

Agenda Item 7:

Planning Commission Discussion: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Task 2(F) Ordinance Update.

determined by the Administrative Official subject to review by the Planning Commission.

201.76 MANUFACTURED HOME shall have the same meaning as defined in Section 18007 of the Health and Safety Code. (Amended by Ord. 399)

201.765 MOBILE HOME shall have the same meaning as defined in Section 18008 of the Health and Safety Code. (Added by Ord. 399)

201.77 MOBILE HOME PARK means any area or tract of land where two or more mobile home site areas are rented or leased or held out for rent or lease to accommodate mobile homes designed and intended for residential occupancy.

201.78 MODULAR HOME means homes that are built in sections in a factory and then transported to a building site on truck beds, then joined together by local contractors. Modular homes are built to conform to all state, local or regional building codes at their destinations. Other types of system-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms.

201.79 MOTEL means a building or group of buildings comprising individual living quarters or dwelling units for the accommodation of transient guests, which is so designed that parking is on the same building site and is conveniently accessible from the living units without having to pass through any lobby, and where luggage is moved between the parking area and living unit without necessarily having to pass through any lobby or interior court, and in which more than sixty (60) percent of the individual guest rooms are without kitchens or cooking facilities. This definition includes auto court, tourist court, motor hotel, but does not include accommodation for mobile homes or trailers.

201.80 MOTOR HOTEL (INN) means a group of attached or semi-attached bedroom and bath units without individual cooking facilities, but with accessory dining, recreation and other facilities provided primarily for the comfort and convenience of the transient occupants, and convention groups.

201.81 NONCONFORMING SIGN means a sign, outdoor advertising structure, or display of any character, which was lawfully erected or displayed, but which does not conform with standards for location, size, or illumination for the district in which it is located by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the City.

201.82 NONCONFORMING STRUCTURE means a structure which was lawfully erected, but which does not conform with the standards of coverage, yard spaces, height of structures, or distances between structures prescribed in the regulations for the district in which the structure is located, by reason of adoption or amendment of this chapter, or by reason of annexation of territory to the City.

201.83 NONCONFORMING USE means a use of a structure or land which was

September 1987.

b. Maximum density: one (1) dwelling unit for each 2,000 square feet of lot area.

2. Minimum lot width, 50 feet.
3. Maximum ground coverage, 60%.
4. Minimum yards: front, 15 feet; rear, 10 feet; side, 5 feet.

5. Special yards for dwelling groups: the distance between separate buildings of a dwelling group shall not be less than 10 feet. The distance between the front of any dwelling unit in the group and any other buildings shall not be less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall not be less than 12 feet. All of the above distances shall be increased by 2 feet for each 2 feet that any building on the lot exceeds two stories.

6. Maximum building height, 45 feet.
7. Maximum number of household pets for each dwelling unit; 2.
8. Off-street parking as prescribed in Sections 610 **and 623**.
9. Off-street loading as prescribed in Section 611.
10. No outdoor advertising signs or structures shall be permitted.
11. Landscaping as prescribed in Section 624.
12. Site plan approval as prescribed in Section 625.

13. Signs, other than outdoor advertising signs or structures, as prescribed in Section 612.

406.01 - RETAIL COMMERCIAL OR RC ZONE. The Retail Commercial or RC Zone is intended to retain the character of downtown while protecting the integrity of the Dave Power's Creek. These include downtown and neighborhood commercial locations which are primarily retail in character, with some light services to include professional, personal and financial. The following regulations apply to all Retail Commercial or RC Zones.

A. Principal Permitted Uses

1. Stores and retail businesses. This use type includes stores, agencies and

services of a light commercial character conducted entirely within an enclosed building, such as antique shops, art galleries, bakery shops, beauty and barber shops, book stores, clothing stores, coin-operated or assisted dry cleaning and laundry facilities, pharmacies, florists, tailor shops, furniture stores, automobile service stations, studios, enclosed theaters, food markets, hardware and appliance stores, and variety stores.

2. Professional offices and services. This use type includes administrative activities of private, profit-oriented administrative firms; radio and television broadcasting stations and offices; medical, dental and related services; and professional consultative, real estate and financial services. It also includes administrative uses defined as those typically performed in public, public non-profit, parochial, and public utility administrative offices. Uses of this type include banks, personal service shops, visitor service facilities and businesses of a similar nature.

3. Social halls, fraternal and social organizations. This use type includes any non-commercial building or portion thereof that is utilized for social or community gatherings that are open to the public or restricted to members.

4. Restaurants and appurtenant services. This use type includes any establishment whose principal business is the preparation and sale of food and beverages, excluding establishments with drive-thru windows, franchise or formula businesses, and restaurants operating in conjunction with a bar.

5. Craft and artisan uses. This use type includes painting, sculpture, papermaking, photography, ceramics, pottery, glass, wooden art items, textiles (spinning, weaving, dyeing) or other craft and artisan uses determined by the City Planner to be of the same general character and which will not be obnoxious or detrimental to the district. The City Planner or any interested party may request that such determination be brought before the Planning Commission. Floor area for such a use shall be no greater than 5,000 square feet, except that salesrooms or other permitted uses associated with the craft or artisan use may use additional area.

6. Stores and shops not listed which, in the opinion of the City Planner, are of the same general character and will not be obnoxious or detrimental to the district. The City Planner or any interested party may request that such determination be brought before the Planning Commission.

7. Outdoor advertising signs and structures, when associated with any use permitted in the district and when located on the premises on which such use is conducted; also outdoor advertising signs and structures when used for information or directional purposes.

8. Home Occupations, subject to Section 606 of this ordinance.

9. Open space, corridors, walkways, **community gardens**, and ecological

restoration projects.

B. Uses Permitted With a Use Permit

1. Single-family dwellings, and servant and guest houses, subject to development standards specified in Section 626 and standards specified in subparagraph D (8) of this section.

2. Two-family and three-family dwellings, when secondary to a principal permitted use, subject to standards specified in subparagraph D (8) of this section.

3. Public parks and playgrounds.

4. Undertaking establishments and mortuaries.

5. Bars, including clubs for dancing and entertainment, and restaurants in conjunction with a bar.

6. Animal hospitals, pet shops and commercial kennels.

7. Furniture and upholstery repair shops.

8. Shopping centers.

9. Religious and/or spiritual institutions.

10. Rest homes and clinics.

11. Storage of household goods; second-hand stores and pawn shops.

12. Listed uses that do not meet all the requirements stated in this section but due to specific project design and amenities in the opinion of the Planning Commission conform to the purpose and intent of this section.

13. Other uses not specifically listed herein that, in the opinion of the Planning Commission, are of the same general character and will not be obnoxious or detrimental to the district.

C. Uses Not Allowed

1. Drive-thru restaurants are not allowed in the RC zone.

D. Other Regulations

1. Maximum building height, 45 feet vertical.
2. Maximum ground coverage, 60% of lot area.
3. Maximum density, one dwelling unit per net 2,500 square feet of lot area.
4. Yards required:

a. Front yard: In case of a commercial-zoned property bordering on property in an R District, the front yard shall be the same as required for the adjacent R District. No other front yards shall be required.

b. Rear yard: 10 feet for every building or portion thereof which is designed or used for any dwelling purpose, and 10 feet for any commercial-zoned lot bordering on property in any R or A District. No other rear yards shall be required.

5. Site plan approval as prescribed in Section 625 shall be necessary to ensure that the architecture and general appearance of all commercial buildings and grounds are in keeping with the character of the neighborhood and are not detrimental to the public health, safety and general welfare of the community. Commercial and residential structures located within the City Center boundary are subject to the City's Downtown Design Guidelines.

6. Parking:

a. Off-street parking as prescribed in Sections 610 **and 623**; provided, however, that off-street parking requirements in the RC zone for already developed properties included on the City's historic list or designated district may be waived by the City Planner when no reasonable alternative is available, and if 1) the waiver is only for commercial uses in the RC zone, and 2) no reduction in available or potential parking spaces is proposed.

~~b. The Planning Commission may waive off street parking spaces otherwise required based on the historical nature of the property, the architectural or landscaping amenities that would be displaced by parking, or the availability of space on a parcel with existing improvements.~~

~~c. Off street parking for one use may be applied toward a second use if it can be shown that restriction of hours prevents overlapping of uses.~~

~~d.~~ **b.** New or existing developments proposing provision and maintenance of public open space may request, through the conditional use permit process, a reduction in off-street parking requirements for commercial uses. The Planning Commission shall make a finding that the open space provided is consistent with community goals and is of greater value to the City Center than additional off-street parking.

e. c. Location and paving: Off-street parking is to be located away from street frontage. Parking spaces shall be screened with fencing or landscaping of not less than three (3) feet in height. All off-street parking, loading zones, turnaround areas, etc. shall be paved or provided a permanent, dustless and durable surface.

7. Off-street loading as prescribed in Section 611.

8. Dwellings, and uses or structures accessory to dwellings, shall meet one or more of the following, as applicable:

a. be located on the second floor of a structure;

b. be located in the rear of the lot or structure, or behind the commercial use so as not to front directly on the street;

c. be determined by the Planning Commission to not adversely affect the commercial character of the district.

9. Landscaping as prescribed in Section 624.

E. Performance Standards

1. Toxic Substances. No use shall be permitted which involves processes that will result in any toxic substances escaping (by air or water) from the site. Medical wastes are to be disposed of according to all applicable regulations.

2. Signs. All signs shall be regulated as prescribed in Section 612.

3. Lighting. All outdoor lighting shall be minimized and designed, located, and shielded so that lights shine toward and remain on individual property and not on public streets, open space or adjacent property owners without specific written consent. The type and usage of all exterior lighting must be approved by the City Planner prior to installation.

4. Noise. Levels of noise generated on site shall be kept below the following levels, as measured at the **wall of the closest residential structure** ~~property lines of the activity:~~

7:00 AM 10:00 PM - 65 dBA and 55 dBA Ldn
10:00 PM 7:00 AM - 55 dBA and 55 dBA Ldn

An exception **to the above noise standards may be made by the Planning Commission with a use permit.** ~~is allowed to uses allowed with application under a special event permit.~~

5. Dust. Fugitive dust from an activity or site is considered a nuisance and shall not be allowed to be generated in the RC zone.

6. Sewage. Sewage disposal shall require on-site improvements (interceptor tanks, grease traps, etc.) for those uses that are found by the Public Works Director to generate wastes that may cause a difficulty to the treatment system.

7. Storage, Service and Loading Areas.

a. All equipment and materials storage areas shall be fenced to a height of not less than four (4) feet and be consistent with other regulations regarding fencing. In addition, all such areas shall be screened from view from any residential area, public roadway, or recreational use area. Such fencing and screening need not comply with yard setbacks, but shall be outside of access drive locations and be consistent with the City's visibility obstruction regulations (Zoning Ordinance Section 619).

b. Materials, equipment, supplies, garbage containers, recycling bins, and vehicles shall be stored within an enclosed building or behind visual barriers such as fences with lath or walls, berms, or plantings. No storage of material, including garbage containers, is to be located in front of the building.

8. Nuisances. No noxious or offensive activity shall be carried out upon any parcel, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Nuisances include but are not limited to noise, dust, smoke, traffic, parking, electrical interference, lighting, unsightliness, vibration, air emissions, odor, humidity, heat, cold, or glare.

9. Livestock and Poultry. Refer to Section 602 - ~~Accessory Uses~~ **Animal Keeping** (A) Animals and Animal Shelters.

10. Garbage and Refuse Disposal. No parcel shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

11. Drive-Ins/Take-Outs (Not Drive-Thru). Any restaurant use that produces products for take out consumption must provide and implement a trash disposal plan prior to approval. Such plan may require, among other things, the placement and maintenance of off-site public trash cans a certain distance from the facility.

~~12. Watercourses. Streams, lakes, wetlands and other watercourses shall be provided adequate setback and access restrictions to protect the biological integrity of the water course. A twenty five (25) foot horizontal from bankfull width setback, measured from horizontal bankfull, from edge of stream bank or wetland shall be provided. Exceptions to the setback may be permitted with mitigation approved by the Planning Commission. (Amended by Ord. 491)~~

~~3.— Dwellings and boarding and rooming houses.—~~

~~4.— Other uses which the Planning Commission finds are similar to the principal permitted uses.—~~

~~C.— Other Regulations~~

~~1.— Maximum building height, 35 feet or not exceeding two (2) stories.—~~

~~2.— Yards required; none except:—~~

~~a.— Every building or portion thereof which is designed or used for any dwelling purpose shall comply with the provisions of this ordinance as to side yards which are required in R-2 Districts; provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required, except as hereinafter in this section provided. Every such building or portion thereof shall have a rear yard of not less than ten (10) feet.—~~

~~b.— In case of a C District bordering on property in an R District, the front yard or side yard required shall be the same as required for the adjacent R District; except that on a corner lot adjacent to a key lot, the side yard adjacent to the street shall be not less than one half of the front yard required for the key lot. there shall be a rear yard of not less than ten feet on the rear of any lot in a C District bordering on property in any R or A District.—~~

~~c.— No building shall hereafter be erected, nor shall any use of land be made, except the use of land for agricultural purposes, which will be closer to the right of way line of any street than any official plan line or any building line which has been established for such street by the Street and Highway Plan of the City and provided further that on the specifically designated streets the front yard required shall be as noted.—~~

~~3.— The architectural and general appearance and site plan of all commercial buildings and grounds shall be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety and general welfare of the community in which such use or uses are located. Site plan approval as prescribed in Section 625 shall be necessary.—~~

~~4.— Off street parking as prescribed in Section 610.—~~

~~5.— Off street loading as prescribed in Section 611.—~~

~~6.— Landscaping as prescribed in Section 624.—~~

407. INDUSTRIAL OR M ZONE. The purpose of the Industrial or M Zone is to provide an environment where unique industries and businesses that may be incompatible with

other uses can operate and cooperate with each other with minimum restrictions while having minimum adverse effects on adjacent land uses. Uses in this zone are to be located and designed in a manner where: 1) impacts do not leave the site and; 2) are not adversely impacted by adjacent uses.

A. Principal Permitted Uses.

1. All uses, principally and conditionally permitted in the ML Zone, except that retail sales, personal services and public assembly type uses are excluded.
2. Manufacturing and Processing. This use type includes processing of wood and wood products (including but not limited to sawmills, lumber mills and plywood mills); processing of recycled consumer products, and commercial extraction and storage of aggregate materials or other natural materials; manufacturing of items outside the definition of craft and art manufacturing (e.g. automated replication of same item).
3. Commercial Services. This use type includes major and minor repair of vehicles, industrial parts and heavy equipment; large printing, publishing and lithograph shops; and machine and metal working shops, where portions of the manufacturing or storage of materials occurs outside.

B. Uses Permitted With a Use Permit.

1. All uses, principally and conditionally permitted in the ML Zone that are excluded under Principally Permitted Uses, above.
2. Heavy Manufacturing and Processing. This use type includes processing of aggregate and manufactured concrete products, recycling and reuse of construction and other industrial materials, and energy production from natural sources or materials. These industries typically have large blowers, rotary kilns, or emissions stacks greater than twelve inches in diameter.
3. Other Uses. Listed uses that do not meet all the requirements stated in this section but due to specific project design and amenities conform to the purpose and intent of this section. This includes any other use which, in the opinion of the Planning Commission, is compatible with the M Zone or a service to those employed within the zone, and will not constitute a nuisance or be detrimental to the district or surrounding land uses.

C. Other Regulations.

Specific site development guidelines will be prepared based on the design intent for the Business Park and the Blue Lake Zoning Ordinance. The objective of the guidelines is to

help integrate buildings and other improvements with the topography and landscape to create a unified environment which is harmonious with the adjacent visual panorama.

1. Building coverage shall not exceed 70% of lot area.
2. Building height limit is eight stories, not to exceed 100 vertical feet, except that no building shall be erected to a height exceeding three stories or 45 feet in vertical height unless there is a minimum 50 foot horizontal setback from front or side property lines.
3. Setbacks ~~and easements~~:
 - a. Minimum setback from all property lines is ~~10~~ **5** feet horizontal.
 - b. No building (front) shall be constructed within ~~25~~ **15** feet horizontal of any public right-of-way. ~~No building (side) shall be within 15 feet horizontal of any public right-of-way.~~
 - c. ~~No building or parking or storage area shall be constructed within 50 feet horizontal or from the north side of the levee crown or top of bank adjacent to the Mad River. The zone thus created, shall be preserved as an open area of riparian and natural vegetation. Trails and habitat enhancement projects are allowable within this zone.~~
4. Parking and loading areas:
 - a. Sufficient onsite parking, as ~~per~~ **prescribed in Sections 610 of the General Plan and 623**, shall be provided for employees, visitors and company vehicles. The minimum number of spaces shall be one for every 800 square feet of gross floor area or 1 parking spot per 1.35 shift employees whichever is more applicable as determined by the City Planner.
 - b. **Off-street loading as prescribed in Section 611.**
5. Utilities:
 - a. All site improvements shall be designed to accommodate underground utilities and shall be required to convert to such as they become available. Utilities shall include, but are not limited to, drainage systems, sanitary sewers, gas, water, power, cable and telephone.
 - b. Within each site, utility lines may be located above ground if they are incorporated and concealed within buildings, trellises, or special

architectural features.

- c. Temporary overhead power and telephone lines will be permitted during construction but are to be removed upon completion of construction.
6. Landscaping: a landscaping plan will be required for each site showing the locations, names, and initial sizes of plant materials, irrigation plan and groundcover materials. Ongoing maintenance and replacement (when needed) is a requirement of all uses within the M zone. The City Planner will review each landscaping plan for approval. Landscape requirements are defined in Section 624.
7. Guidelines for architectural and site plan review are required as prescribed in Section 625. The City Planning Commission may develop additional written guidelines that provides direction for meeting criteria listed in Section 625.

D. Performance Standards.

1. Toxic Substances. Any use which involves processes that will result in toxic substances or pollutants escaping (by air or water) from the site shall comply with all applicable local, state and federal regulations and shall require a use permit from the Planning Commission. Medical wastes are to be disposed of according to all applicable regulations. All processes shall comply with the applicable local, state and federal laws regarding airborne and waterborne emissions.
2. Signs. Any signs that will be used on-site, as well as signs on buildings, must be approved by the City Planner before they are posted. Free-standing signs shall be limited to 50 square feet in size and the top thereof shall not be higher than 10 feet above the ground. Signs shall be consistent with the general sign motif established for the Industrial Park, example of which is the Park entrance sign.
3. Lighting/Glare. The type and usage of all ~~exterior~~ **outdoor** lighting shall be the minimum lumens required, ~~shall be kept low in height,~~ **shall be directed downward, and** shall be shielded **or recessed** so as not to shine on adjacent properties, ~~shall not shine on nearby properties or natural areas in an adverse manner and must be approved by the City Planner prior to installation.~~ **No lighting shall produce an illumination level greater than one-foot candle beyond the property boundary of a business.** Building materials or other site improvements that cause glare to nearby properties are prohibited. **Outdoor lighting must be approved by the City Planner prior to installation and may require Site Plan Approval review by the Planning Commission as determined by the City Planner.**
4. Noise.

- a. Any use that produces a sound level of 55 dBA-Ldn or more at the property line of any residential dwelling is required to mitigate the sound to a level of less than 55 dBA-Ldn at the property line of that residential dwelling. No sound level greater than 70 dBA is allowed beyond the property boundary of a business, except that no noise over 55 dbA is allowed between the hours of 10pm and 7am.
 - b. Vehicles and equipment used outdoors that require back-up alarms shall install ambient-sensitive self-adjusting back-up alarms which increase or decrease their volume based on background noise levels. The alarm shall be properly mounted away from the louder components of the machine (engine, radiator, exhaust, etc.) so that the alarm does not sense the noise from these components as the ambient noise level.**
5. Dust. Any use that results in dust escaping from the site is required to mitigate to reduce the dust. Refer to North Coast Unified Air Quality Management District regulations for current limitations and requirements.
 6. Sewage. Sewage disposal shall require on-site improvements (interceptor tanks, grease traps, etc.) for those uses that are determined by the Public Works Director to generate wastes that may cause a difficulty to the treatment system.
 7. Odors. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the Business Park.
 8. Storage, Service and Loading Areas.
 - a. Storage, service and loading areas shall be recessed or screened with fences, walls, berms, or plantings to reduce their visibility from adjacent streets or properties.
 - b. Materials, equipment, supplies, trash containers, inoperable vehicles, etc. shall be stored within an enclosed building or behind visual barriers such as fences, walls, berms, or plantings.
 9. No use shall be permitted which does not comply with State and Federal laws. (Amended by Ord. 490)

Section 407.1. LIGHT INDUSTRY ZONE OR ML ZONE. The purpose of the Light Industry Zone or ML Zone is to provide an environment where manufacturing businesses of a light industrial or commercial character; which may be incompatible with other uses, can operate and cooperate with each other with minimum restrictions while having minimum adverse effects

on adjacent land uses. This zone encourages craft-type manufacturing businesses to include a retail component of goods produced onsite, enhancing a community “Made in Blue Lake” sense of pride.

A. Principal Permitted Uses.

1. Light Manufacturing and Processing. This use type includes craft and art manufacturing businesses which manufacture items from wood, ceramics, fabric, metals or glass; food and beverage processing and bottling; manufacture of boats and marine equipment; and light to moderate manufacturing of products such as household goods, clothing, recreational goods, electrical products, furniture, architectural products, and automotive goods. This use also includes retail sales of food, drinks and advertising merchandise primarily of goods manufactured within the business park.
2. Distribution and Associated Warehousing. This use type includes nurseries and greenhouses, distribution warehouses for consumer products, and indoor and outdoor storage facilities.
3. Commercial Services (Limited). This use type includes equipment rental, repair of small engines or appliances, furniture repair shops, contractor shops and yards (including carpentry, electrical, plumbing, painting, small printing, publishing, lithograph shops and other artistic endeavors), and retail shops that are accessory to an industrial use and conform to the general character of the district. It does not include major repair of vehicles, industrial parts or heavy equipment.
4. Professional Offices and Services. This use type includes administrative and research activities; radio and television broadcasting stations and offices; medical, dental and related services; and professional consulting, real estate and financial services. This use type includes research and development laboratories and other professional or personal services not listed which, in the opinion of the Planning Commission, are of the same general character and will not be obnoxious or detrimental to the district. It also includes personal service shops, such as banks, grooming services, visitor service facilities or businesses of a similar nature.
5. Recreation and Education. This use type includes trails and outdoor recreational uses, commercial recreational facilities and schools and training programs in the areas of arts, crafts and light manufacturing. It can include performance or art studios, theaters, or other small venues for public assembly when ~~found~~ **determined by the City Planner** to be consistent with the purpose and intent of this section.

6. Public Works Facilities. This use includes a City corporation yard and includes but is not limited to public works improvements, storage of materials, temporary holding of animals, and maintenance and repair of City equipment and vehicles.

B. Uses Permitted with a Use Permit.

1. Commercial Services (Enclosed). This use type includes major and minor repair of automobiles, trucks, watercraft and heavy equipment; machine and metal working shops; equipment rental; and printing, publishing and lithograph shops when enclosed in a building or buildings.
2. Other Uses. Listed uses that do not meet all the requirements stated in this section but due to specific project design and amenities conform to the purpose and intent of this section. This includes any other use which, in the opinion of the Planning Commission, is compatible with the zone or a service to those employed within the zone, and will not constitute a nuisance or be detrimental to the district or surrounding land uses.

C. Other Regulations.

Specific site development guidelines have been prepared based on the design intent for the Industrial Park and the Blue Lake zoning ordinance. The objective of the guidelines is to help integrate buildings and other improvements with the topography and landscape to create a unified environment which is harmonious with the adjacent visual panorama.

1. Building coverage shall not exceed 70% of lot area.
2. Building height limit: three stories but not exceeding 60 vertical feet.
3. Setbacks ~~and easements~~:
 - a. **Minimum setback from all property lines is 5 feet horizontal.**
 - b. No building (front) shall be constructed within ~~25~~ **15** feet horizontal of any public right-of-way. ~~No building (side) shall be within 15 feet horizontal of any public right-of-way.~~
 - c. ~~No building or parking or storage area shall be constructed within 50 feet horizontal of the centerline of the main branch of Dave's Creek. The zone thus created, 50 feet horizontal from the centerline of Dave's Creek outward, shall be preserved as an area of riparian vegetation. Trails and habitat enhancement projects are allowable within this zone.~~

- c. No building or parking or storage area shall be constructed within 50 feet horizontal of the boundary of the Blue Lake Rancheria. The zone thus created, 50 feet horizontal from the boundary of the Blue Lake Rancheria, shall be preserved as an undeveloped space area of riparian vegetation.
 4. Parking and loading areas:
 - a. Sufficient onsite parking, as ~~per~~ **prescribed in Sections 610 of the General Plan and 623**, shall be provided for employees, visitors and company vehicles. The minimum number of spaces shall be one for every 800 square feet of gross floor area or 1 parking spot per 1.35 shift employees whichever is more applicable as determined by the City Planner.
 - b. **Off-street loading as prescribed in Section 611.**
 5. Utilities:
 - a. All site improvements shall be designed to accommodate underground utilities and shall be required to convert to such as they become available. Utilities shall include, but are not limited to, drainage systems, sanitary sewers, gas, water, power, cable and telephone.
 - b. Within each site, utility lines may be located above ground if they are incorporated and concealed within buildings, trellises, or special architectural features.
 - c. Temporary overhead power and telephone lines will be permitted during construction, but are to be removed upon completion of construction.
 6. Landscaping: a landscaping plan will be required for each site showing the locations, names, and initial sizes of plant materials, irrigation plan and groundcover materials. Ongoing maintenance and replacement (when needed) is a requirement of all uses within the ML zone. The City Planner will review each landscaping plan for approval. Landscape requirements are defined in Section 624.
 7. Guidelines for architectural and site plan review are required as prescribed in Section 625; according to the City's current master fee schedule. The Planning Commission may develop additional guidelines in written form that provides direction for meeting criteria listed in Section 625.

D. Performance Standards.

1. Toxic Substances. Any use which involves processes that will result in toxic substances or pollutants escaping (by air or water) from the site shall comply with all applicable Local, State and Federal regulations and shall require a use permit from the Planning Commission. Medical wastes are to be disposed of according to all applicable regulations. All processes shall comply with the applicable Local, State and Federal laws regarding airborne and waterborne emissions.
2. Signs. Any signs that will be used on-site, as well as signs on buildings, must be approved by the City Planner before they are posted. Free-standing signs shall be limited to 50 square feet in size and the top thereof shall not be higher than 10 feet above the ground. Signs shall be consistent with the general sign motif established for the Industrial Park, example of which is the Park entrance sign.
3. Lighting/Glare. The type and usage of all ~~exterior~~ **outdoor** lighting shall be the minimum lumens required, ~~shall be kept low in height,~~ **shall be directed downward, and** shall be shielded or recessed so as not to shine on adjacent properties, ~~shall not shine on nearby properties or natural areas in an adverse manner and must be approved by the City Planner prior to installation.~~ **No lighting shall produce an illumination level greater than one-foot candle beyond the property boundary of a business.** Building materials or other site improvements that cause glare to nearby properties are prohibited. **Outdoor lighting must be approved by the City Planner prior to installation and may require Site Plan Approval review by the Planning Commission as determined by the City Planner.**
4. Noise.
 - a. Any use that produces a sound level of 55 dBA-Ldn or more at the property line of any residential dwelling is required to mitigate the sound to a level of less than 55 dBA-Ldn at the property line of that residential dwelling. No sound level greater than 70 dBA is allowed beyond the property boundary of a business, except that no noise over 55 dbA is allowed between the hours of 10pm and 7am.
 - b. Vehicles and equipment used outdoors that require back-up alarms shall install ambient-sensitive self-adjusting back-up alarms which increase or decrease their volume based on background noise levels. The alarm shall be properly mounted away from the louder components of the machine (engine, radiator, exhaust, etc.) so that the alarm does not sense the noise from these components as the ambient noise level.**
5. Dust. Any use that results in dust escaping from the site is required to mitigate to reduce the dust. Refer to North Coast Unified Air Quality Management District

regulations for current limitations and requirements.

6. Sewage. Sewage disposal shall require on-site improvements (interceptor tanks, grease traps, etc.) for those uses that are determined by the Public Works Director to generate wastes that may cause a difficulty to the treatment system.
7. Odors. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the Business Park.
8. Storage, Service and Loading Areas.
 - a. Storage, service and loading areas shall be recessed or screened with fences, walls, berms, or plantings to reduce their visibility from adjacent streets or properties.
 - b. Materials, equipment, supplies, trash containers, inoperable vehicles, etc. shall be stored within an enclosed building or behind visual barriers such as fences, walls, berms, or plantings.
9. No use shall be permitted which does not comply with State and Federal laws. (Amended by Ord. 490)

408. PLANNED DEVELOPMENT RESIDENTIAL OR PD-R ZONE. The PD-R or Planning Development Residential Zone is intended to permit a more creative approach in the residential development of land resulting in a more efficient, attractive, desirable use of open area; to permit flexibility in design, including pedestrian and vehicular pathways, and placement of off-street parking areas. The PD-R Zone is further intended to realize best the potential of the sites characterized by special features of shape, topography, or size.

A. PRINCIPAL PERMITTED USES

1. Single-family dwellings and servant quarters and guest houses, subject to the regulations contained in subparagraph C of Section 403, RESIDENTIAL ONE-FAMILY OR R-1 ZONE, and the development standards specified in Section 626. (Amended by Ord. 399)
2. Home Occupations, subject to Section 606 of this ordinance. (Amended by Ord. 399)

B. Uses Permitted With a Use Permit, Subject to Subparagraphs C, D and E of this Section

1. Two-family and three-family dwellings.
2. Hotels, motels, multi-family dwellings, rooming and boarding houses.

410. PUBLIC FACILITY OR P-F ZONE. The Public Facility or P-F Zone is intended to be applied to lands owned by public agencies or to lands upon which such agencies operate public facilities.

A. Principal Permitted Uses

1. Public schools, parks, playgrounds, **community gardens**, and recreation facilities.
2. Public fairgrounds and related uses.
3. Public buildings, including City Hall, fire stations, libraries, courts, museums, auditoriums, hospitals and similar uses.

B. Uses Permitted With a Use Permit

1. Public corporation yards, shops, repair and storage yards and buildings.
2. A caretaker's residence, subject to the development standards specified in Section 626. (Amended by Ord. 399)
3. Commercial facilities which, in the opinion of the Planning Commission, will not impair present and potential uses of the property and will not constitute a nuisance or be detrimental to the district or any adjacent zone. (Amended by Ord. 413)

C. Other Regulations

1. Site plan approval as prescribed in Section 625.
2. As provided in the use permit conditions.
3. **Landscaping as prescribed in Section 624.**

411. MIXED-USE OR MU ZONE. The Mixed-Use Zone is intended to allow for the compatible and beneficial mixture of residential and commercial uses in a single structure or on a single or multiple sites in a manner consistent with the City's General Plan Goals and Policies. These districts are designed to achieve a convenient business and residential environment in areas where multiple activities and an increased degree of pedestrian orientation are considered to be desirable. Residences in the Mixed Use Zone provide housing near sources of employment or commercial and professional services -- an alternative to exclusively residential zones. New structures and additions to existing structures shall be required to meet specific design standards. Typical highway commercial/fast food/chain store or preset architecture is incompatible with this designation.

A. Principal Permitted Uses

1. Residential

(a). **Residential Dwelling Units for Four or Fewer Families.** The Residential Dwelling Units for the Four or Fewer Families Use Type includes single family dwellings, secondary dwelling units, and two, three, or four-family dwellings at a maximum density of 1 unit per 2,500 square feet of lot area and maximum ground coverage of 60% of lot area. A Single-family dwelling is defined as a detached building designed for and/or occupied exclusively by one-family. Two, three, or four-family dwellings are defined as a detached building designed for and/or occupied exclusively by two, three, or four families living independently of each other. Such dwellings can include condominiums, duplexes, town houses, apartment buildings, or secondary dwelling units.

(b). **Accessory Buildings.** The Accessory Building Use Type includes storage and gardening sheds, private garages for vehicle parking and/or storage, and studios for purposes such as artwork, music, etc. that are not intended for living, sleeping, or cooking. Accessory buildings shall comply with the provisions of Section 618 of the Zoning Ordinance.

(c). **Home Occupations.** The Home Occupation Use Type includes business activity such as an art or profession, the offering of a service, or the handcraft manufacture of products occurring on a residentially zoned property. Home Occupations are to be conducted in a manner that is clearly incidental and secondary to the use of the property or dwelling as a residence, and in accordance with the provisions of Section 606 of the Zoning Ordinance.

2. Commercial

(a). **Stores and Retail Businesses.** The Stores and Retail Businesses Use Type includes stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, beauty and barber shops, book stores, clothing and apparel stores, coin-operated or assisted dry cleaning and laundry facilities, pharmacies, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, studios, tailor shops, enclosed theaters, and variety stores. To be principally permitted the floor space of the Store or Retail Business must be less than 10,000 square feet.

(b). **Professional Offices and Services.** The Professional Offices and Services Use Type includes administrative activities of private, profit-oriented administrative firms, radio and television broadcasting stations and offices, medical, dental and related services, professional consultative, real estate, and financial services, as well as Administrative uses defined as those typically performed in public, public non-profit, parochial, and public utility administrative offices. Such uses can include banks, personal service shops, visitor serving facilities, and businesses of a similar nature. Automated machines such as ATM's are allowed

under this use type. To be principally permitted the floor space of the Professional Office or Service must be less than 10,000 square feet.

(c). **Restaurant & Appurtenant Services.** The Restaurant & Appurtenant Services Use Type includes any establishment whose principal business is the preparation and sale of food and beverages where the customer must sit down to eat or park their vehicle and enter the premises to receive food to go. This Use Type does not include Restaurants with drive-thru windows where the customer never has to leave their vehicle. To be principally permitted the floor space of the Restaurant or Appurtenant Service must be less than 3,000 square feet.

(d). **Nurseries and Greenhouses.** The Nursery and Greenhouse Use Type includes businesses involved in the propagation and display, for retail sale, of plants, vines, shrubs, and trees, and the sale of agricultural products and goods. Such uses can include retail fruit and vegetable stands **and community gardens**.

(e). **Social Halls, Fraternal and Social Organizations.** The Social Hall, Fraternal, and Social Organization Use Type includes any building or portion thereof that is utilized for social or community gatherings that are open to the public or restricted to members.

(f). **Bed and Breakfast Accommodations.** The Bed & Breakfast Accommodation Use Type includes any owner occupied residence where a portion of the structure contains guest rooms (5 maximum), designed or intended to be occupied by transient guests for compensation. Bed & Breakfast Accommodations are to be designed so that parking is available on-site and the guest rooms are accessible through the main entrance to the residence. Guest rooms are rooms intended, arranged or designed to be occupied by one or more guests, but in which no provisions are made for cooking.

(g). **Day Care & Educational Facilities.** The Day Care & Educational Facility Use Type includes any building or portion thereof that is utilized for child day care, preschool, or other educational facilities. To be principally permitted the floor space of the Day Care or Educational Facility must be less than 2,500 square feet.

(h). **Craft & Artisan Uses.** The Craft & Artisan Use Type includes any business involved in the production of crafts and artwork that will not result in the creation of objectionable exterior dust, noise, traffic, odors, smoke, electrical interference, or other impacts to the degree that it would cause a nuisance. Such uses can include painting, sculpture, papermaking, photography, ceramics, pottery, glass, wooden art items, textiles (spinning, weaving, dyeing).

B. Uses Permitted With a Use Permit

1. Residential

(a). Residential Dwelling Units for Five or More Families. The Residential Dwelling Units for Five or More Families Use Type includes residential dwelling units for five or more families up to what can be accommodated by the site at a maximum density of 1 unit per 2,500 square feet of lot area and maximum ground coverage of 60% of lot area. Such uses can include condominiums, duplexes, town houses, apartment buildings, rooming houses, and boarding homes.

2. Commercial

(a). Stores and Retail Businesses. The Stores and Retail Businesses Use Type includes stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, beauty and barber shops, book stores, clothing and apparel stores, coin-operated or assisted dry cleaning and laundry facilities, pharmacies, florists, food markets, furniture stores, hardware and appliance stores, radio and television sales and services, studios, tailor shops, enclosed theaters, and variety stores. With a use permit the floor space of the Store or Retail Business can be greater than 10,000 square feet but less than 20,000 square feet.

(b). Professional Offices and Services. The Professional Offices and Services Use Type includes administrative activities of private, profit-oriented administrative firms, radio and television broadcasting stations and offices, medical, dental and related services, professional consultative, real estate, and financial services, as well as Administrative uses defined as those typically performed in public, public non-profit, parochial, and public utility administrative offices. Such uses can include banks, personal service shops, visitor serving facilities, and businesses of a similar nature. Automated machines such as ATM's are allowed under this use type. With a use permit floor space of the Professional Office or Service can be greater than 10,000 square feet but less than 20,000 square feet.

(c). Hotels/Inns. The Hotel/Inn Use Type includes any building or portion thereof containing guest rooms (15 maximum), designed or intended to be occupied by transient guests for compensation. Hotels/Inns are to be designed so that parking is available on-site and the guest rooms are accessible through a lobby or main entrance. Guest rooms are rooms intended, arranged or designed to be occupied by one or more guests, but in which no provisions are made for cooking (other than microwave ovens).

(d). Gas Stations. The Gas Station Use Type includes businesses with gas pumps able to serve no more than 8 cars at one time, in conjunction with and incidental to other retail commercial use. This Use Type does not include larger gas stations with mini-marts that have pre-set architecture. See Mixed Use Design Guidelines.

(e). Commercial and Recreational Facilities. The Commercial and Recreational Facilities Use Type includes any building or portion thereof used for commercial and/or recreational facilities that is operated for profit as a business and open to the general

public for a fee or restricted to members. Such can include health spas, clinics, health clubs, gyms, sports complexes, roller rinks, arcades, and family gaming centers (non-gambling).

(f). Light Service and Small Scale Manufacturing. The Light Service and Small Scale Manufacturing Use Type includes non- nuisance industrial, low-impact manufacturing and development activities which do not create objectionable levels of noise, vibration, air pollution, odor, toxics, humidity, heat, cold or glare on adjacent lands. Such uses can include the limited manufacture of electrical and electronic equipment, industrial and scientific research, medical testing, analysis and product testing, carpentry and cabinetmaking shops, clothing manufacture, stone and metal- working shops, equipment repair shops, automobile repair shops, food processing and packaging, wholesale outlet stores, paint and other property maintenance supply shops, printing and lithographing, and associated administrative offices. Emphasis of this use type is small-scale and non-nuisance type activities.

(g). Day Care & Educational Facilities. The Day Care & Educational Facility Use Type includes any building or portion thereof that is utilized for child day care, preschool, or other educational facilities. With a use permit the floor space of the Day Care or Pre-School can be greater than 2,500 square feet.

(h). Restaurants & Appurtenant Services. The Restaurant & Appurtenant Services Use Type includes any establishment whose principal business is the preparation and sale of food and beverages where the customer must sit down to eat or park their vehicle and enter the premises to receive food to go. This Use Type does not include Restaurants with drive-thru windows where the customer never has to leave their vehicle. With a use permit the floor space of Restaurant or Appurtenant Service can be greater than 3,000 square feet.

(i). "Adult" Businesses. The "Adult" Businesses Use Type includes a variety of adult sexually-oriented businesses and services, including movie theaters, bookstores, video stores, massage parlors, peep shows, and erotic dancing establishments. "Adult" defined businesses or those providing such products or services are found to be inconsistent with expressed community goals for the Mixed Use zone and the proximity of residential neighborhoods, churches, and private and public schools. Such activity will require obtaining approval of a use permit after providing a plan that adequately demonstrates surrounding uses and the community will not be adversely affected.

3. Special Uses

(a). Listed uses that do not meet all the requirements stated in this section but due to specific project design and amenities conforms to the purpose and intent of this section.

(b). Other uses that, where not specifically listed herein, (1) are similar in type and compatible with listed uses, (2) meet the general description of the zone and do not impact nor detract from the zone, and (3) are found to be consistent with the General Plan.

C. Uses Not Allowed

Drive-thru restaurants are not allowed in the MU Zone.

D. Other Regulations

1. Site Plan Approval will be required by the Planning Commission for all non-single family residences consistent with the City's Mixed Use Design guidelines and as specified in Section 625 of this Ordinance.

2. Performance Standards, as listed in paragraph F of this Section of the Zoning Ordinance.

3. Maximum density, 1 dwelling unit per net 2,500 square feet area of lot area.

4. Maximum building height, 35 feet, not exceeding two (2) stories.

5. Maximum ground coverage, 60% of lot area.

6. Minimum lot width, 50 feet.

7. Yards required:

Front yard: 15 feet for residences, except when combined with commercial structures, and 2 feet where off-street parking is provided on side or rear of property.

Side yard: 4 feet, except where adjoining property owner agrees to less and design elements support use of reduced setbacks.

Rear yard: 20% of depth to a maximum of 20 feet for residences, except when combined with commercial structures, and 10 foot minimum for commercial structures.

8. Parking facilities as prescribed in Sections 610 and 623, ~~except that off-street parking for one use may be used for a second use if it can be shown that restriction of hours prevents overlapping of uses.~~ **provided, however,** New or existing development proposing provision and maintenance of public open space may request, through the conditional use permit process, a reduction in off-street parking requirements for commercial uses. Before granting a reduction in off-street parking requirements, the Planning Commission shall make a finding that the open space area provided is consistent with community goals and is of greater value to the City Center than the additional off-street parking.

~~The Planning Commission may waive off street parking spaces otherwise required based upon the historical nature of the property, the architectural or landscaping amenities that would be displaced by parking, or the availability of space on a parcel with existing improvements.~~

~~New or existing development proposing provision and maintenance of public open space may request, through the conditional use permit process, a reduction in off street parking requirements for commercial uses. Before granting a reduction in off street parking requirements, the Planning Commission shall make a finding that the open space area provided is consistent with community goals and is of greater value to the City Center than the additional off street parking.~~

9. Loading facilities as prescribed in Section 611.

10. Landscaping as prescribed in Section 624. ~~Landscaping for R3, C Zones, and Mobile Home Parks, except that not less than ten (10) percent of the developed area shall be landscaped with plant materials suitable for ornamenting the site.~~

E. Design Guidelines

1. New structures or additions/renovations to existing structures shall be subject to the City's duly adopted Mixed Use Design Guidelines. Single-Family Residential structures are only subject to Section 626 Development Standards.

2. Within the City Center Boundary all structures, including Single-Family Residential, are subject to the Downtown Design Guidelines.

F. Mixed Use Performance Standards

Signs. Any signs that will be used on-site, as well as signs on buildings, must be approved by the City Planner before they are posted.

1. Toxic Substances. No use shall be permitted which involves processes that will result in any toxic substances escaping (by air or water) from the site. Medical wastes are to be disposed of according to all applicable regulations.

2. Signs. All signs shall be regulated as prescribed in Section 612.

3. Lighting. All outdoor lighting shall be minimized and designed, located, and shielded so that lights shine toward and remain on individual property and not on public streets, open space or adjacent property owners without specific written consent. The type and usage of all exterior lighting must also be approved by the City Planner prior to installation.

4. Noise. Levels of noise generated on site shall be kept below the following levels, as measured at the wall of the closest residential structure ~~property lines of the activity~~:

7:00 AM 10:00 PM - 65 dBA
10:00 PM 7:00 AM - 55 dBA

An exception to the above noise standards may be made by the Planning Commission with a use permit.

5. Dust. Fugitive dust from activity or site is considered a nuisance and shall not be allowed to be generated in the Mixed Use zone.

6. Sewage. Sewage disposal shall require on-site improvements (interceptor tanks, grease traps) for those uses that are found by the Public Works Director to generate wastes that may cause a difficulty to the treatment system.

7. Storage, Service, & Loading Areas.

a. All equipment and materials storage areas shall be fenced to a height of not less than six (6') feet and be consistent with other regulations regarding fencing. In addition, all such areas shall be screened from view of any residential area, public roadway, or recreational use area. Such fencing and screening need not comply with yard setbacks, but shall be outside of access drive locations and be consistent with the City's visibility obstruction regulations (Zoning Ordinance, Section 619).

b. Materials, equipment, supplies, garbage containers, recycling bins, and vehicles shall be stored within an enclosed building or behind visual barriers such as fences with lath or walls, berms, or plantings. No storage of material, including garbage containers, is to be stored in front of the building.

8. Nuisances. No noxious or offensive activity shall be carried on upon any parcel, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Nuisances include, but are not limited to, noise, dust, smoke, traffic, parking, electrical interference, lighting, unsightliness, vibration, air emissions, odor, humidity, heat, cold, or glare.

9. Livestock & Poultry. Refer to Section 602 - ~~Accessory Uses~~ **Animal Keeping (A)** Animals and Animal Shelters.

10. Garbage & Refuse Disposal. No parcel shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers

11. Drive-ins/Takeouts (Not Drive-Thru) Any restaurant use that produces products for take out consumption must provide and implement a trash disposal plan prior to approval. Such plan may require, among other things, the placement and maintenance of off-site public trash cans a certain distance from the facility. (Added by Ordinance 478)

412. DESIGN REVIEW PROCEDURE.

A. Findings

The City Council of the City of Blue Lake finds and determines that:

1. The City of Blue Lake exists in a unique setting of natural beauty.
2. Much of the character of the Blue Lake community is derived from the architectural styles of buildings in the City and the relationship of these buildings to each other.
3. The City of Blue Lake desires to retain the look of its historic past by establishing standards to maintain the architecture and feeling of the community.
4. A Design Assistance Procedure is a flexible method to review proposed architectural features in order that development be guided to retain the integrity and character of the community and protect the public health, safety, and welfare.

B. Goals and Purposes

The goals and purposes of this Section are as follows:

1. To promote orderly and harmonious development of the City.
2. To promote the stability of and enhance land values and investments.

C. Applicability

1. This section shall apply to modifications in exterior appearance of structures, including demolition, listed on the Blue Lake Historical Building Register and real property subject to an historical zoning overlay.
2. The City Planner or Mayor shall have the discretion and authority to refer other development projects to the Planning Commission for review and comment when in their judgment the projects might have a significant impact on the aesthetic character of the City. Such review and comment shall be advisory only and shall not be binding on the developer. No fee shall be charged to the developer.

D. Procedures

8. Each mobile home shall be provided with skirting to hide the wheels and/or foundation.
9. The foundation supporting each mobile home shall not be in excess of 3 feet in height.
10. Landscaping as prescribed in Section 624.

609.1 MANUFACTURED HOMES ON INDIVIDUAL LOTS.

A. Intent

The City Council finds that over 75% of the vacant land designated for residential use in Blue Lake is located in the areas zoned Planned Development Residential, or PD-R, and that anticipated residential growth in Blue Lake will take place primarily in the said PD-R Zones. The City Council further finds that such growth is consistent with the policies of the Housing and Land Use Elements of the Blue Lake General Plan and will allow for flexibility and good planning in placing and assimilating manufactured housing. The City Council further finds that the residential areas of Blue Lake, other than those zoned PD-R, are substantially filled-in with housing of particular architectural types and historical significance so as to render lots to those areas incompatible with manufactured housing.

B. Manufactured Homes Permitted on Compatible Lots

A manufactured home, **as defined in Section 18007 of the Health and Safety Code**, shall be permitted on an individual lot as a single-family dwelling unit if, and only if, it meets the following eligibility requirements:

1. The manufactured home must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974.
2. The manufactured home shall have been constructed and certified not more than ten (10) years before date of application for the required installation permit or permits.
3. The manufactured home must be installed on a permanent foundation system designed in accordance with the provisions of Section 18551 of the Health and Safety Code and the City's current building standards and practices.
4. The manufactured home shall be subject to all development standards to which a conventional single-family residence on the same parcel would be subject (see Section 626).
5. The manufactured home must be owned by the property owner of record.

6. The manufactured home may be precluded in an area listed or proposed to be listed on the National Registry of Historic places consistent with Government Code Section 65851.3(b). (Amended by Ord. 399)

609.3 MODULAR HOMES ON INDIVIDUAL LOTS.

Modular or system-built homes are homes that are built in sections in a factory and then transported to a building site on truck beds, then joined together by local contractors. Modular homes are built to conform to all state, local or regional building codes at their destinations. Other types of system-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms. Local building inspectors are responsible for verifying that a modular home’s structure meets code requirements and that all finish work is done properly. Modular homes are sometimes less expensive per square foot than site built houses, but may endure and increase in value if properly constructed. A modular home shall be permitted in any residential zone in the City if it meets the following eligibility requirements:

- 1. The modular home shall not be constructed on a permanent chassis.**
- 2. The modular home must be installed on a permanent foundation system designed in accordance with the provisions of Section 18551 of the Health and Safety Code.**
- 3. The modular home must be constructed in accordance with the City's current building standards and practices.**
- 4. The modular home shall be subject to all development standards to which a conventional (i.e. site-built) single-family residence on the same parcel would be subject (see Section 626).**

610. OFF-STREET PARKING FACILITIES. The purpose of off-street parking facilities is to alleviate or to prevent traffic congestion and shortage of curb spaces. Off-street parking facilities shall be provided incidental to new uses and major alterations and enlargements of existing uses.

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

<u>Land Use</u>	<u>Number of Off Street Parking Spaces for Each Measurement Unit</u>
A. <u>Residential, including single family, two family, second units,</u>	<u>One for each dwelling unit containing one (1) or fewer bedrooms</u>