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MARK J. SALADINO
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The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Agenda No. 64
11/12/14

**Re: Ordinance Amending Title 22 - Planning and Zoning of the
Los Angeles County Code to Conform to the 2015 Antelope Valley
Area Plan Update**

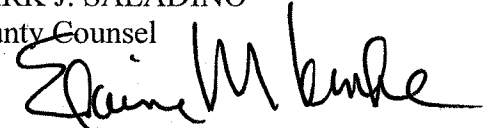
Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced ordinance which adds and/or modifies regulations in the Zoning Code to conform to the 2015 Antelope Valley Area Plan Update. At the conclusion of the hearing, you indicated an intent to approve the proposed ordinance and instructed us to prepare a final ordinance for approval. Enclosed is the analysis and ordinance for your consideration.

Very truly yours,

MARK J. SALADINO
County Counsel

By


ELAINE M. LEMKE
Principal Deputy County Counsel

APPROVED AND RELEASED:


RICHARD D. WEISS
Chief Deputy

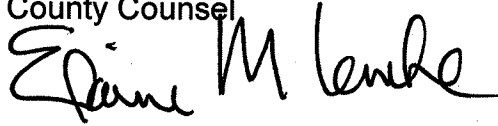
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Enclosures

c: Sachi A. Hamai, Interim Chief Executive Officer
Patrick Ogawa, Acting Executive Officer, Board of Supervisors

ANALYSIS

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code to add uses allowed in certain zones, add two new zones, modify provisions when a conditional use permit is required within significant ecological areas, and add regulations concerning the applicability of changes to zoning designations and zoning regulations, all as a result of the 2015 Antelope Valley Area Plan Update.

MARK J. SALADINO
County Counsel



ELAINE M. LEMKE
Principal Deputy
Property Division

EML:vn

Requested: 03/23/15

Revised: 5/29/15

SECTION 2. Section 22.08.250 is hereby added to read as follows:

22.08.250 **Z.**

— "Zip-line" means a transport ride for persons where a cable is suspended above an incline to which a pulley and harness are attached to the person riding the cable.

SECTION 3. Section 22.16.225 is hereby added to read as follows:

22.16.225 **Applicability of Antelope Valley Zone Changes and Related Zoning Amendments.**

A. Pending Applications. If a zone change or an amendment to the regulations of this Title 22 occurred as a result of the 2015 Antelope Valley Area Plan Update ("2015 AV Update"), and an application for a project was complete as of the effective date of the 2015 AV Update:

1. The applicant may choose whether the application will be subject to the zoning and regulations that were applicable to the project prior to the effective date of the 2015 AV Update, or the amended zoning and amended regulations resulting from the 2015 AV Update.

2. If the applicant chooses to have the application subject to the zoning and regulations that were applicable to the project prior to the effective date of the 2015 AV Update:

a. The application may be modified prior to consideration by the Commission, Hearing Officer, or Director, and still be subject to the previously applicable zoning and regulations so long as the requested modification does not:

(1) Change the project's housing type (e.g., from single-family residential to two-family or multi-family residential);

(2) Increase the project's residential density;

(3) Increase the project's floor area or lot coverage for non-residential space;

(4) Increase the amount of grading for the project; or

(5) Increase the area of ground disturbance resulting from the project.

b. Such a modification may necessitate submittal by the applicant of revised, updated, or additional materials, including, but not limited to, site plans, elevations, and oak tree reports.

c. If the requested modification does not meet all of the criteria set forth in this subsection A.2, the modified project shall be subject to the amended zoning and amended regulations resulting from the 2015 AV Update.

B. Modifications to Approved Permits Requested After Effective Date of 2015 AV Update.

1. An application for a minor modification to an approved but not used permit, that is valid on the effective date of the 2015 AV Update, where the minor modification will result in a project that substantially conforms with the previously approved project, as determined by the Director, may, at the election of the applicant, be subject to the zoning and regulations applicable to the permitted use prior to the effective date of the 2015 AV Update. In all other cases, an application for a minor

modification to such a permit shall be considered a new application and shall be subject to the amended zoning and amended regulations resulting from the 2015 AV Update.

2. If an approved permit has been used prior to the effective date of the 2015 AV Update and the permit contains a grant term, the approved use may continue until the end of the grant term, and at the end of the grant term, shall be subject to the provisions of this Title 22 in effect at that time. If during the grant term, a request for a modification to the previously approved permit is made and the modification will result in a use that substantially conforms with the previously approved permit, as determined by the Director, the modified permit shall be subject to the zoning and regulations applicable to the use prior to the effective date of the 2015 AV Update. In all other cases, a request for a modification to a previously approved permit shall be subject to the provisions of this Title 22 in effect at the time of filing the application for the modification.

3. If an approved permit has been used prior to the effective date of the 2015 AV Update and the permit does not have a grant term, the use may continue indefinitely without regard to the amended zoning and amended regulations resulting from the 2015 AV Update. Notwithstanding the preceding sentence, all applicable provisions in Part 10 of Chapter 22.56 regarding nonconforming uses shall apply to the previously approved permit. If a request for a modification to the previously approved permit is made, and the modification will result in a use that substantially conforms with the previously approved permit, as determined by the Director, the modified permit shall be subject to the zoning and regulations in effect prior to the effective date of the

2015 AV Update. In all other cases, a request for a modification to the previously approved permit shall be subject to the provisions of this Title 22 in effect at the time of filing the application for the modification.

SECTION 4. Section 22.28.010 is hereby amended to read as follows:

22.28.010 Commercial zones designated.

As used in this Title 22, "commercial zones" shall mean Zones C-H, C-1, C-2, C-3, C-M, C-R, and CPD, and C-RU.

SECTION 5. Section 22.28.020 is hereby amended to read as follows:

22.28.020 Use restrictions.

A person shall not use any premises in Zones C-H, C-1, C-2, C-3, C-M, C-R, or CPD, or C-RU except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this title.

SECTION 6. Section 22.28.290 is hereby amended to read as follows:

A. Premises in Zone C-R may be used for:

...

2. Recreation and Amusement.

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location not longer than seven days in any six-month period.

...

— Museums.

...

SECTION 7. Section 22.28.320 is hereby amended to read as follows:

22.28.320 Uses Subject to Permits.

Premises in Zone C-R may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

...

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment for longer than seven days.

...

SECTION 8. Part 9 of Chapter 22.28 is hereby added to read as follows:

Part 9 C-RU RURAL COMMERCIAL ZONE

22.28.350 Purpose.

22.28.360 Permitted Uses.

22.28.370 Accessory Uses.

22.28.380 Uses Subject to Director's Review and Approval.

22.28.390 Uses Subject to Permits.

22.28.400 Development Standards.

22.28.350 Purpose.

The Rural Commercial Zone (C-RU) is established to implement the CR (Rural Commercial) land use designation in areas of the County mapped as such in the General Plan. The C-RU zone provides for a mix of commercial uses that are compatible with rural, agricultural, or low-density residential uses. The C-RU zone regulates both the type and intensity of development to protect natural resources, promote an area's economic self-sufficiency, maintain compatibility between C-RU-zoned areas and surrounding residential and agricultural zones, and preserve the rural character of a community.

22.28.360 Permitted Uses.

Except as provided in subsection B of Section 22.28.390 below, premises in Zone C-RU may be used for:

A. The following commercial uses:

1. Sales.

— Antique shops, genuine antiques only.

— Appliance stores, household.

— Art galleries.

— Art supply stores.

— Automobile sales, sale of new and used motor vehicles,

including incidental washing subject to the applicable provisions of Section 22.28.370.

— Automobile supply stores, including incidental installation of parts, subject to the applicable provisions of subsection B of Section 22.28.370.

— Bait and tackle shops.

— Bakery shops, including baking only when incidental to retail sales from the premises.

— Bicycle shops.

— Boat and other marine sales.

— Bookstores.

— Ceramic shops, excluding a kiln or manufacture.

— Clothing stores.

— Confectionery or candy stores, including making only when incidental to retail sales from the premises.

— Delicatessens.

— Dress shops.

— Drugstores.

— Farm equipment, storage, sales, and rental.

— Feed and grain sales.

— Firewood, sale of, including the incidental cutting of firewood to size.

— Florist shops.

— Fruit and vegetable markets.

— Furniture stores.

— Furrier shops.

— Gift shops.

— Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.

— Grocery stores.

— Hardware stores, including the sale of lumber and other building materials and supplies, but excluding milling or woodworking other than incidental cutting of lumber to size.

— Health food stores.

— Hobby supply stores.

— Ice cream shops.

— Ice sales, excluding ice plants.

— Jewelry stores.

— Lapidary shops.

— Leather goods stores.

— Meat markets, excluding slaughtering.

— Millinery shops.

— Mobilehome sales.

— Motorcycle, motorscooter, and trail bike sales.

— Music stores.

— Newsstands.

— Notion or novelty stores.

— Office machines and equipment sales.

— Paint and wallpaper stores.

— Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.

— Photographic equipment and supply stores.

— Radio and television stores.

— Recreational vehicle sales.

— Retail stores.

— Secondhand stores.

— Shoe stores.

— Silver shops.

— Souvenir shops.

— Sporting goods stores.

— Stationery stores.

— Tobacco shops.

— Toy stores.

— Yarn and yardage stores.

2. Services.

— Air pollution sampling stations.

— Ambulance emergency service facilities.

— Arboretums and horticultural gardens.

— Automobile battery service, provided all repair activities are conducted within an enclosed building only.

— Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.

— Automobile rental and leasing agencies.

— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering.

— Automobile service stations, including oil and lube, incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.28.370.

— Banks, savings and loans, credit unions, and finance companies.

— Barbershops.

— Beauty shops.

— Bicycle rentals.

— Blueprint shops.

— Boat rentals.

— Book binderies.

— Butane and propane service stations.

— Carpet and rug cleaners.

— Catalog and internet order businesses.

- Catering services.
- Child care centers.
- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Comfort stations.
- Communication equipment buildings.
- Community centers.
- Costume rentals.
- Dental clinics, including laboratories in conjunction therewith.
- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor, and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.

- Earth stations.
- Electric distribution substations including microwave facilities,

provided:

- a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the substitution of a chain-link or other industrial-type fence with screen plantings where the

Director deems it is appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 regarding Director's review; and

b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.

- Electricians' shops.
- Employment agencies.
- Family child care homes, large.
- Family child care homes, small.
- Fire stations.
- First aid stations.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Gas metering and control stations, public utility.
- Grange halls.
- Hospital equipment and supply rentals.
- Interior decorating studios.
- Laundries, self-service.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics, including laboratories in conjunction therewith.
- Microwave stations.

- Motorcycle rentals.
- Offices, business or professional.
- Packaging businesses.
- Party equipment rentals.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photography studios.
- Picture mounting and framing.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Post offices.
- Printers or publishers.
- Public utility service centers.
- Real estate offices.
- Recreational equipment rentals.
- Recreational vehicle rentals.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments including food

take-out and outdoor dining; subject to the standards and limitations in subsection G of Section 22.28.070.

- Reupholstering, furniture.

— Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade schools.

— 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.

— Shoe repair shops.

— Shoeshine stands.

— Sightseeing agencies.

— Tailor shops.

— Taxidermists.

— Telephone repeater stations.

— Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

— Tourist information centers.

— Truck rentals, excluding trucks exceeding two tons' capacity, provided that:

a. A specific parking area for fleet trucks is designated and located to the rear or side of the lot, separated from the customer parking area; and

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code to add uses allowed in certain zones, add two new zones, modify provisions when a conditional use permit is required within significant ecological areas, and add regulations concerning the applicability of changes to zoning designations and zoning regulations, all as a result of the 2015 Antelope Valley Area Plan Update.

SECTION 1. Section 22.08.030 is hereby amended to read as follows:

— "Caretaker" means a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the real or personal property of the employer which is located on the same or contiguous lots or parcels of land.

— "Cargo shipping container" means a reusable transport and storage container designed to be carried on semi-truck trailers, containers ships, and freight trains.

— "Cellar" is that portion of a building between floor and ceiling which is wholly or partly below grade (as defined in Section 22.08.070) and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

b. A customer drop-off parking area shall be designated in front of the lot and shall be clearly marked for customer drop-off parking.

— Union halls.

— Veterinary clinics, small animal.

— Watch repair shops.

B. The following recreation and amusement uses:

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location not longer than seven days in any six-month period.

— Athletic fields, excluding stadiums.

— Carnivals, operated at one particular location not longer than seven days in any six-month period.

— Gymnasiums.

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.

— Riding and hiking trails, excluding trails for motor vehicles.

C. The following agricultural uses:

— Crops—field, tree, bush, berry and row, including the growing of nursery stock.

— Greenhouses.

— Nurseries, including the growing of nursery stock.

D. The following residential uses:

— Farm worker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farm worker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Foster family homes, limited to one on a lot with a gross area of not less than one acre and in conjunction with a commercial use listed in subsections A.1 and A.2, above, provided that the commercial use is legally established on the same lot. The home shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single-Family Residences), 22.20.110 (Height Limits) and 22.20.130 (Parking). The home shall not be located in the setback areas required by Section 22.20.120 (Yard Requirements). These provisions related to homes in this subsection D shall not apply to the commercial developments on the same lot.

— Single-family residences, limited to one on a lot with a gross area of not less than one acre and in conjunction with a commercial use listed in subsections A.1 and A.2, above, provided that the commercial use is legally established on the same lot. The residence shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single-Family Residences), 22.20.110 (Height Limits) and 22.20.130 (Parking). The residence shall not be located in the setback areas required by Section 22.20.120 (Yard Requirements). These provisions related to single-family residences in this subsection D shall not apply to the commercial developments on the same lot.

— Small family homes, children, limited to one on a lot with a gross area of not less than one acre and in conjunction with a commercial use listed in subsections A.1 and A.2, above, provided that the commercial use is legally established on the same lot. The home shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single-Family Residences), 22.20.110 (Height Limits) and 22.20.130 (Parking). The home shall not be located in the setback areas required by Section 22.20.120 (Yard Requirements). These provisions related to homes in this subsection D shall not apply to the commercial developments on the same lot.

22.28.370 Accessory Uses. Premises in Zone C-RU may be used for the following accessory uses:

— Accessory buildings and structures.

— Automobile repair and parts installation incidental to automobile service stations and automobile supply stores, provided that:

(a) Such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;

(b) All repair and installation activities are conducted within an enclosed building only;

(c) All repair or installation activities are limited to the hours between 7:00 a.m. and 9:00 p.m. daily;

(d) No automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building; and

(e) A masonry wall is established and maintained along any boundary that abuts a property located in a residential or agricultural zone, as if the area was developed with parking subject to subsections D.2 and D.3 of Section 22.52.1060.

— Automobile washing, waxing, and polishing, accessory only to the sale of new automobiles, automobile service stations, and automobile supply stores.

— Boats, minor repair of, incidental to the sale of boats, provided all operations, other than the storage of boats held for sale, are conducted within an enclosed building.

— Building materials, storage of, used in the construction of a building or building project during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot so used shall be part of the building project or on property adjoining the construction site.

— Cargo shipping containers, limited to one.

— Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.

— Processing, small scale, accessory to agriculture.

— Rental, leasing and repair of articles sold on the premises, incidental to retail sales.

— Rental of rooms in a single-family residence, where permitted, to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.

- Signs, as provided in Part 10 of Chapter 22.52.
- Used merchandise, retail sale of, taken as trade-in on the sale of new merchandise when such new merchandise is sold from the premises.

22.28.380 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone C-RU may be used for:

- Access to property lawfully used for a purpose not permitted in Zone C-RU where such access will not alter the character of the premises for purposes of the permitted uses in Zone C-RU.
- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent otherwise legally permitted. Any structures, facilities, and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property shall be restored to a neat condition.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport, where no more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the standards and limitations specified in Section 22.56.1760.
- Joint live and work units, as provided in Part 19 of Chapter 22.52.

— Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.

— Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

— Model home display centers and sales offices.

— Signs, as provided in Part 10 of Chapter 22.52.

22.28.390 Uses Subject to Permits.

A. Premises in Zone C-RU may be used for the following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is full force and effect and in conformity with the conditions of such permit:

— Adult day care facilities.

— Airports.

— Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

— Ambulance service facilities.

— Amphitheaters.

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip lines, and similar equipment operated at one particular location for longer than seven days.

— Arcades, game or movie.

- Archery ranges.
- Assaying.
- Auction houses.
- Automobile body and fender repair shops, provided that all operations are conducted within an enclosed building.
- Automobile painting and upholstering shops, provided that all operations are conducted within an enclosed building.
- Bars and cocktail lounges, but excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body-piercing parlors.
- Bowling alleys.
- Cabins.
- Car washes, automatic, coin-operated, and hand wash.
- Cardrooms or clubs.
- Cargo shipping containers, in excess of one.
- Carnivals, commercial, including pony rides, for longer than seven days.
- Circuses.

— Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.

— Convents and monasteries.

— Dance halls.

— Dance pavilions, outdoor.

— Dog-training schools.

— Drive-through services.

— Games of skill.

— Golf courses, including customary clubhouse and appurtenant facilities.

— Golf-driving ranges.

— Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

— Grading projects, on-site, but excluding projects where the Hearing Officer, Commission, or the Board of Supervisors previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

— Health clubs or centers.

— Heliports.

— Helistops.

— Hospitals.

— Hospitals, small animal.

— Hotels.

— Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupational load of less than 200 people, where the conditions of Section 22.56.1754 have not, or cannot, be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge, or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

— Massage parlors.

— Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals, except as otherwise provided in Section 22.24.160.

— Miniature golf courses.

— Mobilehome parks, as provided in Part 6 of Chapter 22.52.

— Mortuaries.

— Motels.

— Motion picture processing, reconstruction and synchronizing of film with soundtracks.

— Motor recreational facilities.

— Museums.

— Nightclubs.

— Observatories.

— Oil wells.

- Pawnshops.
- Permanent cosmetics parlor.
- Pipeline or transmission line.
- Pool halls.
- Public utility service yards.
- Publicly-owned uses necessary for the maintenance of public health, convenience, or general welfare in addition to those uses listed in this section.
- Racetracks.
- Recording studios.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities, together with appurtenant clubhouse.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Restaurants and other eating establishments including food take-out, which includes outdoor dining, where the standards of subsection G of Section 22.28.070 have not been, or cannot be, met.
- Riding academies and stables, including boarding.
- Rifle, pistol or skeet ranges.
- Rodeos, excluding horse racing.
- Rooming and boarding houses.
- Schools, trade and manual training, including shop work, repair, and maintenance of machinery or mechanical equipment.

- Shooting galleries.
- Skating rinks, ice or roller.
- Ski lifts, tows, runs, and warming huts.
- Stations, bus, railroad, and taxi.
- Steam or sauna baths.
- Swap meets.
- Tasting rooms, remote, subject to the applicable provisions of Part 23

of Chapter 22.52.

- Tattoo parlors.
- Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.
- Theaters and other auditoriums.
- Tire retreading or recapping.
- Travel trailer parks, as provided in Part 6 of Chapter 22.52.
- Wedding chapels.
- Youth hostels.

B. Any use listed in Section 22.28.360 that would generate vehicular traffic requiring the provision of new or additional traffic lights shall be subject to a conditional use permit.

C. Premises in Zone C-RU may be used for the following uses, provided that the appropriate permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Rehabilitation facilities for small wild animals, as provided in, and permitted by, Part 3 of Chapter 22.56.

— Temporary uses as provided in, and permitted by, Part 14 of Chapter 22.56.

22.28.400 Development Standards.

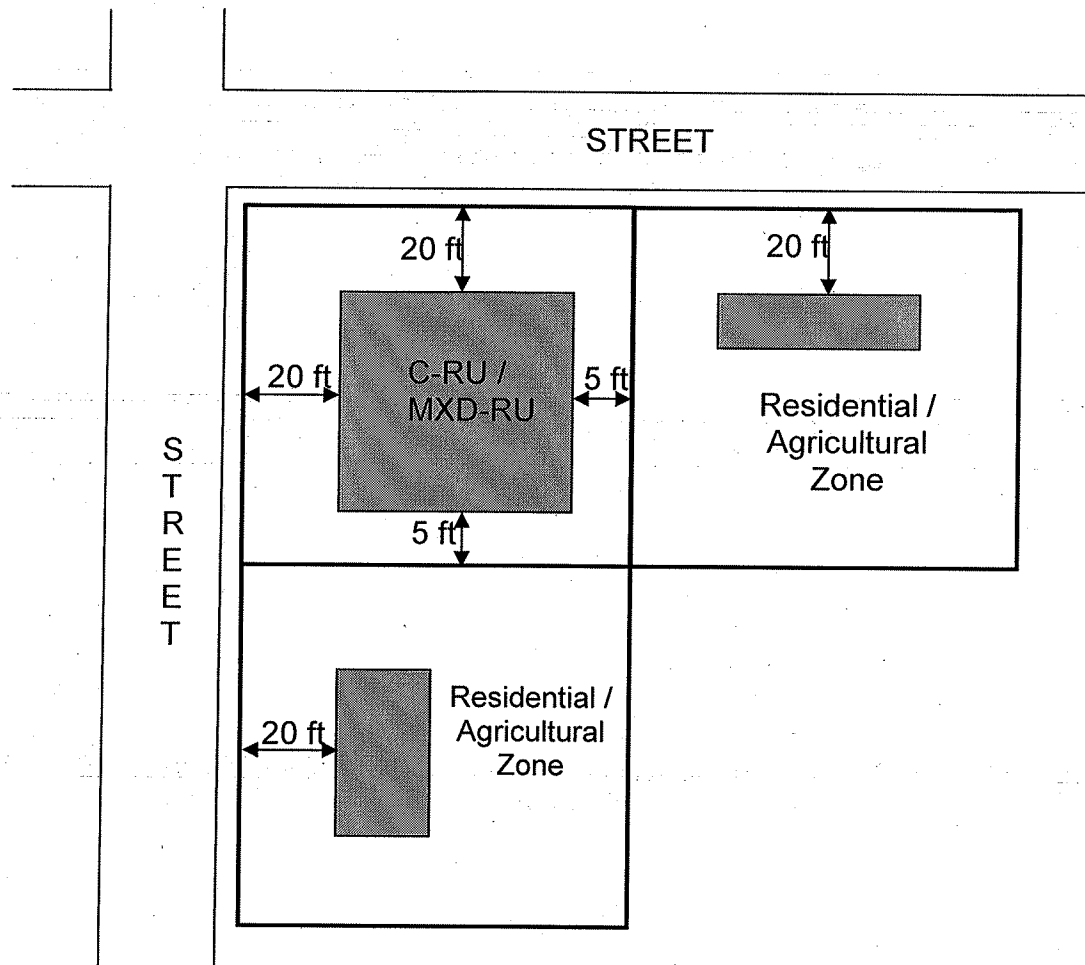
Premises in Zone C-RU shall be subject to the following development standards:

A. Yard requirements.

1. Where a lot fronts on a parkway, highway, or street, and an adjoining lot along the same frontage is zoned residential or agricultural, the lot shall have a front or corner side yard equal to the front or corner side yard required for the adjoining residentially- or agriculturally-zoned lot.

2. Where a lot adjoins a residentially- or agriculturally-zoned lot, the C-RU-zoned lot shall have a side or rear yard of not less than five feet from the lot line adjoining the residentially- or agriculturally-zoned lot.

3. Except as provided in subsections A.1 and A.2 of this Section, all required yards also shall be subject to the applicable provisions of Chapter 22.48.



B. Floor Area Ratio (FAR). The maximum FAR for non-residential buildings shall be 0.5.

C. Density. The maximum residential density is five dwelling units per net acre.

D. Height. Except as otherwise provided by an applicable Community Standards District, a building or structure shall not exceed 35 feet above grade,

excluding signs as permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

E. Lot coverage. The area of a lot occupied by buildings shall not exceed 50 percent of net lot area.

F. Landscaped area.

A minimum of 10 percent of the net lot area devoted to commercial use, including parking and other appurtenant uses, shall be landscaped with drought-tolerant landscaping, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area.

G. Parking requirements. Bicycle and vehicle parking facilities shall be provided as required by Part 11 of Chapter 22.52, except as otherwise provided by this subsection G. In addition, all vehicle parking facilities shall have the following requirements:

1. Location.

a. Where a lot fronts on a parkway, highway, or street, vehicle parking and loading zone areas shall be set back not less than five feet from the right of way. The setback area shall be landscaped with at least one 24-inch box tree for every 20 linear feet of street frontage.

b. Where a lot adjoins a residentially- or agriculturally-zoned lot, the vehicle parking and loading zone areas shall be set back not less than five feet from the lot line adjoining the residentially- or agriculturally-zoned lot.

2. Parking spaces shall be used only by visitors, customers, owners, or tenants of the legally established use on the premises.
3. Except when parking is provided in connection with residential uses, vehicles shall not be parked in the required parking spaces on the premises for more than 24 hours.
4. Parking spaces for recreational vehicles and trailers, and semi-trucks shall be designed as pull-through parking spaces.
5. Parking spaces for recreational vehicles and trailers, semi-trucks, and other large vehicles shall not be placed within the same row as parking spaces for automobiles and other small vehicles.
6. Driveways for recreational vehicles and semi-trucks shall be separate from driveways for passenger vehicles wherever feasible. If a shared driveway is used where large vehicles would cross into identified pedestrian walkways, pavement markers, paint schemes, or signs shall be used to indicate caution that pedestrians may be in the area.
7. Adequate turning spaces shall be provided on site so that vehicles enter into and exit out of the parking or loading zone area head first.
8. All requirements for ingress from and egress to public rights-of-way shall be designed to the satisfaction of the Department of Public Works.
9. For ambulance emergency services facilities, no more than two ambulances may be on-site at any one time and a separate designated parking space shall be provided for each ambulance on-site.

H. **Vehicle Parking Incentives.** A maximum of 40 percent of the total required vehicle parking spaces may be converted into parking spaces for large vehicles, recreational vehicles (RVs) and trailers, and semi-trucks, in any combination, in accordance with the following provisions:

1. The parking spaces shall be developed to provide the minimum dimensions and count towards the overall required number of parking spaces for the site as specified in the table below:

Parking Type	Minimum Dimensions (based on a 90 degree angle)	Equivalent Towards Overall Number of Required Parking Spaces
Large Vehicles (Classes 2 through 6, based on Gross Vehicle Weight Rating)	13 x 23 ft	2 standard parking spaces
Recreational Vehicles (RVs) and Trailers	13 x 50 ft	4 standard parking spaces
Semi-trucks	13 x 70 ft	5 standard parking spaces

2. These incentives for large vehicle parking spaces apply only in Special Parking Districts as identified in an Area or Community Plan or Community Standards District.

3. If any parking is provided pursuant to subsection H.1, then compact parking spaces otherwise authorized by Section 22.52.1082 shall be prohibited.

I. **Screening.** 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. Trash and recycling containers

shall conform with the development standards set forth in subsection C of Section 22.52.1930.

J. Storage.

1. Outside storage. Outside storage is permitted at the rear of a lot when such storage is strictly incidental to the permitted use on the same lot, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outside area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56.

2. Cargo shipping containers. One cargo shipping container not exceeding 10 feet in height, 10 feet in width, and 40 feet in length shall be allowed on a lot for storage purposes, provided that the cargo shipping container shall be:

- a. Incidental to the permitted primary use on the same lot;
- b. Placed a minimum distances of six feet from the legally established primary structure on the same lot;
- c. Painted one uniform color and the sides of the container shall not display signs, images, or lettering, except for signs, images, or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulation; and

d. Maintained in compliance with the Building Code Manual of the Department of Public Works, and any required miscellaneous permit issued by the Department of Public Works;

Additional cargo shipping containers on the same lot may be allowed provided a conditional use permit pursuant to Part 1 of Chapter 22.56 is first obtained. Additional cargo shipping containers shall comply with all requirements of this subsection J, shall not be stacked upon each other, and shall be placed at least six feet apart from any other cargo shipping container, unless otherwise indicated on the conditional use permit's approved site plan.

K. Outside display. Except in conjunction with the following uses and provided that no vehicle or equipment is stacked upon each other, all displays in Zone C-RU shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location not longer than seven days in any six-month period.

— Antique shops.

— Automobile rental and leasing agencies, limited to automobiles and trucks under two tons.

— Automobile, sales, sale of new and used motor vehicles, limited to automobiles and trucks under two tons,

— Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.

— Bicycle rentals.

— Boat and other marine sales.

— Boat rentals.

— Carnivals, commercial, including pony rides, for longer than seven days.

— Carnivals, operated at one particular location not longer than seven days in any six-month period.

— Ceramic shops.

— Crops—field, tree, bush, berry and row, including nursery stock.

— Electric distribution substations.

— Farm equipment—storage, sales and rentals.

— Feed and grain sales, outside product displays must be limited to a maximum of eight feet in height and must be located at least 10 feet from any property line.

— Firewood sales, including the incidental cutting of firewood to size, where outside product displays must be limited to a maximum of eight feet in height and located at least 10 feet from any property line.

— Florist shops.

— Fruit and vegetable markets, and where outside product displays must be limited to a maximum of eight feet in height, and must be located at least 10 feet from any property line.

— Gas metering and control stations, public utility.

— Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals.

— Mobilehome sales.

— Motorcycle sales and rentals.

— Newsstands.

— Recreational vehicles sales and rentals.

— Restaurants and other eating establishments, including food take-out and outdoor dining, subject to the standards specified by subsection G of Section 22.28.070.

L. Signs. Signs in Zone C-RU shall comply with all applicable sign regulations for Zone C-2 as set forth in Part 10 of Chapter 22.52 (Signs).

SECTION 9. Section 22.40.010 is hereby amended to read as follows:

22.40.010 Special purpose and combining zones designated.

As used in this Title 22, "special purpose and combining zones" means:

A. Combining Zones.

Zone (-)DP;

Zone (-)P;

Zone (-)BE;

Zone ()-CRS;

Zone ()-PO.

B. Special Purpose Zones.

Zone R-R;

Zone W;

Zone P-R;

Zone SR-D;

Zone O-S-Open space;

Zone A-C;

Zone MXD;

Zone IT Institutional;

Zone SP;

Zone MXD-RU.

SECTION 10. Part 16 of Chapter 22.40 is hereby added to read as follows:

Part 16 MXD-RU RURAL MIXED USE DEVELOPMENT ZONE

22.40.800 Purpose.

22.40.805 Permitted Uses.

22.40.810 Accessory Uses.

22.40.815 Uses Subject to Director's Review and Approval.

22.40.820 Uses Subject to Permits.

22.40.825 Development Standards.

22.40.800 Purpose.

The Rural Mixed Use Development Zone (MXD-RU) is established to implement the MU-R (Mixed Use-Rural) land use designation in areas of the County mapped as such in the General Plan. The MXD-RU zone provides for a mix of commercial uses, within a limited range, and low-density residential uses to be located within town centers. The MXD-RU zone encourages development of projects within town centers that serve as social and economic focal points, while maintaining compatibility of these projects with surrounding rural commercial, residential, and agricultural zones.

22.40.805 Permitted Uses.

Premises in Zone MXD-RU may be used for:

A. The following commercial uses:

1. Sales.

— Antique shops, genuine antiques only.

— Appliance stores, household.

— Art galleries.

— Art supply stores.

— Automobile sales, new and used motor vehicles, including incidental washing, subject to the provisions of Section 22.40.810.

—Automobile supply stores, with no installation of parts.

— Bait and tackle shops.

— Bakery shops, including baking only when incidental to retail sales from the premises.

— Bicycle shops.

- Boat and other marine sales.
- Bookstores.
- Ceramic shops, excluding a kiln or manufacture.
- Clothing stores.
- Confectionery or candy stores, including making only when incidental to retail sales from the premises.

- Delicatessens.
- Dress shops.
- Drugstores.
- Feed and grain sales.
- Firewood, sale of, excluding the incidental cutting of firewood to size.

- Florist shops.
- Fruit and vegetable markets.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.

- Grocery stores.

— Hardware stores, including the sale of lumber and other building materials and supplies but excluding milling or woodworking other than incidental cutting of lumber to size.

— Health food stores.

— Hobby supply stores.

— Ice cream shops.

— Ice sales, excluding ice plants.

— Jewelry stores.

— Lapidary shops.

— Leather goods stores.

— Meat markets, excluding slaughtering.

— Millinery shops.

— Motorcycle, motorscooter, and trail bike sales.

— Music stores.

— Newsstands.

— Notion or novelty stores.

— Office machines and equipment sales.

— Paint and wallpaper stores.

— Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.

— Photographic equipment and supply stores.

— Radio and television stores.

- Retail stores.
- Secondhand stores.
- Shoe stores.
- Silver shops.
- Souvenir shops.
- Sporting goods stores.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Yarn and yardage stores.

2. Services.

- Air pollution sampling stations.
- Ambulance emergency service facilities, where no residential uses are located on the same lot.

- Arboretums and horticultural gardens.
- Automobile rental and leasing agencies.
- Automobile service stations, including oil and lube, incidental repair, washing, and rental of utility trailers subject to the relevant provisions of Section 22.40.810.

- Banks, savings and loans, credit unions, and finance companies.
- Barbershops.
- Beauty shops.

- Bicycle rentals.
- Blueprint shops.
- Catalog and internet order businesses.
- Catering services.
- Child care centers.
- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Communication equipment buildings.
- Community centers.
- Costume rentals.
- Dental clinics, including laboratories in conjunction therewith.
- Dry-cleaning establishments, excluding wholesale dry-cleaning plants, provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor, and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.

- Earth stations.
- Electric distribution substations including microwave facilities, provided:

- a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the

substitution of a chain-link or other industrial-type fence with screen plantings where the Director deems it is appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 regarding Director's review; and

b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.

- Electricians' shops.
- Employment agencies.
- Family child care homes, large.
- Family child care homes, small.
- Fire stations.
- First-aid stations.
- Furniture and appliance rentals.
- Gas metering and control stations, public utility.
- Hospital equipment and supply rentals.
- Interior decorating studios.
- Laundries, self-service.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics.
- Microwave stations.
- Motorcycle rentals.

- Offices, business or professional.
- Party equipment rentals.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photography studios.
- Picture mounting and framing.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Post offices.
- Printers or publishers.
- Public utility service centers.
- Real estate offices.
- Recreational equipment rentals.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments including food take-out and outdoor dining.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade schools.

— 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.

— Shoe repair shops.

— Shoeshine stands.

— Sightseeing agencies.

— Tailor shops.

— Telephone repeater stations.

— Tourist information centers.

— Truck rentals, excluding trucks exceeding two tons' capacity.

— Union halls.

— Veterinary clinics, small animal.

— Watch repair shops.

B. The following recreation and amusement uses:

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, zip-lines, and similar equipment operated at one particular location not longer than seven days in any six-month period.

— Carnivals, operated at one particular location not longer than seven days in any six-month period.

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.

— Riding and hiking trails, excluding trails for motor vehicles.

C. The following agricultural uses:

- Crops—field, tree, bush, berry and row, including nursery stock.
- Greenhouses.
- Nurseries, including the growing of nursery stock.

D. The following residential uses:

- Farm worker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farm worker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Group homes, children, limited to six or fewer persons.
- Joint live and work units as provided in Part 19 of Chapter 22.52.

E. The following mixed use developments, vertical or horizontal:

As part of a mixed use development that includes a commercial component, the following additional uses shall be permitted:

- Apartment houses with five or less dwelling units, the dwelling units of which may serve as foster family homes or small family homes, children.
- Duplexes, including those serving as foster family homes or small family homes, children.
- Single family residences in conjunction with a commercial use listed in Subsection A of this Section, provided that the commercial use is legally established on the same lot. The lot shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single Family Residences), 22.20.110 (Height Limits), and

22.20.130 (Parking). These residences shall not be located in the setback areas required by Section 22.20.120 (Yard Requirements). The provisions herein related to single family residences shall not apply to the commercial developments on the same lot.

— Townhouses, include those serving as foster family homes or small family homes, children.

F. Other uses.

— Signs, as provided in Part 10 of Chapter 22.52.

22.40.810 Accessory Uses.

Premises in Zone MXD-RU may be used for the following accessory uses:

— Accessory buildings and structures.

— Automobile repair and parts installation incidental to the automobile service stations, provided that:

(a) Such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;

(b) All repair and installation activities are conducted within an enclosed building only;

(c) All repair or installation activities are limited to the hours between 7:00 a.m. and 9:00 p.m. daily;

(d) No automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building; and,

(e) A masonry wall is established and maintained along any boundary that abuts a property located in a residential or agricultural zone, as if the area were developed with parking subject to the provisions of subsections D.2 and D.3 of Section 22.52.1060.

— Automobile washing, waxing and polishing, accessory only to the sale of new automobiles and automobile service stations.

— Boats, minor repair of, incidental to the sale of boats, provided all operations, other than the storage of boats held for sale, are conducted within an enclosed building.

— Building materials, storage of, used in the construction of a building or building project during construction and 30 days thereafter, including the contractor's temporary office, provided that any lot so used shall be part of the building project or on property adjoining the construction site.

— Cargo shipping containers, limited to one.

— Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.

— Rental, leasing and repair of articles sold on the premises, incidental to retail sales.

— Rental of rooms in a single-family residence, where permitted, to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.

— Signs, as provided in Part 10 of Chapter 22.52.

— Used merchandise, retail sale of, taken in as trade-in on the sale of new merchandise when such new merchandise is sold from the premises.

22.40.815 Uses Subject to Director's Review and Approval.

If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56 premises in Zone MXD-RU may be used for:

— Access to property lawfully used for a purpose not permitted in Zone MXD-RU where such access will not alter the character of the premises for purposes of the permitted uses in Zone MXD-RU.

— Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent otherwise legally permitted. Any structures, facilities, and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.

— Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.

— Grading projects, off-site transport, where no more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752, and 22.56.1753.

— Homeless shelters, subject to the standard and limitations specified in Section 22.56.1760.

— Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.

— Model home display centers and sales offices.

— Signs, as provided in Part 10 of Chapter 22.52.

22.40.820 Uses Subject to Permits.

A. Premises in Zone MXD-RU may be used for the following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect and in conformity with the conditions of such permit:

— Adult day-care facilities.

— Airports.

— Alcoholic beverages, the sale of for either on-site or off-site consumption subject to the requirements of Section 22.56.195.

— Ambulance emergency service facilities, where residential uses are located on the same lot.

— Amphitheaters.

— Apartment houses not part of a mixed-use development, or part of a mixed-use development with more than five dwelling units.

— Arcades, games or movies.

— Assaying.

— Auction houses, excluding animal auctions.

- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile repair garages, excluding body and fender work, painting, and upholstering.
- Bars and cocktail lounges, but excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Boat rentals.
- Body-piercing parlors.
- Book binderies.
- Bowling alleys.
- Car washes, automatic, coin-operated, and hand wash.
- Cardrooms or clubs.
- Carpet and rug cleaners.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
- Convents and monasteries.
- Dance halls.

— Drive-through services.

— Golf-driving ranges.

— Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

— Grading projects, on-site, but excluding projects where the hearing officer, Commission, or the Board of Supervisors previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

— Group homes for children, having seven or more children.

— Gymnasiums.

— Health clubs or centers.

— Heliports.

— Helistops.

— Hospitals.

— Hospitals, small animal.

— Hotels.

— Live entertainment, accessory, in a legally established bar, cocktail lounge, or restaurant having an occupant load of less than 200 people, where the conditions of Section 22.56.1754 have not, or cannot, be met. This provision shall not be construed to authorize the modification of development standards required for

establishment of such bars, cocktail lounges, or restaurants, except as otherwise provided by Part 2 of Chapter 22.56.

- Massage parlors.

- Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals, except as otherwise provided in Section 22.24.160.

- Miniature golf courses.

- Mobilehome parks, as provided in Part 6 of Chapter 22.52.

- Motels.

- Motion picture processing, reconstruction, and synchronizing of film with sound tracks.

- Museums.

- Nightclubs.

- Observatories.

- Packaging businesses.

- Pawnshops.

- Permanent cosmetics parlor.

- Photoengravers and lithographers.

- Pool halls.

- Publicly-owned uses necessary for the maintenance of public health, convenience, or general welfare in addition to those uses listed in this Section.

- Recording studios.

— Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.

— Restaurant and other eating establishments including food take-out, which includes outdoor dining, where the standards of subsection G of Section 22.28.070 have not been, or cannot be, met.

— Rooming and boarding houses.

— Schools, trade and manual training, including shop work, repair, and maintenance of machinery or mechanical equipment.

— Skating rinks, ice or roller.

— Stations, bus, railroad, and taxi.

— Steam or sauna baths.

— Swap meets.

— Tasting rooms, remote, subject to the applicable provisions of Part 23 of Chapter 22.52.

— Tattoo parlors.

— Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.

— Theaters and other auditoriums.

— Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

— Travel trailer parks, as provided in Part 6 of Chapter 22.52.

— Wedding chapels.

— Youth hostels.

B. Premises in Zone MXD-RU may be used for the following uses, provided the appropriate permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit:

— Qualified projects, as provided in and permitted by Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

— Temporary uses, as provided in and permitted by Part 14 of Chapter 22.56.

22.40.825 Development Standards.

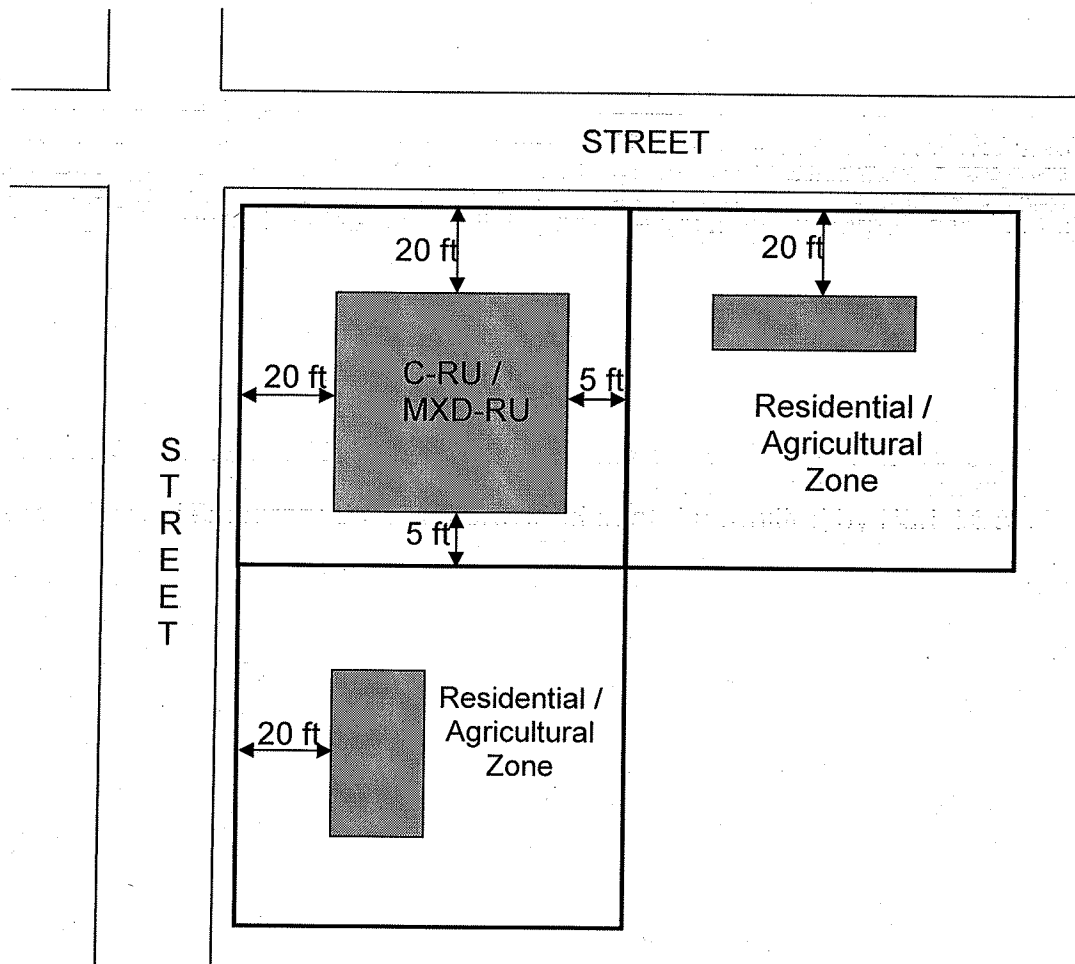
Premises in Zone MXD-RU shall be subject to the following development standards:

A. Yard requirements.

1. Where a lot fronts on a parkway, highway or street, and an adjoining lot along the same frontage is zoned residential or agricultural, the lot zoned MXD-RU shall have a front or corner yards equal to the front or corner yard required on any contiguous residentially- or agriculturally-zoned lot.

2. MXD-RU-zoned lots adjoining a residentially- or agriculturally-zoned property shall have a minimum side or rear yard of not less than five feet from the lot line adjoining that residential or agricultural lot.

3. Except as provided in subsections A.1 and A.2 of this Section, all required yards also shall be subject to the applicable provisions of Chapter 22.48.



- B. Floor Area Ratio (FAR). The maximum FAR for commercial structures shall be 0.5.
- C. Density. The maximum residential density is five dwelling units per net acre.
- D. Maximum height. Except as otherwise provided by an applicable Community Standards District, a building or structure shall not exceed 35 feet above grade, or two stories, excluding signs as permitted by Part 10 of Chapter 22.52, chimneys and rooftop antennas.

E. Lot coverage. The area of a lot occupied by buildings shall not exceed 90 percent of net lot area.

F. Landscaped area.

1. Required landscaping. A minimum of 10 percent of the net lot area for lots devoted to commercial use, including parking and other appurtenant uses, shall be landscaped with drought-tolerant landscaping, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area.

G. Parking requirements. Bicycle and vehicle parking facilities shall be provided as required by Part 11 of Chapter 22.52, except as otherwise provided by this subsection G. In addition, all vehicle parking facilities shall have the following requirements:

1. Location.

a. Where a lot fronts on a parkway, highway or street, vehicle parking and loading zone areas shall be set back not less than five feet from the right of way. The setback area shall be landscaped with at least one 24-inch box tree for every 20 linear feet of street frontage.

b. Where a lot adjoins a residentially- or agriculturally-zoned lot, the vehicle parking and loading zone areas shall be set back not less than five feet from the lot line adjoining the residentially- or agriculturally-zoned lot.

2. Parking spaces shall be used only by visitors, customers, owners, or tenants of the legally established use on the premises.

3. Except where parking is provided for residential uses, vehicles shall not be parked in the required parking spaces on the premises for more than 24 hours.

4. Parking spaces for recreational vehicles (RVs) and trailers, and semi-trucks shall be designed as pull-through parking spaces.

5. Parking spaces for recreational vehicles and trailers, semi-trucks, and other large vehicles shall not be placed within the same row as parking spaces for automobiles and other smaller vehicles.

6. Driveways for recreational vehicles and semi-trucks shall be separate from driveways for passenger vehicles wherever feasible. If a shared driveway is used where large vehicles cross into identified pedestrian walkways, pavement markers, paint schemes, or signs shall be used to indicate caution that pedestrians may be in the area.

7. Adequate turning spaces shall be provided on site so that vehicles enter into and exit out of the parking or loading zone areas head first.

8. All requirements for ingress from and egress to public rights-of-way shall be designed to the satisfaction of the Department of Public Works.

H. Vehicle Parking Incentives. A maximum of 40 percent of the total required vehicle parking spaces may be converted into parking spaces for large vehicles, RVs and trailers, and semi-trucks, in any combination, in accordance with the following provisions:

1. The parking spaces shall be developed with the minimum dimensions and shall count towards the overall required number of parking spaces for the site as specified in the table below:

Parking Type	Minimum Dimensions (based on a 90 degree angle)	Equivalent Towards Overall Number of Required Parking Spaces
Large Vehicles (Classes 2 through 6, based on Gross Vehicle Weight Rating)	13 ft x 23 ft	2 standard parking spaces
RVs and Trailers	13 ft x 50 ft	4 standard parking spaces
Semi-trucks	13 ft x 70 ft	5 standard parking spaces

2. These incentives for large vehicle parking spaces apply only in Special Parking Districts as identified in an Area or Community Plan or Community Standards District.

3. If any parking incentive is provided pursuant to subsection H.1, then compact parking spaces otherwise authorized by Section 22.52.1082 shall be prohibited.

I. Screening. 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. Trash and recycling containers shall conform with the development standards set forth in subsection C of Section 22.52.1930.

J. Storage.

1. Outside storage. Outside storage is permitted at the rear of a lot when such storage is strictly incidental to the permitted use on the same lot and

provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outside area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this Section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56.

2. Cargo shipping containers. One cargo shipping container not exceeding 10 feet in height, 10 feet in width, and 40 feet in length, shall be allowed on a lot for storage purposes, provided that the cargo shipping container shall be:

- a. Incidental to the permitted primary use on the same lot;
- b. Placed a minimum distance of six feet from a legally established primary structure on the same lot;
- c. Painted one uniform color and the sides of the container shall not display signs, images, or lettering, except for signs, images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulation; and
- d. Maintained in compliance with the Building Code Manual of the Department of Public Works, and any required miscellaneous permit issued by the Department of Public Works.

Additional cargo shipping containers on the same lot may be allowed provided a conditional use permit pursuant to Part 1 of Section 22.56 is first obtained. Additional

cargo shipping containers shall comply with all requirements of this subsection J, shall not be stacked upon each other, and shall be placed at least six feet apart from any other cargo container, unless otherwise indicated on the conditional use permit's approved site plan.

K. Outside display. Except in conjunction with the following uses and provided that no vehicle or equipment is stacked upon each other, all displays in Zone MXD-RU shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Antique shops.
- Automobile sales and rentals, limited to automobiles and trucks under two tons.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Bicycle rentals.
- Boat and other marine sales and rentals.
- Ceramic shops.
- Crops—field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Feed and grain sales, outside product display must be limited to a maximum of eight feet in height and located at least 10 feet from any property line.
- Florist shops.

— Fruit and vegetable markets, outside product display must be limited to a maximum of eight feet in height and located at least 10 feet from any property line.

— Gas metering and control stations, public utility.

— Motorcycle sales and rentals.

— Newsstands.

— Restaurants and other eating establishments, including food take-out, subject to the standards specified by subsection G of Section 22.28.070.

— Truck rentals, excluding trucks exceeding two tons' capacity.

L. Signs. Signs in Zone MXD-RU shall comply with all applicable sign regulations for Zone C-1 as set forth in Part 10 of Chapter 22.52 (Signs).

M. Mixed use development.

1. Development standards. The following standards shall apply:

a. General.

i. Any mixed use development shall conform to the maximum height set forth in subsection D of this Section.

ii. The conversion of any mixed use development to an exclusively residential use pursuant to Section 22.52.1960 (Conversion of Uses Subject to Permit), shall be prohibited.

b. Vertical. Vertical mixed use developments shall be subject to the applicable provisions of Sections 22.52.1930 (Development Standards) and 22.52.1940 (Performance Standards).

c. Horizontal. Horizontal mixed use developments shall:

i. Comply with the requirements in subsection B of Section 22.52.1910 (Permitted Areas), subsections B and C of Section 22.52.1940 (Performance Standards), and Section 22.52.1950 (Covenant and Agreement);

ii. Maintain a minimum distance of 10 feet between any residential building established on the same lot, unless otherwise approved with a conditional use permit, notwithstanding the provisions of Section 22.48.130; and

iii. Provide separate vehicular access for commercial and residential uses.

2. Prohibited Activities. For any commercial component of a mixed use development in the MXD-RU zone, in addition to the prohibited uses for commercial components of mixed use developments set forth in Section 22.52.1920, the following uses shall be prohibited:

— Amphitheaters.

— Dry cleaning establishments, except that drop-off and pick-up sites may be permitted in a mixed-use development if the clothes are cleaned at a different location.

— Earth stations.

— Feed and grain sales.

— Firewood, sale of.

— Golf-driving ranges.

— Hospitals.

— Hospitals, small animal.

— Meat markets.

— Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals.

- Nightclubs.
- Paint and wallpaper stores.
- Stations, bus, railroad, and taxi.
- Travel trailer parks.
- Veterinary clinics.

SECTION 11. Section 22.52.2010 is hereby amended to read as follows:

22.52.2010 Permitted areas.

A. Subject to the limitations set forth in subsection B below, and the standards set forth in this Chapter, joint live and work units shall be permitted in zones C-H (Commercial Highway), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), and C-M (Commercial Manufacturing), and C-RU (Rural Commercial), provided that the applicant obtains one of the following:

1. A ministerial director's review and approval, as provided in Part 12 of Chapter 22.56, for joint live and work units in zones C-H, C-1, C-2, ~~or~~ C-3; or C-RU; or
2. A minor conditional use permit as provided in Section 22.56.085 for joint live and work units in zone C-M.

SECTION 12. Section 22.56.215 is hereby amended to read as follows:

**22.56.215 Hillside Management and Significant Ecological Areas –
Additional Regulations.**

A. 1. Permit Required. Except as specified in subsection C, below, prior to the issuance of any building or grading permits, the relocation of two or more property lines between three or more contiguous ~~parcels~~lots in a coordinated effort as determined by the Director ~~of Planning~~ regardless of the ownership of the involved ~~parcels~~lots and regardless of whether the relocations are applied for concurrently or through multiple successive applications, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a ~~lot or parcel~~ which is in or partly in an area designated in the ~~County~~ General Plan and related maps as a significant ecological area or within a hillside management area as specified herein, a conditional use permit shall be applied for and approved as provided by this ~~s~~Section.

2. . . .

3. Unless a conditional use permit is otherwise required by this Title 22, a conditional use permit shall be required to allow development in significant ecological areas only in the following cases:

a. For property located in the unincorporated Santa Clarita Valley as identified in the Santa Clarita Valley Area Plan, where the property contains an area that, on or after January 1, 2012, was designated in the General Plan as a

significant ecological area, where the proposed project includes development on the portion of that lot that is located in the significant ecological area; or

b. For property located in the unincorporated Antelope Valley as identified in the Antelope Valley Area Plan, where the property contains an area that on or after the effective date of the Antelope Valley Area Plan, was designated in the General Plan as a significant ecological area, where the proposed project includes development on the portion of that lot that is located in the significant ecological area; or,

c. For property located outside the unincorporated Antelope Valley and unincorporated Santa Clarita Valley, as depicted on their respective area plans, where the property contains an area that, prior to January 1, 2012, was designated in the General Plan as a significant ecological area, and remained listed as a significant ecological area after the effective date of the Antelope Valley Area Plan, where the proposed project includes development anywhere on that lot which contains a significant ecological area.

SECTION 13. Appendix 3 (Minimum Dimensions for Parking Stalls) of Title 22 is hereby amended to replace the Charts for Minimum Dimensions for Park Stalls with the following:

**Appendix 3
MINIMUM DIMENSIONS FOR PARKING STALLS**

Standard Parking Stalls

a	b	c	d	e
Angle (degrees)	stall	aisle	overall width	curb length
30	16'	12'	44'	17'
45	19'	14'	52'	12'
60	20'	20'	60'	9'10"
90	18'	26'	62'	8'6"

Compact Parking Stalls

a	b	c	d	e
Angle (degrees)	stall	aisle	overall width	curb length
30	14'	12'	40'	16'
45	15'6"	13'	44'	11'4"
60	16'8"	16'	49'	9'5"
90	15'	23'	53'	8'

Large Vehicle Parking Stalls

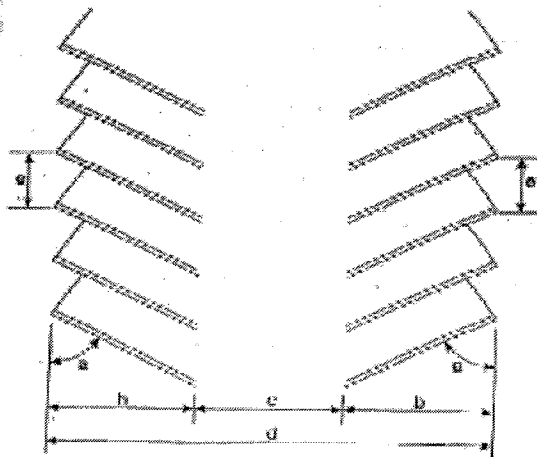
a	b	c	d	e
Angle (degrees)	stall	aisle	overall width	curb length
30	23'	12'	58'	26'
45	26'	14'	66'	19'
60	27'	20'	74'	15'
90	23'	26'	72'	13'

RV and Trailer Parking Stalls (Pull-through design, 45 degree angle and one way traffic required.)

a	b	c	d	e
Angle (degrees)	stall	aisle	overall width	curb length
45	45'	30'	120'	19'

Semi Truck Parking Stalls (Pull-through design, 45 degree angle and one way traffic required.)

a	b	c	d	e
Angle (degrees)	stall	aisle	overall width	curb length
45	59'	50'	168'	19'



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