

Division 4: COMBINING ZONES, SUPPLEMENTAL DISTRICTS AND PUBLICLY OWNED PROPERTY

Chapter 22.34 Combining Zones

Sections:

- 22.34.010 Purpose and Applicability
- 22.34.020 Establishment
- 22.34.030 List of Combining Zones

22.34.010 Purpose and Applicability

Combining Zones are established to carry out specific purposes by regulating specific uses and imposing requirements that apply in designated geographic areas, in accordance with Section 22.06.030 (Combining Zones).

22.34.020 Establishment

- A. New Combining Zones and delineation of Combining Zones shall be established in compliance with the procedures of Chapter 22.140 (Plan Amendments) and Chapter 22.158 (Zone Changes).
- B. New Combining Zones and delineation of Combining Zones on the Zoning Map may be initiated by the Board or Commission.
- C. Delineation of Combining Zones on the Zoning Map may be initiated by a petition in compliance with Chapter 22.140 (Plan Amendments) and Chapter 22.158 (Zone Changes).
- D. New Combining Zones may be established without being delineated on the Zoning Map.

22.34.030 List of Combining Zones

The County has established the following Combining Zones:

- A. Billboard Exclusion, Zone ()-BE.
- B. Development Program, Zone ()-DP.
- C. Parking, Zone ()-P.
- D. Commercial–Residential, Zone ()-CRS.

Chapter 22.36 Billboard Exclusion Zone

Sections:

- 22.36.010 Purpose
- 22.36.020 Applicability
- 22.36.030 Land Use Regulations

22.36.010 Purpose

The Billboard Exclusion Zone, Zone ()-BE, is established to exclude new outdoor advertising signs in designated commercial and industrial areas within the County where such signs could cause hazards to pedestrians and motorists, or detract from the appearance or character of such areas, or be detrimental to an important aspect of the economic base of such areas. Content or subject matter on an existing or potential outdoor advertising sign shall not be used as a criterion for establishment of Zone ()-BE.

22.36.020 Applicability

Zone ()-BE may be combined with Zones C-2, C-3, C-M, M-1, M-1.5, M-2, M-2.5 and M-3 by adding the letters "BE" to the zone. For example: Zone M-1-BE.

22.36.030 Land Use Regulations

Zone ()-BE may be used for any use permitted in the zone, subject to the same standards and limitations, except that outdoor advertising signs are prohibited.

Chapter 22.38 Development Program Zone

Sections:

22.38.010	Purpose
22.38.020	Applicability
22.38.030	Land Use Regulations
22.38.040	Development Program
22.38.050	Permit Conditions
22.38.060	Review of Zone Classification

22.38.010 Purpose

The Development Program Zone, Zone ()-DP, is established to regulate development on a lot after it has been rezoned. When an applicant applies for a zone change the request shall be accompanied with a Conditional Use Permit application. The application shall define the proposed development program in conformance with this Chapter and include plans and exhibits that are a critical factor in the decision to rezone the lot. Any future development in an established Zone ()-DP shall require a Conditional Use Permit application with a proposed development program in conformance with this Chapter.

22.38.020 Applicability

Zone ()-DP may be combined with any zone by adding the letters “DP” to the basic zone. For example: Zone C-1-DP. Zone ()-DP may only be combined with another zone when used in combination with a request for a zone change.

22.38.030 Land Use Regulations

Property in Zone ()-DP may be used for any use permitted in the basic zone, subject to the limitations and conditions of the approved Conditional Use Permit that incorporates an approved development program.

22.38.040 Development Program

Both the initiation of Zone ()-DP on a property and the change of use on a property that has an established Zone ()-DP designation require the approval of a Conditional Use Permit application that incorporates a development program as follows:

- A. **Submittal Requirements.** In addition to the requirements of Chapter 22.120 (Conditional Use Permit), an application in Zone ()-DP shall include:

1. A site plan showing the location of all proposed structures, the alteration or demolition of any existing structures, and the height, bulk, arrangement, color and appearance of buildings and structures. The site plan shall show development features, including grading, yards, walls, walks, landscaping and signs. In addition, the site plan shall show any other features necessary to make the development attractive, be adequately buffered from adjacent uses, and in keeping with the character of the surrounding area; and
 2. A progress schedule, which includes all phases of development shown on a site plan in compliance with Subsection A.1, above. Each phase of development shall include the sequence and time period for the demolition, grading and construction of the described improvements.
- B. **Findings.** In order to approve the Conditional Use Permit application, the Commission or the Hearing Officer shall find that the applicant substantiates the required findings for a Conditional Use Permit application and that such development program provides necessary safeguards to ensure completion of the proposed development by the applicant, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare or development needs of the area.

22.38.050 Permit Conditions

- A. **Conditions of Approval.** The following shall be required conditions of every development program approved with a Conditional Use Permit application, whether such conditions are set forth in the approved Conditional Use Permit application or not, unless otherwise specified as part of such development program:
1. No building or structure of any kind, except a temporary structure used only in the developing of the lot according to the development program, shall be built, erected or moved onto any part of the lot;
 2. No existing building or structure proposed to be demolished shall be used;
 3. No existing building or structure proposed to be altered shall be used until such building or structure has first been altered;
 4. All improvements shall be completed prior to the occupancy of any structures; and
 5. Where one or more buildings in the proposed development are designated as primary buildings, building permits for accessory buildings and structures shall not be issued until the foundations have been constructed for such primary buildings.

- B. Where specifically indicated in approval of the development program, the schedule may permit development to be completed in phases. In interpreting Subsections A.4 and A.5, above, each separately designated phase shall be considered a separate development program.

22.38.060 Review of Zone Classification

- A. Upon expiration of an unused Conditional Use Permit in Zone ()-DP, or if no Conditional Use Permit application has been filed within two years following the effective date of an ordinance placing lots in Zone ()-DP, the Commission or the Hearing Officer may investigate the circumstances resulting in failure to apply for or use such Conditional Use Permit.
- B. In all cases, the Commission or the Hearing Officer may extend such time for a period not to exceed one year, in compliance with Section 22.162.270 (Time Limit and Extension).
- C. If neither the applicant nor the owner can substantiate to the satisfaction of the Commission or the Hearing Officer that additional time should be granted for the filing or resubmittal of a Conditional Use Permit application, the Commission or the Hearing Officer may institute proceedings to rezone such lots back to the previous zone prior to the adoption of a Zone ()-DP designation or rezone to such other zone as deemed appropriate.
- D. If the additional time granted by the Commission or the Hearing Officer expires before a Conditional Use Permit application has been filed or if a second Conditional Use Permit has expired unused, the Commission or the Hearing Officer may initiate proceedings to rezone such lots as provided in this Subsection C, above.

Chapter 22.40 Parking Zone

Sections:

- 22.40.010 Purpose
- 22.40.020 Applicability
- 22.40.030 Land Use Regulations
- 22.40.040 Development Standards

22.40.010 Purpose

The Parking Zone, Zone ()-P, is established to create supplemental off-street parking facilities in areas where additional vehicle parking is needed. Development standards are imposed to provide for vehicle parking areas with a functional design that will be harmoniously integrated with adjacent land uses.

22.40.020 Applicability

Zone ()-P may be combined with any basic zone by adding the letter “P” to the zone. For example: Zone M-1-P.

22.40.030 Land Use Regulations

Property in Zone ()-P may be used for the following uses:

- A. Any use permitted or conditionally permitted in the basic zone, subject to the same standards;
- B. Any accessory use to a permitted principal use; and
- C. In addition to Subsections A and B, above:
 - 1. A Ministerial Site Plan Review application may approve parking lots that provide supplemental parking for motor vehicles having a rated capacity of not more than two tons. Such parking lots shall be incidental to a lawfully established agricultural, residential, industrial or special purpose use. Such parking facilities may, but need not, be confined to use by the owners, proprietors, clients or customers of the lawful principal use. This Section does not permit a parking building or structure, unless in compliance with Subsection C.3, below,

2. In addition to Subsection C.1, above, a Discretionary Site Plan Review application may approve a parking attendant structure not to exceed 30 square feet in floor area, and
3. In addition to Subsection C.1 and C.2, above, a Conditional Use Permit application may approve:
 - a. Parking buildings and structures that provide supplemental parking for motor vehicles;
 - b. Cemeteries, in compliance with Chapter 22.116 (Cemetery Permits);
 - c. Explosives storage, in compliance with Chapter 22.124 (Explosives Permits);
 - d. Surface mining operation, in compliance with Chapter 22.154 (Surface Mining Permits); and
 - e. Temporary uses, in compliance with Chapter 22.152 (Special Events Permits).

22.40.040 Development Standards

Premises in Zone ()-P shall be subject to the following development standards:

- A. When developed with parking as the principal use, as provided in 22.40.030 (Land Use Regulations), property in Zone ()-P shall be subject to Section 22.82.100 (Vehicle Parking Area Design).
- B. When developed as a principal use permitted in the basic zone, property in Zone ()-P shall be subject to the development standards of the basic zone.

Chapter 22.42 Commercial–Residential Zone

Sections:

- 22.42.010 Purpose
- 22.42.020 Applicability
- 22.42.030 Land Use Regulations
- 22.42.040 Development Standards

22.42.010 Purpose

The Commercial-Residential Zone, Zone ()-CRS is established to create areas in Zone C-3 for the combination of commercial and residential uses on the same property, subject to specific development standards or as approved by the Director. It is the intent of this Combining Zone to provide additional opportunities for housing development and to reduce transportation costs, energy consumption and air pollution.

22.42.020 Applicability

Zone ()-CRS may be combined with Zone C-3 by adding the letters “CRS” to the zone. For example: C-3-CRS.

22.42.030 Land Use Regulations

Property in Zone ()-CRS may be used for the following uses:

- A. Any use permitted in Zone C-3, subject to the same standards; and
- B. In addition to Subsection A, above;
 - 1. A Discretionary Site Plan Review application may approve:
 - a. Any single-family residence, two-family residence or apartment house,
 - b. Commercial developments with residential uses, subject to Section 22.42.040 (Development Standards), and
 - c. Any use subject to a Discretionary Site Plan Review application in Zone C-3, subject to the same standards.
 - 2. A Conditional Use Permit application may approve any use which requires a Conditional Use Permit application in Zone C-3, excluding uses listed in Subsection B.1, above.

22.42.040 Development Standards

- A. **Separation of Mixed Uses in Same Building.** No commercial uses shall be established on the same floor as residential uses, except that professional offices may be established, as follows:
1. Where professional offices and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies, except for single-story structures; and/or
 2. Where professional offices and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration.
- B. **Parking.** Parking spaces shall be provided for all uses, in compliance with Chapter 22.82 (Parking); and commercial and residential parking spaces shall be specifically designated by posting, pavement marking and/or physical separation.

Chapter 22.44

Reserved for the Malibu Coastal Program District. See Chapter 22.44 Part 6 for the Malibu Coastal Program District. *(The Malibu Coastal Program District was adopted by the California Coastal Commission and terms were not updated. Check the Department policy memo for permit application requirements and procedures.)*

Part 6

MALIBU COASTAL PROGRAM DISTRICT

Sections:

22.44.270	Intent and purpose
22.44.280	Description of district
22.44.290	Environmental review board (ERB).
22.44.300	Review of development
22.44.310	Exemptions
22.44.320	Findings
22.44.330	Conditions

22.44.270 Intent and purpose

The Malibu Coastal Program District is established to provide a means of assisting in the implementation of the Malibu Land Use Plan, as amended, which was originally adopted by the board of supervisors on October 7, 1986 and certified by the California Coastal Commission on December 11, 1986. The land use plan policies to protect sensitive environmental resources will be accomplished through the use of this district.

22.44.280 Description of district

The Malibu Coastal Program District is the unincorporated area bounded by the city of Los Angeles on the east, the Pacific Ocean and the city of Malibu on the south, Ventura County on the west, and the inland boundary of the coastal zone on the north. The inland boundary of the coastal zone is located five miles inland of the Pacific Ocean and is shown on the detailed maps prepared by the California Coastal Commission pursuant to Chapters 2 and 2.5 of the 1976 Coastal Act.

22.44.290 Environmental review board (ERB)

A. **Created.** There is created the environmental review board.

- B. **Composition.** The ERB shall consist of nine qualified professionals with technical expertise in resource management. The planning director shall appoint members who meet the above criteria from among the following list of professions including, but not limited to: aquatic biologist, archaeologist, architect, biogeographer, botanist, civil engineer, coastal geologist, conservation biologist, ecologist, forester, freshwater biologist, geomorphologist, horticulturist, hydrologist, landscape architect, marine biologist, marine microbiologist, planner, soils specialist, trails expert, water quality specialist and wildlife biologist. No more than three members shall be county employees.
- C. **Duties.** The ERB shall serve as an advisory board to the regional planning commission, board of supervisors and other county of Los Angeles decision-making bodies which approve development applications in the Malibu Coastal Zone. The purpose of ERB's evaluation of development proposals within sensitive environmental resource areas is to ensure that development in these areas is consistent with the resource protection policies of the Malibu Land Use Plan.
- D. **Meetings.** Meeting of the ERB shall be open and public. Notice of ERB meetings shall be delivered personally or by first class mail, postage prepaid, at least 21 days prior to the meeting to any person who has filed a written request therefor with the director.
- E. **Rules and Procedure.** The planning director shall adopt rules and procedures necessary or convenient for the conduct of the ERB's business.

22.44.300 Review of development

- A. **ERB Review Required.** Prior to the issuance of any building, demolition or grading permit, approval of a minor land division or subdivision, or the commencement of any development, as defined in Section 22.08.040, within a sensitive environmental resource area, the development proposal shall be reviewed by the ERB, unless exempted as specified in Section 22.44.310.
- B. **Application.** Development proposals shall be evaluated by the ERB through either the director's review process or concurrently with any other application required by Title 21 or Title 22. The ERB recommendation shall be included in the material made available to and considered by the decision-making body.
 - 1. **Director's Review.** The developments listed below shall be processed in accordance with the director's review procedure:
 - a. Developments which have been approved by the decision-making body, but which have not been reviewed by the ERB or received all of their necessary development permits;

- b. Developments subject to ministerial review including, but not limited to, permitted uses, accessory uses and structures, director's review uses, building permits, grading permits and demolition permits;
 - c. Any interested person dissatisfied with the director's decision may file an appeal of such decision with the planning commission within 15 days after the date of the decision. The planning commission's decision shall be final;
 - d. The director may adopt rules and procedures necessary or convenient for the conduct of the review procedure.
2. **Concurrent Filings.** Development proposals initially requiring a decision by the hearing officer or planning commission by Title 21 or Title 22 including, but not limited to, conditional use permits, variances, surface mining permits, land divisions, zone changes or plan amendments, shall be processed in the normal fashion.
- C. **Additional Contents of Application.** In addition to the material specified in Section 22.56.1680, or in Titles 21 and 22, an application shall contain such other data as may be required by the director to determine compliance with the provisions of this Part 6. Upon the submission of an application and the appropriate filing materials and fees, the director shall forward a copy of the material to the ERB for its review and recommendation.
- D. **ERB Recommendation.** The ERB shall evaluate the development proposal and report its recommendations and any suggested mitigation measures directly to the decision-making body in writing. The ERB shall provide the decision-making body with:
1. Its recommendations on the conformance or lack of conformance of the project to the resource protection policies of the Malibu Land Use Plan;
 2. Any necessary mitigation measures designed to minimize adverse impacts on environmental resources;
 3. Those measures necessary to protect the integrity of identified resources and meet the burden of proof described in subsection F2 of Section 22.56.215 for development proposals which are located in both a significant ecological area and a sensitive environmental resource area.

22.44.310 Exemptions

The provisions of this Part 6 requiring ERB review shall not apply to the following:

- A. Those developments which are exempted by Section 22.56.2290. In addition, the planning director may also waive the ERB review requirement for development proposals included in subsections A1 and A2 of Section 22.56.2290 which fall into one of the classes set forth in Section 13250(b) or Section 13253(b) of Title 14 of the California Code of Regulations if he finds the impact of the development on coastal resources to be insignificant; however, any such waiver shall not be effective until it is reported to the regional planning commission at a regularly scheduled meeting. If the commission objects to the waiver, no development may be undertaken without review by the ERB;
- B. Single-family residences located within exclusion areas depicted on maps adopted by the California Coastal Commission on January 24, 1980 which meet the criteria of Section 30610.1 of the Public Resources Code;
- C. Grading or other activities listed below which are specifically exempt from the requirements of filing a grading permit pursuant to Section 7003 of Title 26 of this Code:
 - 1. Exceptions 4, 5, 7 and 12 of Section 7003, where such uses are in conjunction with existing approved projects operating under valid governmental approvals,
 - 2. Exception 11 of Section 7003;
- D. Complete applications for development proposals which were filed for approval under the provisions of Ordinance 91-0136U, as extended by Ordinance 91-0150U, prior to the effective date of the ordinance establishing this Part 6. Such development proposals shall be processed under the provisions of the above-mentioned ordinance until November 4, 1992, except at the specific request of the applicant, in which case the provisions of this Part 6 shall apply.

22.44.320 Findings

The provisions of this Part 6 requiring ERB review shall not apply to the following:

- A. In addition to any burden of proof, findings, principles and/or standards contained in Titles 21 or 22 which are applicable to any development application, the decision-making body shall approve or approve with conditions an application where the information submitted by the applicant or presented to the decision-making body substantiates the following findings:
 - 1. That the development is consistent with the Malibu Land Use Plan;

2. That the recommendation and any mitigation measures contained in the ERB report have been considered;
 3. That there are no significant adverse impacts on the sensitive environmental resources;
 4. That the burden of proof contained in subsection F2 of Section 22.56.215 has been met for developments which are located in both a significant ecological area and a sensitive environmental resource area.
- B. The decision-making body shall deny any project or use which cannot substantiate the above findings to its satisfaction, or mitigate the associated significant adverse impacts on the sensitive environmental resource areas.

22.44.330 Conditions

The decision-making body may impose conditions on any development to minimize adverse impacts on the sensitive environmental resource areas and to insure compliance with the policies and standards of the Malibu Land Use Plan. If conditions which require monitoring or periodic inspection are imposed on any development, a fee to cover the cost of monitoring those conditions or performing inspections must be paid to the department of regional planning prior to any development or the issuance of any building, demolition, grading or similar permits.

Chapter 22.46 Specific Plans

Sections:

22.46.010 Specific Plans

22.46.010 Specific Plans

Specific Plans are located in Volume III of this Title 22.

Chapter 22.48 Supplemental Districts

Sections:

- 22.48.010 Purpose and Applicability
- 22.48.020 Establishment
- 22.48.030 List of Supplemental Districts

22.48.010 Purpose and Applicability

Supplemental Districts are established to carry out specific purposes by regulating specific uses and imposing requirements that apply in designated geographic areas, in accordance with Section 22.06.040 (Supplemental Districts).

22.48.020 Establishment, Expansion and Repeal

- A. Establishment of new Supplemental Districts and expansion or repeal of existing Supplemental Districts shall be established in compliance with the procedures of Chapter 22.158 (Zone Changes and Ordinance Amendments).
- B. New Supplemental Districts and delineation of Supplemental Districts on the Zoning Map may be initiated by the Board or the Commission, or by the filing of an application in compliance with Chapter 22.158 (Zone Changes and Ordinance Amendments).
- C. New Supplemental Districts may be established without being delineated on the Zoning Map.

22.48.030 List of Supplemental Districts

The County has established the following Supplemental Districts:

- A. Equestrian Districts (EQD).
- B. Setback Districts.
- C. Flood Protection Districts.
- D. Noise Insulation Program.
- E. Malibu Coastal Program District.
- F. Transit Oriented Development Districts (TOD).

- G. Rural Outdoor Lighting District.
- H. Community Standards Districts (Volume II).

Chapter 22.50 Equestrian Districts

Sections:

- 22.50.010 Purpose
- 22.50.020 Applicability and Land Use Regulations
- 22.50.030 Establishment, Expansion or Repeal of Equestrian Districts
- 22.50.040 Established Equestrian Districts
- 22.50.050 Development Standards

22.50.010 Purpose

Equestrian Districts are established to recognize areas where the keeping of horses and other large domestic animals for residents' personal use has become or are intended to become integral to the character of the area. An Equestrian District (EQD) permits the keeping of horses and other large domestic animals as accessory to residential uses and is subject to development standards intended to ensure compatibility with surrounding areas and within the EQD itself while also taking the individual characteristics of the particular area under consideration.

22.50.020 Applicability and Land Use Regulations

Property in an EQD may be used for any use permitted in the zone, subject to the same standards of that zone. This Chapter shall supersede provisions in this Title 22 which regulate the keeping of horses and other large domestic animals, including other equine, cattle, sheep and goats, as accessory to a residential use.

22.50.030 Establishment, Expansion or Repeal of Equestrian Districts

- A. **Establishment, Expansion or Repeal.** In addition to Section 22.48.020 (Establishment, Expansion and Repeal), EQDs may be established, expanded or repealed by a petition signed by at least 75 percent of the property owners within the area under consideration.
- B. **Requirements for Establishment or Expansion.** An EQD may be established or expanded where the proposed district will comply with the following requirements:
 - 1. **Area.** The proposed EQD shall contain a minimum area of five acres. The expansion of an existing EQD may be considered on less than five acres, where it is an orderly and contiguous extension of an existing EQD.
 - 2. **Buffer Area.**

- a. Animals regulated by the proposed EQD shall be separated by a buffer area from any lot which is used for residential purposes or located in a Residential Zone or Zone A-1 having the potential for residential development and not within the EQD. Such buffer area shall consist of:
 - i. A designated setback of not less than 25 feet, located contiguous to and within the boundaries of the proposed EQD. Such setback shall provide a permanently established buffer within which animals regulated by such district will not be kept or maintained; or
 - ii. A physical separation in lieu of such setback located contiguous to and either outside or inside of the boundary of the proposed EQD, which provides an equivalent setback or satisfactorily eliminates the need for such setback, within the intent of this Section. Such physical separation may consist of but is not limited to a public street, highway, riding trail or other public or private easement, or an appropriate topographical separation.
 - b. Where animals to be regulated within the proposed EQD are permitted in the same or greater numbers on property contiguous to its boundary, the Commission may recommend, and the Board may waive, such setback along the common boundary in adopting the District.
3. **Findings.** In addition to the findings in Chapter 22.158 (Zone Changes and Amendments), the Commission shall recommend approval of a petition requesting the establishment of an EQD where the information submitted or presented at the public hearing substantiates the following findings:
- a. That the requested animals within the proposed EQD will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
 - b. That the properties in the EQD are adequate in size and shape to accommodate the requested animals without material detriment to the use, enjoyment or valuation of property of other persons located in the vicinity of the EQD.
4. **Conditions of Approval.** The Commission may recommend, and the Board may impose conditions it deems necessary to ensure that animals permitted in an EQD will be kept in compliance with the findings required by Subsection B.3, above. Conditions imposed may involve any pertinent factors affecting

the establishment, operation and maintenance of the requested EQD, including but not limited to:

- a. The number and location of animals permitted;
- b. The type and construction of corrals, stables or other structures used for the housing of such animals;
- c. Fencing requirements;
- d. Required setbacks; or
- e. The inclusion of riding areas and/or equestrian trails within the EQD.

22.50.040 Established Equestrian Districts

Established EQDs are listed in Table 22.50.040-A, below. These EQDs are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.50.040-A: ESTABLISHED EQUESTRIAN DISTRICTS			
<i>Equestrian Zone Number</i>	<i>District Name</i>	<i>Ordinance of Adoption</i>	<i>Date of Adoption</i>
EQD-1	Rancho Potrero De Felipe Lugo	11297	1-27-1976
EQD-2	West Altadena	11301	2-17-1976
EQD-3	Pellissier Village	11384	7-27-1976
EQD-4	Kinneloa Mesa	11515	4-26-1977
EQD-5	Trailside Ranch	11690	4-4-1978
EQD-6	Beverly Acres	11841	12-28-1978
EQD-7	Avocado Heights	91-0054Z	4-9-1991

22.50.050 Development Standards

A. General Development Standards.

- 1. **Maintenance.** All animals authorized to be kept in an EQD shall be maintained in a safe and healthy manner, in compliance with all applicable regulations provided in any other statute or ordinance.
- 2. **Stable and Corral.**
 - a. Animals shall be kept in a stable or fenced corral.
 - b. No part of any stable or corral shall be located within 35 feet from any existing habitable structure.
 - c. No part of any stable or corral shall be located within 100 feet of an existing school building or hospital building.

B. **Agency Review.** As part of the review of an application for a project in an EQD, the Director shall notify and request reports from the Departments of Animal Care and Control and Public Health regarding the ability of the applicant to maintain such animals properly as indicated in the application and site plan.

C. **Equestrian District Specific Development Standards.**

1. The maximum number of animals in EQD-1: Rancho Potrero De Felipe Lugo shall comply with Table 22.50.050.A, below:

Table 22.050.050-A:EQD-1: Rancho Potrero De Felipe Lugo	
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
Under 6,400 square feet	1
6,400—7999 square feet	2
8,000 – 9,499 square feet	3
9,500 – 10,999 square feet	4
11,000 – 12,499 square feet	5
12,500 – 19,999 square feet	6
20,000 – 39,999 square feet	7
Over 40,000 square feet	1 additional animal per each additional 5,000 square feet

2. The maximum number of animals in EQD-2: West Altadena shall comply with Table 22.50.050.B, below:

Table 22.50.050-B:EQD-2: West Altadena	
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
3,750 – 7,499 square feet	1
7,500 – 11,249 square feet	2
11,250 – 14,999 square feet	3
15,000 – 18,749 square feet	4
18,750 – 22,499 square feet	5
22,500 – 26,249 square feet	6
26,250 – 29,999 square feet	7
30,000 – 44,999 square feet	8
45,000 – 49,999 square feet	9
50,000 – 54,999 square feet	10
55,000 – 59,999 square feet	11
60,000 – 64, 999 square feet	12
65,000 square feet and over	1 additional animal per each additional 5,000 square feet

3. The maximum number of animals in EQD-3: Pellissier Village shall comply with Table 22.50.050.C, below:

Table 22.50.050-C:EQD-3: Pellissier Village	
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
Under 5,000 square feet	1
5,000 – 5,999 square feet	2
6,000 – 7,999 square feet	3
8,000 – 10,999 square feet	4
11,000 – 16,999 square feet	5
17,000 – 24,999 square feet	6
25,000 – 29,999 square feet	7
40,000 – 44,999 square feet	8
45,000 square feet and over	1 additional animal per each additional 5,000 square feet

4. The maximum number of animals in EQD-4: Kinneloa Mesa shall comply with Table 22.50.050.D, below:

Table 22.50.050-D:EQD-4: Kinneloa Mesa	
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
Under 5,000 square feet	1
5,000 – 5,899 square feet	2
6,000 – 7,999 square feet	3
8,000 – 10,999 square feet	4
11,000 – 16,999 square feet	5
17,000 – 24,999 square feet	6
25,000 – 29,999 square feet	7
40,000 – 44,999 square feet	8
45,000 square feet and over	1 additional animal per each additional 5,000 square feet

5. The maximum number of animals in EQD-5: Trailside Ranch shall comply with Table 22.50.050.E, below:

Table 22.50.050-E:EQD-5: Trailside Ranch	
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
10,000 square feet	2
10,001 square feet and over	1 additional animal per each additional 5,000 square feet

6. The maximum number of animals in EQD-6: Beverly Acres shall comply with Table 22.50.050.E, below:

Table 22.50.050-F:EQD-6: Beverly Acres	
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
5,000 – 8,499 square feet	1
8,500 – 13,499 square feet	2
13,500 – 19,999 square feet	3
20,000 square feet and over	1 additional animal per each additional 5,000 square feet

7. EQD-7: Avocado Heights shall comply with this Subsection C.7.

- a. *Number of Animals.* The maximum number of animals shall comply with Table 22.50.050.G, below:

Table 22.50.050-G:EQD-7: Avocado Heights	
Net Size of Lot	Maximum Number of Animals Permitted Per Lot
10,000 – 14,999 square feet	2
Over 15,000 square feet	1 additional animal per each additional 5,000 square feet

- b. *Additional Regulations.* In Zone B-1:
- i. Animals shall not be maintained; and
 - ii. Trails shall not be established.

Chapter 22.52 Setback Districts

Sections:

- 22.52.010 Purpose
- 22.52.020 Front Yard Setback Districts
- 22.52.030 Modification of Setback Requirements

22.52.010 Purpose

Setback Districts are established to develop properties with minimum building setbacks in designated yards. This Chapter shall supersede other provisions in this Title 22 that require building setbacks in designated yards.

22.52.020 Front Yard Setback Districts

Established Front Yard Setback Districts are listed in Table 22.52.020-A, below. Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.52.020-A:FRONT YARD SETBACK DISTRICTS			
<i>District Number</i>	<i>District Name</i>	<i>Ordinance of Adoption</i>	<i>Date of Adoption</i>
1	City Terrace	2179	11-25-1932
3	Walnut Park	2189	12-12-1932
4	Southwest	2190	12-12-1932
5	Second Unit Eastside	2191	12-12-1932
6	First Unit Eastside	2426	3-5-1934
7	Altadena Unit No. 1	3757	1-14-1941
8	Altadena Unit No. 2	3854	5-20-1941
9	E. Pasadena Unit No. 1	3900	7-15-1941
10	E. Compton Midland Precinct, Tr. No. 4827	4276	8-24-1943
11	N.W. El Monte Tr. No. 10821	4423	1-5-1944
12	Altadena Unit No. 3	5541	5-9-1950
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950
14	Southwest Puente	6526	8-24-1954
15	Lomita	6602	1-4-1955

22.52.030 Modification of Setback Requirements

Every lot in a Setback District shall conform to the building setbacks established by this Chapter, except where a subject lot adjoins another lot that fronts on the same highway, parkway or street that has a lesser setback or yard, the building setback shall be the

average of the building setbacks or yards of the adjacent lots on both sides of the subject lot. Otherwise, the setback shall conform to the distance established therefor in this Title 22.

Chapter 22.54 Flood Protection District

Sections:

- 22.54.010 Purpose
- 22.54.020 Development Standards
- 22.54.030 List of Districts

22.54.010 Purpose

Flood Protection Districts are established to regulate properties within areas designated by the Department of Public Works as subject to substantial flood hazard. These Districts include both the existing washes or channels and additional areas as necessary to provide reasonable protection from overflow of floodwaters, bank erosion and debris deposition. The regulations contained in the District are supplemental to other flood protection regulations of this Title 22.

22.54.020 Development Standards

- A. No building or structure shall be used, erected, constructed or moved onto a lot within the boundaries of a Flood Protection District, except for the following structures:
 - 1. Accessory buildings and structures that will not substantially impede the flow of water, including sewer, gas, electrical and water systems, approved by the Department of Public Works pursuant to Title 26 (Building Code) of the County Code;
 - 2. Parking lots or buildings incidental to a lawfully established use; and
 - 3. Flood-control structures approved by the Department of Public Works.
- B. No building or structure shall be altered, modified, enlarged or reconstructed on a lot within the boundaries of a flood protection district, except for nonconforming buildings and structures, subject to Sections 22.132.100 (Nonconforming Uses and Structures - Alterations and Enlargements to Nonconforming Structures Due to Use or Standards) and Section 22.132.110 (Nonconforming Uses and Structures - Alterations and Enlargements to Nonconforming Structures Due to Standards);

22.54.030 List of Districts

Established Flood Protection Districts are listed in Table 22.54.030-A, below. Flood Protection Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

TABLE 22.54.030-A:FLOOD PROTECTION DISTRICTS			
<i>District Number</i>	<i>District Name</i>	<i>Ordinance of Adoption</i>	<i>Date of Adoption</i>
3	Mill Creek	12413	8-11-1981

Chapter 22.56 Coastal Development Permits

Chapter 22.56 (Coastal Development Permits) is located after Chapter 22.118, in Division 8 (Permits, Reviews and Legislative Actions).

Chapter 22.58 Noise Insulation Program

Sections:

- 22.58.010 Purpose and Applicability
- 22.58.020 Noise Zone Boundaries
- 22.58.030 Development Standards

22.58.010 Purpose and Applicability

The Noise Insulation Program safeguards public health and safety by establishing minimum building requirements for residential properties located in the vicinity of Los Angeles International Airport. These requirements shall apply to all construction, additions, alterations, improvements and repairs of Group R buildings, as defined by Title 26 (Building Code) of the County Code, in the 65 decibel Community Noise Equivalent Level (CNEL) and above noise zones of the Los Angeles International Airport. These regulations are supplemental to any other health or safety provisions required under any other applicable codes or ordinances.

22.58.020 Noise Zone Boundaries

The location and boundaries of the 65 decibel CNEL and above noise zones are shown and delineated on the 1992 Fourth Quarter Noise Contour Map, or as amended, published by the Los Angeles World Airports.

22.58.030 Development Standards

- A. Proposed construction, additions, alterations, improvements and repairs requiring a building permit within the 65 decibel CNEL and above noise zones depicted on the 1992 Fourth Quarter Noise Contour Map, or as amended, shall comply with such building requirements as may be specified for these zones in Title 26 (Building Code).
- B. No building permit shall be issued within these zones unless the covered work is in compliance with the specified Title 26 (Building Code) requirements to the satisfaction of the Director of Public Works.
- C. Deviations from the specified building requirements are permissible only if all deviations are certified, by a person experienced in the field of acoustical engineering retained by the applicant, to comply with and achieve the 45-decibel standard for every habitable room constructed or modified.

Chapter 22.60 Publicly Owned Property

Sections:

- 22.60.010 Approval of Acquisition – Commission Authority
- 22.60.020 Permitted Uses
- 22.60.030 Type IV Permit Exemption for Residential Uses
- 22.60.040 Acquisition and Construction
- 22.60.050 General Plan Conformity

22.60.010 Approval of Acquisition—Commission Authority

When the Commission, pursuant to Article 7, Chapter 3, Title 7 of the California Government Code, approves the acquisition of any square, park or other public ground or open space by any public entity, it may in its approval designate for what purpose and to what extent said property may be used.

22.60.020 Permitted Uses

When the Commission approves such acquisition, such property may be used for any land use designated pursuant to this Chapter by the Commission, in addition to those uses permitted in the zone in which such property is located.

22.60.030 Permit Exemption for Residential Uses

Where a discretionary permit application is required for any residential uses by this Title 22, any property owned by the County of Los Angeles shall be exempt from this requirement, except where a discretionary permit application is a requirement of a specific plan adopted by the Board.

22.60.040 Acquisition and Construction

When the Commission, pursuant to Section 65402 of the California Government Code, either approves the acquisition of any real property or authorizes the construction of any public building or structure by the County and for a public purpose, it may in its approval also assure compliance with the development standards of this Title 22; the property may then be used for any use designated pursuant to this Chapter, in addition to those uses permitted in the zone in which the property is located.

22.60.050 General Plan Conformity

Section 65402(a) of the California Government Code, which requires a report by the planning agency as to conformity with the General Plan for certain public acquisitions and dispositions of real property, shall not apply to:

- A. The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; and
- B. Acquisitions, dispositions or abandonments for street widening which are required by operation of this Title 22.

Chapter 22.62 Transit Oriented Districts

Sections:

- 22.62.010 Purpose
- 22.62.020 Authority
- 22.62.030 Establishment
- 22.62.040 Applicability
- 22.62.050 Countywide Transit Oriented Districts – Land Use Regulations
- 22.62.060 Countywide Transit Oriented Districts – Case Processing Procedures
- 22.62.070 Countywide Transit Oriented Districts – General Development Standards
- 22.62.080 Countywide Transit Oriented Districts – Zone-Specific Development Standards
- 22.62.090 Blue Line Transit Oriented Districts – Land Use Regulations
- 22.62.100 Blue Line Transit Oriented Districts – Case Processing Procedures
- 22.62.110 Blue Line Transit Oriented Districts – General Development Standards
- 22.62.120 Blue Line Transit Oriented Districts – Zone-Specific Development Standards
- 22.62.130 Blue Line Transit Oriented District Stations – Development Standards
- 22.62.140 Green Line Transit Oriented Districts – Land Use Regulations
- 22.62.150 Green Line Transit Oriented Districts – Case Processing Procedures
- 22.62.160 Green Line Transit Oriented Districts – General Development Standards
- 22.62.170 Green Line Transit Oriented Districts – Zone-Specific Development Standards
- 22.62.180 Green Line Transit Oriented District Stations – Development Standards

22.62.010 Purpose

Transit Oriented Districts (TODs) are established as supplemental districts in order to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion and to improve air quality. To achieve these goals, the TODs are established by this Title 22 to create and apply unique development standards and case processing procedures to geographic areas within an approximately one-quarter to one-half mile radius around specific light rail transit stations in unincorporated areas.

22.62.020 Authority

This Chapter implements the objectives of the Transit Village Development Planning Act of 1994. It also implements the Land Use and Economic Development Strategies, Blue Line Transit Oriented District Study and the Draft Green Line Transit Oriented District Land Use, Housing and Economic Development Strategy Report (hereafter referenced in this Chapter

respectively as the “Blue Line Strategy Report” and “Green Line Strategy Report”), on file with the Department.

22.62.030 Establishment

Adopted TODs are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption:

A. Blue Line Transit Oriented Districts.

1. Slauson Station.
2. Florence Station.
3. Firestone Station.
4. Imperial (Willowbrook) Station.

B. Green Line Transit Oriented Districts.

1. Vermont Station.
2. Hawthorne Station.

22.62.040 Applicability

A. Relationship to Title 22.

1. Except as otherwise expressively provided in this Chapter, property within a TOD may be used in any manner allowed in the zone, subject to the same standards contained in this Title 22.
2. Where the regulations of a TOD provided in this Chapter differ from any other provisions in this Title 22, including those of a Community Standards District, the provisions of this Chapter shall supersede any such provisions.

B. Categories of Transit Oriented District Regulations. TOD regulations within this Chapter are divided into the following categories:

1. ***Countywide Transit Oriented District Regulations.*** This category of regulations includes the following:
 - a. **Countywide Transit Oriented District Regulations.** Land use regulations, case processing procedures and general development standards that are applicable to properties within all of the TODs Countywide irrespective of their specific zone classifications.

- b. Countywide Transit Oriented District – Zone-Specific Regulations. Land use regulations, case processing procedures and general development standards that are applicable only within specific zones within all of the TODs Countywide.
 2. **Transit Line-Specific Regulations.** This category of regulations includes the following:
 - a. Transit Line-Specific Regulations. Development standards and case processing procedures that are applicable to properties within all of the TODs along a specific transit line, such as the Blue Line or the Green Line, irrespective of their specific zone classifications.
 - b. Zone-Specific Regulations. Zone-specific listings of allowed uses and development standards that are applicable only to properties within specific individual zones in all TODs along a specific transit line.
 - c. Station-Specific Regulations. Station-specific development standards that are applicable only to properties within specific individual TODs.
- C. **Relationship Within Transit Oriented District Regulations.** Where there are conflicting provisions in this Chapter for TODs, the more specific category of regulations shall apply. For the purposes of Subsection B, above, categories of regulations are:
 1. Countywide Transit Oriented District – Zone-Specific Regulations shall be more specific than Countywide Transit Oriented District Regulations, but less specific than Transit Line-Specific Regulations.
 2. Transit Line-Specific Regulations, including land use regulations and general development standards, shall be more specific than Countywide Transit Oriented District – Zone-Specific Regulations, but less specific than Zone-Specific Regulations.
 3. Zone-Specific Regulations shall be more specific than Transit Line-Specific Regulations, but less specific than Station-Specific Regulations.
 4. Station-Specific Regulations shall be the most specific.

22.62.050 Countywide Transit Oriented Districts – Land Use Regulations

- A. **Permit and Review Requirements.** Table 22.62.050-A, below, identifies the permit or review required to establish each use listed in Subsection B, below.

TABLE 22.62.050-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
-	Not Permitted	
Blank	Refer to the use charts in Division 3	
P	Permitted	
CUP	Conditional Use Permit	Chapter 22.120
DSP	Discretionary Site Plan Review	Chapter 22.148
DSN	Discretionary Site Plan Review with Notification	Chapter 22.150
HP	Housing Permit	Chapter 22.126
SPR	Ministerial Site Plan Review	Chapter 22.146
MCUP	Minor Conditional Use Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.152

B. Use Regulations. Table 22.62.050-B, below, identifies uses allowed in all TODs when permit or review requirements are different from their respective zones in Division 3.

TABLE 22.62.050-B:COUNTYWIDE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS			
Uses	Zones within Transit Oriented Districts		Additional Regulations
	C-2	C-3	
Adult day care facilities	SPR	SPR	
Air pollution sampling stations	CUP	CUP	
Amusement rides & devices		CUP	
Auction houses		CUP	
Automobile battery service		CUP	
Automobile brake repair shops		CUP	
Automobile muffler shops		CUP	
Automobile radiator shops		CUP	
Automobile rental and leasing agencies	CUP	CUP	
Automobile repair garages, excluding body and fender work, painting and upholstery work		CUP	
Automobile sales, sale of used motor vehicles		CUP	Section 22.106.100
Automobile sales, sale of new motor vehicles	CUP	CUP	Section 22.106.100
Automobile service stations	CUP	CUP	Section 22.106.100
Bakery good distributors		CUP	
Boat and other marine sales	CUP	CUP	
Carnivals		CUP	
Car washes, including automatic, coin operated and hand wash		CUP	
Dog training schools		CUP	
Electric distribution substations, including microwave facilities	CUP	CUP	Section 22.106.190
Furniture transfer and storage		CUP	
Gas metering and control stations, public utility	CUP	CUP	
Health clubs or centers		SPR	
Hotels		SPR	

TABLE 22.62.050-B:COUNTYWIDE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS			
Uses	Zones within Transit Oriented Districts		Additional Regulations
	C-2	C-3	
Housing developments for senior citizens and persons with disabilities	SPR	SPR	
Ice sales		CUP	
Laboratories, research and testing		CUP	
Lodge halls	CUP	CUP	
Mixed Commercial/Residential Developments	SPR	SPR	
Mobile home sales		CUP	
Motorcycle, motor scooter and other motorized trail bike sales		CUP	
Mortuaries		CUP	
Motels		CUP	
Motion picture studios		CUP	
Outdoor dining	SPR	SPR	Section 22.106.410
Parcel delivery terminals		CUP	
Qualified Projects	HP	HP	Chapters 22.88, 22.126
Radio and television broadcasting and recording studios		CUP	
Recreational vehicle rentals		CUP	
Recreational vehicle sales	CUP	CUP	
Rental services	CUP		Section 22.106.510
Rooming and boarding houses	SPR	SPR	
Signs	SPR	SPR	Section 22.62.070.B
Taxidermists		CUP	
Temporary Uses	SEP/CUP	SEP/CUP	
Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers and other equipment		CUP	Section 22.106.510
Trailer rentals, box and utility		CUP	
Trailer sales, box and utility	CUP	CUP	
Truck rentals, excluding trucks with a capacity greater than two tons		CUP	
Prohibited Uses			
Cemeteries	-	-	
Explosives storage	-	-	
Surface mining operations	-	-	

22.62.060 Countywide Transit Oriented Districts – Case Processing Procedures

A. Ministerial Site Plan Review.

1. Except as otherwise provided in this Chapter, or where a minor variation is required, a Ministerial Site Plan Review application shall be required to

establish, operate and maintain any use subject to review, except that such application shall not be required for a change in ownership or occupancy. An application shall not be required for additional construction, maintenance or repairs conducted within any 12-month period, provided the total cost of such construction, maintenance and repairs does not exceed 25 percent of the current market value or assessed valuation of the existing building, whichever is less.

2. Applicants shall pay 25 percent of the fee specified on the Filing Fee Schedule for a Ministerial Site Plan Review application.

B. Discretionary Site Plan Review with Notification.

1. ***Minor Variations.*** A Discretionary Site Plan Review with Notification application may be used to grant a minor variation from standards required by this Chapter for fence or wall, awning, mechanical equipment and pedestrian character.
2. ***Notification Radius.*** Notification shall be made to all persons owning property within a distance of 100 feet from the exterior boundaries of the lot to be occupied by the use for which the minor variation is requested.
3. ***Protests.***
 - a. ***Initial notice.*** Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record specified in Subsection B.2, above. The notice shall state that within ten days of its receipt, any interested person may file a written expression of opposition to the proposed minor variation with the Director for his consideration in making a determination on the applicant's request.
 - b. ***Notice after determination.*** The Director shall send notice of the decision to the owners of record, including any person who expressed opposition to the request. The notice shall state that any interested person dissatisfied with the action of the Director may file an appeal from such action with the Commission or the Hearing Officer within ten days of the receipt of the notification.
4. ***Findings.*** In addition to the findings in Section 22.168.040 (Decision), the Director shall not approve an application for a minor variation unless the following findings are made:
 - a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals and policies of the General Plan and/or the Blue Line Strategy Report or Green Line Strategy Report, as applicable;

- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply to other properties in the TOD;
 - c. Permitting a minor variation will not be materially detrimental to property or improvements in the area; and
 - d. Permitting a minor variation will be consistent with the goals and policies of the Blue Line Strategy Report or Green Line Strategy Report, as applicable.
- C. **Conditional Use Permit.** A Conditional Use Permit application shall be required for uses which otherwise require such permit under the provisions of this Title 22, with the additions and deletions specified by this Chapter.
 - 1. In addition to the findings for approval of Conditional Use Permit applications as listed in Section 22.120.050 (Findings and Decision), an application shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that the proposed use is consistent with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.
 - 2. Applicants shall pay 50 percent of the fee specified by the Filing Fee Schedule for a Conditional Use Permit application for the following uses:
 - a. Grocery stores.
 - b. Offices, businesses or professional.
 - c. Restaurants or other eating establishments, excluding drive-through facilities.
 - d. Retail stores.
- D. **Nonconforming Uses, Buildings and Structures.** In addition to the findings required by Section 22.132.060.C (Findings and Decision) for approval of a project involving a nonconforming use, building or structure, an application for a nonconforming use or structure review in a TOD shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that the proposed use, building or structure will not be in substantial conflict with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

22.62.070 Countywide Transit Oriented Districts – General Development Standards

- A. **Graffiti.** To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties within all TODs:
1. All structures, walls and fences open to public view shall remain free of graffiti; and
 2. In the event graffiti occurs, the property owner, tenant or their agent shall remove or cover graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.
- B. **Signs.** Notwithstanding the provisions of Chapter 22.84 (Signs), the following standards shall apply to all signs:
1. **Window Signs.** Window signs shall not exceed the maximum area of ten percent per glass area (total window or door glass area visible from the exterior of the building).
 2. **Prohibited Signs.** The following signs shall be prohibited:
 - a. Roof signs; and
 - b. Outdoor advertising signs.
- C. **Residential Uses.**
1. **Relationship of Residential Development to Existing Structures.**
 - a. **Size of Residential Structures.** Residential buildings and structures shall be consistent and compatible in terms of size, scale and proportion with adjacent buildings and structures, to the satisfaction of the Director and their height shall not exceed that provided in this Chapter, except with a Variance approved pursuant to the provisions of Chapter 22.156 (Variances).
 - b. **Aesthetics of Residential Structures.** Residential buildings and structures shall be consistent and compatible in terms of color, architectural style and construction materials with adjacent buildings and structures, to the satisfaction of the Director.
 2. **Fences and Walls.** Fences and walls shall:
 - a. Be composed of materials and colors that are consistent and compatible with the buildings and structures in the development.

- b. Where part of a multiple-family development which adjoins a single-family residence:
 - i. Be at least six feet in height;
 - ii. Be located along the common property line; and
 - iii. Where the properties share a side property line, extend from the rear property line to at least the minimum front yard setback.
- c. Where the properties share a rear property line, extend from side lot line to side lot line.

3. **Screening**

- a. All mechanical equipment, trash containers and dumpsters shall be completely screened from view from adjacent streets, walkways and residences through the use of walls and/or landscaping.
- b. For the purposes of this Chapter, mechanical equipment shall mean air conditioners, television antennae and other accessory equipment customarily utilized in connection with residential uses.

D. **Commercial and Mixed-Uses (Commercial/Residential).**

- 1. **Compatibility with Residential Lots.** Commercial or mixed-use (commercial/residential) structures on lots adjoining residentially-zoned lots shall be located and designed to minimize their impact on the residentially-zoned lots with respect to light, air, noise and privacy, to the satisfaction of the Director.
- 2. **Pedestrian Character.**
 - a. *Continuity and Interest for Pedestrians.* In order to promote continuity among the various retail and service businesses and an interesting walking experience for pedestrians, at least 50 percent of any building's ground floor façade that is approximately parallel to and facing the street shall be composed of entrances and show windows or other displays.
 - b. *Use of Glass.* All glass utilized at and near the street level shall be either clear or lightly tinted in order to promote maximum pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited, except as an architectural or decorative accent limited to 20 percent of the entire building front façade area.

- c. *Walk-up Facilities.* Walk-up facilities shall be recessed and provide enough queuing space to ensure that pedestrians walking along the sidewalk will not be obstructed.
 - d. *Principal Building Entrance.* Where feasible, the principal building entrance shall be located facing the sidewalk in front of the building.
 - e. *Vehicle Parking Access.* The width of the vehicle parking access from the street to a lot shall be limited to 28 feet of the commercial frontage and no customer drive-through facilities shall be permitted.
 - f. *Architectural and Decorative Accents.* At least 50 percent of the building façade above the first story shall be composed of recessed windows, balconies, offset planes or other architectural or decorative accents.
 - g. *Roof Design.* Proposed new buildings or additions having 100 feet or more of street frontage shall be designed to provide roofs of varying materials, textures and motifs.
 - h. *Paving Material.* Pedestrian circulation areas and driveway entrances within the property boundaries shall be developed with decorative paving materials such as brick or paver tile.
3. ***Awnings.*** Awnings shall be:
- a. The same color and style for each opening on a single storefront or business;
 - b. Complimentary in color and style for each storefront in a building;
 - c. Designed to coordinate with the architectural divisions of the building including individual windows and bays;
 - d. In compliance with County Building Code and Fire Department requirements; and
 - e. Repaired or removed within 30 days of receipt of notification that a state of disrepair exists.
4. ***Mechanical Equipment.***
- a. Individual air-conditioning units for a building or storefront shall be located as unobtrusively as feasible within the overall design of the building to the satisfaction of the Director.

- b. If air-conditioning window units are to be located in the storefront, then:
 - i. The window units shall be neutral in appearance and the units shall not project outward from the façade. Their housing color shall be the same as those of the storefront; or
 - ii. If possible, the unit shall be completely screened with an awning or landscaping so that it will not be visible from the street.
- c. Mechanical equipment located on roofs shall be completely screened by parapet walls or other materials so that the equipment will not be visible from any point six feet above ground level within 300 feet.
- d. Notwithstanding Subsection D.4.c, above, any structures on the roof, such as air-conditioning units, antennas and other equipment, shall be completely screened from view from any adjacent residential property.

5. **Security.**

- a. Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought-iron fences are permitted.
- b. All security bars or grilles shall be installed within the interior of the building.
- c. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.
- d. Building security grilles shall be side-storing, concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

6. **Lighting.** On-site exterior lighting shall:

- a. Be focused on the subject property and shielded or hooded to prevent illumination of adjacent properties; and
- b. Utilize lighting fixtures that are screened or designed to complement the use and architecture of the subject property and adjacent properties from which they are visible.

7. **Buffers.** Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or exclusively residential use, a five-foot

landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

8. **Vehicle Parking Areas.** With the exception of fully subterranean structures, all vehicle parking areas shall:
 - a. Be located in the rear of the structures; and
 - b. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage, except from the access driveway.
9. **Landscape Plan.** New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the review process. Such plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area and required irrigation infrastructure.
10. **Trash Enclosure.** The required trash bin shall be completely enclosed by a five- to six-foot high decorative wall with solid doors.

E. **Public Space.**

1. **Definition of Public Space.** For the purposes of this Chapter, “public space” means those areas provided for passive and active outdoor recreational use and the enjoyment of community residents, employees and visitors.
2. **Types of Public Space.** Public spaces shall include, but not be limited to, the following as long as the uses are consistent with the design, scale and area standards specified in Subsections E.3 and E.4, below:
 - a. Athletic fields.
 - b. Arboretums and horticultural gardens.
 - c. Courtyards.
 - d. Historical monuments and cultural heritage sites.
 - e. Outdoor public assembly.
 - f. Parks.
 - g. Playgrounds.
 - h. Plazas.
 - i. School yards.

- j. Swimming pools.
 - k. Tennis, volleyball, badminton, croquet, lawn bowling and courts designed for similar outdoor activities.
 - l. Village greens and squares.
3. ***Design and Location.*** Public spaces within TODs shall be developed at a scale to encourage pedestrian character and provide for efficient land use. Development in TODs shall be “space-making” rather than “space-occupying,” i.e., forming boundaries around the public space rather than being sited in the middle of the space.
4. ***Size.*** Public spaces shall range from one-half up to three acres in size.

F. Streets and Sidewalks.

1. ***Design.*** In order to create safe, convenient and comfortable pedestrian routes, new street and sidewalk construction shall:
- a. Provide for sidewalks on both sides of the street;
 - b. Include pedestrian amenities such as those listed in Subsection F.4, below; and
 - c. Include street trees that:
 - i. Line the sidewalks so as to provide a shade canopy at maturity,
 - ii. Are of a shade-producing variety, and
 - iii. Are planted within the planting strip, where a planting strip is required, at intervals not to exceed 30 feet.
2. ***Access.*** Streets, sidewalks and pathways shall be aligned:
- a. To facilitate easy pedestrian access across streets and between buildings, to public spaces and to the transit station, to the satisfaction of the Director; and
 - b. To provide all new development with easy pedestrian access, to the satisfaction of the Director.
3. ***Street, Sidewalk and Planting Strip Dimensions.***
- a. ***Sidewalks.*** New sidewalk construction shall:
 - i. In residential zones, be not less than six feet in width; and

- ii. In all other zones, be not less than 15 feet in width.
 - b. *Planting strips.* Required planting strips shall be at least six feet in width.
 - c. *Pedestrian amenities in sidewalk areas.* In non-residential zones, the amenities identified in Subsection F.4, below, may encroach upon up to 50 percent of the required sidewalk width.
4. **Types of Pedestrian Amenities.** Pedestrian amenities shall be provided within or adjacent to the required sidewalk area in front of commercial and mixed-use development, to the satisfaction of the Director. Such amenities may include, but are not limited to:
- a. Benches.
 - b. Bicycle racks.
 - c. Bus shelters.
 - d. Decorative street and sidewalk lights.
 - e. Drinking fountains.
 - f. Landscaped buffers.
 - g. Newsstands.
 - h. On-sidewalk dining.
 - i. Planter boxes.
 - j. Special paving materials, such as treated brick, for sidewalks or crosswalks.
 - k. Trash receptacles.

22.62.080 Countywide Transit Oriented Districts – Zone-Specific Development Standards

- A. **Zone R-2.** Structures and residences in Zone R-2 shall be subject to the following development standards:
 - 1. **Lot Coverage.** The maximum lot coverage is 50 percent.
 - 2. **Yard Requirements.** Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.
- B. **Zone R-3.**

1. **Uses.** In addition to the uses listed in Zone R-3 in Chapter 22.18 (Residential Zones), if a Discretionary Site Plan Review application is submitted to and approved by the Director, density bonuses may be obtained, subject to the following development standards:
 - a. *Infill Development.* Where development is proposed for vacant lots or on lots containing legal nonconforming uses, a density bonus of 25 percent shall be granted to ensure that the proposed development conforms with the character of the area.
 - b. *Lot Consolidation.* Where lot consolidation is proposed, a range of density bonuses shall be granted subject to the provision of amenities, such as but not limited to, recreation facilities, laundry facilities and extra landscaping as follows:
 - i. Consolidation of lots totaling 15,000 square feet or more--ten percent density bonus.
 - ii. Consolidation of lots totaling 25,000 square feet or more--15 percent density bonus.
2. **Development Standards.**
 - a. *Lot Coverage.* The maximum lot coverage is 50 percent.
 - b. *Yard Requirements.* Not more than 25 percent of the required front yard shall be utilized for vehicle access and storage.

C. **Zone C-2.**

1. **Floor Area.**
 - a. The total gross commercial floor area in all buildings on any one lot shall not exceed two times the total net area of such lot.
 - b. The total gross mixed-use (commercial/residential) floor area on any one lot shall not exceed three times the total net area of such lot. The residential portion of a mixed-use structure shall constitute at least 33 percent of total gross floor area.
 - c. One hundred percent of the ground floor area in a multi-story mixed-use (commercial/residential) building shall be devoted to commercial use.
2. **Setbacks.** Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the property line if one or more of the following are located within the setback area:

- a. Display windows, highly visible.
- b. Landscaping.
- c. Outdoor dining facilities, subject to the conditions of Section 22.106.410 (Outdoor Dining).
- d. Outdoor display/sales.
- e. Street furniture.

D. Zone C-3.

1. Floor Area.

- a. The total gross commercial floor area in all buildings on any one lot shall not exceed two times the total net area of such lot.
- b. The total gross mixed-use (commercial/residential) floor area on any one lot shall not exceed three times the total net area of such lot. The residential portion shall constitute at least all floor area exceeding two times the total net area of such lot.

2. Setbacks. Structures shall be constructed on the front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following are maintained within the setback area:

- a. Display windows, highly visible.
- b. Landscaping.
- c. Outdoor dining facilities, subject to the conditions of Section 22.106.410 (Outdoor Dining).
- d. Outdoor display/sales.
- e. Street furniture.

E. Zone R-3-P. In addition to the uses and standards listed in Subsection B, above, Zone R-3-P shall comply with:

1. Section 22.62.120.B (Zone R-3) for all Blue Line TOD's and Section 22.62.170.B (Zone R-3) for all Green Line TOD's; and
2. Chapter 22.40 (Parking Zone), except that Zone R-3, as above, shall be considered the basic zone.

22.62.090 Blue Line Transit Oriented Districts – Land Use Regulations

A. **Permit and Review Requirements.** Table 22.62.090-A, below, identifies the permit or review required to establish each use listed in Subsection B, below.

TABLE 22.62.090-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
-	Not Permitted	
Blank	Refer to the use charts in Division 3	
P	Permitted	
CUP	Conditional Use Permit	Chapter 22.120
DSP	Discretionary Site Plan Review	Chapter 22.148
DSN	Discretionary Site Plan Review with Notification	Chapter 22.150
HP	Housing Permit	Chapter 22.126
SPR	Ministerial Site Plan Review	Chapter 22.146
MCUP	Minor Conditional Use Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.152

B. **Use Regulations.** Table 22.62.090-B, below, identifies uses allowed in specific zones when permit or review requirements are different from Section 22.62.050 (Countywide Transit Oriented Districts – Land Use Regulations) and are different from their respective zones in Division 3.

TABLE 22.62.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						Additional Regulations
	R-2	R-3	R-4	C-2	C-3	C-M	
Adult day care facilities						SRP	
Air pollution sampling stations						CUP	
Apartment houses, five or more units		CUP ¹		SPR	SPR	SPR	See footnote 1 for Zones R-3 and R-4
Assembly and Manufacturing, Including Food Processing ²							
<i>Aluminum products</i>						CUP	
<i>Appliance assembly, electrical, electronic and electromechanical</i>						CUP	
<i>Bakeries</i>						CUP	
<i>Bone products</i>						CUP	
<i>Candy confectioneries</i>						CUP	
<i>Canvas products</i>						CUP	
<i>Cellophane products</i>						CUP	
<i>Cloth products</i>						CUP	
<i>Cosmetics, excluding soap</i>						CUP	

TABLE 22.62.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						Additional Regulations
	R-2	R-3	R-4	C-2	C-3	C-M	
<i>Equipment assembly, electrical, electronic and electromechanical</i>						CUP	
<i>Felt products</i>						CUP	
<i>Fruit and vegetable juices, excluding the use of carbonization</i>						CUP	
<i>Fur products</i>						CUP	
<i>Glass products and stained-glass assembly, provided no individual crucible shall exceed a capacity of 16 square feet</i>						CUP	
<i>Golf ball manufacture</i>						CUP	
<i>Instrument assembly, electrical, electronic and electromechanical, including precision machine shops</i>						CUP	
<i>Jewelry manufacture</i>						CUP	
<i>Leather products, excluding machine belting</i>						CUP	
<i>Metals, working and casting of rare, precious or semiprecious metals</i>						CUP	
<i>Metal plating</i>						CUP	
<i>Optical goods manufacture</i>						CUP	
<i>Paper products</i>						CUP	
<i>Perfume manufacture</i>						CUP	
<i>Phonograph records manufacture</i>						CUP	
<i>Plastic products</i>						CUP	
<i>Shell products</i>						CUP	
<i>Stone products</i>						CUP	
<i>Textile products</i>						CUP	
<i>Toiletries, excluding soap</i>						CUP	
<i>Wicker and bamboo products</i>						CUP	
<i>Wineries</i>						CUP	Section 22.106.610
<i>Yarn products, excluding dyeing of yarn</i>						CUP	
<i>Auction houses</i>						CUP	
<i>Automobile battery service shops</i>						CUP	

TABLE 22.62.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						Additional Regulations
	R-2	R-3	R-4	C-2	C-3	C-M	
Automobile brake repair shops						CUP	
Automobile muffler shops						CUP	
Automobile radiator shops						CUP	
Automobile rental and leasing agencies						CUP	
Automobile repair garages, excluding body and fender work, painting and upholstery						CUP	
Automobile sales, sale of new and used motor vehicles						CUP	Section 22.106.100
Automobile service stations						CUP	Section 22.106.100
Boat and other marine sales						CUP	
Car washes, including automatic, coin operated and hand wash						CUP	
Crops – Field, tree, bush, berry and row, including nursery stock						CUP	
Electric distribution stations, including related microwave facilities						CUP	Section 22.106.190
Furniture transfer and storage						CUP	
Gas metering and control stations, public utility						CUP	
Greenhouses						CUP	
Grocery stores	CUP	CUP	CUP				
Health centers or clubs						SPR	
Hotels						SPR	See footnote 1 for Zones R-3 and R-4
Housing developments for senior citizens or persons with disabilities						SPR	
Ice sales						CUP	
Laboratories, research and testing						CUP	
Lodge halls						CUP	
Mixed commercial/residential developments						SPR	Sections 22.62.110.B.4, 22.106.360
Mobilehome sales						CUP	
Mortuaries						CUP	
Motion picture studios						CUP	
Motorcycle, motor scooter and trail bike sales						CUP	

TABLE 22.62.090-B:BLUE LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS							
	Zones Within Blue Line Transit Oriented Districts						Additional Regulations
	R-2	R-3	R-4	C-2	C-3	C-M	
Offices, business or professional	CUP	CUP	CUP				
Outdoor dining						SPR	22.106.410
Parcel delivery terminals						CUP	
Radio and television broadcasting studios						CUP	
Recording studios						CUP	
Recreational vehicle rentals and sales						CUP	
Restaurants, excluding drive through facilities	CUP	CUP	CUP				
Restaurants and commercial service concessions, incidental							
<i>In apartment developments</i>		SPR ¹	SPR ¹				Section 22.106.090
<i>In hotel developments</i>		-	SPR ¹				Section 22.106.310
Residences, single-family				SPR	SPR	SPR	Section 22.106.580
Residences, two-family				SPR	SPR	SPR	
Retail stores	CUP	CUP	CUP				
Revival meetings, tent, temporary						CUP	
Rooming or boarding houses						SPR	
Signs	See Sections 22.62.070.B, 22.62.110.B and Chapter 22.84 (Signs)						
Taxidermists						CUP	
Theaters and other auditoriums				SPR	SPR	SPR	
Tire retreading or recapping						CUP	
Tool rentals ³						CUP	Section 22.106.510
Trailer rentals and sales, box and utility						CUP	
Truck Rentals						CUP	
Notes: 1. Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items are allowed in: a. Apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor area of any outdoor dining area shall be included in the calculation of developed area. b. Hotels having 20 or more guest rooms. 2. Assembly and manufacture uses shall be from previously prepared materials and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters. All activities shall be conducted within an enclosed building. 3. Including roto-tillers, power mowers, sanders and saws, cement mixers and other equipment.							

22.62.100 Blue Line Transit Oriented Districts – Case Processing Procedures

All nonconforming buildings and structures nonconforming due to use and all buildings and structures nonconforming due to standards in the Blue Line Transit Oriented Districts are subject to regulation as specified by Chapter 22.132 (Nonconforming Uses, Buildings and Structures), except as modified by this Section.

- A. The effective date and beginning of the amortization periods contained in Section 22.132.050 (Termination Conditions and Time Limits) for all Blue Line Transit Oriented Districts, shall be August 5, 1999, the effective date of Ordinance No. 99-0057.
- B. The time periods listed in this Subsection B, shall supersede the periods for discontinuance and removal set forth in Section 22.132.050 (Termination Conditions and Time Limits) for the following building types:
 1. Type IV and Type V buildings used as:
 - a. Three-family dwellings, apartment houses and other buildings used for residential occupancy, 35 years;
 - b. Stores and factories, ten years; and
 - c. Any other building not herein enumerated, ten years.
 2. Type III buildings used as:
 - a. Three-family dwellings, apartment houses, offices and hotels, 40 years;
 - b. Structures with stores below and residences, offices or a hotel above, 40 years;
 - c. Warehouses, stores and garages, 15 years; and
 - d. Factories and industrial buildings, 15 years.
 3. Type I and II buildings used as:
 - a. Three-family dwellings, apartment houses, offices and hotels, 50 years;
 - b. Theaters, warehouses, stores and garages, 20 years; and
 - c. Factories and industrial buildings, 15 years.

4. The termination periods enumerated in this Subsection B shall not apply to apartment houses containing five or more dwelling units within a single structure in Zone R-3, which are rendered nonconforming due to Section 22.62.090.B (Use Regulations).

22.62.110 Blue Line Transit Oriented Districts – General Development Standards

A. Parking.

1. Except as otherwise provided in following Subsection A.2, below, vehicle parking requirements of Chapter 22.82 (Parking) shall be reduced by 40 percent for new construction, additions, alterations and changes of use. This reduction shall not apply to additions and alterations of existing single-family dwelling detached structures.
2. For the following uses, the vehicle parking requirements of Chapter 22.82 (Parking) shall be reduced by 60 percent:
 - a. Banks.
 - b. Barber shops.
 - c. Beauty shops.
 - d. Child care centers.
 - e. Colleges and universities, including accessory facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
 - f. Community centers.
 - g. Day care centers.
 - h. Delicatessens.
 - i. Drug stores/pharmacies.
 - j. Dry cleaning establishments, excluding wholesale dry-cleaning plants.
 - k. Employment agencies.
 - l. Grocery stores.
 - m. Ice cream shops.

- n. Libraries.
 - o. Restaurants.
 - p. Schools, business or professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment.
- B. **Signs.** Where there are conflicting provisions with Chapter 22.84 (Signs), this Subsection shall supersede:
- 1. **Window Signs.** Window signs shall be displayed on the interior of windows or door windows only.
 - 2. **Freestanding Signs.** Freestanding signs shall:
 - a. Be permitted only on lots with street frontage of at least 100 feet;
 - b. Have a solid base that rests directly on the ground;
 - c. Not exceed five feet in height measured vertically from ground level at the base of the sign;
 - d. Not exceed 40 square feet in area per sign face; and
 - e. Not be located in nor extend above any public right-of-way or public sidewalk area.
 - 3. **Awning Signs.** The following standards shall apply to awning signs:
 - a. The allowance for wall signs shall not be applicable to or include awning signs; and
 - b. Awning signs shall:
 - i. For the ground floor, not exceed 20 percent of the exterior surface area of each awning,
 - ii. For the second floor, not exceed ten percent of the exterior surface area of each awning,
 - iii. Not be permitted above the second floor, and
 - iv. Be limited to a maximum letter height of ten inches.
- C. **Residential Zones—Fences.** Where fences are to be located in required front and corner side yards Residential Zones, the following standards shall apply:

1. If chain link or wrought-iron style fences are utilized, such fences may be allowed up to a height of four feet;
2. With a Discretionary Site Plan Review application, wrought-iron style fences of up to six feet in height shall be allowed. The Director may impose such conditions on the fence design as are appropriate to ensure public safety, community welfare and compatibility with all applicable development standards for residential uses; and
3. Those portions of fences more than 42 inches high shall be substantially open, except for pillars used in conjunction with wrought-iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

D. Commercial and Mixed-Use (Commercial/Residential) Buildings.

1. ***Pedestrian Character.*** At least 20 percent of the total building façade shall be composed of recessed windows, balconies, offset planes or other architectural or decorative features.
2. ***Mixed-Use (Commercial/Residential) Development.*** The provisions of Section 22.42.040 (Development Standards) for the Commercial-Residential Zone shall apply to mixed commercial/residential developments irrespective of the specific zone classification of the particular lot.
3. ***Landscape Plan.*** Street furniture and related paving of up to 25 percent of the landscaped area, to a maximum of 250 square feet, may be substituted for required landscaped area.

E. Street, Sidewalk and Planting Strip Standards.

1. ***Planting Strip.*** All streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.
2. ***Street and Sidewalk Dimensions.*** In order to ensure pedestrian safety by slowing vehicular traffic and narrowing crosswalk lengths, new commercial and mixed-use developments shall include a narrowing of adjoining streets at pedestrian crossings, if acceptable to the Department of Public Works.

22.62.120 Blue Line Transit Oriented Districts – Zone-Specific Development Standards

- A. **Zone R-2.** Table 22.62.120-A, below, states minimum yard depths for Zone R-2:

TABLE 22.62.120-A:MINIMUM YARD DEPTHS IN ZONE R-2
<i>Minimum Yard Depths (in feet)</i>

TABLE 22.62.120-A:MINIMUM YARD DEPTHS IN ZONE R-2				
<i>Front</i>	<i>Corner Side</i>	<i>Corner Side— Reversed Corner Lot</i>	<i>Interior Side</i>	<i>Rear</i>
10	5	7.5	5'	15
1: Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.				

B. **Zone R-3.** Table 22.62.120-B, below, states minimum yard depths for Zone R-2:

TABLE 22.62.120-B:MINIMUM YARD DEPTHS IN ZONE R-3				
<i>Minimum Yard Depths (in feet)</i>				
<i>Front</i>	<i>Corner Side</i>	<i>Corner Side— Reversed Corner Lot</i>	<i>Interior Side</i>	<i>Rear</i>
10	5	7.5	5'	15
1: Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.				

C. **Zone R-4.**

1. **Height Limits.** Buildings and structures shall not exceed 40 feet in height above grade, except for chimneys and rooftop antennas.
2. **Yard Requirements.** The following minimum yard setbacks are established for this zone: Table 22.62.120-C, below, states minimum yard depths for Zone R-2:

TABLE 22.62.120-C:MINIMUM YARD DEPTHS IN ZONE R-4				
<i>Minimum Yard Depths (in feet)</i>				
<i>Front</i>	<i>Corner Side</i>	<i>Corner Side— Reversed Corner Lot</i>	<i>Interior Side</i>	<i>Rear</i>
15	5	7.5	5 ^{1,2}	15
1: Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.				
2: Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.				

D. **Zone C-2.**

1. **Height Limits.** Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of total gross floor area may

be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

2. **Floor Area.** At least 50 percent of the floor area of a single-story mixed-use building shall be devoted to commercial use.

E. Zone C-3.

1. **Height Limits.**

- a. Commercial buildings may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.
- b. Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum height of 60 feet above grade, excluding chimneys and rooftop antennas.

2. **Floor Area.** At least 50 percent of the floor area of a single-story structure and 100 percent of the ground floor area of a multi-story structure in a mixed-use building shall be devoted to commercial uses.

F. Zone C-M.

1. **Height Limits.** Commercial buildings shall not exceed 40 feet in height, excluding chimneys and rooftop antennas.

2. **Floor Area.**

- a. **Commercial Floor Area.** The total gross commercial floor area in all the buildings on any one lot shall not exceed 1.8 times the total net area of such lot.
- b. **Mixed-Use (Commercial/Residential) Buildings.**
 - i. The total gross mixed-use floor area on any one lot shall not exceed 2.7 times the total net area of such lot.
 - ii. The residential portion shall constitute at least all floor area exceeding 1.8 times the total net area of such lot.
 - iii. At least 50 percent of the floor area of a single-story structure and 100 percent of the ground floor area of a multi-story structure in a mixed-use building shall be devoted to commercial or manufacturing uses.

3. **Lot Coverage.** The maximum lot coverage shall be 80 percent of the net area of such lot.
4. **Setbacks.** Structures shall be built on a front property line, except that they may be constructed up to 15 feet back from the front property line if one or more of the following are maintained within the setback area:
 - a. Display windows.
 - b. Landscaping.
 - c. Outdoor dining facilities.
 - d. Outdoor display/sales.
 - e. Street furniture.

22.62.130 Blue Line Transit Oriented Districts – Station Development Standards

A. Slauson Station Transit Oriented District.

1. **Paving Material.** Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with textured and/or colored pavement.

B. Florence Station Transit Oriented District.

1. **Colors.** For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics and window and door frames.
2. **Paving Material.** Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with colored and/or textured pavement.

C. Firestone Station Transit Oriented District.

1. **Colors.** For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics and window and door frames.
2. **Paving Material.** Pedestrian circulation areas and driveway entrances within the boundaries of private commercially developed property shall be developed with colored and/or textured pavement.

3. **Wall Finish.** In order to preserve and enhance a mixed urban use environment on Firestone Boulevard, building walls shall be constructed primarily of stucco, brick or other materials as approved by the Director.

D. Imperial (Willowbrook) Station Transit Oriented District.

1. **Reserved.**

22.62.140 Green Line Transit Oriented Districts – Land Use Regulations

- A. Permit and Review Requirements.** Table 22.62.140-A, below, identifies the permit or review required to establish each use listed in Subsection B, below.

TABLE 22.62.140-A:PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
-	Not Permitted	
Blank	Refer to the use charts in Division 3	
P	Permitted	
CUP	Conditional Use Permit	Chapter 22.120
DSP	Discretionary Site Plan Review	Chapter 22.148
DSN	Discretionary Site Plan Review with Notification	Chapter 22.150
HP	Housing Permit	Chapter 22.126
SPR	Ministerial Site Plan Review	Chapter 22.146
MCUP	Minor Conditional Use Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.152

- B. Use Regulations.** Table 22.62.140-B, below, identifies uses allowed in specific zones when permit and review requirements are different from Section 22.62.050 (Countywide Transit Oriented Districts – Land Use Regulations) and are different from their respective zones in Division 3.

TABLE 22.62.140-B:GREEN LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS					
	Zones within Green Line Transit Oriented Districts				Additional Regulations
	R-2	R-3	C-2	C-3	
Automobile body and fender repair and painting and upholstery, incidental				CUP ¹	Section 22.106.110
Automobile repair and installation, incidental			CUP ^{1, 2, 3}		Section 22.106.100
Automobile supply stores			CUP		Section 22.106.100
Automobile waxing, washing and polishing, incidental			CUP ^{1,3}		Section 22.106.100
Boat repair, incidental				CUP ⁴	

TABLE 22.62.140-B:GREEN LINE TRANSIT ORIENTED DISTRICTS – USE REGULATIONS					
	Zones within Green Line Transit Oriented Districts				Additional Regulations
	R-2	R-3	C-2	C-3	
Grocery stores	CUP ⁵	CUP ⁵			
Newsstands			SPR		
Restaurants and commercial service concessions, incidental	CUP ⁶	CUP ⁶			
Restaurants	CUP ⁵	CUP ^{5,7}			
Trailer rentals, box and utility only, incidental			CUP ³		
Prohibited Uses					
Airports	-	-			
Cemeteries	-	-			
Earth stations	-	-			
Electric distribution substations	-	-			
Explosives storage	-	-			
Gas metering and control stations, public utility	-	-			
Heliports	-	-			
Helipads	-	-			
Landing strips	-	-			
Oil wells	-	-			
Radio and television stations and towers	-	-			
Sewage treatment plants	-	-			
Surface mining operations	-	-			
Water reservoirs	-	-			
Notes: 1. Incidental to the sale of new automobiles. 2. Incidental to automobile supply stores. 3. Incidental to automobile service stations. 4. Incidental to the sale of boats. 5. Limited to 5,000 square feet in gross floor area and located on corner lots and which may be extended to an immediately adjacent lot. 6. Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items are allowed in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor area of any outdoor dining area shall be included in the calculation of developed area. 7. Excluding drive-through facilities.					

22.62.150 Green Line Transit Oriented Districts – Case Processing Procedures

- A. ***Nonconforming Buildings, Uses and Structures.*** All buildings, uses and structures that are nonconforming due to use, and buildings and structures that are nonconforming due to standards are subject to regulation as specified by Section 22.132.050 (Termination Conditions and Time Limits), except that where a nonconforming use is carried on in a conforming structure, a ten-year amortization period shall apply, except where Section 22.132.050.C (Exemption) apply.
- B. ***Conditional Use Permit Applications.*** Applicants shall pay 50 percent of the fee specified by the Filing Fee Schedule for a Conditional Use Permit application, if required, for the following uses:
1. Child care centers.
 2. Community centers.
 3. Libraries.

22.62.160 Green Line Transit Oriented Districts – General Development Standards

- A. ***Vehicle Parking.***
1. Vehicle parking requirements of Chapter 22.82 (Parking) shall be reduced by 25 percent for new construction, additions, alterations and changes of use for the following commercial uses:
 - a. Bakeries.
 - b. Banks/check cashing establishments.
 - c. Barber shops.
 - d. Beauty shops.
 - e. Child care centers.
 - f. Coffee houses/juice bars.
 - g. Colleges and universities, including accessory facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
 - h. Community centers.

- i. Copy/mail services, retail.
 - j. Day care centers.
 - k. Delicatessens.
 - l. Donut shops.
 - m. Drug stores and/or pharmacies.
 - n. Dry cleaning establishments, excluding wholesale dry cleaning plants.
 - o. Employment agencies.
 - p. Flower shops.
 - q. Grocery stores.
 - r. Hardware stores.
 - s. Ice cream shops.
 - t. Libraries.
 - u. Restaurants.
 - v. Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment.
 - w. Shoe repair/alterations.
 - x. Stationary stores.
 - y. Video sales and rentals.
2. Any commercial use may receive up to a five percent reduction in required vehicle parking spaces when open leisure areas with benches and other streetscape furniture appropriate for relaxation and eating are provided to the satisfaction of the Director. This five percent reduction may be added to the reduction allowed in Subsection A.1, above.
3. Accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to any reduction allowed by Subsections A.1 and A.2, above, or based on the total number of parking spaces actually provided, if greater.

- B. **Signs.** Freestanding signs, including pole signs and A-frame sandwich signs, shall be prohibited.
- C. **Residential Uses.** With the exception of fully subterranean structures, all vehicle parking shall:
1. Where related to multiple-family structures, be located in the rear of the housing development; and
 2. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage except from the access driveway.
- D. **Commercial and Mixed-Use (Commercial/Residential) Buildings.**
1. ***Mixed-Uses (Commercial/Residential).***
 - a. Single-story mixed-use buildings are prohibited.
 - b. The ground floor area in a mixed-use (commercial/residential) building shall be devoted solely to commercial uses.
 - c. Retail uses shall be prohibited on all floors except the ground floor.
 - d. Where office, commercial and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies.
 - e. Where office, commercial and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration between the uses.
 - f. Separate commercial and residential vehicle parking spaces shall be provided and specifically designated by posting, pavement marking and/or physical separation.
 2. ***Character.*** The following standards shall apply in the interest of achieving a pedestrian character:
 - a. ***Recessed Stories.*** Third and fourth stories of commercial and mixed-use buildings shall be recessed a successive minimum of at least ten feet on each story.
 - b. ***Paving Material.*** Pedestrian circulation areas and driveway entrances within the boundaries of private property may be developed with colored stamped concrete.

- c. *Types of Amenities.* In addition to the amenities listed in Section 22.62.070.F.1 (Design), pedestrian amenities may also include open leisure areas with benches and other street furniture appropriate for relaxation and eating.

E. Public Spaces.

1. ***Types of Public Spaces.*** In addition to the uses listed in Section 22.62.070.E.2 (Types of Public Space), open leisure areas, including benches and other street furniture appropriate for relaxation and eating, may be provided.
2. ***Amenities in Public Spaces.*** In order to create pleasing and convenient leisure areas, public space shall be furnished with amenities such as trees, landscaping, benches, trash containers and water fountains.

22.62.170 Green Line Transit Oriented Districts – Zone-Specific Development Standards

A. Zone R-2.

1. ***Uses – Density Bonus.*** If a Discretionary Site Plan Review application is submitted to and approved by the Director, lots in Zone R-2 may receive the following density bonuses:
 - a. *Infill Development.* Where there are vacant lots or nonconforming uses in Zone R-2, infill development is encouraged. A density bonus of 25 percent shall be allowed for development on such lots, to ensure that the proposed development is compatible with the height, bulk and colors of existing surrounding development.
 - b. *Lot Consolidation.* If amenities such as, but not limited to, recreation facilities, laundry facilities and significant landscaping are provided to the satisfaction of the Director, a lot consolidation may qualify for the following density bonuses:
 - i. Consolidation of lots with a combined total of 15,000 square feet up to 24,999 square feet: ten percent density bonus.
 - ii. Consolidation of lots with a combined total of 25,000 square feet or more: 15 percent density bonus.
 - c. *Total of Combined Density Bonus Grants.* In the event that a project may qualify for more than one category of density bonus pursuant to Subsection A.1.a, above, the total combined density bonuses granted under these provisions shall not exceed 50 percent.

2. ***Development Standards.***

a. ***Signs for Commercial Uses in Multiple-Family Residential Buildings.*** For the following signs, this Subsection shall supersede where there are conflicting provisions with Chapter 22.84 (Signs):

i. **Incidental Restaurants and Service Commercial Uses.** Where incidental restaurants and service commercial uses within apartment houses are authorized by this Chapter, related signs shall:

(1) Be limited to 12 inches in height and 18 inches in width; and

(2) Not be visible from any public right-of-way.

ii. **Small Grocery and Restaurant Establishments.** Small grocery and restaurant establishments for corner and corner-adjoining lots authorized by this Chapter, may be allowed either one wall sign or one projecting sign subject to the following:

(1) **Wall signs.** Wall signs shall:

a) Be limited to 15 square feet in size; and

b) Contain letters of not more than 18 inches in height.

(2) **Projecting signs.** Projecting signs, including awning signs, shall:

a) Be limited to seven and one-half square feet in size;

b) Contain letters of not more than ten inches in height; and

c) Not project beyond the face of the building in excess of 50 percent of the limitations set forth in diagram A of Section 22.84.100 (Projecting Business Signs).

b. ***Street, Sidewalk and Planting Strip Development Standards.*** Streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.

B. **Zone R-3.** The development standards set forth in Subsection A.2, above, shall apply.

C. **Zone C-2.** Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:

1. The amenities listed in Section 22.62.080.D.2 (Setbacks); and
2. Open leisure areas with benches and other street furniture appropriate for relaxation and eating.

D. Zone C-3.

1. ***Height Limits.***

- a. Mixed-use (commercial/residential) buildings, in which residential portions constitute less than 33 percent of all floor area, shall be restricted to a height of 35 feet above grade, excluding chimneys and roof antennas.
- b. Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area, may be constructed to a maximum of 45 feet in height, excluding chimneys and roof antennas.

2. ***Setbacks.*** Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:

- a. Those amenities listed Section 22.62.080.D.2 (Setbacks); or
- b. Open leisure areas with benches and other street furniture appropriate for relaxation and eating.

22.62.180 Green Line Transit Oriented District Stations – Transit Station-Specific Development Standards

A. Vermont Station Transit Oriented District.

1. Reserved.

B. Hawthorne Station Transit Oriented District.

1. Reserved.

Chapter 22.64 Community Standards Districts

Sections:

22.64.010 Community Standards Districts

22.64.010 Provisions

Community Standards Districts are located in Volume II of this Title 22.

Chapter 22.66 Rural Outdoor Lighting District

Sections:

22.66.010	Purpose
22.66.020	Definitions
22.66.030	Applicability
22.66.040	Prohibited Outdoor Lighting
22.66.050	General Development Standards
22.66.060	Additional Standards for Commercial, Industrial and Mixed Uses
22.66.070	Additional Standards for Outdoor Recreational Activity Areas
22.66.080	Additional Standards for Signage
22.66.090	Street Light Standards
22.66.100	Exemptions

22.66.010 Purpose

The Rural Outdoor Lighting District is established as a supplemental district for the rural areas of the County to promote and maintain dark skies for the health and enjoyment of individuals and wildlife by:

- A. Curtailing light pollution and preserving the nighttime environment.
- B. Permitting reasonable uses of outdoor lighting for nighttime safety, security, productivity and enjoyment, while protecting the natural environment from the adverse effects of excessive outdoor nighttime lighting from artificial sources.
- C. Conserving energy and resources.
- D. Minimizing adverse offsite impacts of outdoor lighting, such as light trespass.

22.66.020 Definitions

Specific term(s) used in this Chapter are defined in Division 2 (Definitions), under "Rural Outdoor Lighting District".

22.66.030 Applicability

- A. **General Applicability.** This Chapter shall apply within the Rural Outdoor Lighting District, as depicted on the map following this Chapter, to the following:

1. Outdoor lighting for new land uses, structures, buildings and/or developments;
2. Outdoor lighting for all portions of any structure, building and/or development following a major addition thereto;
3. New street lights; and/or
4. Abandoned uses that are resumed.

B. Applicability to Existing Outdoor Lighting and Replacement Lighting. Except as otherwise provided in this Subsection B, outdoor lighting, including street lights, that were lawfully existing on December 13, 2012, the effective date of this Chapter, may remain in their present condition without complying with this Chapter.

1. Additions, upgrades or replacements that are made to outdoor lighting, including street lights, that were lawfully existing on December 13, 2012, shall comply this Chapter, where applicable, except that when less than 50 percent of the outdoor lighting fixtures on a property are replaced for a commercial, industrial or mixed use, Section 22.66.060.C shall not apply. For purposes of this provision, the term replacement shall include the replacement of outdoor lighting, including street lights, due to damage or destruction; and
2. Outdoor lighting, other than street lights, located on properties in a Residential or Agricultural Zone that was lawfully existing at the time of this Chapter became effective shall be removed or made to comply with this Chapter within six months after December 13, 2012, if such outdoor lighting causes light trespass, the determination of which shall be made by the Director, and in all other cases, shall be removed or made to comply with the applicable provisions of this Chapter within three years after the effective date of this Chapter.
3. Outdoor lighting, other than street lights, located on properties in a zone other than a Residential or Agricultural Zone that was lawfully existing at the time this Chapter became effective shall be removed or made to comply with this Chapter within six months after December 13, 2012, if such outdoor lighting causes light trespass onto a property located in a Residential, Agricultural or Open Space Zone or onto the improved portion of any public right-of-way, as such determination is made by the Director.

22.66.040 Prohibited Outdoor Lighting

Subject to Section 22.66.030 (Applicability), the following types of outdoor lighting shall be prohibited within the Rural Outdoor Lighting District:

- A. Drop-down lenses.
- B. Mercury vapor lights.
- C. Ultraviolet lights.
- D. Searchlights, laser lights or other outdoor lighting that flashes, blinks, alternates or moves.

22.66.050 General Development Standards

In addition to complying with the applicable provisions of Title 26 (Building Code) and Title 27 (Electrical Code) of the County Code, outdoor lighting within the rural outdoor lighting district, other than street lights, shall be subject to the following requirements:

- A. **Lighting Allowance.** For properties located in a Residential, Agricultural, Open Space or Watershed Zone, outdoor light fixtures installed above 15 feet in height shall have a manufacturer's maximum output rating of no greater than 400 lumens.
- B. **Light Trespass.** Outdoor lighting shall cause no unacceptable light trespass.
- C. **Shielding.** Outdoor lighting shall be fully shielded.
- D. **Maximum Height.**
 - 1. The maximum height for an outdoor light fixture, as measured from the finished grade to the top of the fixture, shall be as follows:
 - a. 20 feet for a property located in a Residential, Agricultural, Open Space or Watershed Zone;
 - b. 35 feet for a property located in an Industrial Zone; and
 - c. 30 feet for property located in any other zone.
 - 2. Notwithstanding Subsection D.1, above, the height of any new outdoor light fixture used for an outdoor recreational activity area, regardless of the zone, shall be the minimum height necessary to illuminate the activity area, but in no event shall exceed 75 feet; and
 - 3. Notwithstanding Subsections D.1. and D.2., above, the Director may approve an outdoor light fixture with a height higher than as otherwise permitted by these Subsections through a Ministerial Site Plan Review application, if the applicant demonstrates that a higher light fixture would reduce the total number of light fixtures needed at the involved site, and/or would reduce the light trespass of the outdoor lighting.

- E. **Maintenance.** Outdoor lighting shall be maintained in good repair and function as designed, with shielding securely attached to the outdoor lighting.

22.66.060 Additional Standards for Commercial, Industrial and Mixed Uses

In addition to complying with the applicable provisions of Section 22.66.050 (General Development Standards) outdoor lighting located on a property with a commercial, industrial or mixed use shall be subject to the following requirements:

- A. **Building Entrances.** All building entrances shall have light fixtures providing light with an accurate color rendition so that persons entering or exiting the building can be easily recognized from the outside of the building.
- B. **Hours of Operation.**
1. Outdoor lighting shall be turned off between the hours of 10:00 p.m., and sunrise every day, unless the use on the involved property operates past 10:00 p.m., and then the outdoor lighting shall be turned off within one hour after the use's operation ends for the day. Notwithstanding the foregoing, if the use on the involved property requires outdoor lighting between 10:00 p.m., and sunrise every day for safety or security reasons, outdoor lighting shall be allowed during these hours, but only if:
 - a. Fully-shielded motion sensors are used to turn the outdoor lighting on after 10:00 p.m., and these sensors turn the outdoor lighting off automatically no more than 10 minutes after the involved area has been vacated; or
 - b. Where the use is commercial or industrial, at least 50 percent of the total lumen levels for the outdoor lighting are reduced, or 50 percent of the total number of outdoor light fixtures are turned off, between 10:00 p.m. and sunrise.
 2. **Exemption From Hours of Operation.** Outdoor lighting shall be exempt from the hours of operation requirements of Subsection B.1, above, if such lighting:
 - a. Is required by Title 26 (Building Code) for steps, stairs, walkways or points of ingress and egress to buildings; or
 - b. Is governed by an approved discretionary permit which specifically provides for different hours of operation.

- C. **Automatic Controls.** Outdoor lighting shall use automatic control devices or systems to turn the outdoor lighting off so as to comply with the applicable hours of operation requirements of Subsection B.1, above. These devices or systems shall have backup capabilities so that, if power is interrupted, the schedule programmed into the device or system is maintained for at least seven days.

22.66.070 Additional Standards for Outdoor Recreational Activity Areas

In addition to complying with the applicable requirements of Section 22.66.050 (General Development Standards), outdoor light fixtures, when used to illuminate outdoor recreational activity areas, shall be mounted, aimed and fully shielded so that their light beams fall onto said areas in such a way so as to prevent unacceptable light trespass onto surrounding areas or properties, and shall use high pressure sodium or metal halide lamps as their preferred lighting source.

22.66.080 Additional Standards for Signage

In addition to complying with the applicable requirements of Section 22.66.050 (General Development Standards) outdoor lighting for new signs, including outdoor advertising signs, business signs and roof and freestanding signs, shall comply with the following:

- A. The outdoor lighting shall be fully shielded;
- B. When the signs use externally-mounted light fixtures, they shall be mounted to the top of the sign and shall be oriented downward; and
- C. Externally-mounted bulbs or lighting tubes used for these signs shall not be visible from any portion of an adjoining property or public right-of-way unless such bulbs or tubes are filled with neon, argon, krypton or other self-illuminating substance.

22.66.090 Street Light Standards

So as to maintain the dark skies characteristics of the Rural Outdoor Lighting District to the maximum extent possible, street lights in the District shall be prohibited except where necessary at urban cross sections with sidewalks, curbs and gutters or at intersections and driveways on County roads, where the Director of Public Works finds that street lights will alleviate traffic hazards, improve traffic flow, and/or promote safety and security of pedestrians and vehicles based on Public Works' highway safety lighting standards. Where street lights are installed in the District, they shall:

- A. Be placed at the maximum distance apart, with the minimum lumens allowable pursuant to Public Works' highway safety lighting standards, as determined by the Director of Public Works;

- B. Utilize full-cutoff (flat glass lens) luminaries so as to deflect light away from adjacent parcels; and
- C. Be designed to prevent off-street illumination and glare.

22.66.100 Exemptions

The following outdoor lighting shall be exempt from the provisions of this Chapter:

- A. Outdoor lighting for a public facility operated by the Sheriff's Department, Probation Department, or similar department or entity, that keeps incarcerated persons, provided such lighting is needed for the security and/or operation of the facility.
- B. Temporary outdoor lighting, which is outdoor lighting that does not persist beyond 60 consecutive days or more than 120 days per year.
- C. Outdoor lighting used in or around swimming pools or water features for safety purposes.
- D. Outdoor lighting required for compliance with the Federal Americans with Disabilities Act.
- E. Outdoor lighting for industrial facilities and sites, including but not limited to, rail yards, maritime shipyards and docks, piers and marinas, chemical and petroleum processing plants and aviation facilities, where such lighting is needed for safety reasons.
- F. Outdoor lighting for outdoor theme parks, fairs or carnivals.

Chapter 22.68 Reserved

Chapter 22.70 Reserved

Chapter 22.72 Reserved

Chapter 22.74 Reserved
