Ontario Development Code

TABLE OF CONTENTS

Introduction

The following two sections, Zoning and Land Use Regulations and Subdivision Regulations, constitute the Ontario Development Code.

This Code has been adopted by the Ontario City Council for the purpose of establishing legally binding yet easy to understand rules and regulations for the development and redevelopment of land in Ontario as well as for the subdivision of existing lands.

In addition to specific regulations, Section I, Zoning and Land Use Regulations, contain recommended Design Guidelines for the development of various types of land uses in the community. These represent preferred ways of implementing standards of the Development Code and General Plan in a manner that will comply with all of the provisions of these documents as well as resulting in quality development.

Listed next to the Title of each article is the date the section was last revised.

Chapter I: Zoning and Land Use Requirements

PART 1: INTRODUCTION

ARTICLE 1: PURPOSES AND OBJECTIVES – MAY 2002

Sec. 9-1.0100:	Title	1-1
Sec. 9-1.0105:	Purposes and Objectives	1-1
Sec. 9-1.0110:	Contents	1-2
Sec. 9-1.0115:	Interpretation	1-2
Sec. 9-1.0120:	Application	1-2
Sec. 9-1.0125:	Fees	1-2

ARTICLE 2: DEFINITIONS – FEBRUARY 2007

Sec. 9-1.0200	Definitions	2-1

PART 2: ADMINISTRATION

ARTICLE 3: AMENDMENTS – MAY 2002

Sec. 9-1.0300:	Authority	3-1
Sec. 9-1.0305:	Initiation	3-1
Sec. 9-1.0310:	Application and Fees	3-1
Sec. 9-1.0315:	Planning Department Action	3-1
Sec. 9-1.0320:	Public Hearing	3-2
Sec. 9-1.0325:	Planning Commission Action	3-2
Sec. 9-1.0330:	City Council Action	3-2
Sec. 9-1.0335:	Change of Zoning Map	3-2
Sec. 9-1.0340:	New Applications	3-2
Sec. 9-1.0345:	Effective Date	3-3
Sec. 9-1.0350:	Prezoning of Unincorporated Territory	3-3

ARTICLE 4: GENERAL ADMINISTRATION – DECEMBER 2008

Sec. 9-1.0400: Purposes 4-1
Sec. 9-1.0405: Zoning Administrator 4-1
Sec. 9-1.0410: Development Advisory Board 4-2
Sec. 9-1.0412: Historic Preservation Subcommittee 4-2
Sec. 9-1.0413: Historic Preservation Commission 4-3
Sec. 9-1.0415: Planning Commission 4-4
Sec. 9-1.0420: City Council 4-5
Sec. 9-1.0425: Permits and Approval Authority 4-5
Sec. 9-1.0430: Filing 4-7
Sec. 9-1.0435: Environmental Review 4-7
Sec. 9-1.0440: Fees 4-8
Sec. 9-1.0445: Zoning Administrator Approval and Hearing Requirements 4-8
Sec. 9-1.0450: Public Hearing Notices 4-8
Sec. 9-1.0455: Certificates of Occupancy 4-10

ARTICLE 5: APPEALS – MAY 2002

Sec. 9-1.0500: Appeals from Administrative Decisions 5-1
Sec. 9-1.0502: Appeals from Administrative Decisions for Historical Resources 5-1
Sec. 9-1.0505: Appeals from Development Advisory Board Decisions 5-1
Sec. 9-1.0507: Appeals from Historic Preservation Subcommittee Decisions 5-1
Sec. 9-1.0510: Appeals from Zoning Administrator Decisions 5-1
Sec. 9-1.0512: Appeals from Historic Preservation Commission Decisions 5-2
Sec. 9-1.0515: Appeals from Planning Commission Decisions 5-2
Sec. 9-1.0520: Filing and Fees 5-2
Sec. 9-1.0525: Planning Department Action 5-2
Sec. 9-1.0530: Additional review by Planning Commission 5-2
Sec. 9-1.0535: Additional review by City Council 5-2
Sec. 9-1.0540: Planning Commission Action 5-3
Sec. 9-1.0545: City Council Action 5-3

ARTICLE 6: ENFORCEMENT – MAY 2002

Sec. 9-1.0600: Permits, Certificates and Licenses 6-1
Sec. 9-1.0605: Duties of the Development Director 6-1
Sec. 9-1.0610: Voidable Conveyances 6-1
Sec. 9-1.0615: Violations 6-1
Sec. 9-1.0620: Validity 6-2

ARTICLE 7: NONCONFORMING USES AND STRUCTURES – DECEMBER 2008

Sec. 9-1.0700: Purposes 7-1
Sec. 9-1.0705: Nonconforming Uses 7-1
Sec. 9-1.0710: Nonconforming Structures 7-3

Sec. 9-1.0715: Nonconforming Sites 7-5
Sec. 9-1.0720: Nonconforming Signs 7-6
Sec. 9-1.0725: Nonconforming Lots 7-6
Sec. 9-1.0740: Elimination of Nonconforming Adult Business Uses 7-7
Sec. 9-1.0755: Time when Uses, Structures, Sites and Signs Become Nonconforming 7-8

ARTICLE 8: DEVELOPMENT PLAN REVIEW – JUNE 2003
Sec. 9-1.0800: Purpose and Authorization 8-1
Sec. 9-1.0805: Applicability 8-1
Sec. 9-1.0810: Scope of Review 8-2
Sec. 9-1.0815: Application and Fees 8-2
Sec. 9-1.0820: Planning Department Action 8-2
Sec. 9-1.0825: Development Advisory Board Action 8-3
Sec. 9-1.0830: Effective Dates: Effect of Appeals 8-3
Sec. 9-1.0835: Lapse of Development Plan Review 8-3
Sec. 9-1.0840: New Applications 8-4

ARTICLE 9: CONDITIONAL USE PERMITS – JUNE 2003
Sec. 9-1.0900: Purposes and Authorization 9-1
Sec. 9-1.0905: Applications and Fees 9-1
Sec. 9-1.0910: Applications and Fees: Adult Businesses 9-1
Sec. 9-1.0915: Time Limits For Action 9-2
Sec. 9-1.0920: Planning Department Action 9-2
Sec. 9-1.0925: Public Hearings 9-2
Sec. 9-1.0930: Hearing Body Action 9-3
Sec. 9-1.0940: Conditions of Approval 9-3
Sec. 9-1.0945: Effective Dates: Effect of Appeals 9-4
Sec. 9-1.0950: Lapse of Conditional Use Permits 9-4
Sec. 9-1.0955: Revocation: Termination of Use 9-4
Sec. 9-1.0960: New Application 9-5
Sec. 9-1.0965: Expiration 9-5

ARTICLE 10: VARIANCES AND ADMINISTRATIVE EXCEPTIONS – JUNE 2003
Sec. 9-1.1000: Purposes and Authorization 10-1
Sec. 9-1.1005: Application and Fees 10-1
Sec. 9-1.1010: Planning Department Action 10-2
Sec. 9-1.1015: Public Hearings 10-2
Sec. 9-1.1020: Zoning Administrator Action: Administrative Exceptions and Variances. 10-2
Sec. 9-1.1025: Planning Commission Action: Required Findings 10-3
Sec. 9-1.1030: Conditions of Approval 10-4
Sec. 9-1.1035: Lapses of Variances and Administrative Exceptions 10-4
Sec. 9-1.1040: Revocation 10-4
Sec. 9-1.1045: New Applications 10-4

ARTICLE 11: TEMPORARY USE PERMITS – MAY 2002

Sec. 9-1.1100: Purpose 11-1
Sec. 9-1.1105: Application and Fees 11-1
Sec. 9-1.1110: Review Procedures 11-1
Sec. 9-1.1115: Approval and Findings 11-1
Sec. 9-1.1120: Conditions of Approval 11-2
Sec. 9-1.1125: Condition of Site Following Temporary Event 11-2
Sec. 9-1.1130: Revocation 11-2

PART 3 - ZONING DISTRICTS AND LAND USE

ARTICLE 12: ZONING DISTRICTS AND BOUNDARIES – NOVEMBER 2005

Sec. 9-1.1200: Zoning Districts 12-1
Sec. 9-1.1205: Zoning District Boundaries 12-2
Sec. 9-1.1210: Zoning of Annexed Territory 12-2

ARTICLE 13: LAND USE AND SPECIAL REQUIREMENTS – SEPTEMBER 2009

Sec. 9-1.1300: Permitted and Conditional Uses 13-1
Sec. 9-1.1305: Special Requirements for Permitted and Conditional Uses 13-14

PART 4: BASE DISTRICT REGULATIONS

ARTICLE 14: RESIDENTIAL DISTRICTS – DECEMBER 2008

Sec. 9-1.1400: General Purpose and Intent 14-1
Sec. 9-1.1405: Residential Districts and Purposes 14-1
Sec. 9-1.1410: Development Standards 14-2
Sec. 9-1.1412: Fences and Walls 14-10
Sec. 9-1.1415: Residential Densities (R1,R1.5, R2 and R3) 14-12
Sec. 9-1.1420: Open Space Requirements (R1.5, R2 and R3) 14-13
Sec. 9-1.1422: Livable Community Design 14-14
Sec. 9-1.1423: Non-Residential Uses 14-15
Sec. 9-1.1425: Other Development Requirements 14-16
Sec. 9-1.1430: General Provisions 14-16
Sec. 9-1.1435: Special Requirements for Certain Permitted and Conditional Uses 14-17
Sec. 9-1.1440: Development Plan Review 14-20
Sec. 9-1.1445: Design Guidelines 14-20

ARTICLE 15: MOBILE HOME PARK (MH) DISTRICT – MAY 2002

Sec. 9-1.1500: Purposes 15-1
Sec. 9-1.1505: Permitted Uses 15-1
Sec. 9-1.1510: Transient Occupancies Not Permitted 15-1
Sec. 9-1.1515: Development Standards 15-1

Sec. 9-1.1517: Fences and Walls 15-2
Sec. 9-1.1520: Standards for Mobile Home Sites 15-3
Sec. 9-1.1525: Other Requirements 15-4
Sec. 9-1.1530: Development Plan Review 15-4
Sec. 9-1.1535: Design Guidelines 15-5

ARTICLE 16: COMMERCIAL AND PROFESSIONAL DISTRICTS – JUNE 2003
Sec. 9-1.1600: Purpose and Intent 16-1
Sec. 9-1.1605: Commercial and Professional Districts and Purposes 16-2
Sec. 9-1.1610: Development Standards 16-3
Sec. 9-1.1615: Special Requirements for Certain Permitted and Conditional Uses 16-9
Sec. 9-1.1618: Fence and Wall Requirements 16-10
Sec. 9-1.1620: Other Development Requirements 16-12
Sec. 9-1.1625: Development Plan Review 16-14
Sec. 9-1.1630: Design Guidelines 16-14
Sec. 9-1.1640: Special Standards for the Downtown (C2) District 16-24

ARTICLE 17: INDUSTRIAL DISTRICTS – JUNE 2003
Sec. 9-1.1700: Purposes 17-1
Sec. 9-1.1705: Industrial Districts and Purposes 17-1
Sec. 9-1.1710: Development Standards 17-2
Sec. 9-1.1715: Floor Area Ratios 17-5
Sec. 9-1.1716: Common Interest Subdivisions 17-6
Sec. 9-1.1718: Fence and Wall Requirements 17-7
Sec. 9-1.1720: Other Development Requirements 17-8
Sec. 9-1.1725: Development Plan Review 17-9
Sec. 9-1.1730: Design Guidelines 17-9

ARTICLE 18: PUBLIC FACILITIES (PF) DISTRICT – MAY 2002
Sec. 9-1.1800: Purposes 18-1
Sec. 9-1.1805: Permitted Uses 18-1
Sec. 9-1.1810: Existing Public Facilities 18-1
Sec. 9-1.1815: Development Standards 18-1
Sec. 9-1.1820: Special Requirements 18-2
Sec. 9-1.1825: Development Plan Review 18-3

ARTICLE 19: OPEN SPACE (OS) DISTRICT – MAY 2002
Sec. 9-1.1900: Purposes 19-1
Sec. 9-1.1905: Development Standards 19-1
Sec. 9-1.1910: Other Requirements 19-1
Sec. 9-1.1915: Development Plan Review 19-2

ARTICLE 20: OFF STREET PARKING (P1) DISTRICT – MAY 2002

Sec. 9-1.2000: Purposes 20-1
Sec. 9-1.2005: Development Standards 20-1
Sec. 9-1.2010: Other Requirements 20-2
Sec. 9-1.2015: Development Plan Review 20-2

ARTICLE 21: SPECIFIC PLAN (SP) DISTRICT – MAY 2002

Sec. 9-1.2100: Purposes 21-1
Sec. 9-1.2105: Permitted and Conditional Uses 21-1
Sec. 9-1.2110: Specific Plan Format and Regulations 21-1
Sec. 9-1.2115: Adoption and Amendment of Specific Plans 21-1
Sec. 9-1.2120: Administration of Specific Plans 21-1
Sec. 9-1.2125: Reimbursement and Payment of Fees 21-1

PART 5: OVERLAY DISTRICT REGULATIONS

ARTICLE 22: PLANNED RESIDENTIAL DEVELOPMENTS (PRD) – RESERVED FOR FUTURE USE

ARTICLE 23: EUCLID AVENUE CORRIDOR (EA) DISTRICT – JUNE 2003

Sec. 9-1.2300: Purposes 23-1
Sec. 9-1.2305: Application 23-1
Sec. 9-1.2315: Prohibited Uses 23-1
Sec. 9-1.2320: Special Requirements for Off-Street Parking Lots 23-2
Sec. 9-1.2325: Offices Permitted in Multiple Dwelling Districts 23-2
Sec. 9-1.2330: Development Standards for Offices in Multiple Dwelling Districts 23-3
Sec. 9-1.2335: Development Plan and Design Concept Approval 23-3

ARTICLE 24: SPECIAL AREA (SA) OVERLAY DISTRICT – MAY 2002

Sec. 9-1.2400: Purposes 24-1
Sec. 9-1.2405: Application 24-1
Sec. 9-1.2410: Conditional Use Permits Required: Exceptions 24-1
Sec. 9-1.2415: Required Conditions for Existing Commercial and Industrial Uses 24-2
Sec. 9-1.2420: Time for Compliance 24-2
Sec. 9-1.2425: Avigation Easements Required 24-2

ARTICLE 25: VINTAGE INDUSTRIAL (VI) OVERLAY DISTRICT – MAY 2002

Sec. 9-1.2500: Purposes 25-1
Sec. 9-1.2505: Application 25-1
Sec. 9-1.2510: Design Guidelines 25-1
Sec. 9-1.2515: Site Development Criteria 25-1
Sec. 9-1.2520: Other Requirements 25-2
Sec. 9-1.2525: Development Plan Review 25-3

ARTICLE 26: HISTORIC PRESERVATION – NOVEMBER 2003

Sec. 9-1.2600:	Title	26-1
Sec. 9-1.2605:	Purpose and Authorization	26-1
Sec. 9-1.2610:	Applicability	26-2
Sec. 9-1.2615:	Designation Criteria	26-2
Sec. 9-1.2620:	Designation Procedures	26-3
Sec. 9-1.2625:	Certificate of Appropriateness	26-4
Sec. 9-1.2627:	Conservation Plans	26-8
Sec. 9-1.2630:	Certificate of Economic Hardship	26-9
Sec. 9-1.2635:	Time Extensions for Certificate of Appropriateness	26-11
Sec. 9-1.2640:	Revocation of Certificates of Appropriateness and Economic Hardship	26-11
Sec. 9-1.2645:	Mills Act	26-11
Sec. 9-1.2650:	State Historic Building Code	26-13
Sec. 9-1.2655:	Preservation Easements	26-14
Sec. 9-1.2660:	Transfer of Development Rights	26-14
Sec. 9-1.2665:	Duty to Keep in Good Repair	26-14
Sec. 9-1.2670:	Ordinary Maintenance and Repair	26-14
Sec. 9-1.2675:	Unsafe or Dangerous Conditions	26-15
Sec. 9-1.2680:	Enforcement and Penalties	26-15
Sec. 9-1.2685:	Historic Preservation Guidelines	26-15

Article 27: Agricultural (AG) Overlay District – JUNE 2003

Sec. 9-1.2700:	Purpose	27-1
Sec. 9-1.2705:	Applicability	27-2
Sec. 9-1.2710:	Definitions	27-2
Sec. 9-1.2715:	Uses Generally	27-3
Sec. 9-1.2720:	Permitted Land Uses	27-3
Sec. 9-1.2725:	Conditional Uses	27-4
Sec. 9-1.2730:	Time Limitation	27-5
Sec. 9-1.2735:	Temporary Uses Permitted	27-5
Sec. 9-1.2740:	Accessory Uses	27-5
Sec. 9-1.2745:	Prohibited Uses	27-6
Sec. 9-1.2750:	Nonconforming Uses and Structures	27-6
Sec. 9-1.2755:	Animal Keeping / Separation Standards	27-7
Sec. 9-1.2760:	Separation Requirements for New Development	27-7
Sec. 9-1.2765:	Permanent Structures	27-7
Sec. 9-1.2770:	Site Development Standards	27-8
Sec. 9-1.2775:	Environmental Performance Standards	27-8
Sec. 9-1.2780:	Sign Standards	27-8
Sec. 9-1.2785:	Parking Standards	27-9
Sec. 9-1.2790:	Severability	27-9

ARTICLE 28: HAZARDOUS WASTE (HW) OVERLAY DISTRICT – MAY 2002

Sec. 9-1.2800: Purposes 28-1
Sec. 9-1.2805: Application 28-1
Sec. 9-1.2810: Definitions 28-1
Sec. 9-1.2815: Permitted Uses 28-4
Sec. 9-1.2820: Special Requirements for Certain Permitted and Conditional Uses 28-4
Sec. 9-1.2825: Prohibited Uses 28-5
Sec. 9-1.2830: Site Development Standards 28-5
Sec. 9-1.2835: Criteria and Procedures 28-8
Sec. 9-1.2840: Development Plan Review 28-11

ARTICLE 29: AIRPORT APPROACH ZONING – MAY 2002

Sec. 9-1.2900: Short title 29-1
Sec. 9-1.2950: Authority: Purposes 29-1
Sec. 9-1.2910: Definitions 29-1
Sec. 9-1.2915: Airport Hazard Areas Map adopted 29-2
Sec. 9-1.2920: Height limits 29-3
Sec. 9-1.2925: Use restrictions 29-3
Sec. 9-1.2930: Nonconforming uses 29-3
Sec. 9-1.2935: Permits 29-3
Sec. 9-1.2940: Variances 29-4
Sec. 9-1.2945: Hazard marking and lighting 29-4
Sec. 9-1.2950: Administrative agency 29-4
Sec. 9-1.2955: Board of Adjustment 29-4
Sec. 9-1.2960: Appeals 29-5
Sec. 9-1.2965: Judicial review 29-5
Sec. 9-1.2970: Conflicting regulations 29-6
Sec. 9-1.2975: Violations: Penalties 29-6
Sec. 9-1.2980: Airport Safety Zones 29-6

PART 6: GENERAL REGULATIONS

ARTICLE 30: OFF-STREET PARKING AND LOADING REQUIREMENTS – JUNE 2003

Sec. 9-1.3000: Purposes 30-1
Sec. 9-1.3005: General Provisions for Off-Street Parking and Loading 30-1
Sec. 9-1.3010: Required Number of Off-Street Parking and Loading Spaces 30-2
Sec. 9-1.3015: Shared and Multiple Use Parking and Loading Provisions 30-13
Sec. 9-1.3020: Bicycle Parking Facilities 30-13
Sec. 9-1.3025: Vehicle Parking Districts 30-14
Sec. 9-1.3030: Provisions for the Physically Handicapped 30-14
Sec. 9-1.3035: Standards for Off-Street Parking Facilities 30-14
Sec. 9-1.3040: Landscaping of Parking Facilities 30-16
Sec. 9-1.3045: Standards for Off-Street Loading Facilities 30-17

Sec. 9-1.3050: Trip Reduction Requirements 30-17

ARTICLE 31: SIGNS – JUNE 2003

Sec. 9-1.3100: Purposes 31-1
Sec. 9-1.3105: Application 31-2
Sec. 9-1.3110: Exempt Signs (Noncommercial) 31-2
Sec. 9-1.3115: Required Signs 31-3
Sec. 9-1.3120: Prohibited Signs 31-3
Sec. 9-1.3125: General Provisions Applicable to All Signs 31-3
Sec. 9-1.3130: Temporary Signs 31-4
Sec. 9-1.3135: Freestanding Signs 31-7
Sec. 9-1.3140: Wall Signs 31-8
Sec. 9-1.3141: Wall Murals 31-8
Sec. 9-1.3145: Signs Permitted in R and MH Districts 31-9
Sec. 9-1.3150: Signs Permitted in C Districts 31-10
Sec. 9-1.3155: Signs Permitted in M Districts 31-14
Sec. 9-1.3160: Signs Permitted in P1 Off-Street Parking District 31-15
Sec. 9-1.3165: Signs Permitted in PF Public Facilities District 31-15
Sec. 9-1.3167: Signs Permitted in OS Open Space District 31-15
Sec. 9-1.3170: Sign Maintenance 31-15
Sec. 9-1.3175: Master Sign Plan 31-16
Sec. 9-1.3177: Street Banners 31-16
Sec. 9-1.3178: Street Banner Program 31-17
Sec. 9-1.3179: Political Sign Regulation 31-18
Sec. 9-1.3180: Permits Required 31-19
Sec. 9-1.3185: Design Guidelines 31-20

ARTICLE 32: GENERAL DEVELOPMENT REQUIREMENTS AND EXCEPTIONS – JUNE 2003

Sec. 9-1.3200: Purpose and Intent 32-1
Sec. 9-1.3205: Engineering Requirements 32-1
Sec. 9-1.3210: Fire Safety Requirements 32-1
Sec. 9-1.3215: Site Security 32-2
Sec. 9-1.3225: Landscape Design Guidelines 32-2
Sec. 9-1.3230: Public Art 32-5
Sec. 9-1.3235: Consistency with General Plan 32-6
Sec. 9-1.3240: Conformity with District Regulations 32-6
Sec. 9-1.3245: Mixed Use Requirements 32-7
Sec. 9-1.3250: Yards 32-7
Sec. 9-1.3255: Measurement and Locations of Required Yards 32-7
Sec. 9-1.3265: Measurement of Height 32-8
Sec. 9-1.3270: Exceptions to Height Requirements 32-8
Sec. 9-1.3275: Detached Accessory Buildings 32-8
Sec. 9-1.3280: Street Naming and Street Address Numbering 32-8

Sec. 9-1.3285: Adult Businesses Prohibited in Certain Districts 32-12
Sec. 9-1.3286: Swimming Pools, Hot Tubs and Spas 32-12
Sec. 9-1.3287: Relocated Buildings 32-12
Sec. 9-1.3288: Refuse and Recycling Storage Areas 32-12
Sec. 9-1.3289: Antennas and Wireless Telecommunication Facilities 32-13
Sec. 9-1.3290: Vision Clearance 32-20

ARTICLE 33: ENVIRONMENTAL PERFORMANCE STANDARDS – JUNE 2003
Sec. 9-1.3300: Purpose and Intent 33-1
Sec. 9-1.3305: Noise 33-1
Sec. 9-1.3310: Vibration 33-3
Sec. 9-1.3315: Dust 33-3
Sec. 9-1.3320: Smoke 33-4
Sec. 9-1.3325: Light, Glare and Heat 33-4
Sec. 9-1.3330: Hazardous Materials 33-4
Sec. 9-1.3335: Radioactive Materials 33-4
Sec. 9-1.3340: Electromagnetic Interference 33-4
Sec. 9-1.3345: Odors and Gasses 33-4
Sec. 9-1.3350: Hours of Operation 33-4
Sec. 9-1.3355: Enforcement 33-5

PART 7: PLANNED UNIT DEVELOPMENT

ARTICLE 34: TOWN CENTER PLANNED UNIT DEVELOPMENT (PUD) DISTRICT – NOVEMBER 2005
Sec. 9-1.3400: Purpose 34-1
Sec. 9-1.3405: PUD Defined 34-1
Sec. 9-1.3410: Applicability of the Town Center PUD District 34-1
Sec. 9-1.3415: Permitted Uses 34-2
Sec. 9-1.3420: Development Standards 34-2
Sec. 9-1.3425: PUD Application Format 34-2
Sec. 9-1.3430: Adoption of PUD 34-2
Sec. 9-1.3435: Implementation of PUD 34-3
Sec. 9-1.3440: Revisions to PUD (Property Owner Initiated) 34-3
Sec. 9-1.3445: Revisions to PUD (City Initiated) 34-3

GLOSSARY OF DESIGN TERMS **G-1**

LIST OF TABLES AND FIGURES

ARTICLE 4: GENERAL ADMINISTRATION
Table 4-1: Permit Approval Matrix 4-5
Table 4-2: Environmental Assessment Approval Matrix 4-7
Table 4-3: Public Hearing Notices 4-9

ARTICLE 13: LAND USE AND SPECIAL REQUIREMENTS
Table 13-1: Permitted, Conditional and Ancillary Uses – All Zoning Districts 13-3

ARTICLE 14: RESIDENTIAL DISTRICTS
Table 14-1: Site Requirements and Lot Dimensions 14-3
Table 14-2: Building Requirements 14-4
Table 14-3: Landscaping and Other Requirements 14-6
Table 14-4: Accessory Structure Requirements 14-7
Table 14-5: Projections into Yards 14-9
Table 14-6: Fence and Wall Requirements 14-10
Table 14-7: Residential Densities 14-12
Table 14-8: Required Open Space for Multi-Family Dwellings 14-13
Table 14-9: Livable Community Development Standards 14-14
Table 14-10: Livable Community Design Concepts 14-15

ARTICLE 15: MOBILE HOME PARK (MH) DISTRICT
Table 15-1: Development Standards 15-2
Table 15-2: Fence and Wall Requirements 15-2
Table 15-3: Minimum Distances within Mobile Home Parks 15-3

ARTICLE 16: COMMERCIAL AND PROFESSIONAL DISTRICTS
Table 16-1: Site Requirements and Lot Dimensions 16-3
Table 16-2: Building Requirements 16-4
Table 16-3: Landscaping and Other Requirements 16-6
Table 16-4: Accessory Structure Requirements 16-7
Table 16-5: Projections into Yards 16-8
Table 16-6: Fence and Wall Requirements 16-10

ARTICLE 17: INDUSTRIAL DISTRICTS
Table 17-1: Site Requirements 17-2
Table 17-2: Building Requirements 17-2
Table 17-3: Projections into Yards 17-5
Table 17-4: Floor Area Ratios Within Industrial Districts 17-5
Table 17-5: Fence and Wall Requirements 17-7

ARTICLE 18: PUBLIC FACILITIES (PF) DISTRICT
Table 18-1: Development Standards 18-2

ARTICLE 19: OPEN SPACE (OS) DISTRICT
Table 19-1: Development Standards 19-1

ARTICLE 20: OFF STREET PARKING (P1) DISTRICT
Table 20-1: Development Standards 20-1

ARTICLE 25: VINTAGE INDUSTRIAL (VI) OVERLAY DISTRICT
Table 25-1: Development Standards 25-2

ARTICLE 27: AGRICULTURAL (AG) OVERLAY DISTRICT
Table 27-1: Animal Types and Densities 27-3
Table 27-2: Site Development Standards 27-8

ARTICLE 29: AIRPORT APPROACH ZONING
Figure 29-1: Airport Hazards Area Map 29-8

ARTICLE 30: PARKING AND LOADING REQUIREMENTS
Table 30-1: Off-Street Parking and Loading Requirements 30-3
Table 30-2: Required Standards for Parking Facilities 30-15
Table 30-3: Dimensions for Parking Facilities 30-16

ARTICLE 31: SIGNS
Table 31-1: Permitted Signs in the AR, RE, R1, R1.5, R2 and R3 Residential Zones 31-9
Table 31-2: Permitted Signs in the MH Residential Zone 31-9
Table 31-3: Permitted Signs in the AP Commercial Zone 31-10
Table 31-4: Permitted Signs in the NC Commercial Zone 31-11
Table 31-5: Permitted Signs in the C1, C2, C3 and C4 Commercial Zones 31-11
Table 31-6: Permitted Signs in the M1, M2 and M3 Industrial Zones 31-14
Table 31-7: Freeway Oriented Signs 31-15
Table 31-8: Sign Permit Requirements and Approval Process 31-20

ARTICLE 32: GENERAL DEVELOPMENT REQUIREMENTS AND EXCEPTIONS
Table 32-1: Requirements for Amateur Radio, Satellite Dishes and Wireless Communication Facilities 32-19
Table 32-2: Wireless Communication Facility Standards 32-20

ARTICLE 33: ENVIRONMENTAL PERFORMANCE STANDARDS
Table 33-1: Maximum Exterior Noise Levels 33-2
Table 33-2: Interior Noise Standards 33-2
Table 33-3: Maximum Vibration in M Districts 33-3

Chapter II: Subdivision Regulations

ARTICLE 1: GENERAL PROVISIONS

Sec. 9-2.0100: Authority 1-1
Sec. 9-2.0105: Purpose 1-1
Sec. 9-2.0110: Scope and Applicability 1-1
Sec. 9-2.0115: Exceptions 1-1
Sec. 9-2.0120: Review and Approval Authority of Advisory Agencies 1-2
Sec. 9-2.0125: Conformance to General Plan, Specific Plans, and Zoning Regulations 1-3
Sec. 9-2.0130: Severability 1-3
Sec. 9-2.0135: Conditions of Land Use Approval 1-3
Sec. 9-2.0140: Lease Projects, Condominiums and Community Apartment Projects 1-3
Sec. 9-2.0145: Public Hearing Notice 1-3
Sec. 9-2.0150: Fees and Deposits 1-4
Sec. 9-2.0155: Violation – Penalty 1-4

ARTICLE 2: DEFINITIONS

Sec. 9-2.0200: Incorporated Definitions 2-1
Sec. 9-2.0205: Specific Definitions 2-1

ARTICLE 3: MAP REQUIREMENTS - GENERAL

Sec. 9-2.0300: Subdivisions of Four or Less Lots 3-1
Sec. 9-2.0305: Subdivisions of Five or More Lots 3-2
Sec. 9-2.0310: Waiver of Parcel Maps by the City Engineer 3-2
Sec. 9-2.0315: Exceptions 3-3
Sec. 9-2.0320: Exclusions 3-3

ARTICLE 4: TENTATIVE MAPS

Sec. 9-2.0400: General 4-1
Sec. 9-2.0405: Compliance with the General Plan and Development Code 4-1
Sec. 9-2.0410: Filing Application 4-1
Sec. 9-2.0415: Determination of Application Completeness 4-1
Sec. 9-2.0420: Tentative Map Review and Distribution Procedures 4-2
Sec. 9-2.0425: Map Numbers 4-2
Sec. 9-2.0430: Information to be contained on Tentative Maps 4-2
Sec. 9-2.0435: Documentation to be submitted with Tentative Maps 4-5
Sec. 9-2.0440: Referrals 4-7
Sec. 9-2.0445: Development Advisory Board Action 4-7
Sec. 9-2.0450: Staff reports and recommendations for Tentative Maps 4-7
Sec. 9-2.0455: Time Frames for Action on Tentative Maps 4-8
Sec. 9-2.0460: Findings for Denial of Tentative Maps 4-8
Sec. 9-2.0470: Appeals 4-9
Sec. 9-2.0475: Expiration of a Tentative Maps 4-9

Sec. 9-2.0480: Extensions of Time for Tentative Maps 4-10
Sec. 9-2.0485: Modifications of Tentative Maps 4-10
Sec. 9-2.0490: Withdrawal of Tentative Map 4-11

ARTICLE 5: VESTING TENTATIVE MAPS
Sec. 9-2.0500: Purpose 5-1
Sec. 9-2.0505: Applicability 5-1
Sec. 9-2.0510: Filing and Processing of Vesting Tentative Maps 5-1
Sec. 9-2.0515: Application Materials 5-1
Sec. 9-2.0520: Development Rights 5-2
Sec. 9-2.0525: Mandatory Findings for Denial 5-2
Sec. 9-2.0530: Term of Vesting Tentative Map 5-3
Sec. 9-2.0535: Modifications to Vesting Tentative Maps 5-3
Sec. 9-2.0540: Vesting on approval of Vesting Tentative Tract Map 5-3

ARTICLE 6: COMMON INTEREST DEVELOPMENT CONVERSIONS
Sec. 9.2-0600: Applicability 6-1
Sec. 9-2.0605: Development Review Required 6-1
Sec. 9-2.0610: Physical Standards for Condominium Conversions 6-3
Sec. 9-2.0615: Tenant Provisions 6-5
Sec. 9-2.0620: Notice to New Tenants 6-6
Sec. 9-2.0625: Findings 6-6

ARTICLE 7: FINAL TRACT AND PARCEL MAPS
Sec. 9-2.0700: General 7-1
Sec. 9-2.0705: Submittal to and Review by the City Engineer 7-1
Sec. 9-2.0707: Complete and Timely Final Map Filing with the City Engineer 7-2
Sec. 9-2.0710: Final Tract Map Approval by the City Council 7-3
Sec. 9-2.0715: Limitation on Map Denial by the City Council 7-3
Sec. 9-2.0720: Filing with the Office of the County Recorder 7-3
Sec. 9-2.0725: Waiver of Final Parcel Maps by the City Engineer 7-4
Sec. 9-2.0730: Information to be Contained on Parcel Maps and Final Maps 7-4
Sec. 9-2.0735: Map Preparation Form and Content 7-5
Sec. 9-2.0737: Documentation to be submitted with Parcel Maps and Final Maps 7-6
Sec. 9-2.0740: Soils and Geologic Reports 7-7
Sec. 9-2.0742: Bearings 7-7
Sec. 9-2.0745: Orientation 7-8
Sec. 9-2.0750: Standard Practices 7-8
Sec. 9-2.0755: Limit of Error 7-8
Sec. 9-2.0760: Parcel Map and Final Map Preparation 7-8
Sec. 9-2.0765: Parcel Map and Final Map Dedications 7-8
Sec. 9-2.0770: Acceptance or Rejection of Offers of Dedication 7-8
Sec. 9-2.0775: Submission for Certification 7-9

Sec. 9-2.0780: Approval by the City Engineer 7-9
Sec. 9-2.0785: Approval by City Council 7-9
Sec. 9-2.0790: Filing with the County Recorder 7-9
Sec. 9-2.0795: Multiple Final Maps 7-10

ARTICLE 8: LOT LINE ADJUSTMENTS
Sec. 9-2.0800: Purpose and Intent 8-1
Sec. 9-2.0805: Applicability 8-1
Sec. 9-2.0810: Filing of Lot Line Adjustments 8-1
Sec. 9-2.0815: Evaluation Criteria 8-1
Sec. 9-2.0820: Processing Procedures 8-2
Sec. 9-2.0825: Conditions of Approval 8-2
Sec. 9-2.0830: Appeals 8-2

ARTICLE 9: MERGER OF CONTIGUOUS PARCELS
Sec. 9-2.0900: Purpose 9-1
Sec. 9-2.0905: When Parcels may be Merged 9-1
Sec. 9-2.0910: City Initiated Merger 9-1
Sec. 9-2.0920: Property Owner Requested Merger 9-3
Sec. 9-2.0925: Effective Date of Merger 9-4
Sec. 9-2.0930: Appeal of Merger 9-4

ARTICLE 10: REVERSION TO ACREAGE
Sec. 9-2.1000: Reversion Requirements 10-1
Sec. 9-2.1005: Initiation of Proceedings by Owners 10-1
Sec. 9-2.1010: Initiation of Proceedings by the City Council 10-1
Sec. 9-2.1015: Data for Reversion to Acreage 10-1
Sec. 9-2.1020: Proceedings before the City Council 10-2
Sec. 9-2.1025: Required Findings 10-2
Sec. 9-2.1030: Re-filing of Parcel Maps 10-2
Sec. 9-2.1035: Return of Fees and Deposits, and Release of Securities 10-2
Sec. 9-2.1040: Merger and Re-subdividing Without Reversion 10-2

ARTICLE 11: CERTIFICATE OF LAND DIVISION COMPLIANCE
Sec. 9-2.1100: Purpose 11-1
Sec. 9-2.1105: Applicability 11-1
Sec. 9-2.1110: Filing Procedures 11-1
Sec. 9-2.1115: Review and Processing Procedures 11-1
Sec. 9-2.1120: Utility Easements 11-2
Sec. 9-2.1125: Drainage Easements 11-2

ARTICLE 12: CORRECTION AND AMENDMENT OF MAP
Sec. 9-2.1200: Amendments Permissible with Certificate of Correction or Amending Map 12-1

Sec. 9-2.1205: Submittal and Approval of City Engineer 12-1
Sec. 9-2.1210: Certificate of Correction 12-1
Sec. 9-2.1215: Form and Content of Amendment 12-2
Sec. 9-2.1220: Submittal and Approval by the City Engineer 12-2
Sec. 9-2.1225: Filing with the County Recorder 12-2

ARTICLE 13: STREET AND LOT LAYOUT – RESERVED FOR FUTURE USE

ARTICLE 14: SUBDIVISION DESIGN
Sec. 9-2.1400: Design and Improvement Requirements
Sec. 9-2.1405: Lot Requirements 14-1
Sec. 9-2.1410: Street Rights-Of-Way 14-1
Sec. 9-2.1415: Utility Easements 14-1
Sec. 9-2.1420: Drainage Easements 14-1
Sec. 9-2.1425: Street Lighting 14-2
Sec. 9-2.1430: Energy Conservation 14-2

ARTICLE 15: PARK DEDICATION AND IN-LIEU FEE REGULATIONS – RESERVED FOR FUTURE USE

ARTICLE 16: IMPROVEMENTS
Sec. 9-2.1600: General 16-1
Sec. 9-2.1605: Improvements Required 16-1
Sec. 9-2.1610: Deferred Improvements 16-2
Sec. 9-2.1615: Design of Improvement Plans and Standards 16-2
Sec. 9-2.1620: Subdivision Improvement Agreements and Improvement Security 16-3
Sec. 9-2.1625: Completion of Improvements 16-4
Sec. 9-2.1630: Dedications 16-5

ARTICLE 17: MONUMENTS
Sec. 9-2.1700: Parcel Map and Final Map Monuments 17-1
Sec. 9-2.1705: Monument Construction 17-1
Sec. 9-2.1710: Monument Tie Sheet 17-1
Sec. 9-2.1715: Monument Bond 17-2

ARTICLE 18: ENFORCEMENT
Sec. 9-2.1800: Purpose 18-1
Sec. 9-2.1805: Prohibition 18-1
Sec. 9-2.1810: Remedies 18-1

LIST OF TABLES AND FIGURES

ARTICLE 1: GENERAL PROVISIONS

Table 1-1: Review and Approval Authority 1-2

ARTICLE 13: STREET AND LOT LAYOUT REQUIREMENTS

Table 13-1: Minimum Access for Lots 13-4