

ARTICLE D. SPECIAL USE STANDARDS

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9-4D-1: PURPOSE:

The purpose of this article is to establish site planning, development, and/or operating standards for certain land uses. It is the city's intent in establishing these standards to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by applying special design requirements, regulating activities within the use, and establishing special setback and other development standards.

The regulations and standards contained within this article shall apply only to those uses specifically listed in the corresponding section and shall be in addition to any other development standards and regulations contained elsewhere within this title (e.g., lighting, landscaping, parking, signage). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with, the permit requirements of article B, "Allowed Uses And Required Entitlements", of this chapter. Where the special standards in this article conflict with the standards of the underlying base zoning district, the special standards in this article shall prevail. (Ord. 2012-01, 4-17-2012)

9-4D-2: ALCOHOLIC BEVERAGE SALES:

- A. Purpose And Applicability: The purpose of these regulations is to regulate the location of commercial retail sales of alcoholic beverages for specific types of on site and off site consumption through the application of development standards to minimize the potential public health and safety effects on the community. These standards shall apply to the sale of alcoholic beverages for on site consumption when not associated with eating places (e.g., restaurants) and for off site consumption.
- B. Allowed Use Regulations: The sale of alcoholic beverages for both on site and off site consumption shall only be permitted in compliance with the allowed use and permit requirements listed in article B, "Allowed Uses And Required Entitlements", of this chapter. Sale of alcoholic beverages for on site and off site consumption shall only be allowed after issuance of a conditional use permit. Note that the requirement for a conditional use permit is in addition to any requirement that the state department of alcohol beverage control may

Comment [D1]: Some uses, like a restaurant that serves alcohol, are allowed uses. Therefore, this is not consistent. Is the intent that every business that sells alcohol get a use permit?

impose under section 23958.4 of the Business And Professions Code for a letter of public convenience or necessity (see section 9-2B-17 of this title).

C. Special Application Materials: In addition to completing a permit application for a conditional use permit as required by this title, an application for a use permit for on site and off site sales of alcoholic beverage as regulated by this section shall also include the following information:

1. The distance to the nearest park;
2. The distance to the nearest school;
3. The distance to the nearest church; and
4. A listing of all existing sales of alcoholic beverages within one mile of the proposed location.

D. Development Standards: Unless otherwise allowed through subsection E of this section, all sales of alcoholic beverages for on site or off site consumption as regulated by this section shall comply with the following development standards:

1. No establishment shall be within one thousand feet (1,000') of a church, school, or park;
2. There shall be no more than one establishment within any single shopping center;
3. No more than two (2) establishments shall be located within one thousand feet (1,000') of a major roadway intersection.

Comment [D2]: Review distance requirement and compare to other jurisdictions issues.

Comment [D3]: ABC requires a minimum of 600' from structure to structure of school. Suggest revising to 600' from new structure to property line of park or school.

Comment [D4]: Yes for off-site consumption, not ideal for on-site consumption.

E. Deviations From Development Standards: Establishments selling alcoholic beverages for on site or off site consumption as regulated by this section may be allowed to deviate from the development standards listed in subsection D, "Development Standards", of this section if the approving authority makes all of the following findings:

1. The location of the use will not result in adverse impacts on park facilities, school facilities, existing religious land uses, and/or existing residential land uses.
2. The traffic increases associated with the use will not result in potential hazards to existing pedestrian and/or vehicular traffic.
3. The development conforms to all applicable provisions of this zoning code. (Ord. 2012-01, 4-17-2012)

9-4D-3: COMMUNITY GARDEN:

A. Purpose: The purpose of these regulations is to ensure that community gardens are operated and maintained in a manner compatible with surrounding (primarily residential) development.

B. Development Standards: Community gardens shall comply with all of the following development standards:

1. Use: Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity.
2. Animal Keeping: The keeping of livestock and animals is prohibited.
3. Setbacks: Accessory buildings and structures shall comply with the accessory structure setback requirements listed in section 9-5A-8, "Residential Accessory Structures", of this title. Crop areas must be set back at least three feet (3') from all property lines.
4. Height: Garden and farm related buildings and structures may not exceed twenty feet (20') in height.
5. Fencing: Fencing shall be provided around the site consistent with the standards of section 9-5A-7, "Fences And Walls", of this title.
6. Use Of Chemicals: The use of commercial grade pesticides as part of a community garden is prohibited.
7. Harvest Sales: A maximum of four (4) harvest sales shall be allowed annually from the garden site. (Ord. 2012-01, 4-17-2012)

9-4D-4: DRIVE-IN AND DRIVE-THROUGH FACILITIES:

Comment [SB5]: Remove. There are no standards related to drive-ins.

- A. Purpose: The purpose of this section is to regulate drive-through windows and remote tellers with development standards that address the mitigation of traffic, congestion, excessive pavement, pedestrian connections, litter, and noise.
- B. Applicability: Development standards herein shall apply to all new facilities with drive-in and drive-through sales and services and will be reviewed in conjunction with the required conditional use permit and/or site plan and architectural review application.
- C. Development And Design Standards: The following standards shall be the minimum requirements for all drive-in and drive-through facilities. Deviations to these provisions may be considered through the issuance of a site plan and architectural review permit.
 1. Aisles: The minimum standards for drive-through aisles are as follows:
 - a. Width: Aisles shall have a twelve foot (12') minimum width on curves and an eleven foot (11') minimum width on straight sections.
 - b. Reservoir Space: Aisles shall provide at least one hundred eighty feet (180') of reservoir space for each facility, as measured from the service window to the entry point into the drive-up lane. Nonfood and/or nonbeverage businesses may reduce the stacking space to a minimum of sixty feet (60'). Exceptions may be granted by the designated approving authority when an applicant demonstrates that the required reservoir space is unnecessary.
 - c. Entrances And Exits: Aisle entrances and exits shall be at least one hundred fifty feet (150') from an intersection of public rights of way, measured at the closest intersecting curbs, and at least fifty feet (50') from the curb cut on an adjacent

property. Exceptions may be granted by the designated approving authority when aisle pullout spaces are provided.

d. Separation: Aisles shall be separated from the site's ingress and egress routes or access to a parking space.

e. Landscaping Of Drive-Through Aisles: Landscaping of drive-through aisles shall be consistent with the requirements for landscaping of parking lots as provided in subsection 9-5D1-2E6, "Landscaping Of Parking Lots", of this title to screen vehicles.

Comment [D6]: Text not needed, already known to review landscaping requirement for all projects.

f. Passing Lane: Where two (2) drive-through service windows are provided, the aisle shall be designed with a passing lane to allow customers that complete their transaction at the first window to pass customers that are waiting at the second window.

2. Pedestrian Access And Crossings: Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous, minimum four foot (4') wide sidewalk or delineated walkway. Generally, pedestrian walkways should not intersect the drive-through aisles, but where they do the walkways shall have clear visibility and shall be delineated by textured and colored paving and shall be clearly signed to alert vehicles in the drive-through aisles.

3. Parking: Drive-up windows, remote tellers, and drive-through aisles shall be designed and constructed to be consistent with the requirements of chapter 5, article E, "Off Street Parking And Loading", of this title. The placement of drive-up windows, remote tellers, and drive-through aisles shall not be considered as justification for reducing the number of parking spaces that are otherwise required.

Comment [D7]: Text not needed, already known to review off street parking and loading for all projects.

4. Noise: Drive-up windows and their order stations shall be located such that impacts to sensitive receptors (neighbors) are minimized.

Comment [D8]: Handled through the Site Plan Review. Text not needed.

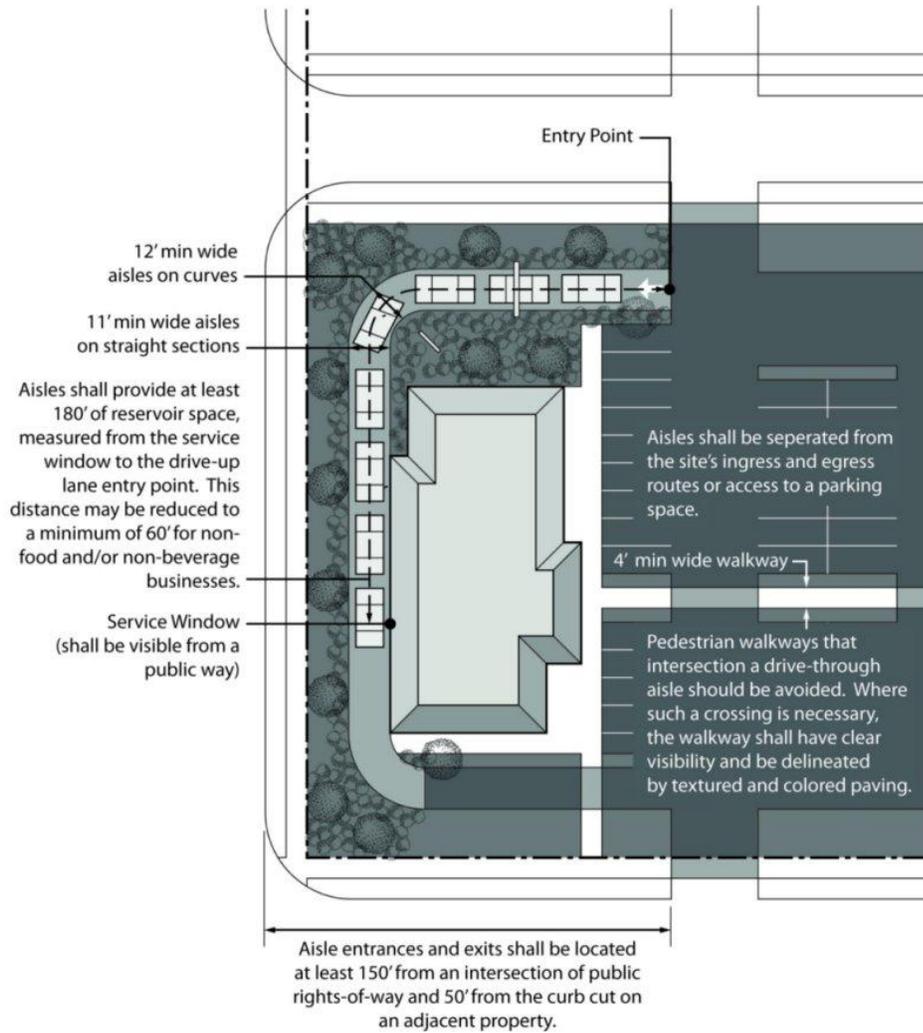
5. Signs: Signage for drive-up windows and remote tellers shall be consistent with the requirements of chapter 5, article F, "Signage", of this title.

Comment [D9]: Text not needed, refer to Signage like all projects.

6. Drive-Through Service Windows: Drive-through windows shall be visible from a public way to ensure that all activity can be viewed from an adjacent street.

FIGURE 9-4D-4-C-1
 DRIVE-IN AND DRIVE-THROUGH FACILITIES

Comment [SB10]: Remove



(Ord. 2012-01, 4-17-2012)

9-4D-5: HOME OCCUPATIONS:

A. Purpose And Applicability: The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.

B. Approval Process: Home occupations are a permitted use as part of all residential uses. Prior to the establishment of a home occupation, the proprietor of a home occupation shall first obtain a home occupation permit and a business license from the city. The procedures for submittal, review, and approval of the home occupation permit shall be as described in chapter 2, article B, "Planning Permits And Entitlements", of this title. No business license shall be issued until a home occupation permit is first issued. Business licenses shall be reviewed and issued consistent with the provisions of title 3, "Business, License And Permit Regulations", of the municipal code.

C. Categories Of Home Occupations: As described in chapter 2, article B, "Planning Permits And Entitlements", of this title, there are two (2) types of home occupations permits - major and minor. Major permits are discretionary in nature and are reserved for those activities that may generate significant vehicular and pedestrian traffic and thereby may adversely impact residential neighborhoods. Minor permits are ministerial and are for those activities that have little or no impact on the neighborhood. Examples of each kind of activity are described below. The planning director shall have the authority to determine if a proposed activity is a major or minor activity, or is an activity prohibited as a home occupation.

1. Minor Home Occupation: Minor home occupations are characterized as small scale operations that blend in with the surrounding residential neighborhood and are not immediately discernible. These types of occupations do not generate higher levels of traffic than that customarily found in a residential neighborhood, involve limited interaction with goods and materials for retail trade, and are uses where no customers visit the home. Examples include, but are not limited to, the following types of occupations:

- a. Art and craft work such as ceramics, flower arranging, jewelry making, painting, sculpting, and photography;
- b. Electronic and other by mail commerce involving the storage and shipping of goods and products from the home; and
- c. Office uses such as an office for a tax preparer, contractor, architect, attorney, consultant, counselor, engineer, insurance agent, planner, tutor, data and/or word processing, and real estate agent where no customers come to the home.

2. Major Home Occupation: Major home occupations are more intensive operations that may have a noticeable impact on surrounding residential land uses as a result of increased traffic (vehicular and pedestrian), the shipment of goods beyond those customary for a residential neighborhood, or noise or odor. Examples include, but are not limited to, the following types of occupations:

- a. Furniture stripping and refurbishing;
- b. Mobile clinics; and
- c. Office uses such as an office for a contractor, architect, attorney, consultant, counselor, engineer, insurance agent, planner, tutor, data and/or word processing, and real estate agent where fewer than five (5) customers come to the home per day.

Comment [SB11]: It appears that the real differences when differentiating between Minor and Major Home Occupations are: traffic same as residential use vs. more traffic than typical residential use, no customers vs. customers, and not noticeable vs. noticeable. Revise these sections to say this more clearly.

Comment [SB12]: Do we want to allow Home Occupations that generate noise or odor?

D. Activities Prohibited As Home Occupations: The following activities are specifically prohibited as home occupations:

1. Ambulance service;
2. Ammunition reloading, including custom reloading;
3. Boarding house, bed and breakfast, hotel, timeshare condominium;
4. Carpentry, cabinetmakers;
5. Ceramics (kiln of 6 cubic feet or more);
6. Firearms repair or sales;
7. Health salons, gyms, dance studios, aerobic exercise studios;
8. Massage therapy;
9. Medical, dental, chiropractic, or veterinary clinics (including boarding);
10. Mortician, hearse service;
11. Palm reading and fortune telling;
12. Private clubs;
13. Repair or reconditioning of boats or recreation vehicles;
14. Restaurants or taverns;
15. Retail sales from site (except direct distribution of artist's originals and electronic and mail order commerce);
16. Storage, repair, or reconditioning of major household appliances;
17. Storage, repair, or reconditioning of motorized vehicles or large equipment on site other than personal use;
18. Tattoo service;
19. Tow truck service; and
20. Welding service.

E. Performance Standards: It is the intent of the following standards to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. These standards shall apply to both major and minor home occupation permit applications. Failure to comply with these standards will result in revocation of the home occupation permit and/or business license.

Comment [SB13]: The intent above seems to imply that these standards could be exceeded by Major Home Occupations. What is the true intent?

1. Number Of Home Occupations: There is no limit on the number of home occupations at a residence provided that the performance standards identified in this section are met.
2. Employees: Off site employees or partners are not permitted. Only occupants of the home may work on site.
3. Habitable Floor Area: The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (150) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.
4. Off Site Effects: There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. Sales:
 - a. On Site Sales: There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
 - b. Off Site Sales: Off site sales, including electronic and mail order commerce, shall be permitted.
6. Display: There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
7. Traffic: The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two (2) additional vehicles at any one time.
8. Vehicles: One truck or van, not more than three-quarters (3/4) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.
9. Storage: There shall be no storage of material or supplies out of doors.
10. Exterior Appearance: There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
11. Signs: Signs shall be allowed for the home occupation in accordance with chapter 5, article F, "Signage", of this title.
12. Visitors And Customers: Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than eight (8) a day, during the hours of eight in the morning (8:00 A.M.) to seven in the evening (7:00 P.M.).
13. Deliveries: Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pick ups and deliveries.

14. Hazardous Materials: Storage of hazardous materials is limited to below those thresholds as established by the fire department to not require any special permits or licenses. (Ord. 2012-01, 4-17-2012)

9-4D-6: FUELING STATIONS:

A. Purpose And Intent: The purpose of this section is to establish requirements for the location and construction of new fueling stations. The intent of these provisions is to ensure that new fueling stations are compatible with surrounding uses and activities by mitigating associated problems with traffic, congestion, excessive pavement and lighting, litter, and hazardous materials.

B. Applicability: The regulations contained in this section shall apply to fueling stations as defined in section 9-4A-5, "Description Of Land Uses", of this chapter. The establishment of new fueling stations shall be consistent with the allowed use provisions of article B, "Allowed Uses And Required Entitlements", of this chapter and the standards contained within this section, as well as other development standards as required by this code.

C. Development And Design Standards: The following special standards apply to all new fueling stations and qualifying expansions/improvements to existing fueling stations. Fueling stations shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

1. Frontage: The minimum public street frontage shall be one hundred thirty five feet (135') on each public street for all new fueling stations.

Comment [D14]: Remove text, this is always applied unless adopted city requirements that modify state/federal regulations.

2. Access Driveways: Driveway design shall be consistent with the city's improvement standards, except that the minimum width for driveways shall be thirty five feet (35'). The width shall be expanded to forty five feet (45') whenever the driveway accesses a street with a width of, or with a planned ultimate width of, eighty four feet (84') or greater. Driveways shall be no closer than one hundred fifty feet (150') from the nearest intersecting point of street right of way lines, or as otherwise determined by the public works director for traffic safety.

Comment [D15]: This should be removed. During Site Plan Review, the committee can work out any design issues on the site relating to circulation.

3. Landscaping: Landscape shall be provided consistent with the provisions of chapter 5, article D1, "Landscaping Standards", of this title.

Comment [D16]: Remove, as this type of standard can be worked out during Site Plan Review or as Engineering Details have been adopted.

4. Signs: Signs shall be consistent with the standards of chapter 5, article F, "Signage", of this title.

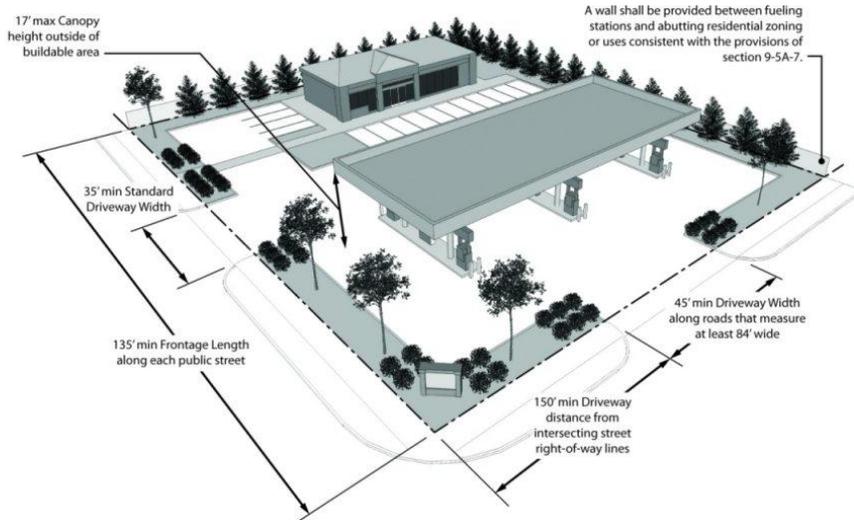
Comment [D17]: Removal of text as this is standard procedure for all projects.

5. Fences And Walls: A wall shall be provided between fueling stations and abutting residential zoning or uses consistent with the provisions of section 9-5A-7, "Fences And Walls", of this title.

Comment [SB18]: Remove. This is already required in 9-5A-7.

6. Structure Height: Structures shall observe the height limits of the underlying zoning district, except that canopies constructed over pump islands located outside the buildable area of the lot shall not exceed a maximum height of seventeen feet (17'). Deviations from these standards may be allowed in conjunction with site plan and architectural review.

FIGURE 9-4D-6-C-1
FUELING STATIONS



(Ord. 2012-01, 4-17-2012)

9-4D-7: LARGE FAMILY DAYCARE HOMES:

The regulations contained in this section shall apply to large family daycare homes as defined in article A, "Use Classification System", of this chapter. The establishment of new large family daycare homes shall be consistent with the allowed use provisions of article B, "Allowed Uses And Required Entitlements", of this chapter and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

- A. Location: A large family daycare home facility shall not be located within one thousand feet (1,000') of an existing like facility.
- B. Loading And Unloading Area: A safe off street area, a minimum of ten feet (10') wide and twenty feet (20') long, shall be provided on the subject property for loading and unloading children from vehicles.
- C. Hours Of Operation: The daycare home operation shall be restricted to the period of six o'clock (6:00) A.M. to seven o'clock (7:00) P.M.
- D. Sound Levels: The applicant shall be responsible for maintaining low sound levels on the property. The exterior noise level produced by the operation, measured at the property line, shall not exceed sixty (60) dBA.

E. Parking: At least one off street parking space for employee(s) shall be provided in addition to the two (2) parking spaces required for the dwelling residents, if the employee is not a resident of the subject dwelling.

F. Occupancy Required: The proprietor of the daycare home shall be a resident of the home. (Ord. 2012-01, 4-17-2012)

9-4D-8: LIVE-WORK FACILITIES:

A. Purpose And Applicability: The regulations contained in this section shall apply to live-work facilities as defined in article A, "Use Classification System", of this chapter. The establishment of new live-work facilities shall be consistent with the allowed use provisions of article B, "Allowed Uses And Required Entitlements", of this chapter and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

Comment [D19]: Remove text, already known process to follow.

B. Limitations On Use: The nonresidential component of a live-work facility shall be a use allowed within the applicable zoning district; however, the uses and activities described below shall be prohibited:

1. Any automobile and vehicle uses as listed in article B, "Allowed Uses And Required Entitlements", of this chapter.
2. Any industrial, manufacturing, and processing uses as listed in article B, "Allowed Uses And Required Entitlements", of this chapter.
3. Any activity which involves:
 - a. Storage of flammable liquids or hazardous materials beyond those normally associated with a residential use; or
 - b. Welding, machining, or any open flame work.
4. Any other activity or use, as determined by the city as incompatible with residential activities or have the possibility of affecting the health or safety of live-work unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or that would be hazardous because of materials, processes, products, or wastes.

C. Density: Live-work units shall comply with the density regulations of the applicable zoning district.

D. Design Standards:

1. Floor Area Requirements: No more than fifty percent (50%) of the ground floor area shall be reserved for living space. Up to one hundred percent (100%) of the ground floor area may be dedicated to working space.
2. Separation And Access: Each live-work unit shall be separated from other units and other uses in the structure. Access to each unit shall be provided from common access areas,

corridors, or halls, and the access to each unit shall be clearly separate from other live-work facilities or other uses within the same structure.

3. Facilities To Accommodate Commercial Or Industrial Activities: A live-work facility shall be designed to accommodate commercial or industrial uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.
4. Integration Of Living And Working Space: Areas within a live-work unit that are designated as living space shall be an integral part of the live-work unit and not separated (or occupied and/or rented separately) from the work space, except that mezzanines and lofts may be used as living space subject to compliance with the other provisions of this section, and living and working space may be separated by interior courtyards or similar private space. Exceptions to this requirement may be allowed when the city adopted building code requires specific occupancy separation.
5. Parking: Each live-work facility shall comply with the parking standards of chapter 5, article E, "Off Street Parking And Loading", of this title.

E. Nonresident Employees: Up to two (2) persons who do not reside in the live-work unit may work in the unit at any one time. Additional employment may be permitted through issuance of an administrative use permit based on findings that the employment will not adversely affect traffic and parking conditions in the vicinity of the site.

F. Changes In Use: After approval, a live-work facility shall not be converted to entirely residential use, nor shall the ratio of living space to working space be changed, unless authorized through administrative use permit approval. As part of the approval of the administrative use permit, the designated approving authority must find that the exclusive residential use will not impair the ability of nonresidential uses on and adjacent to the site to continue operating because of potential health or safety concerns or nuisance complaints raised by the exclusively residential use and/or its occupants. (Ord. 2012-01, 4-17-2012)

9-4D-9: MASSAGE THERAPY:

A. Purpose And Intent: The purpose of this section is to establish regulations to allow massage therapy activity to occur. Regulations in this section are intended to reduce impacts to the degree so as to minimize any potential adverse effect such uses have on surrounding commercial or industrial uses.

B. Applicability: The regulations and standards contained in this section shall apply to the establishment of any "massage therapy" as defined by section 9-4A-5, "Description Of Land Uses", of this chapter in the city and shall be in addition to any other development standards and regulations contained elsewhere within this title. The establishment of any massage therapy use shall include the opening of such a business as a new business, the relocation of such a business, or the conversion of an existing business location to any massage therapy use.

C. Permit Requirements: Massage therapy establishments regulated by this section shall only be permitted in accordance with article B, "Allowed Uses And Required Entitlements", of this

chapter and subject to the special regulations outlined in this section. These requirements are in addition to other permits of certificates required by law.

D. Special Standards: Prior to the establishment of massage therapy uses, the following requirements shall be met:

1. Permit Required: In accordance with title 4, chapter 7, "Massage Establishments And Therapists", of the municipal code, a permit approving the massage therapy business is required prior to establishment of the use.
2. Permit Posted: A copy of the massage therapy permit shall be posted in plain view within the establishment.
3. Operation Under Name On Permit: No person who is granted a permit issued pursuant to this section shall operate under any name or conduct his or her business under any designation not specified in his or her permit.
4. Employee Registration Required: All employees must be registered with the city as required in section 4-7-7-1, "Certified Massage Therapist Registration Requirements", of the municipal code. (Ord. 2012-01, 4-17-2012)

Comment [D20]: Remove. This is repeating what is already in the Muni Code Title 4 Chapter 7.

9-4D-10: MOBILEHOME PARKS:

- A. Purpose And Applicability: This section applies to mobilehome parks within the city. The purpose of this section is to regulate mobilehome parks in residential zoning districts consistent with state law¹. The establishment of new mobilehome parks shall be consistent with the allowed use provisions of article B, "Allowed Uses And Required Entitlements", of this chapter and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Mobilehome parks are also subject to major site plan and architectural review.
- B. Development Standards: All mobilehome parks shall comply with the development standards imposed by the state of California as provided in chapter 2 of title 25 of the California Code Of Regulations. Additionally, all mobilehome parks shall comply with the following to the extent consistent with state law:
1. Park Area, Density, And Site Area:
 - a. The minimum area of a mobilehome park shall be five (5) acres. The first phase of mobilehome park development shall be not less than five (5) acres and shall include all required recreational and service amenities.
 - b. The maximum density shall be eight (8) mobilehome sites per gross acre.
 - c. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage areas.
 - d. No mobilehome site shall be less than thirty feet (30') in width.
 2. Clearances, Setbacks, And Yard Spaces: Mobilehome parks and the mobilehome sites within parks shall comply with the setback standards identified in table 9-4D-10-B-1 of