Monastery, Convent, Parsonage, or Nunnery.

"Monastery, convent, or nunnery" means the dwelling units of a religious order or congregation.

"Parsonage" means the official residence usually provided by a religious institution for its minister, parson, rabbi, etc.

"Mortuaries or funeral parlors" means establishments where deceased are prepared for burial or cremation, and funeral services may be conducted. Includes crematoriums, funeral homes, and funeral parlors.

"Motels" means guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (for up to 30 days). Access to the individual guest rooms are generally from an exterior walkway. Also includes accessory guest facilities (including accessory retail uses, elevators, indoor athletic facilities, swimming pools, and tennis courts).

Motor Vehicle Related Land Uses.

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1. "Motor vehicle cleaning, washing, and detailing" means facilities specializing in the cleaning, washing, detailing and polishing of motor vehicles.
2. "Motor vehicle dismantling" means customarily outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including wreckers engaged in dismantling motor vehicles for scrap and the incidental wholesale or retail sales of parts from vehicles. Includes light and heavy processing facilities for recycling. Does not include: places where these activities are conducted entirely within structures; pawnshops and other secondhand stores; or the sale of operative used cars. Motor vehicle dismantling shall comply with the provisions of Section 21.36.240
3. "Motor vehicle leasing" means retail establishments leasing motor vehicles (e.g., automobiles, trucks and vans).
4. "Motor vehicle oil change facilities" means these facilities are limited to performing only oil changes and very limited incidental maintenance and only on light duty motor vehicles (e.g., automobiles, light duty trucks and vans).
5. "Motor vehicle painting" means motor vehicle repair facilities dealing with entire vehicles, but only within a completely enclosed and soundproofed structure. These establishments customarily provide towing, collision repair, other body work, and painting services.
6. "Motor vehicle parking facilities" means and includes short-term commercial garages, parking lots, and structures, except when accessory to a primary use. (All primary uses are considered to include any customer or public use off-street parking required by the Zoning Code.)
7. "Motor vehicle parts and supplies" means retail stores that sell new motor vehicle parts, tires, and accessories. May also include very limited vehicle maintenance and parts installation connected with the retail sales.
8. "Motor vehicle renting" means retail establishments renting motor vehicles (e.g., automobiles, trucks, recreational vehicles and vans).
9. "Motor vehicle repair and maintenance, minor and major" means major vehicle repair facilities deal with the entire vehicle; minor repair facilities generally specialize in limited aspects of repair (e.g., muffler and radiator shops, tire shops.) All repair activities (minor and major) are conducted within a completely enclosed and soundproofed structure. Does not include: motor vehicle dismantling yards which are included under "motor vehicle dismantling." Motor vehicle repair facilities shall comply with the provisions of Section 21.36.140
10. "Motor vehicle repair and maintenance, minor only" means minor repair facilities generally specialize in limited aspects of repair (e.g., muffler and radiator shops, oil change shops, smog shops, tire shops, tune up shops, window tinting.) All repair activities are conducted within a completely enclosed and soundproofed structure. Does not include: motor vehicle dismantling yards which are included under "motor vehicle dismantling." Motor vehicle repair facilities shall comply with the provisions of Section 21.36.140
11. "Motor vehicle sales" means retail establishments selling new and/or used motor vehicles (e.g., automobiles, trucks, and vans). May also include service and repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership.
12. Motor vehicle tune-up. See "motor vehicle repair and maintenance, minor only."

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13. Motor vehicle tune-up, limited to light duty only. See "motor vehicle repair and maintenance, minor only;" however, these shops are limited to performing only tune ups and only on light duty motor vehicles (e.g., automobiles, light duty trucks and vans).

14. Motor vehicle window tinting. See "motor vehicle repair and maintenance, minor only."

"Multi-family dwelling" means an apartment, townhome, or condominium development.

"Museums, public" means public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, museums, and planetariums, which are generally non-commercial in nature.

"Music (recordings) store" means an establishment primarily engaged in retailing new prerecorded audio and video tapes, compact discs (CDs), digital video discs (DVDs), and phonograph records.

N. DEFINITIONS, "N."

"Nature preserves" means areas intended to remain in a predominately natural or undeveloped state to provide resource protection and possible opportunities for passive recreation and environmental education for present and future generations.

"Nightclubs" means commercial establishments, with or without food service, providing opportunities for dancing, music, and other related forms of entertainment, including cabarets. These establishments may be part of a restaurant, where the food service is subordinate to the dancing and entertainment.

"Nonconforming building" means a building or structure the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this Zoning Code, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of this Zoning Code.

"Nonconforming use" means a use or activity which was lawful prior to the adoption, revision, or amendment of this Zoning Code, but which fails, by reason of such adoption, revision or amendment, to conform to the use regulations for the zoning district in which it is located.

(Ord. 1617 Sl(part), 1986).

"Nontransient" with respect to occupancy of a residential or residentially zoned property means the occupancy of, or the legally binding commitment to occupy a unit by the same natural person for one year or longer.

"Nuisance per se" means an activity that in and of itself is inherently considered to be a nuisance. Examples of activities that are nuisances per se include water pollution by discharge, structures which amount to a fire hazard, noise, air pollution, weeds, rubbish and refuse, junkyards, earth movement, and illegal signs. See "Public Nuisance."

O. DEFINITIONS, "O."

"Offices, professional" means professional or government offices including:

1. Administrative;
2. Accounting, auditing and bookkeeping services;
3. Advertising agencies;
4. Architectural, engineering, planning, and surveying services;
5. Attorneys;
6. Counseling services;

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7. Court reporting services;
8. Data processing and computer services;
9. Detective agencies and similar services;
10. Educational, scientific and research organizations;
11. Employment, stenographic, secretarial and word processing services;
12. Insurance agencies;
13. Government offices including agency and administrative office facilities;
14. Management, public relations and consulting services philanthropic enterprises;
15. Philanthropic enterprises;
16. Photography and commercial art studios;
17. Public utilities;
18. Real estate services;
19. Travel agencies;
20. Writers and artists offices outside the home.

Does not include: medical offices, which are allowed under "medical services—clinics", financial institutions, or offices that are incidental and accessory to another business or sales activity that is the principal use" means Incidental offices that are customarily accessory to another use are allowed in any non-residential zoning district as part of an approved principal use.

"Oil change facilities". See "Motor vehicle oil change facilities."

"Open space" means that portion of a lot or property which is required to be open and unobstructed by structures, except as specifically provided by law, from the ground to the sky.

"Open space, required for multiple-family dwelling units" means a private or common space serving multiple-family dwelling units that is specifically designed for recreational use, whether active or passive, and shall not be occupied by driveways, parking spaces, or walkways between structures.

"Open space, usable private" means the area shall exclude the required front setback between the structure and the street property line. The open space area may be occupied by recreation facilities (e.g., deck, patio, playground equipment, porch, swimming pool, etc.) provided it is open on at least two sides and not covered by a roof or canopy.

"Open space land" means any parcel or area of land essentially unimproved in its natural state; devoted to an open space use; and which is designated in the open space element in the General Plan for open space.

"Open space zoning district" means any area of land or water designated O-S (open space) and subject to all of the terms and regulations of this Zoning Code.

"Open space use" means the use of land for:

1. Containment and structuring of urban development;
2. Conservation or use of natural resources;
3. Enjoyment of scenic beauty;
4. Production of food or fiber;

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5. Protection of man and his artifacts (property, structures, etc.); and
6. Public recreation.

"Outdoor "active" activities" means an accessory activity to an allowed commercial retail or service land use that is active in nature (e.g., drive-up windows, sales stations, etc.)

"Outdoor amusement/entertainment/recreation centers" means facilities for various outdoor participant sports, entertainment, and most types of recreational activities where a fee is charged for use, including: amusement and theme parks; drive-in theaters; golf driving ranges; miniature golf courses (golf courses are included under the definition of "golf courses"); skateBoard ramps and parks and water slides; recreation equipment rental (for example, bicycles, roller skates); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; zoos. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, (e.g., bars and restaurants [both table service and counter service], and video game arcades.)

"Outdoor retail sales and activities" means permanent outdoor sales and rental establishments including auction yards, flea markets, flower stands, lumber and other material sales yards, newsstands, outdoor facilities for the sale or rental of vehicles/equipments, and other uses where the business is not conducted entirely within an enclosed structure. Does not include the sale of automobiles and recreational vehicles ("motor vehicle sales").

"Outdoor seating" means an outdoor dining area provided by a restaurant for its customers that is furnished with tables, chairs, umbrellas, and other items necessary for the consumption of food and beverages served by the restaurant, either with or without waiter service. Outdoor seating shall comply with the provisions of Section 21.36.150.

"Outdoor storage" means the storage of various materials, including contractors' equipment, outside of a structure other than fencing, either as an accessory or principal use, suitably screened from public view, but not within 50 feet of a residentially zoned parcel. Outdoor storage shall comply with the provisions of Section 21.36.160.

P. DEFINITIONS, "P."

"Paper products manufacturing" means the manufacture of paper and paperBoard, from both raw and recycled materials, and their conversion into products including boxes, envelopes, paper bags, wallpaper, etc.

"Parking lots/structures, public" means service establishments in the business of storing operative cars, buses, recreational vehicles, trucks, vans, and other motor vehicles for clients. Includes day use commercial garages, parking lots and structures, except when accessory to a primary use. (All primary uses are considered to include any customer or public use off-street parking required by the Zoning Code.) Also includes sites where vehicles are stored for rental or leasing.

"Parking space" means an area off the street or highway for the temporary storage of an automobile or other motor vehicle. A parking space shall not include space needed for driveway or loading area.

"Parks, public" means and includes public parks, play lots, playgrounds, and non-professional/noncommercial athletic fields, including park and playground equipment, accessory structures, and facilities.

"Personal services" means establishments providing non-medical services as a primary use, including:

1. Barber and beauty shops;

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2. Clothing rental;
3. Dry cleaning pick-up stores with limited equipment;
4. Home electronics and small appliance repair;
5. Laundromats (self-service laundries);
6. Nail shops;
7. Shoe repair shops;
8. Tailors.

These uses may also include accessory retail sales of products related to the services provided. These uses do not include body piercing, psychic readers, tattoo parlors, or any of the other uses listed under "Personal services, limited."

"Personal services, limited" means establishments providing nonmedical services of a very limited and restricted nature as a primary use, including body piercing, palm readers, psychic readers, and tattoo parlors.

Pet Clinics. See "Veterinary clinics and animal hospitals."

"Pet store" means a retail sales establishment primarily engaged in the sale of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and farm animals.

"Pharmaceutical manufacturing" means establishments engaged in the production of drugs and related therapeutical products for distribution to clinics, hospitals, medical-related facilities, and pharmacies drug stores.

"Pharmacies/drug stores" means a retail store where a licensed pharmacist prepares prescription medicines for sale, which may also sell over-the-counter medicines, personal care products, and other miscellaneous products.

Pharmacies/Drug Stores, With Drive-Up Service. See (Pharmacies/drug stores;" however these facilities sell their products either through over-the-counter sales or drive-up window service.

"Philanthropic enterprise" means an organization or institution engaged in collecting donations of money, goods, or services in order to provide humanitarian or charitable assistance.

"Philanthropic collection trailer" means a portable trailer that is parked on private property for the purpose of collecting donations of household goods (e.g., clothing, books, toys, furniture, kitchen utensils, bedding, lamps, rugs, etc.) from area residents. An attendant from the sponsoring philanthropic enterprise is usually present at the trailer during prescribed hours to assist donors in placing their donations in the trailer, to dispense tax receipts, and to maintain the cleanliness of the area surrounding the trailer.

"Photocopying" means an establishment (except private mail centers) engaged in providing a range of office support services (except printing services), such as document copying services, facsimile services, word processing services, on-site PC rental services, and office product sales.

"Photography studio/supply shop" means an establishment primarily engaged in providing still, video, or digital portrait photography services. Also an establishment primarily engaged in either retailing new cameras, photographic equipment, and photographic supplies or retailing new cameras and photographic equipment in combination with activities, such as repair services and film developing.

"Plastics and rubber products" means the manufacture of rubber products including: rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic, or reclaimed rubber. Also includes: establishments engaged in molding primary plastics for

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the trade, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application services.

"Primary dwelling unit" means a building that is the principle use of the lot on which it is situated.

"Printing and publishing" means establishments engaged in printing by gravure, letterpress, lithography, offset, screen, or other common process, including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade including bookbinding, electrotyping, engraving, photoengraving, silk screening, and typesetting. This use also includes establishments that publish books, newspapers, and periodicals; and establishments manufacturing business forms and binding devices.

"Public assembly uses" means a facility or place where groups of people gather for civic, educational, political, religious, or social purposes. "Public assembly uses" include the following:

1. Auditoriums;
2. Conference centers;
3. Convention and exhibition halls;
4. Lecture halls;
5. Meeting halls;
6. Religious institutions.

Does not include banquet facilities ("Banquet Facilities"), movie theaters, performing arts theaters, or concert halls ("Theaters, Movie or Performing Arts, and Concert Halls"). Also does not include "Adult Oriented Businesses." Public assembly uses shall comply with the provisions of Section 21.36.170.

"Public nuisance" means an act or omission that interferes with the interests of the community or interferes with the public health, safety, and welfare. A public nuisance affects an entire community or neighborhood, or any considerable number of persons at the same time, although the extent of the annoyance or damage inflicted upon individuals may be unequal. California Civil Code Section 3480.

"Public utility structures and service facilities" means fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

1. Corporation and maintenance yards;
2. Electrical substations and switching stations;
3. Natural gas regulating and distribution facilities;
4. Public water system wells, treatment plants and storage;
5. Service uses/structures;
6. Telephone switching facilities;
7. Wastewater treatment plants, settling ponds and disposal fields.

"Public works maintenance facilities and storage yards" means publicly owned or operated structures and open storage yards designed to accommodate motor vehicles, construction equipment, and the storage of materials used by the governmental agency. Also includes enclosed structures designed to warehouse space parts and service the above listed equipment.

R. DEFINITIONS, "R."

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"Radio or television transmitter" means usually a tall, fabricated structural metal tower designed and equipped to receive and transmit radio and television signals.

"Radio station" means a commercial facility that serves as the base-of-operations for an on-air radio broadcasting company. These facilities may also contain administrative offices and equipment of the type and scale customarily associated with wireless telecommunications facilities.

"Recreation land" means any area of land or water suitable for recreational purposes.

"Recycling facilities" means this land use type includes a variety of facilities involved with the collection, sorting, and processing of recyclable materials. Typically a center for the collection and/or processing of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A recycling facility does not include storage containers located on a residentially, commercially, or industrially designated site used solely for the recycling of material generated on the site.

1. "Collection facilities (large and small)" means a center where the public may donate, redeem, or sell recyclable materials, which may include the following, where allowed by the applicable zoning district:
  - a. Large collection facilities which occupy an area of more than 350 square feet and/or include permanent structures.
  - b. Small collection facilities which occupy an area of 350 square feet or less and may include:
    - (1) A mobile unit;
    - (2) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; and
    - (3) Kiosk-type units which may include permanent structures.
  - c. Reverse vending machine(s);
2. "Processing facilities" means a structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by means of baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing, and shredding. Processing facilities include the following types:
  - a. Light processing facility occupies an area of under 45,000 square feet of collection, processing, and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding, and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not bale, compact, or shred ferrous metals other than food and beverage containers; and
  - b. A heavy processing facility is any processing facility other than a light processing facility.
3. "Recycling or recyclable material" means reusable domestic containers and other materials which can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper, and plastic. Recyclable material does not include refuse or hazardous materials.
4. "Reverse vending machines" means an automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as

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determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers.

A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.

"Repair and maintenance, consumer products" means service establishments where repair of consumer products is the principal business activity, including: electrical repair shops; furniture repair; television and radio and other appliance repair; reupholstery; and watch, clock and jewelry repair. Does not include shoe repair (included under "Personal services, general"). Does not include heavy equipment repair businesses, which are included under "Business support services."

"Research and development" means indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies, soils and other materials testing laboratories, or medical laboratories.

"Residential care homes, small (serving 6 or fewer persons)" means a facility licensed by the State of California where care, services, or treatment is provided to persons living in a community residential setting. The facilities are designed for and limited to six or fewer residents and are usually housed in a private residential home setting.

"Residential care homes, large (serving 7 or more persons)" means a facility licensed by the State of California where care, services, or treatment is provided to persons living in a community residential setting. The facilities are designed for seven or more residents and are usually housed in a private residential home setting. Residential care homes shall comply with the provisions of Section 21.36.180.

"Residential service facility, small (6 or fewer)" means a residential facility, servicing six or fewer natural persons, other than a residential care facility or single housekeeping unit, where the operator receives compensation for the provision of personal services, in addition to housing including protection, supervision, assistance, guidance, training, therapy, or other nonmedical care.

"Residential service facility, large (7 or more)" means a residential facility, servicing seven or more natural persons, other than a residential care facility or single housekeeping unit, where the operator receives compensation for the provision of personal services, in addition to housing including protection, supervision, assistance, guidance, training, therapy, or other nonmedical care. ~~Residential care homes shall comply with the provisions of Section 21.36.180.~~

"Residential recreational facilities, private" means playground equipment, swimming pools and spas, tennis and other sport courts, and similar facilities and accessory structures that are operated for the residents of a specific residential development and their invited guests, and are not open to the general public. Does not include these facilities for individual homes, which are defined as "accessory uses and structures."

Restaurants.

1. Restaurants, drive-through. (See "drive-through/drive-up service/drive-up window").
2. Restaurants, drive-in. (See "Drive-in/drive-in service").
3. "Restaurants, fast food" means establishments whose primary business is the sale of food and beverages to customers for consumption on-site or off-site. Customarily less than fifty percent of the total gross floor area is used for customer seating. Interior furnishings include standardized floor plans, stationary seats, and tables. Food is primarily pre-

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packaged rather than made to order. Plates and cutlery are disposable. Condiment bars and trash disposal are self-service.

4. "Restaurants or cafes" means establishments whose primary business is the sale of food and beverages to customers for their consumption within the restaurant or restaurant patio area. Customarily at least fifty percent of the total gross floor area is used for the seating of customers. The restaurant may be open for breakfast, lunch, and/or dinner. Alcoholic beverages and carry-out food service are allowed if they are incidental to the primary purpose of consumption of food and beverages in the restaurant.
5. "Restaurants, standard" means any establishment whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:
  - a. Customers, normally provided with an individual menu, are served their foods, desserts, or beverages on tableware by a restaurant employee at the same table or counter at which said items are consumed.
  - b. A cafeteria-type operation where foods, desserts, or beverages generally are consumed within the restaurant building.

"Retail stores, general merchandise" means retail trade establishments selling many lines of merchandise. These stores and lines of merchandise include:

1. Art stores/ galleries;
2. Antiques;
3. Artists' supplies;
4. Bakeries (retail only);
5. Boat supplies;
6. Beauty supply;
7. Bicycles;
8. Cameras and photographic supplies;
9. Candy stores;
10. Clothing and accessories;
11. Collectibles;
12. Drug and discount stores;
13. Fabrics and sewing supplies;
14. Florists and houseplant stores (indoor sales only—outdoor sales are "garden centers/plant nurseries");
15. Gifts, novelties and souvenirs;
16. Delicatessens;
17. Handcrafted items (stores may include crafting preparations subordinate to retail sales);
18. Hobby materials;
19. Jewelry;
20. Luggage and leather goods;

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21. Meat market;
22. Newsstands;
23. Orthopedic supplies;
24. Photography studio/supply shops;
25. Shoes;
26. Small wares;
27. Specialty shops;
28. Sporting goods and equipment;
29. Stationery;
30. Toys and games;
31. Variety stores.

"Rooming and Boarding houses" means houses with individual bedrooms that are rented to between three (3) to five (5) persons for profit, whether or not meals are provided.

Rugs and Upholstery Cleaning. See "Laundries/dry cleaning plants."

S. DEFINITIONS, "S."

Satellite Television or Personal Internet Broadband Dishes/Antenna. See "wireless telecommunications facilities"; however these facilities shall be less than 3 feet or 2 meters in diameter. Satellite television or personal internet broadband dishes/antenna shall comply with the provisions of Section 21.36.190.

"Scenic land" means any area of land or water that possesses scenic qualities suitable for preservation.

"Schools, commercial". See "Commercial schools."

"Schools—K—12, private". See "Schools—K—12, public;" however, these schools are privately owned and operated, and also may include denominational and sectarian, Boarding schools, and military academies.

"Schools—K—12, public" means an institution which offers instructions in the several branches of learning and study required to be taught in the public schools by the State Education Code. Includes elementary, middle, junior high, and high schools serving kindergarten through 12th grade students. Pre-schools and child day care are included under the definitions of "Child day care facilities."

"Secondhand/thrift stores" means indoor retail establishments that buy and sell used products, including books, clothing, furniture, and household goods. The sale of cars and other used vehicles is included under "Motor Vehicle Sales."

"Secondary dwelling units" means a second permanent dwelling unit that is accessory to a primary dwelling unit on the same site. A secondary dwelling unit can be attached or detached to the primary dwelling unit and shall provide complete independent living facilities including permanent provisions for sleeping, eating, cooking, sanitation and parking. Secondary dwelling units shall comply with the provisions of Section 21.36.200.

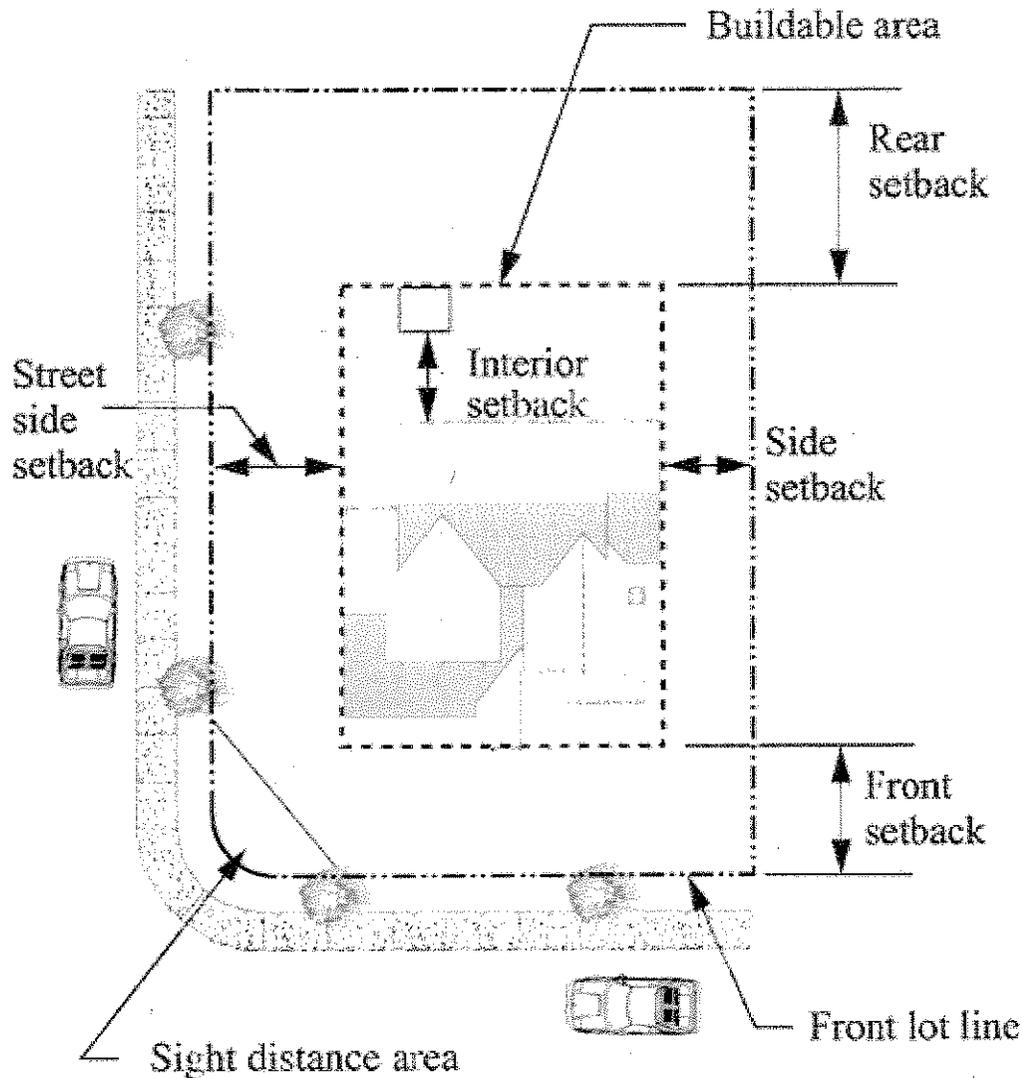
"Senior citizen housing" means housing reserved for senior citizens or other qualified residents as defined by California Civil Code Section 51.3 et seq.

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"Service bay" means a space within a motor vehicle related land use (herein defined), where a motor vehicle can be located for maintenance or repairs.

"Setback" means the distance by which a structure, parking area, or other development feature must be separated from a lot line. Setbacks from private streets are measured from the edge of the easement. See also "Yard." Figure 6-8 (Setbacks) shows the location of front, side, street side, rear, and interior setbacks.



**Figure 6-8**  
**Setbacks**

"Shopping centers" means a group or cluster of retail businesses and offices sharing common pedestrian and off-street parking, and which are located on parcel(s) of land having the following characteristics:

1. Minimum area of three acres uninterrupted or undivided by public streets;

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2. Abutted on at least two sides by public streets that intersect at one corner of the shopping center;
3. May consist of one or more lots tied together by a binding legal agreement providing rights of reciprocal vehicular parking and access, and one or more ownerships;
4. Combination of commercial and office use with commercial uses to be at least 75 percent of gross floor area.

"Sign" means any structure, device, figure, painting, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide data or information in the nature of advertising, to direct or attract attention to an object, person, institution, business, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

"Sign shops" means commercial establishments that market and design signs and create banners. Does not include assembly, fabrication, installation, repair, or service of signs.

"Sign manufacturing" means industrial establishments that market, design, assemble, fabricate, install, repair, and service signs of all types, sizes, and materials.

"Single-family dwellings" means a structure designed for and/or occupied exclusively by one family and containing only one kitchen. Also includes factory-built housing (modular housing) units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/ manufactured housing on permanent foundations. May include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant.

"Single housekeeping units" means a functional equivalent of a traditional family; whose members are a nontransient interactive group of persons jointly occupying a single dwelling unit, including the joint use of common areas in sharing household activities and responsibilities such as meals, chores, and expenses.

"Single Room Occupancy facility" means a residential facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 220 square feet, and are rented to a one- and/or two-person household. These dwelling units may have kitchen and/or bathroom facilities, and are provided for a weekly or monthly period of time, in exchange for an agreed payment of a fixed amount of money or other compensation based on the period of occupancy.

"Small-lot single-family dwelling" means a single-family dwelling (as defined herein) constructed on a lot of less than 6,000 square feet in net lot area, located within the P-D (Planned Development) zoning district.

"Spa Services" means an establishment that provides services to customers for financial compensation and may include a sauna, whirlpool, and other similar amenities.

"Stock cooperative" means a corporation which is formed or availed of primarily for the purpose of holding a title to, either in fee simple or for a term of years, improved real property. All, or substantially all, of the shareholders of the corporation must receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share(s) of stock in the corporation held by the persons having the right of occupancy.

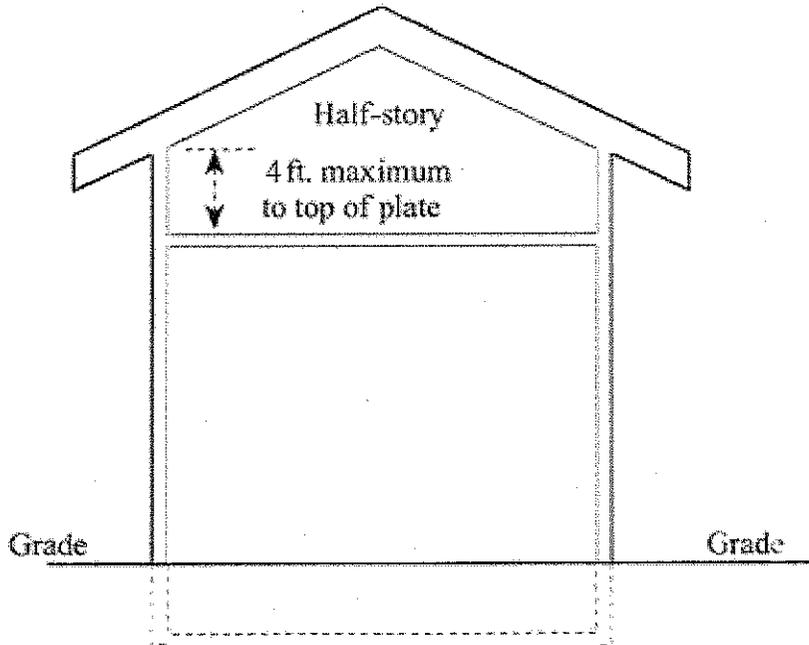
"Storage facilities" means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Includes personal-, self-, or mini-storage."

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"Story" means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it.

"Story, half" means a story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four feet above the floor of such story.



**Figure 6-9**  
**Half Story**

"Structural alteration" means any change in either the supporting members of a building, such as bearing walls, columns, beams and girders, or in the dimensions or configurations of the roof or exterior walls.

"Structure" means anything constructed or erected, which requires location on the ground or attachment to something having a location on the ground.

"Studios, small" means an establishment that offers instruction to twelve or fewer participants at any one time, involving physical or artistic skills and techniques, including but not limited to dance, music, fitness training, martial arts and fine arts.

"Studios, large" means an establishment that offers instruction to more than twelve participants any one time, involving physical or artistic skills and techniques, including but not limited to dance, music, fitness training, martial arts and fine arts.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

T. DEFINITIONS, "T."

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"Tanning studio" means an establishment that uses artificial lighting systems to produce a tan on an individual's body. This use specifically excludes health and fitness centers ("Health/fitness center").

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

"Tennis courts, private" means one or more tennis courts designed and maintained for the sole and exclusive use of the residents/tenants of a specific unit or portion of the site and their invited guests.

"Textile products manufacturing" means manufacturing establishments engaged in performing any of the following operations: Preparation of fiber and subsequent manufacturing of braids, threads, twine cordage, yarn; manufacturing woven fabric and carpets and rugs from yarn; dying and finishing fabric, fiber, yarn, and knit apparel; coating, waterproofing, or otherwise treating fabric; the integrated manufacture of knit apparel and other finished products from yarn; the manufacture of felt goods, lace goods, nonwoven fabrics and miscellaneous textiles; and upholstery manufacturing.

"Theaters, movie or performing arts, and concert halls" means indoor facilities for public assembly and group entertainment, other than sporting events, including: public and semi-public auditoriums; civic theaters, and facilities for "live" theater and concerts; motion picture theaters; and similar public assembly uses. Does not include uses categorized as "Adult Oriented Businesses" or as "Public Assembly Uses."

"Towing services" means service establishments where the primary function is the dispatching of tow trucks to motorists in need of a tow to a third location. The facility provides space for the parking of the tow trucks and the private motor vehicles of the tow truck drivers. Also includes administrative offices for the tow truck company and indoor accommodations for servicing (minor maintenance and repair) the tow trucks.

Does not include the short-term storage of towed vehicles ("Motor vehicle parking facilities") or the long-term storage of towed vehicles ("Motor vehicle storage facilities"). Also does not include motor vehicle repair of towed vehicles ("Motor vehicle repair and maintenance, minor and major"). Towing services shall comply with the provisions of Section 21.36.240.

"Townhouse" means a single-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.

"Trailer sales" means an open paved area, other than a public street, used for the display, sale, or rental of new or used trailers. Also includes minor incidental repair and service of the trailers displayed or sold on the premises.

"Transit-Oriented Development (TOD)" means a residential or mixed-use development, located within ¼ mile of a light rail passenger terminal (defined herein).

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. a facility designed or operated as temporary living quarters for homeless persons for up to two years. Residents are also provided with one-on-one case management, education and training, employment assistance, mental and

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~~physical services, and support groups. Transitional housing shall comply with the provisions of Section 21.36.230.~~

"Travel agency" means an establishment primarily engaged in acting as an agent in selling travel, tour, and accommodation services to the general public and commercial clients.

"Triplex" means a single structure for three living units that are independent of each other with each one having a kitchen and direct access to the outside or to a common hall. Does not include "Rooming and Boarding Houses."

"Trucking/freight terminals" means this land use consists of transportation establishments furnishing services incidental to air, motor freight, and rail transportation including:

1. Freight forwarding services;
2. Freight terminal facilities;
3. Joint terminal and service facilities;
4. Packing, crating, inspection and weighing services;
5. Postal service bulk mailing distribution centers;
6. Transportation arrangement services;
7. Trucking facilities, including transfer and storage.

"Tutoring center, small" means an establishment providing instruction to twelve or fewer students at any one time, for personal or professional enrichment, involving scholastic, non-physical pursuits, including but not limited to academics, language instruction, wine appreciation, and computer training.

"Tutoring center, large" means an establishment providing instruction to more than twelve students at any one time, for personal or professional enrichment, involving scholastic, non-physical pursuits, including but not limited to academics, language instruction, wine appreciation, and computer training. Establishments providing instruction as a part of a certificate or degree granting program are included under the definition of "commercial school".

U. DEFINITIONS, "U."

Universities/colleges, private. See "universities/colleges, public"; however, these universities/colleges are privately owned and operated.

"Universities/colleges, public" means and includes community colleges, public colleges, universities, and technical schools granting associate arts degrees, certificates, undergraduate, and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.

V. DEFINITIONS, "V."

"Vending machine" means an unattended self-service device that, upon insertion of coin(s) or token(s) or by similar means, dispenses anything of value including food, beverages, goods, wares, merchandise, or services.

"Veterinary clinics and animal hospitals" means office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. A maximum of five animals may be kept overnight only if they are receiving medical treatment at the clinic/hospital. Veterinary clinics and animal hospitals shall comply with the provisions of Section 21.36.250.

"Video rental store" means an establishment primarily engaged in the retail rental or lease of videotapes, films, CD-ROMs, laser discs, DVDs, electronic games, cassettes, or other electronic

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media. Sales of videotapes, films, CD-ROMs, laser discs, DVDs, electronic games, cassettes, or other electronic merchandise associated with VCR's, video cameras, DVD players, and electronic games are permitted accessory uses.

W. DEFINITIONS, "W."

"Warehouse retail stores" means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and structures are usually large and industrial in character. Patrons may or may not be required to pay membership fees.

Warehousing, wholesaling, and distribution facility, incidental. See "warehousing, wholesaling, and distribution facilities," primary; however, these facilities are only incidental to a manufacturing facility, and serve only as the warehouse for that facility. These incidental facilities do not exceed 50 percent of the total gross floor area of the manufacturing facility that it serves.

Warehousing, wholesaling, and distribution facilities, primary.

1. Warehousing. Warehouse facilities provide for the storage of furniture, household goods, or other commercial goods of any nature. Also includes cold storage. Does not include: warehouse, storage, or personal or mini-storage facilities offered for rent or lease to the general public. For these see "Storage facilities."
2. Wholesaling and distribution facilities. Wholesaling and distribution facilities include establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to these persons or companies. Includes the following establishments:
  - a. Agents, merchandise or commodity brokers, and commission merchants;
  - b. Assemblers, buyers and associations engaged in the cooperative marketing of farm products;
  - c. Merchant wholesalers;
  - d. Stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

"Wildlife habitat" means any area of land or water valuable or necessary to or suitable for the preservation or enhancement of wildlife resources.

Wireless Telecommunications Facilities—Non-Stealth. See wireless telecommunications facilities—stealth; however, these facilities do not meet the definition of a stealth facility, defined below.

"Wireless telecommunications facilities—stealth" means a land use facility supporting antennas that sends and/or receives radio frequency signals.

1. Wireless telecommunications facilities. Wireless telecommunications facilities include antennas and all other types of equipment for the transmission or receipt of these signals; telecommunication towers or similar structures built to support the required equipment; equipment cabinets, Base Transceiver Stations, and other accessory development. Also referred to as a "Telecommunication facility."

"Stealth facility" means any telecommunications facility which is designed to blend into the surrounding environment, and is visually unobtrusive. Examples of stealth facilities may include architecturally screened roof-mounted antennas, facade mounted antennas painted and treated as architectural elements to blend with the existing structure. Also known as "Concealed telecommunications facilities."

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Y. DEFINITIONS, "Y."

"Yard" means an open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Zoning Code.

"Yard, front" means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto to the lot.

"Yard, rear" means a yard extending across the full width of the lot between the most rear main building and the rear lot line; the depth of the required rear yard shall be measured horizontally from the nearest point of the rear lot line toward the nearest part of the main building.

"Yard, side" means a yard between the main building and the side lot line, extending from the front yard, or front lot line where no front yard is required, to the rear yard; the width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of a main building.

Yard sale. See "garage/yard sales, private."

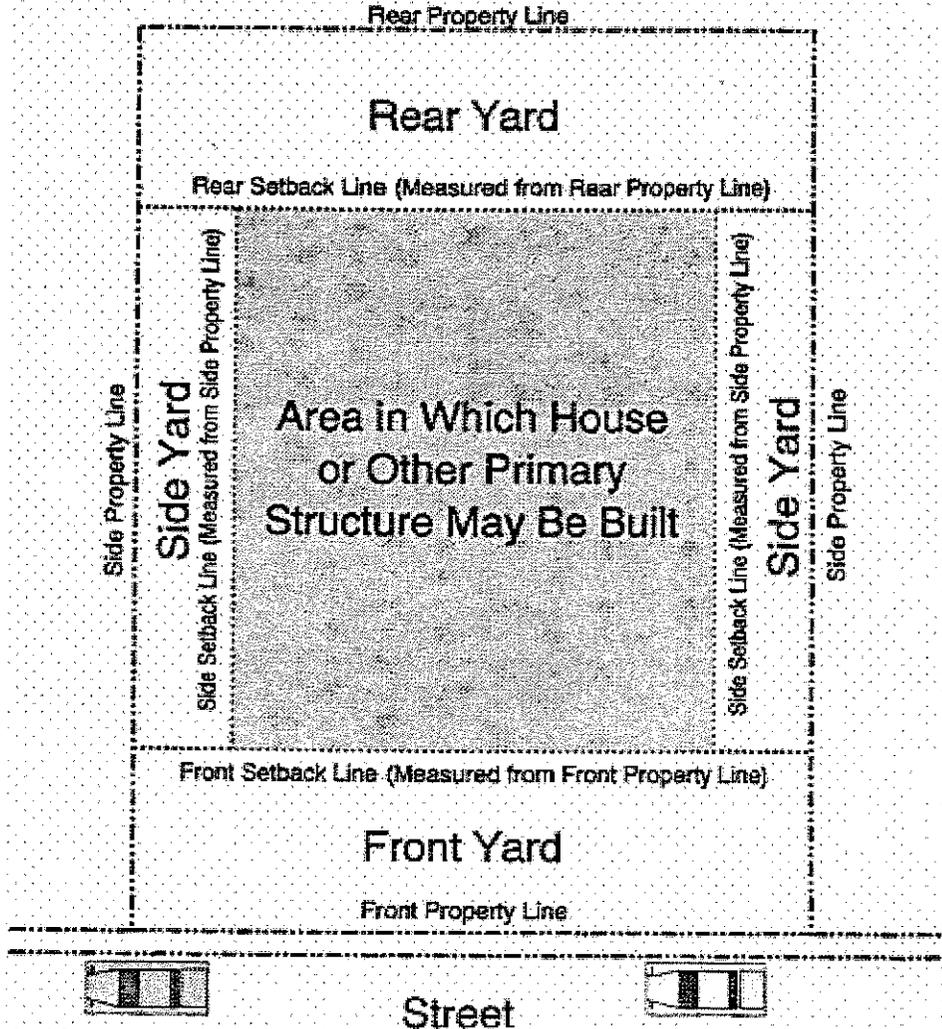


Figure 6-10. Yards