

ZONING TEXT AMENDMENT 23-002 SUMMARY

TYPE OF USE	CURRENT	PROPOSED
DEFINITIONS: Chapter 203		
203.06 Adjacent	--	Text Addition
203.06 Animal, Exotic	Defined	Text Deletion: Defined in the Municipal Code
203.06 Antenna	Old Definition	Text Addition: Revised Definition
203.06 Antenna, Communication	Defined	Text Deletion: Consolidated into the "Antenna" definition
203.06 Antenna, Satellite Dish	Defined	Text Deletion: Consolidated into the "Antenna" definition
203.06 Antenna, Whip	Defined	Text Deletion: Consolidated into the "Antenna" definition
203.06 Area, Net Lot	Defined	Text Addition: Expanded Definition
203.06 Attached Structures	Defined	Text Addition: Expanded Definition
203.06 Balcony	Defined	Text Addition: Expanded Definition
203.06 Bay Window	Defined	Text Addition: Expanded Definition
203.06 Collection Containers	Defined	Text Addition: Expanded Definition
203.06 Completely Rebuilt	Defined	Text Addition: Expanded Definition
203.06 Conforming Building	Defined	Text change: Changed from "building" to "structure"
203.06 Convenience Market	Defined	Text Addition: Expanded Definition
203.06 Court	Defined	Text Deletion: to match the deleted "Courts" section
203.06 Deck	Defined	Text Addition: Expanded Definition
203.06 Floor Area, Gross	Defined	Text Deletion
203.06 Frontage	Defined	Text Deletion
203.06 Kitchenette or Kitchen	Defined	Text Change: Changed outdated term; Expanded Definition
203.06 Landscaping	Defined	Text Addition: Expanded Definition to include other incidental features
203.06 Mezzanine	Defined	Text Addition: Expanded Definition
203.06 Patio	Defined	Text Addition: Added "Cover"; Deleted incorrect text
203.06 Qualifying Senior Resident	Defined	Text Deletion: this term is no longer part of the code
203.06 Specific Event	Defined	Text Change: corrected incorrect code reference
203.06 Structure, Accessory	Defined	Text Addition: Expanded Definition

203.06 Structure, Minor Accessory	Defined	Text Addition: Expanded Definition
203.06 Usable Satellite Signals	Defined	Text Deletion
203.06 Wetbar	Defined	Text Addition: Expanded Definition
203.06 Window, Required	Defined	Text Deletion
RESIDENTIAL DISTRICTS: Chapter 210		
210.04 Land Use Controls	-----	Text Addition: Neighborhood Notification Definition
210.06 Table - RL, RM, RMH, RH, and RMP Districts—Property Development Standards	Courts Permitted	Text Deletion: to match the deleted “Courts” section
210.06.D - RL, RM, RMH, RH, and RMP Districts—Property Development Standards	Building Separation Standard	Text Addition: Codify Policy on Patio Cover Separation
210.06.P - RL, RM, RMH, RH, and RMP Districts—Property Development Standards	Courts standards	Text Deletion of this development standard
COMMERCIAL DISTRICTS: Chapter 211		
211.04 Land Use Controls	-----	Text Addition: Neighborhood Notification Definition
INDUSTRIAL DISTRICTS: Chapter 212		
212.04 Land Use Controls	-----	Text Addition: Neighborhood Notification Definition
MIXED-USE TRANSIT CENTER DISTRICT: 218		
218.04 Land Use Controls	-----	Text Addition: Neighborhood Notification Definition
SITE STANDARDS: Chapter 230		
230.08 Accessory Structures	Standards for Patio Covers and Building Separation	Text Addition: Codify Policy for Patio Covers and Building Separation
230.12 Home Occupation in R Districts	Standards for Home Occupation in Residential zones	Text Addition/Deletion: Clarify Application Process and Permitted Uses
230.68 Allowable Projections into Yards and Courts	Standards for Building Projections	Text Deletion: Consistency with updated definitions Text Addition: Consistent with Code Interpretation
230.88 Fencing and Yards	Fence and Wall Standards	230.88.A - Text Deletion: Setback for RMHA properties - Text Modification: Max. Wall Height Raised from 6’ to 8’ without ZA approval (Input from City Council)

		• Text Addition: Standards for walls exceeding 6' in height • Text Deletion: Repeated text • Text Deletion: Notification Requirement • Text Deletion: Remove text for consistency with proposed amendments and/or due to outdated design methods. • Text Addition: Clarify standards for retaining walls. • Text Deletion: Outdated Processes 230.88.B • Text Addition: Clarified Minimum Height Standard • Text Deletion: Remove text to match new amendments
OFF-STREET PARKING AND LOADING PROVISIONS: Chapter 231		
231.02.G Space Efficient Parking	----	Text Addition: Space Efficient Parking Standards
CONDITIONAL USE PERMITS AND VARIANCES – TEMPORARY USE PERMITS – WAIVER OF DEVELOPMENT STANDARDS: Chapter 241		
241.22 Waiver of Development Standards	----	Text Addition: Clarifies the required permit for these requests
241.24 Neighborhood Notification	10 “Working” Days	10 “Calendar” Days; consistent with other notification requirements within the code
BECSP – SECTION 2.5 STREET REGULATIONS:		
Section 2.5.1.2.a.iii - General	Waiver for street improvements along public frontage	Text Deletion: Waiver for street improvements Text Addition: Provides alternative for irregular frontages
Section 2.5.1.2.b.ii – Thoroughfare Improvements	Establishes timing for street improvements	Text Addition: Clarifies timing
Section 2.5.1.2.c.ii – Public Frontage Improvements	In-lieu fees for street improvements	Text Deletion: Remove in-lieu fee process
Section 2.5.1.4.ii.3 – Palm Tree Boulevard Specifications: Center Median	Specific tree species	Text Deletion: tree species

		Text Addition: Caltrans approval for tree species
Section 2.5.1.4.ii.a.1 – Palm Tree Boulevard Specifications: Typical Configuration	Development standards for improvements along the public frontage	Text Addition: Exceptions for irregular sidewalk widths along the public frontage
Section 2.5.1.5.a.i.1 – Parkway Specification: Typical Configuration	Development standards for improvements along the public frontage	Text Addition: Exceptions for irregular sidewalk widths along the public frontage

P: Permitted

N/P: Not Permitted

CUP: Conditional Use Permit

ZA: CUP to Zoning Administrator

PC: CUP to Planning Commission

Director: Submitted for staff review

AP/NN: Administrative Permit with Neighborhood Notification