

CHAPTER 203

203.06 Definitions

Abutting/Adjacent. Having district boundaries or lot lines or combinations thereof in common.

Access, Lateral. Public access along the coast.

Access, Vertical. Public access from the nearest public roadway to the shoreline.

Alley. A public or private way having an ultimate width of not less than 20 feet permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

Alter. To make a change in the exterior appearance or the supporting members of a structure, such as bearing walls, columns, beams, or girders that will prolong the life of the structure.

Amendment. A change in the wording, context or substance of this ordinance, or a change in the district boundaries on the zoning map.

~~**Animal, Exotic.** Any wild animal not customarily confined or cultivated by man for domestic or commercial purposes but kept as a pet or for display.~~

Animal, Large. An animal larger than the largest breed of dogs. This term includes horses, cows, and other mammals customarily kept in corrals or stables.

Animal, Small. An animal no larger than the largest breed of dogs. This term includes fish, birds, and mammals customarily kept in kennels.

~~**Antenna.** Any structure, including but not limited to a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction, intended for the purposes of receiving or transmitting communications to or from another antenna, device or orbiting satellite, as well as all supporting equipment necessary to install or mount the antenna. A device used to transmit and/or receive radio or electromagnetic waves between earth and/or satellite-based systems, such as reflecting discs, panels, microwave dishes, whip antennas, antennas, arrays, or other similar devices.~~

Antenna, Amateur Radio. An antenna array and its associated support structure, such as a mast or tower that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur station licensed by the Federal Communications Commission.

~~**Antenna, Communication.** All types of receiving and transmitting antenna, except satellite dish antenna, including but not limited to cable television antenna, wireless communication antenna, FM digital communication antenna, microwave telephone~~

~~communication antenna, amateur radio antenna, and short-wave communication antenna and other similar antenna.~~

Antenna Height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

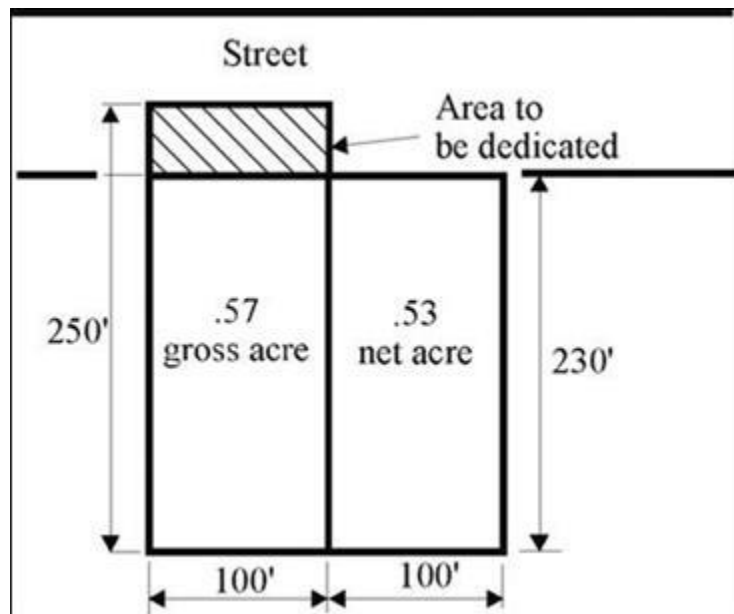
~~**Antenna, Satellite Dish.** An antenna for the purpose of receiving or transmitting communications to or from an orbiting satellite.~~

~~**Antenna Whip.** An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.~~

Approach-Departure Path. The flight track of the helicopter as it approaches or departs from a designated takeoff and landing area, including a heliport, helipad, or helistop.

Architectural Projections or Appurtenances. Features on a building which provide visual variation and/or relief but do not serve as interior or exterior living or working space.

Area, Net Lot. The total horizontal area within the property lines of a parcel of land exclusive of all rights-of-way or easements which physically prohibit the surface use of that portion of the property for other than vehicular ingress and egress. All setbacks, lot coverage and other development requirements shall be taken from the net lot area.



Lot Area

Arterial. Any street, highway or road designated as an arterial street in the General Plan.

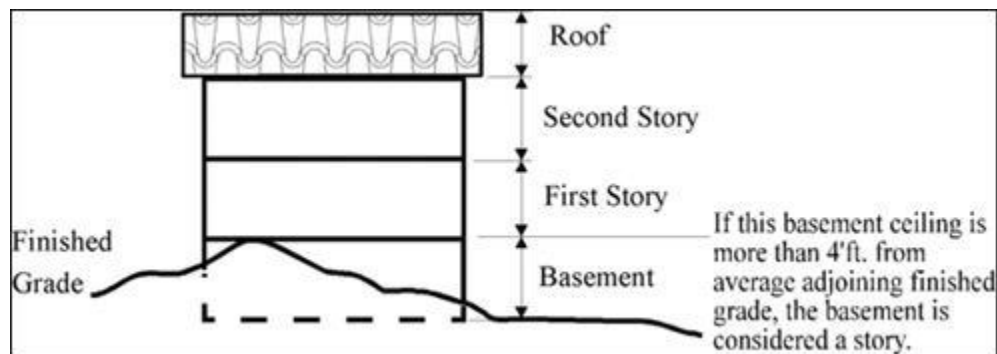
Assisted Living Facility. Establishments licensed by the State of California providing care on a 24-hour basis for persons requiring personalized supportive services and health

related care, but excluding facilities providing surgical or emergency medical services. This includes State licensed establishments that provide a continuum of care for residents ranging from assistance with daily activities to memory care.

Attached Structures. Two or more structures sharing a common wall or solid or lattice roof and connected by a minimum of 50% of the shortest building width.

Balcony. A platform that projects from the wall of a building, without support posts, typically above the first level, and is surrounded by a rail balustrade or parapet.

Basement. A story partly underground and having at least one-half of its height above the average adjoining grade. A basement shall be considered as a story if the vertical distance from the average adjoining grade to the ceiling is over four feet.

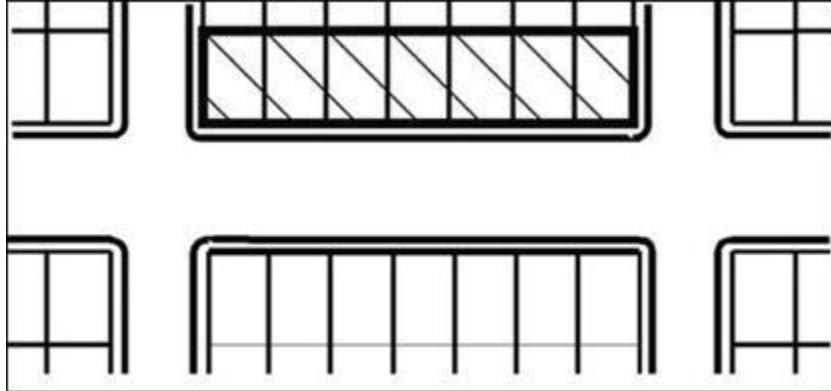


Basement

Bay Window. A window that projects out from an exterior wall. The projection must be 18" above the ground or upper story floor in order to project into the required setback. See Section 230.68.

Bedroom. The term bedroom includes any room used principally for sleeping purposes, an all-purpose room, a study, a den, a room having 100 square feet or more of floor area or less than 50% of one wall open to an adjacent room or hallway.

Blockface. The properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse, or City boundary.



Blockface

Boarding House. A residence or dwelling, other than a hotel or convalescent facility, where not more than five guest rooms are rented for more than 30 days under three or more separate written or oral rental agreements, leases, or subleases or combination thereof, whether or not the owner, agent, or rental manager resides within the residence and lodging and meals are provided for no more than 10 persons. Guest rooms numbering six or over shall be considered a hotel.

Building. Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels, or property of any kind.

Caretaker's Quarters. A dwelling unit on the site of a commercial, industrial, public, or semipublic use, occupied by a guard or caretaker.

Carport. A permanent roofed accessory structure with not more than two enclosed sides intended for vehicle storage.

Cart/Kiosk. Any portable, non-motorized unit used by a vendor as described in Section 230.94.

City. The City of Huntington Beach.

Clinic. An establishment where patients, who are not lodged overnight, are admitted for examination and treatment by one or more of a group of physicians, dentists, optometrists, psychologists, or social workers practicing together.

Coastal Zone. A geographic zone adjacent to the shoreline, the boundaries of which are determined by the California Coastal Act of 1976, as amended.

Collection Containers. Containers or buildings with a gross floor area of 500 square feet or less used for the deposit and storage of household articles or recyclables. [**See Section 230.44**](#)

Commission. The Huntington Beach Planning Commission.

Community Apartment Project. A project in which an individual interest in land is coupled with the right exclusively to occupy an individual unit, as provided in Section 11004 of the California Business and Professions Code.

Completely Rebuilt. Rebuilding the nonconforming structure or use as it had legally existed immediately prior to its destruction. [See Section 236.04](#)

Conditional Use. A use of land that, due to the specific nature and unique characteristics of the use, requires special standards and discretionary review.

Condominium. An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interior space in a residential, industrial or commercial building on the real property, such as an apartment, office or store. A condominium may include, in addition, a separate interest in other portions of the real property.

Conforming [Building Structure](#). A [building structure](#) that fully meets the requirements of Title 17 (Building Regulations) and also conforms to all property-development regulations and requirements prescribed for the district in which it is located.

Convenience Market. A retail use in conjunction with gasoline sales in which the sales room exceeds 200 square feet. [See Section 230.32](#)

~~**Court.** An outdoor, unenclosed area intended to provide light, air, and privacy for individual dwelling units in multifamily projects.~~

Coverage, Lot or Site. The percentage of a lot or site covered by roofs, balconies, fireplaces, architectural projections, or overhangs extending more than two and one-half feet from a wall, decks more than 42 inches in height above grade, and stairs. This also includes the square footage of all building projections into yards containing habitable floor area.

Deck. A platform, either free-standing or attached to a building, ~~but without a roof~~, that is supported by pillars, posts, or walls (see also Balcony [and Patio Cover](#)).

Demolition. The deliberate removal or destruction of the frame or foundation of any portion of a building or structure for the purpose of preparing the site for new construction or otherwise.

Density Bonus. An increase in the proposed number of units of 25% or greater over the number permitted pursuant to the current zoning and General Plan designation on the property.

Director. The Director of Community Development or designee.

Disabled. As more specifically defined under the Fair Housing Laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Distribution Line. An electric power line bringing power from a distribution substation to consumers.

District. A portion of the City within which the use of land and structures and the location, height, and bulk of structures are governed by this ordinance. The zoning ordinance establishes “base zoning districts” for residential, commercial, industrial, public and open space uses, and “overlay districts,” which modify base district provisions and standards.

Drilling. The digging or boring of a new well into the earth for the purpose of exploring for, developing or producing oil, gas or other hydrocarbons, or for the purpose of injecting water, steam or any other substance into the earth.

Dwelling, Accessory Unit. A fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot in the RL zone. Also known as second dwelling unit or “granny unit.”

Dwelling, Multiple Unit. A building or buildings designed with two or more dwelling units.

Dwelling, Single Unit. A detached building designed primarily for use as a single dwelling, no portion of which is rented as a separate unit, except as permitted by this Code. Attached single-family dwellings shall be considered as multifamily.

Dwelling, Studio Unit. A dwelling unit consisting of one kitchen, one bathroom, and one combination living room and sleeping room. The gross floor area shall not exceed 500 square feet, or it shall be considered as a one-bedroom unit. Also known as a single, a bachelor, or an efficiency unit.

Dwelling Unit. One or more habitable rooms with only one kitchen, and designed for occupancy as a unit by one or more persons living as a household unit with common access to all living, kitchen, and bathroom areas.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Energy Facility. Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other sources of energy.

Environmental Impact Report (EIR). A report complying with the requirements of the California Environmental Quality Act (CEQA) and its implementing guidelines.

Environmentally Sensitive (Habitat) Area. A wetland or any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Exemption, Categorical. An exception from the requirements of the California Environmental Quality Act (CEQA) for a class of projects, which have been determined to not have a significant effect on the environment.

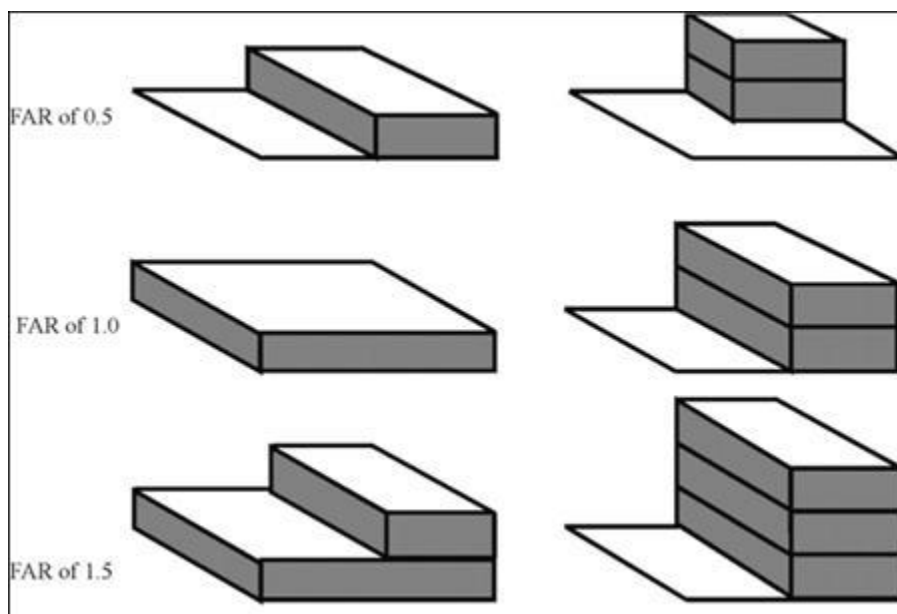
Fair Housing Laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. A single individual or two or more persons living together as a single housekeeping unit in a dwelling unit.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Floor Area, Gross. The total enclosed area of all floors of a building measured to the outside face of the **structural members in** exterior walls, and including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and habitable basement or attic areas, but excluding area for vehicle parking and loading.

Floor Area Ratio (FAR). Determined by dividing the gross floor area of all buildings on a lot by the area of that lot.



Floor Area Ratio (FAR)

Frontage. The linear length of a building ~~which contains a public entrance~~ or a lot measured along the property line adjacent to a street or easement.

Functional Capacity. The ability of an environmentally sensitive area to be self-sustaining and to maintain natural species diversity.

General Plan. The City of Huntington Beach General Plan.

Grade, Existing. The surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project regulated by this ordinance.

Grade, Street. The top of the curb, or the top of the edge of the pavement or traveled way where no curb exists.

Height of Building. A vertical dimension measured from the top of the highest roof to the top of the subfloor/slab directly underneath. (See Section 230.72.)

Helipad or Helistop. A heliport without auxiliary facilities such as waiting room, helicopter parking, fueling and maintenance equipment.

Heliport. An area, either at ground level or elevated on a structure, that is used or intended to be used for the takeoff and landing of helicopters, and includes some or all the various facilities useful to helicopter operations, including helicopter parking, waiting room, fueling and maintenance equipment.

Home Occupation. Business activity conducted in a dwelling unit in a residential district that is incidental to the principal residential use of a lot or site.

Hotel Owner/Operator. The entity that owns and operates a hotel. If the hotel operator is separate from the hotel owner both are jointly and severally responsible for ensuring compliance with the requirements described in this LCP and/or recorded against the property, as well as jointly and severally liable for violations of said requirements and restrictions.

Household. All the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Illumination, Direct. Illumination by means of light that travels directly from its source to the viewer's eye.

Illumination, Indirect. Illumination by means only of light cast upon an opaque surface from a concealed source.

Incentives. Policies, programs or actions taken by the City designed to ensure that a development will be produced at a lower cost.

Integral Facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company, or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying Federal, State, and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral Uses. Any two or more residential care programs commonly administered by the same owner, operator, management company, or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying Federal, State, and local laws to its operation. of this section, a detached single-family residence with a maximum of four dogs shall not be considered a kennel when at least one of the dogs is a specially-trained guide dog, signal dog or service dog, as defined in Penal Code Section 365.5, and complies with Section 7.12.160 of the Huntington Beach Municipal Code.

~~Kitchenette or Kitchen.~~ Kitchen or Efficiency Kitchen. Any room or part of a room which is designed, built, used, or intended to be used for food preparation and dishwashing which includes a minimum of one permanent cooking burner; but not including a bar, or similar room adjacent to or connected with a kitchen.

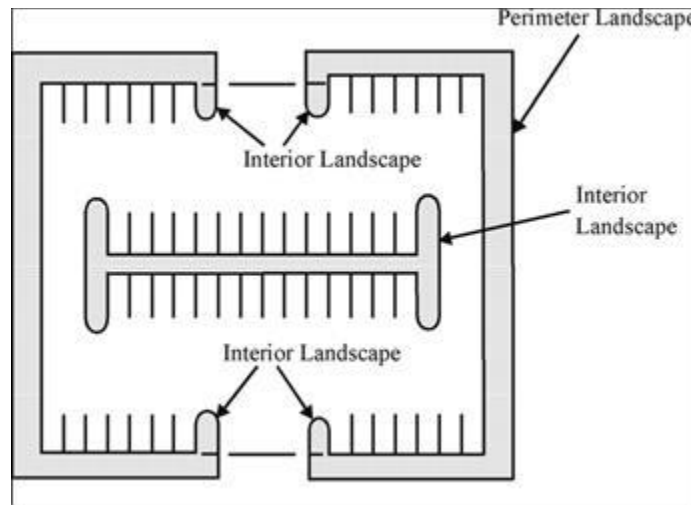
Landscaping. An area devoted to or developed and maintained with native or exotic plantings, lawn, artificial turf, ground cover, gardens, trees, shrubs, and other plant materials. The area may include incidental features such as permeable pathways, decorative outdoor landscape elements, pools, fountains, water features, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

Landscaping, Interior. A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Landscaping, Perimeter. A landscaped area adjoining the exterior boundary of a parking or loading area, or similar paved area, excluding driveways or walkways which provide access to the facility.

Junk Yard. The use of a lot, or contiguous lots, or any portion thereof for the storage of junk, including scrap metal, or other scrap materials, and/or for the dismantling or wrecking of automobiles or other vehicles or machinery.

Kennel. Any premises where four or more dogs or cats at least four months of age are kept or maintained for any purpose except veterinary clinics and hospitals. For purposes

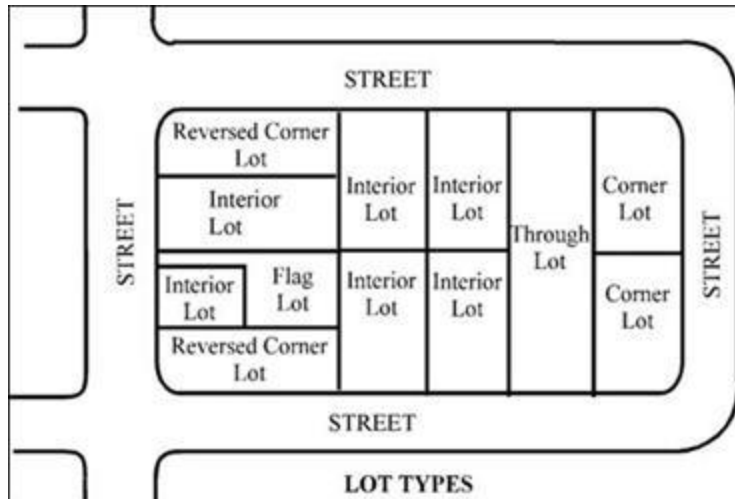


Landscaping: Perimeter Interior

Limited Use Overnight Visitor Accommodations. Any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to timeshare, condominium-hotel, fractional ownership hotel, or uses of a similar nature.

Lodger. Any person other than a member of a family renting a room for living or sleeping purposes.

Lot. Any numbered or lettered parcel shown on a recorded final map, record of survey pursuant to an approved division of land, or a parcel map and abuts a street, alley or recorded access easement.



Lot, Corner. A site bounded by two or more adjacent street lines that have an angle of intersection of not more than 135 degrees.

Lot Depth. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line, or to the most distant point on any other lot line where there is no rear lot line.

Lot, Flag. A lot with developable area connected to a street by a narrow strip of land that includes a driveway.

Lot or Property Line, Front. The street property line adjacent to the front yard.

Lot or Property Line, Interior. A lot line not abutting a street.

Lot or Property Line, Rear. A lot line, not a front lot line, that is parallel or approximately parallel to the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line.

Lot or Property Line, Side. Any lot line that is not a front lot line or a rear lot line.

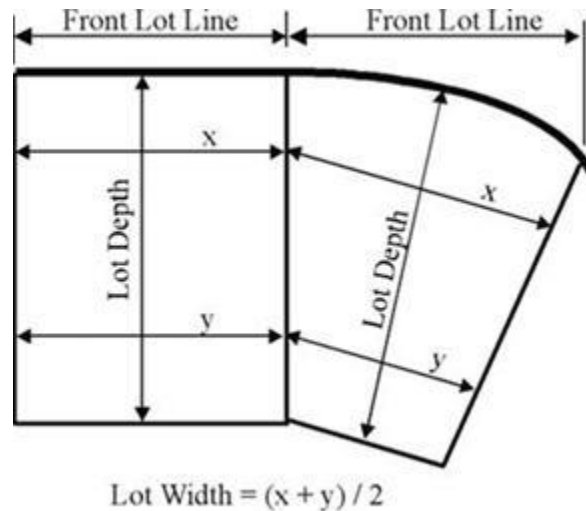
Lot or Property Line, Street. A lot line abutting a street.

Lot, Reverse Corner. A corner lot, the side line of which is substantially a continuation of the front lot line of the lot to its rear.

Lot, Street-Alley. An interior lot having frontage on a street and an alley.

Lot, Through. A lot having frontage on two dedicated parallel or approximately parallel streets.

Lot Width. The mean of the horizontal distance between the side lot lines measured at right angles to the lot depth at midpoints 20 feet from the front lot line and 20 feet from the rear lot line, or from the rearmost point of the lot depth in cases where there is no rear lot line.

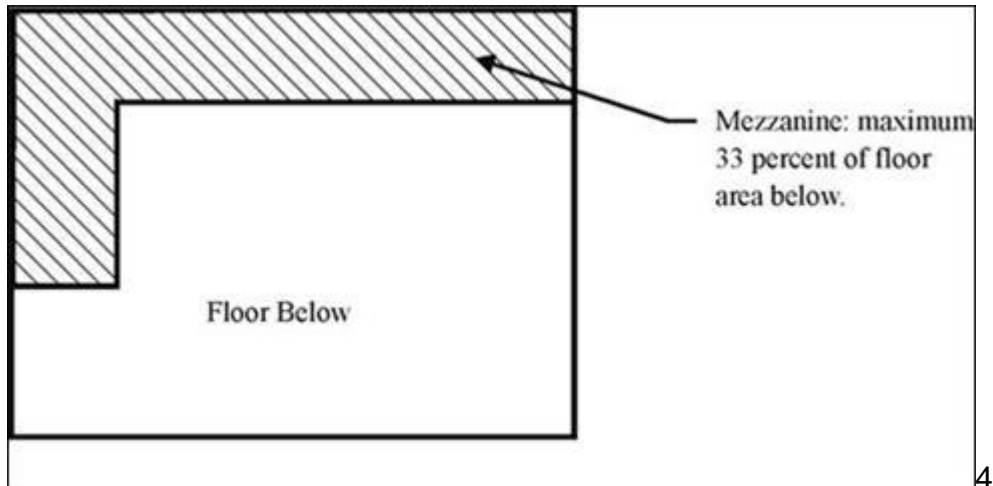


Lot Width

Lower Income Household. A household whose annual income is at or below 80% of Orange County median income as defined by the State of California Department of Housing and Community Development.

Manufactured Home. A structure transportable in sections which is a minimum of eight feet in width and 40 feet in length, built on a permanent chassis, and designed to be a dwelling with or without a permanent foundation. Manufactured home includes mobile home.

Mezzanine. An intermediate floor within a room containing not more than 33% of the floor area of the room and is secured with a railing, pony/short wall, or full height wall (for non-residential uses only).



Mezzanine

Moderate Income Household. A household whose annual income is at or below 120% of Orange County median income as defined by the State of California Department of Housing and Community Development.

Municipal Code. The Municipal Code of the City of Huntington Beach.

Negative Declaration. A written statement briefly describing the reasons that a proposed project will not have a significant impact on the environment which meets the requirements of the California Environmental Quality Act.

Neighborhood Notification. Notification process pursuant to Chapter 241 when no entitlements are required and the use requires such notification as stated in the Zoning and Subdivision Ordinance.

Net Site Area. See Area, Net Lot.

New Well. A new well bore or well hole established at the ground surface. Redrilling from the well bore or well hole of an existing well greater than 150 feet from the existing well bore shall constitute a new well.

Nonconforming Structure. A structure that was lawfully erected but which does not conform with the current development standards.

Nonconforming Use. A use of a structure or land that was lawfully established and maintained, but which does not conform with the current zoning ordinance.

Off-Street Loading Facilities. A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Off-Street Parking Facilities. A site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives, and landscaped areas.

Oil Operation. The use or maintenance of any installation, facility, or structure used, either directly or indirectly, to carry out or facilitate one or more of the following functions: drilling, rework, repair, redrilling, production, processing, extraction, assisted recovery, stimulation storage or shipping of oil, gas or hydrocarbons from the subsurface of the earth.

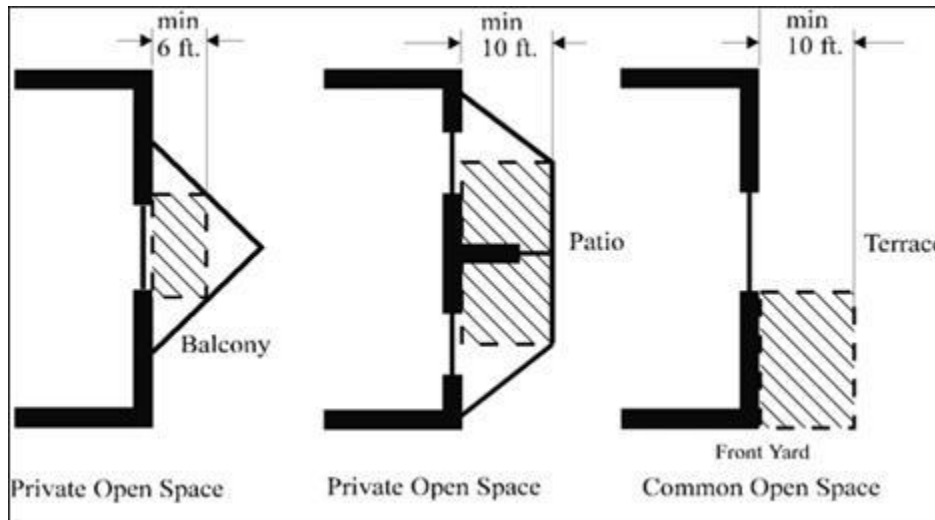
Oil Operation Site. The physical location where an oil operation is conducted.

Open Space, Common. A usable open space within a residential development reserved for the exclusive use of residents of the development and their guests.

Open Space, Private. A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open Space, Total. The sum of private and common open space.

Open Space, Usable. Outdoor or unenclosed area on the ground, or on a balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping. Usable open space does not include parking facilities, driveways, utility or service areas, any required front or street side yard, any space with a dimension of less than six feet in any direction or an area of less than 60 square feet.



Usable Open Space

Operator. A company, business, or individual who provides residential services, (i.e., the placement of individuals in a residence), setting of house rules, and governing behavior of the occupants as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management, and leasing of the property and that does not otherwise meet the definition of operator.

Oversize Vehicle. Any vehicle which exceeds 25 feet in length, seven in width, seven in height, or a weight of 10,000 pounds, motorized or non-motorized. Oversize vehicle also includes any equipment or machinery regardless of size.

Parking Structure. A structure consisting of two or more levels used for parking of vehicles where parking spaces, turning radius, transition ramps, and drive aisles are incorporated within the structure, including automated parking structures. A surface level parking lot with a solid roof above is not considered a parking structure unless there is access for automobiles and parking stalls on the roof.

Parking, Subterranean. A parking area that is wholly or partially recessed into the development site, and which may or may not support additional structures above (e.g., dwelling units or parking structures).

Parking, Tandem. An off-street parking facility which includes parking stalls where one is arranged in front of the other or stacked utilizing mechanical lifts.

Patio Cover. ~~A paved court open to the sky.~~ A structure attached or detached that is open on two sides and has a roof.

Permitted Use. A use of land that does not require approval of a conditional use permit or temporary use permit.

Planned Unit Development (PUD). A large scale development of a parcel or of a combination of related parcels to be developed by a single owner or group of owners acting jointly, involving a related group of uses, planned as an entity and having a predominant developmental feature which serves to unify or organize development.

Porch. An open or covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

Private Property. Property owned in fee by an individual, corporation, partnership, or a group of individuals as opposed to public property.

Project. Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this zoning ordinance.

Public Property. Property dedicated through acquisition or easement for public use which includes, but is not limited to, streets, alleys, parks, public rights-of-way, and sidewalks.

~~**Qualifying Senior Resident.** A person who is 62 years of age or older. (Section 51.2 of the California Civil Code.)~~

Remodel. The upgrade of the interior or exterior faces of a building or structure without altering to any degree the structural integrity.

Residential Privacy Design Standards. Residential privacy design standards shall apply to:

1. A lot contiguous to one or more existing single-family residential units, excluding parcels separated by streets or alleys; or
2. A vacant parcel intended for new single-family development; or
3. The creation of new floor area above the first floor of an existing single story single-family residence; or
4. Increasing the number of windows above the first floor of an existing single-family residence; or
5. Moving the location of existing windows above the first floor of an existing single-family residence.

Resource Protection Area. Within the coastal zone, any area that consists of any of the following: wetlands, environmentally sensitive habitat areas, buffer areas (as these terms are defined in the Glossary of the City's certified Land Use Plan), and/or land that is zoned Coastal Conservation.

Room, Habitable. A room meeting the requirements of the Uniform Building Code for sleeping, living, cooking, or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, attics, foyers, storage spaces, utility rooms, garages, and similar spaces.

Senior Housing. Housing for a family in which at least one person per unit is 60 years old or older, or for a single person who is 60 years old or older.

Setback Line. A line across the front, side, rear of any private or public property which delineates an area adjoining a property line in which erection of a building, fence, or other structure is prohibited except as otherwise provided in the zoning ordinance. All setbacks along streets and alleys shall be measured from the ultimate right-of-way.

Significant Disruption. Having a substantial adverse effect upon the functional capacity.

Single Housekeeping Unit. The occupants of a dwelling unit that have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities. Membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household, and the residential activities of the household are conducted on a non-profit basis. There is a rebuttal presumption that integral facilities are not single housekeeping units. Evidence that a household is not operating as a single housekeeping unit include, but are not limited to: the occupants do not share a lease agreement or ownership of the property, members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.

Single Ownership. Holding record title, possession under a contract to purchase, or possession under a lease, by a person, firm, corporation, or partnership, individually, jointly, in common, or in any other manner where the property is or will be under unitary or unified control.

Site. A lot, or group of contiguous lots not divided by an alley, street, other right-of-way, or City limit, that is proposed for development in accord with the provisions of this ordinance, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Specific Event. A short-term temporary use of public property as defined in Section ~~5.68.010~~ **Section 13.54.010**.

Specific Plan. A plan for a defined geographic area that is consistent with the General Plan.

Stock Cooperative. A corporation formed for the primary purpose of holding title to, either in fee simple or for a term of years, any real property where the shareholders of the corporation receive a right of exclusive occupancy in a portion of such real property and where the right of occupancy is only transferable by the transfer of shares of stock in the corporation.

Story. That portion of a building included between the surface of any floor and the surface of the floor or finished undersurface of the roof directly above it.

Street. A public or an approved private thoroughfare or road easement which affords the principle means of access to abutting property, not including an alley.

Structure. Anything constructed or erected that requires a location on the ground, excluding patios, walks, access drives, or similar paved areas.

Structure, Accessory. A structure that is appropriate, subordinate and customarily incidental to the main structure of the site and which is located on the same site as the

main structure, including swimming pools, garages, gazebos and patio covers or similar structures.

Structure, Minor Accessory. An accessory structure that does not exceed 120 square feet in floor area and a height of 10 feet, including storage sheds, pet shelters, playhouses, pagodas, gazebos, decorative elements or similar structures.

Supportive Housing. Housing with no limit on length of stay that is occupied by the target population and is linked to on-site or off-site services that assist residents to retain the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. On-site and off-site services may include, but are not limited to, after-school tutoring, child care, and career counseling.

Takeoff and Landing Area. That area of the helicopter facility where the helicopter actually lands and takes off.

Target Population. Persons with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Development Disabilities Services Act (Division 4.5 commencing with Section 4500 of the Welfare and Institutions Code) and may include, among other populations, adults, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Transitional Housing. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Transmission Line. An electric power line bringing power to a receiving or distribution substation.

Ultimate Right-of-Way. The adopted maximum width for any street, alley, or thoroughfare, as established by the General Plan, by a precise plan of street, alley, or private street alignment; by a recorded map; or by a standard plan of the Department of Public Works. Such thoroughfare shall include any adjacent public easement used as a walkway and/or utility easement.

~~**Usable Satellite Signals.** Satellite signals from all major communication satellites that, when viewed on a conventional television set, are at least equal in picture quality to those received from local commercial television stations or by way of cable televisions.~~

Use, Accessory. A use that is appropriate, subordinate, and customarily incidental to the main use of the site and which is located on the same site as the main use.

Value. The monetary worth of a structure determined by the valuation figures used by the Director for the purpose of calculating building permit fees.

Vehicle Storage. The business of storing or safekeeping of operative and inoperative vehicles for periods of time greater than a 24-hour period.

Very Low Income Household. A household whose annual income is at or below 50% of Orange County median income as defined by the State of California Department of Housing and Community Development.

Wetbar. A fixed installation within a dwelling unit providing cold and/or hot water to a single sink without a garbage disposal at a location other than a kitchen or laundry **and may include a small counter area and space for a mini or beverage refrigerator**. A wetbar area shall not include a stove, range, or similar appliance usually found in a kitchen, and if such wetbar is located in a room or a portion of a room with a stove, hot plate, range, oven or other type of kitchen facility, it shall be deemed a separate kitchen.

Wetland. Lands within the coastal zone which may be covered periodically or permanently with shallow water and include salt water marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

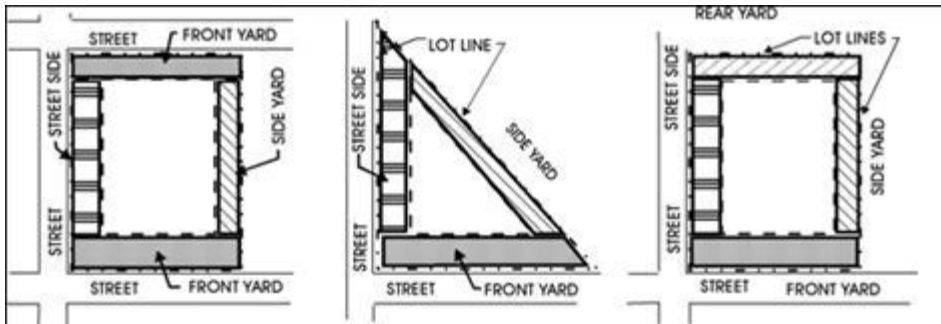
~~**Window, Required.** An exterior opening in a habitable room meeting the area requirements of the Uniform Building Code.~~

Yard. An open space on the same site as a structure, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in this ordinance, including a front yard, side yard, or rear yard.

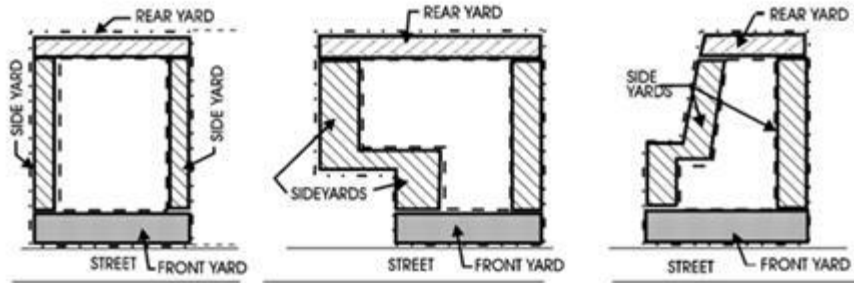
Yard, Front. An area between the front lot line and the front setback line extending across the full width of a site. The front yard of a corner lot shall adjoin the shortest street property line along its entire length. Where one street property line is at least 75% of the length of the other street property line, the Director shall determine the location of the front yard.

Yard, Rear. An area between the rear lot line and the rear setback line extending across the full width of a site. On a corner lot the rear yard shall extend only to the side yard abutting the street.

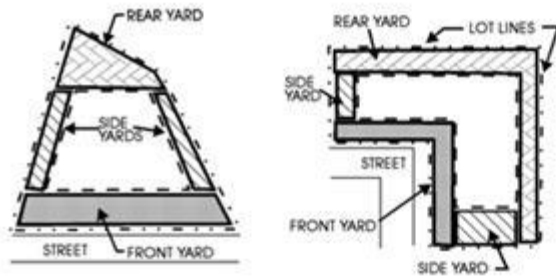
Yard, Side. An area between the rear setback line and the front setback line and between the side property line and side setback line. The side yard on the street side of a corner lot shall extend to the rear lot line.



CORNER LOT EXAMPLES



INTERIOR LOT EXAMPLES



ODD - SHAPED LOT EXAMPLES



REQUIRED YARDS

CHAPTER 210

210.04 RL, RM, RMH, RH, and RMP Districts—Land Use Controls

In the following schedules, letter designations are used as follows:

“P” designates use classifications permitted in residential districts.

“L” designates use classifications subject to certain limitations prescribed by the “Additional Provisions” that follow.

“PC” designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

“ZA” designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

“TU” designates use classifications allowed upon approval of a temporary use permit by the Zoning Administrator.

“P/U” designates that accessory uses are permitted, however, accessory uses are subject to approval of a conditional use permit if the primary use requires a conditional use permit.

“Neighborhood Notification” refers to use classifications that require an Administrative Permit by the Director. Use classifications that are not listed are prohibited. Letters in parentheses in the “Additional Provisions” column refer to provisions following the schedule or located elsewhere in the zoning ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

210.06 RL, RM, RMH, RH, and RMP Districts—Property Development Standards

(D) **Building Separation.** The minimum spacing between buildings including manufactured home units shall be 10 feet.

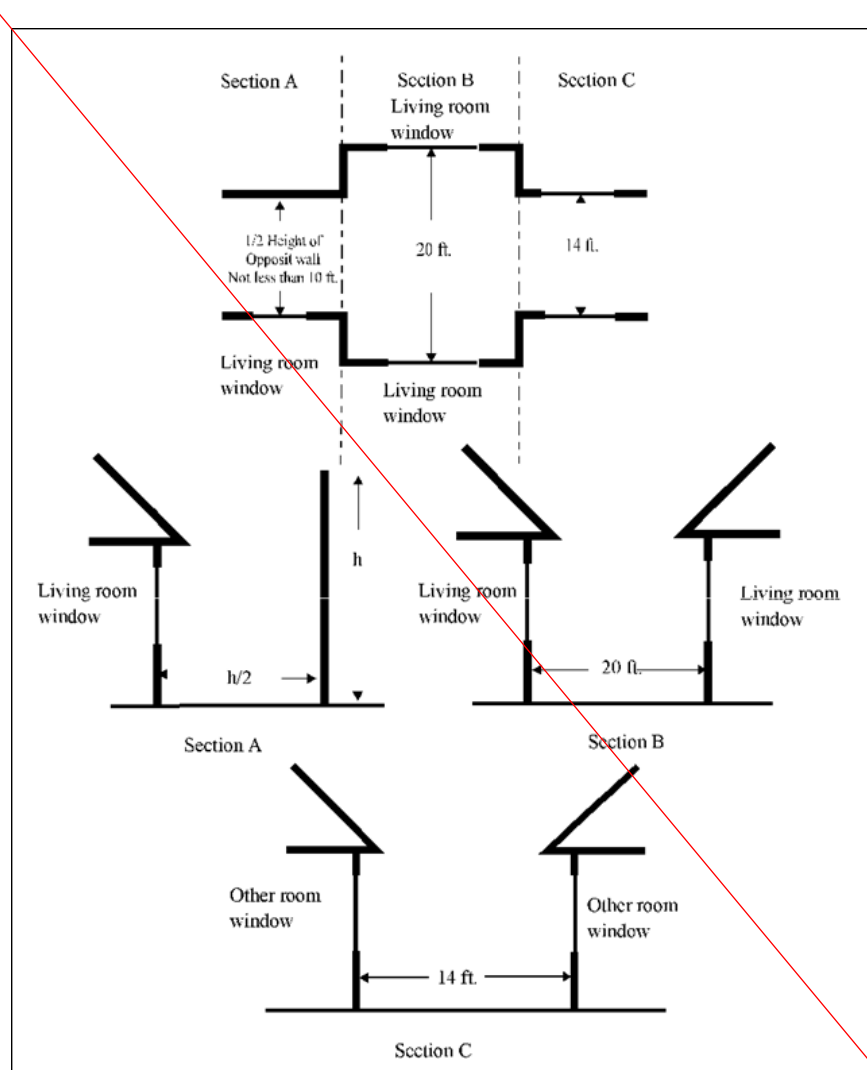
Patio Cover Separation. The minimum separation between a detached solid patio cover post/wall and a building on the same lot is six feet. The minimum separation between a detached open lattice/trellis patio cover on a permanent foundation and a building may be less than six feet. The minimum separation from eave to eave shall be one foot subject to building code requirements.

~~(P) Courts Opposite Windows in RM, RMH, and RH Districts (Excluding the RMH-A Sub-District).~~ Courts shall be provided in all multi-family projects in the RM, RMH, and RH Districts subject to the following requirements:

~~(1) Courts Opposite Walls on the Same Site. The minimum depth of a court shall be one-half the height of the opposite wall but not less than 20 feet opposite a living room and 14 feet opposite a required window for any other habitable room (see diagrams that follow).~~

~~(2) Courts Opposite Interior Property Line. The minimum distance between a required window of a habitable room and a property line shall be 10 feet.~~

~~(3) Court Dimensions. Courts shall be minimum 20 feet wide (minimum 10 feet on either side of the centerline of the required window) and shall be open to the sky. Eaves may project a maximum two feet into a court.~~



Courts Opposite Windows

CHAPTER 211

211.04 CO, CG, and CV Districts—Land Use Controls

In the following schedules, letter designations are used as follows:

“P” designates use classifications permitted in commercial districts.

“L” designates use classifications subject to certain limitations prescribed by the “Additional Provisions” that follow.

“PC” designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

“ZA” designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

“TU” designates use classifications allowed upon approval of a temporary use permit.

“P/U” for an accessory use means that the use is permitted on the site of a permitted use, but requires a conditional use permit on the site of a conditional use.

“Neighborhood Notification” refers to use classifications that require an Administrative Permit by the Director. Use classifications that are not listed are prohibited. Letters in parentheses in the “Additional Provisions” column refer to provisions following the schedule or located elsewhere in the Zoning Ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

CHAPTER 212

212.04 IG, IL, and RT Districts—Land Use Controls

In the following schedules, letter designations are used as follows:

“P” designates use classifications permitted in the Industrial Districts.

“L” designates use classifications subject to certain limitations prescribed by the “Additional Provisions” which follow.

“PC” designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

“ZA” designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

“TU” designates use classifications allowed upon approval of a temporary use permit by the Zoning Administrator.

“P/U” for an accessory use means that the use is permitted on the site of a permitted use, but requires a conditional use permit on the site of a conditional use.

“Neighborhood Notification” refers to use classifications that require an Administrative Permit by the Director. Use classifications that are not listed are prohibited. Letters in parentheses in the “Additional Provisions” column refer to requirements following the schedule or located elsewhere in this zoning code. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

CHAPTER 218

218.04 MU-TC District—Land Use Controls

In the following schedules, letter designations are used as follows:

“P” designates use classifications permitted in MU-TC district.

“PC” designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

“ZA” designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

“Neighborhood Notification” refers to use classifications that require an Administrative Permit by the Director. Use classifications that are not listed are prohibited. Letters in parentheses in the “Additional Provisions” column refer to provisions following the schedule or located elsewhere in the Zoning Ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

CHAPTER 230

230.08 Accessory Structures

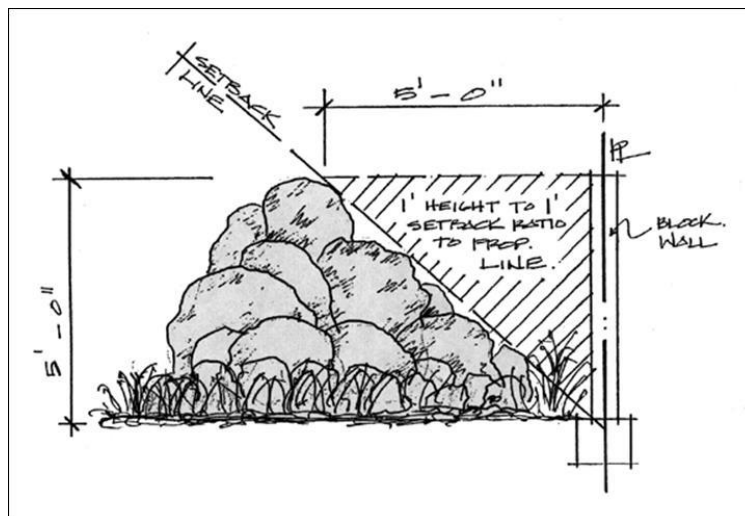
For purposes of applying these provisions, accessory structures are inclusive of minor accessory structures, except where separate provisions are provided in this section.

A. **Timing.** Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.

B. **Location.** Except as provided in this section, accessory structures shall not occupy a required front, side or street side yard or court. An accessory structure shall be set back five feet from the rear property line except no setback is required for accessory structures, excluding garages and carports, which abut an alley.

Minor accessory structures may be located within the front yard setback provided they do not exceed 42 inches in height. Minor accessory structures may be located in required side and rear yard setbacks provided:

1. The structure is located in the rear two-thirds of the lot;
2. A minimum five-foot clearance is maintained between said structure and the dwelling if it is located in a required side yard;
3. Minor accessory structures over eight-foot high shall be screened by a two-foot high lattice fence/wall extension above the six-foot high fence/wall to protect views from an adjacent property. The screening shall be provided by the property owner installing the minor accessory structure; and
4. Rock formations shall be set back one foot from the side and/or rear property lines for each foot of rock formation height, maximum five-foot setback required.



- C. **Maximum Height.** Fifteen feet, except a detached garage for a single-family or multi-family dwelling may exceed the maximum height when it is designed to be architecturally compatible with the main dwelling and does not include habitable floor area.
- D. **Maximum Size in RL District.** In an RL District, the total gross floor area of accessory structures, including garages, more than four feet in height that are not attached to a dwelling shall not exceed 600 square feet or 10% of lot area, whichever is more.
- E. **Patio Covers.** A patio cover open on at least two sides and complying with all other provisions of this subsection may be attached to a principal structure or detached provided a five-foot clearance from the post/wall to all side and rear property lines is maintained. A patio cover must comply with the minimum front yard setback.
- F. **Decks.** A deck 30 inches or less in height may be located in a required yard.
- G. **Separation.** The distance between buildings on the same lot shall not be less than 10 feet. The minimum separation between a detached solid patio cover post/wall and a building on the same lot is six feet. The minimum separation between a detached open lattice/trellis patio cover on a permanent foundation and a building may be less than six feet. The minimum separation from eave to eave shall be one foot subject to building code requirements.

230.12 Home Occupation in R Districts

- A. **Permit Required.** A home occupation in an R district shall require a business license ~~home occupation permit, obtained by filing a completed application form with the Director.~~ If the home occupation involves instruction and/or service, e.g., music lessons, beauty shop, swimming lessons or other similar uses as determined by the Director, then an administrative permit is required subject to Neighborhood Notification in compliance with Chapter 241. The Director shall approve the permit upon determining that the proposed home occupation complies with the requirements of this section.
- B. **Contents of Application.** An application for a home occupation permit shall contain:
 - 1. The name, street address, and telephone number of the applicant;
 - 2. A complete description of the proposed home occupation, including number and occupation of persons employed or persons retained as independent contractors, amount of floor space occupied, provisions for storage of materials, and number and type of vehicles used.
 - 3. For home occupations involving instruction and/or service, Neighborhood Notification shall be required in compliance with Chapter 241.

C. Required Conditions. Home occupations shall comply with the following conditions:

1. A home occupation shall be conducted entirely within one room in a dwelling, with the exception of swimming lessons. No outdoor storage shall be permitted. Garages shall not be used in connection with such business except to park business vehicles.
2. No one other than a resident of the dwelling shall be employed on-site or report to work at the site in the conduct of a home occupation. This prohibition also applies to independent contractors.
3. There shall be no display of merchandise, projects, operations, signs or name plates of any kind visible from outside the dwelling. The appearance of the dwelling shall not be altered, nor shall the business be conducted in a manner to indicate that the dwelling or its premises is used for a nonresidential purpose, whether by colors, materials, construction, lighting, windows, signs, sounds or any other means whatsoever.
4. A home occupation shall not increase pedestrian or vehicle traffic in the neighborhood.
5. No commercial vehicle or equipment used in conjunction with the home occupation shall be parked overnight on an adjacent street or in any yard visible from the street.
6. No motor vehicle repair for commercial purposes shall be permitted.
7. A home occupation shall not include an office or salesroom open to visitors, and there shall be no advertising of the address of the home occupation.
8. Where a home occupation involves swimming instruction in an outdoor swimming pool, each swimming class shall be limited to four students, and no more than two vehicles shall be used to transport students to such classes.
9. Any authorized City employee may inspect the premises of a home occupation upon 48 hours notice to ascertain compliance with these conditions and any requirements of this Code. The permit for a home occupation that is not operated in compliance with these provisions, and/or all conditions of an administrative permit, shall be revoked by the Director after 30 days written notice unless the home occupation is altered to comply.
- 10. No renting out of the premises for commercial purposes, e.g. parties, commercial filming activities, or other similar activities shall be permitted.**

230.68 Building Projections Into Yards ~~and Courts~~

Projections into required yards ~~and courts~~ shall be permitted as follows:

Allowable Projections in Feet^a

	Front Yard	Side Yard	Street Side Yard	Rear Yard
Fireplace or chimney	2.5	2.5 ^b	2.5	2.5
Cornice, eaves and ornamental features	3	2.5 ^b	3	3
Mechanical equipment	2	2 ^b	2 ^b	2
Uncovered porches, terraces, platforms, subterranean garages, decks, and patios not more than 3 feet in height serving only the first floor	6	3	4	5
Stairs, canopies, awnings and uncovered porches more than 3 feet in height	4	2 ^b	4	4 ^b
Bay windows	2.5	2.5 ^b	2.5	2.5
Balconies	3	2 ^b	3	3
Covered patios	0	0	5^e	5

Notes:

^a No individual projection shall exceed 1/3 of the building length, and the total of all projections shall not exceed 2/3 of the building length on which they are located. **Eaves are not subject to these limitations.**

^b A 30-inch clearance from the property line shall be maintained.

~~^e No projection shall extend more than 1/2 the width of the street side yard.~~

230.88 Fencing and Yards

No portion of a required yard area provided for a structure on a lot shall be considered as part of the yard area for any other structure on the same or an adjacent lot. In all districts, minimum setback lines shall be measured from the ultimate right-of-way line. Diagrams A, B, C and D are hereby adopted to illustrate the provisions of this chapter. Where any discrepancy occurs between the diagrams and the printed text, the text shall prevail. Yards and fencing shall comply with the following criteria in all districts or as specified.

A. Permitted Fences and Walls.

1. Fences or walls a maximum of 42 inches in height may be located in any portion of a lot, ~~except screen walls on lots in the RMH-A subdistrict shall be set back a minimum of three feet from the front property line.~~ Fences or walls exceeding 42 inches in height may not be located in the required front yard, except as permitted elsewhere in this section.

2. Fences or walls a maximum of **six eight** feet in height may be located in required side and rear yards, except as excluded in this section. Fences or walls exceeding **six eight** feet in height may be located in conformance with the yard requirements applicable to the main structure except as provided for herein or in the regulations of the district in which they are located. **Fences or walls exceeding six feet in height or extensions to existing walls shall require submittal of engineering calculations to the Building and Safety Division.**

a. Fences and walls located adjacent to arterials along the rear and/or street side yard property lines, and behind the front setback, may be constructed to a maximum total height of eight feet including retaining wall with the following:

i. The proposed building materials and design shall be in conformance with the Urban Design Guidelines.

~~ii. Extensions to existing wall(s) shall require submittal of engineering calculations to the Building and Safety Department.~~

~~iii ii.~~ The property owner shall be responsible for the care and maintenance of landscape area(s) and wall(s) and required landscape area(s).

~~iv iii.~~ Approval from Public Works Department.

b. Exception. A maximum two-foot lattice extension (wood or plastic) that is substantially **(minimum 50%)** open may be added to the top of the six foot high wall or fence on the interior property line without building permits ~~so long as notification to the adjacent property owners is provided.~~

3. Fences or walls in the rear yard setback area of a through lot shall not exceed 42 inches in height. This subsection shall not apply to lots abutting arterial highways.

~~4. In the RL District, garden or wing walls or fences equal in height to the first floor double plate, but not exceeding nine feet, which are perpendicular to and entirely within a side yard may be constructed to the interior side property line and to within five feet of the exterior side property line provided they are equipped with a three-foot gate or accessway.~~

~~5.—When residential property abuts open or public land or property zoned or used for office, commercial, or industrial purposes, an eight-foot high solid masonry or block wall may be constructed on the common side or rear property line.~~

~~6.—Only at the time of initial construction of the dwellings and in order to allow variations in the street scene in R districts, fences or walls exceeding 42 inches in height may be permitted at a reduced front setback of six feet subject to plan review approval by the Director in conformance with the following criteria:~~

~~a.—The reduced setback shall be only permitted for five or more contiguous lots under the same ownership.~~

~~b.—Such walls shall not encroach into the visibility triangular area formed by measuring seven and one-half feet along the driveway and 10 feet along the front property line at their point of intersection.~~

~~c.—Such walls shall conform to all other applicable provisions of this section.~~

7.4. Retaining walls shall comply with the following:

a. Where a retaining wall is located on the property line separating lots or parcels and protects a cut below the natural grade, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

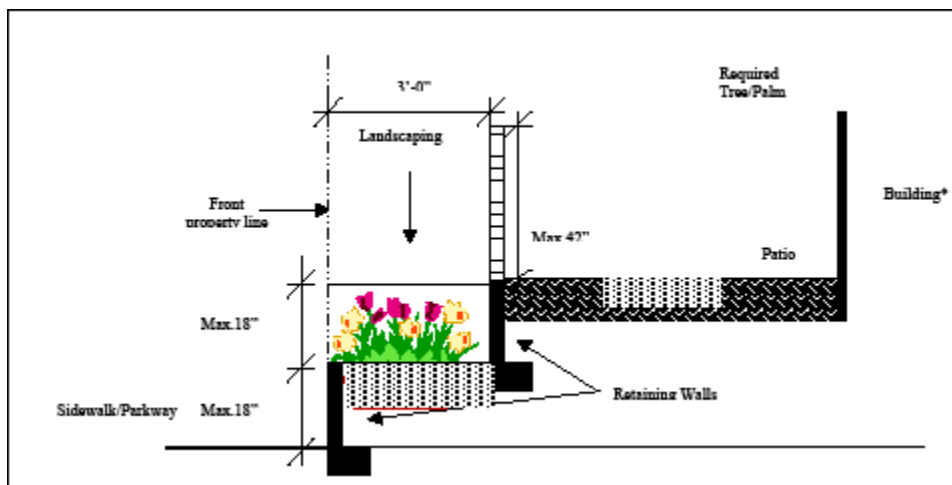
b. Where a retaining wall is on the property line of a rear yard abutting an arterial or exterior side yard and contains a fill of two feet or less or protects a cut below the existing grade, such retaining wall may be topped with a six-foot decorative masonry wall. **The maximum height of the wall, including retaining wall, shall not exceed eight feet.**

c. Where a retaining wall is on the property line of a rear yard abutting a local street, the maximum retaining wall height shall be 24 inches as measured from the adjacent curb and may be topped with a maximum 18-inch decorative wall or fence for a total height of 42 inches.

d. i. The maximum height of a retaining wall on the front property line shall be 36 inches as measured from the top of the highest adjacent curb. Subject to the Director's approval, a maximum 42-inch high wall or fence may be erected above the retaining wall with a minimum three-foot setback from the front property line.

ii. In the RMH-A subdistrict, the maximum height of a retaining wall on the front property line shall be 18 inches as measured from the top of the highest adjacent curb. Subject to the Director's approval, a second retaining wall up to 18 inches in height may be erected above the 18-inch high

retaining wall with a minimum three-foot front setback. A wall or fence up to 42 inches in height may be erected on top of the retaining wall with the minimum three-foot front setback (see exhibit below).



~~*—See maximum building height in Chapter 210.~~

e. All retaining walls abutting a street shall be waterproofed to the satisfaction of the Director.

f. Retaining wall and fence combinations over eight feet in height shall be constructed with a variation in design or materials to show the distinction. Retaining wall and fence combinations over six feet in height shall be designed without decorative block or cap block, except if equal in strength to the main portion of the fence.

~~8 5.~~ The height of any fence, wall or hedge located in the front yard setback shall be measured from top of the highest adjacent curb. All other fence heights shall be measured from existing grade.

~~9.—Any fence or wall located on the front property line shall be approved by the Department of Public Works.~~

~~10 6.~~ In the industrial districts, nine-foot-high fences may be permitted in the side and rear setbacks up to the front building line ~~subject to plan review approval by the Director.~~

~~11 7.~~ Deviations from the maximum height requirements for walls as prescribed by this section may be permitted subject to an approval of Conditional Use Permit by the Zoning Administrator.

~~12 8.~~ Within the coastal zone, no gate, fence or wall shall be permitted that restricts or obstructs public access to the shore.

B. Required Walls.

1. When office, commercial or industrial uses abut property zoned or used for residential, a **minimum** six-foot-high solid six-inch concrete block or masonry wall shall be required. If a wall meeting these standards already exists on the abutting residential property, protection from vehicle damage shall be provided ~~by a method approved by the Director~~. The maximum fence height shall be eight feet at the common property line, ~~subject to the same design standards and setback requirements as specified for six-foot-high fences~~.

2. Industrial screening walls abutting arterial highways shall be architecturally compatible with surrounding properties, constructed of a minimum six-inch-wide decorative masonry block, and designed with landscape pockets at 35-foot intervals along the street side sufficient in size to accommodate at least one 15-gallon tree. ~~Approval by the Director shall be required prior to construction of such walls.~~

C. Visibility.

1. On reverse corner lots and corner lots abutting an alley, no fence, wall or hedge greater than 42 inches in height may be located within the triangular area formed by measuring 10 feet from the intersection of the rear and street side property lines (see Diagram C).

2. On corner lots, no fence, wall, landscaping, berming, sign, or other visual obstruction between 42 inches and seven feet in height as measured from the adjacent curb elevation may be located within the triangular area formed by measuring 25 feet from the intersection of the front and street side property lines or their prolongation. Trees trimmed free of branches and foliage so as to maintain visual clearance below seven feet shall be permitted (see Diagram A).

3. Visibility of a driveway crossing a street or alley property line or of intersecting driveways shall not be blocked between a height of 42 inches and seven feet within a triangular area formed by measuring 10 feet from intersecting driveways or street/alley and driveway except in situations where the garage is constructed with less than a 10-foot setback from the alley right-of-way. In those situations the measurement of the visibility triangle shall start at each corner or side of the garage door, measured perpendicular to the rear property line, then measured 10 feet away from the edge of the garage door and parallel to the rear property line (typically the alley right-of-way). The maximum height of any structures or landscaping within this triangular zone shall be 42 inches high (see Diagram D).

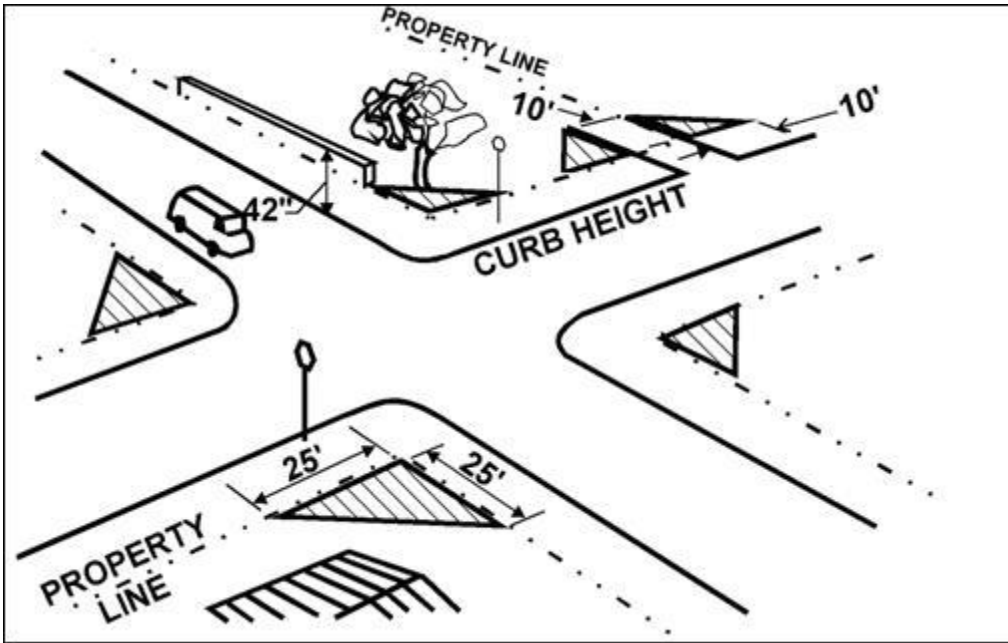


Diagram A

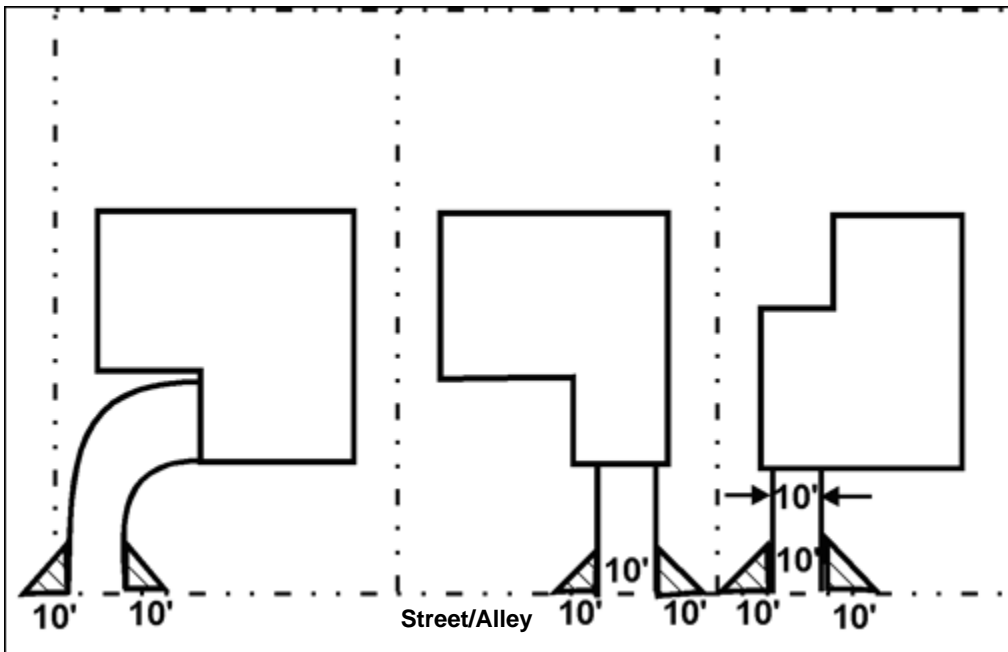


Diagram B

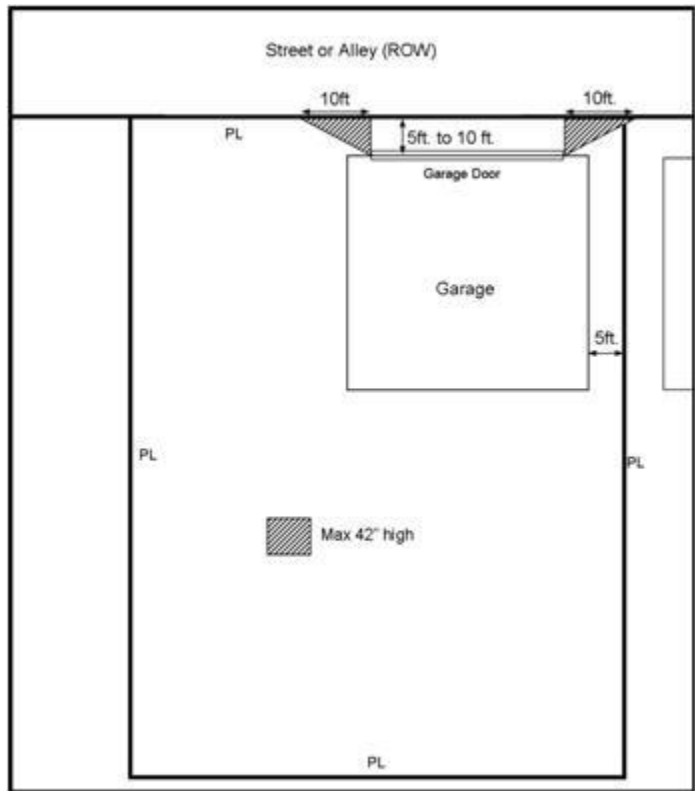
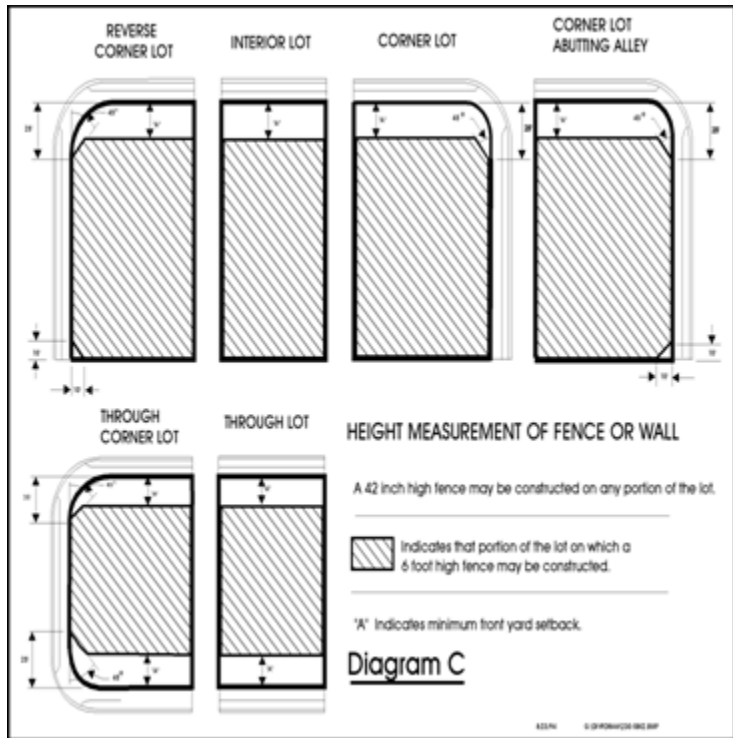


Diagram D

CHAPTER 231

231.02 Basic Requirements for Off-Street Parking and Loading

A. **When Required.** At the time of initial occupancy of a site, construction of a structure, or major alteration or enlargement of a site or structure, off-street parking facilities and off-street loading facilities shall be provided in accord with this chapter and parking area landscaping shall be provided in accord with Chapter 232. For the purposes of these requirements, “major alteration or enlargement” shall mean a change of use, an expansion of greater than 50% of the existing space in a non-residential building or an addition of bedrooms or units in a residential building. A change in occupancy that does not involve a change in the use classification is not considered a change in use for purposes of this requirement unless the change in occupancy involves an intensification of use or an increase in parking demand.

B. **Nonconforming Parking or Loading.** No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this chapter, provided that facilities being used for off-street parking and loading as of the date of adoption of this chapter shall not be reduced in number to less than that required by this chapter. Expansion of a use with nonconforming parking shall be subject to the following requirements:

1. A multifamily residential use with nonconforming parking may be expanded by adding bedrooms or additional units provided that the expansion complies with current standards contained in this chapter;
2. A single-family residence with nonconforming parking may be expanded by adding bedrooms provided the dwelling complies with current standards contained in this chapter; and
3. A nonresidential use with nonconforming parking may be expanded less than 50% of the existing square footage or intensified if additional parking is provided for the expansion or intensification. Expansions of 50% or more of the existing square footage require the site to be in total compliance with the current parking standards contained in this chapter.

C. **Spaces Required for Alteration or Enlargement.** The number of parking spaces or loading spaces required for an alteration or enlargement of an existing use or structure, or for a change of occupancy, shall be in addition to the number of spaces existing prior to the alteration, enlargement, or change of occupancy unless the preexisting number is greater than the number prescribed in this chapter. In this case, the number of spaces in excess of the prescribed minimum shall be counted in determining the required number of parking or loading spaces.

D. **Spaces Required for Multiple Uses.** If more than one use is located on a site, the number of off-street parking spaces and loading spaces to be provided shall be equal to the sum of the requirements prescribed for each use. This requirement applies not only to multiple uses under separate ownership but also to multiple uses in the same

ownership. If the gross floor area of individual uses on the same site is less than that for which a loading space would be required by Section 231.06(A), but the aggregate gross floor area of all uses is greater than the minimum for which loading spaces would be required, the aggregate gross floor area shall be used in determining the required number of loading spaces.

E. Location and Ownership. Parking facilities required by this chapter shall be on the same site as the use served, except that an adjacent lot may be used which is in the same person's possession as the structure or use. Such possession may be by deed or long-term lease, approved as to form by the City Attorney, and recorded in the Office of the County Recorder. A copy of the recorded document stipulating the reservation of the property for parking purposes shall be filed with the City prior to issuance of a building permit and/or certificate of occupancy, whichever occurs first. No use shall be continued if the parking is removed from the adjacent lot unless substitute parking is provided. Parking facilities provided by a parking district or parking authority are not subject to these locational requirements.

1. Parking in Yards in R Districts. The parking of motor vehicles, trailers, campers and boats shall be prohibited on all landscaped areas within the front one-half of the lot except as provided below.

a. Oversized vehicles (see Chapter 203, Definitions), campers, trailers and boats on trailers may be parked on the paved driveway area or on a paved area between the driveway and the nearest side property line provided that they do not project over any property line and that the area is kept free of trash, debris and parts.

b. Commercial oversized vehicles (see Chapter 203, Definitions) or special purpose machines shall be prohibited in any yard area.

2. Parking in Yards in C or I Districts. Required yards may be used for required parking, subject to the landscaping standards of Chapter 232.

3. Access. When a lot abuts an arterial highway and a local street, access to on-site parking shall be from the local street. When a lot abuts an alley, then access to parking shall be provided from the alley unless the Planning Commission approves a different access. When a lot abuts two arterial highways or two local streets, access shall be subject to the approval of the Director of Public Works.

4. Nonresidential Parking in R Districts. Nonresidential parking serving adjacent commercial or industrial uses shall not be located in any R-zoned property.

F. Computation of Spaces Required. If, in the application of the requirements of this chapter, a fractional number is obtained, one additional parking space or loading space shall be required.

G. Space Efficient Parking Space is parking in which vehicles are stored and accessed by mechanical stackers or lifts. Parking spaces may be space efficient as described below.

1. Applicability. Space efficient parking may be used in single family residential, commercial, and industrial developments subject to the requirements of this section. Except as otherwise specified in a specific plan, the following standards shall apply.

2. Mechanical Parking Systems

a. Single Family Residential – Surplus parking may be stored and accessed by mechanical stackers/lifts. These projects are exempt from Conditional Use Permit and attendant requirements.

b. Commercial/Industrial - Up to 20% of the required on-site parking may be provided by mechanical stackers/lifts with an attendant upon approval of a Conditional Use Permit by the Zoning Administrator. 21%-40% of the required on-site parking may be provided by mechanical stackers/lifts with an attendant upon approval of a Conditional Use Permit by the Planning Commission. The request shall include information about the proposed parking operations and other information determined to be necessary.

c. Mechanical stacker/lift parking systems shall not result in queuing into any public right-of-way. The applicant shall prepare a technical study comparing expected traffic-intensity with parking system capacity to determine the amount of short-term parking needed, if any, to mitigate the potential impacts from users seeking short-term parking. At minimum, the study shall address peak parking demand, the number of vehicles entering and exiting the facility, the cycle time of the parking system, how the system is accessed, queuing space, the number of attendants available, and the amount of short-term parking spaces available.

d. Mechanical Parking Design. All mechanical parking shall be enclosed. In commercial and industrial developments, they shall be designed to be consistent with Section 231.18.G, Parking Structures and the following standards.

i. Screening. Except for required ingress and egress, mechanical parking systems shall be screened on all sides and shall be fully enclosed.

ii. Height. No more than one vehicle may be stacked over another parked vehicle.

iii. Design Review. Except for single family residential, mechanical parking systems, including enclosures, shall be subject to Design Review. The enclosure for any mechanical parking system shall be compatible in design with the principal building on the subject parcel.

iv. Noise Attenuation. All equipment shall be sound attenuated to comply with the noise standards in Chapter 8.40 Noise Control of the Huntington Beach Municipal Code. If the power generating equipment cannot be isolated from the mechanical system, full enclosure of the mechanical parking systems and parked vehicles shall be required.

d. Signage. Parking spaces shall have signage clarifying operations of the spaces to users.

3. Operations.

a. Covenant for Operation. A “Covenant and Agreement Regarding Maintenance of Mechanical Parking System” shall be recorded with the Orange County Clerk Recorder’s office to ensure the vehicle parking system is maintained in operable condition at all times. The covenant shall be recorded prior to final building inspection.

b. Generator. Mechanical stackers or lifts shall be equipped with an on-site generator with sufficient capacity to store and retrieve cars if or when the electrical power is down.

c. Manual Override. Mechanical stacker or lifts shall provide manual override capability to access or remove cars from the parking lift in the event of a power outage.

d. Covenant for Attendant. A “Covenant and Agreement to Provide Parking Attendant” shall be recorded with the Orange County Recorder’s office when a parking attendant is required. The covenant shall be recorded prior to final building inspection.

H. Other Requirements.

1. Any off-street parking or loading facility which is permitted but not required shall comply with all provisions of this chapter governing location, design, improvement and operation.
2. Any motor vehicle incapable of movement by its own power and/or not licensed to operate on California streets shall be stored either in an enclosed building or entirely screened from view. (3334-6/97, 4172-3/19, 4183-10/19)

CHAPTER 241

241.22 Waiver of Development Standards

- A. **Standards Which Can Be Waived.** An Administrative Permit by the Director may waive development standards for setbacks, open space, separation between buildings, height of buildings or fences, site coverage and landscaping without a conditional use permit or a variance, only if he or she finds that such a waiver improves project design and does not exceed 10% deviation. No other standards shall be subject to this waiver provision.
- B. **Time Limit.** A waiver shall become null and void six months after date of approval.
- C. **Extensions.** A waiver shall not be extended for more than one year unless the applicant demonstrates that no circumstances relevant to the approval of the waiver, including other development in the neighborhood, have changed from the time of approval.
- D. **Limitations.** A waiver may not be granted if the waiver would in any way degrade the environment or result in any changes to classification of land use or density. Also, projects not otherwise subject to discretionary review (i.e., conditional use permit, variance, Coastal Development Permit, or subdivision approval) may not apply for waiver.
- E. **Decisions and Appeals.** The Director's decision may be appealed in accord with Chapter 248. The Director's decision shall be distributed to the City Council, Planning Commission, and Zoning Administrator within 48 hours of such decision. (3528B-2/02, 3712-6/05)

241.24 Neighborhood Notification

When no entitlement is required and the use requires such notification as stated in the Zoning and Subdivision Ordinance or Downtown Specific Plan, the review and approval process shall include an Administrative Permit and notification to property owners and tenants within a 300-foot radius of the subject property.

Notification requirements are as follows:

- A. **Notification.** Ten working calendar days prior to submittal for a building permit or certificate of occupancy or approval for initial establishment of the use, the applicant shall notice property owners and tenants by first class mail.
- B. Notice of application shall include the following:
1. Name of applicant.
 2. Location of planned development or use, including address (map is optional).
 3. Complete description of the proposed development or use such that there is full disclosure in the notice.
 4. The Community Development Department phone number and address of City Hall where plans may be reviewed.

5. The date by which any comments must be received in writing by the Community Development Department and City appeal procedures.

6. The Community Development Department shall receive entire list including name and address of those receiving the mailing.

C. **Notice of Action.** The Director's decision shall be made in writing with information regarding the appeal process and sent to the applicant and the City Council on the next business day and posted on the City's website.

D. **Appeals.** The Director's decision may be appealed in accord with Chapter 248. (3712-6/05, 4098-10/16)

BECSP – SECTION 2.5 STREET REGULATIONS

2.5 Street Regulations (Page 45)

Section 2.5.1.2 - Regulation

Section 2.5.1.2.a.iii - General

~~iii) In instances where existing street areas already contain Public Frontage of Thoroughfare features that are sufficiently similar to those required in the Plan and depending on the condition of those features, all or part of the required Street Improvements may be waived by the Public Works Director.~~ **In instances where installation of required public frontage improvements as part of on-site construction are found to be impractical, the required improvements may be replaced within the private frontage, as approved the Director of Public Works and Community Development.**

Section 2.5.1.2.b.ii – Thoroughfare Improvements

ii) Responsibility for and timing of the installation of Thoroughfare Improvements shall be determined by the Public Works Director **done in conjunction with construction of the project.**

Section 2.5.1.2.c.ii – Public Frontage Improvements

~~ii) In instances where installation of required public frontage improvements as part of on-site construction are found to be impractical - for example in instances where the private frontage is particularly narrow or fragmented, the property Owner/Developer may request to the City that an in-lieu fee be paid for the required public frontage improvements when they can be combined with those on adjacent properties or as part of a city-sponsored street improvement program. If the city agrees, a cost estimate shall be submitted to the City by the developer for review and acceptance.~~

iii **ii)** In instances where installation of required public frontage improvements require Classic Boulevard improvements and the proposed project has less than a full block of street frontage, the public frontage improvements may be phased in at a later date, subject to the approval of the Directors of Planning and Building and Public Works, provided that the buildings are sited to accommodate the public frontage improvements, i.e. setback. In the interim condition, the public frontage area shall be fully landscaped with minimal driveway openings.

Section 2.5.1.4.ii.3 – Palm Tree Boulevard Specifications: Center Median

(3) Clusters of three single-species, tall palm trees – ~~Roystonea regia~~ **as approved by Caltrans**- arranged roughly every thirty to thirty-five (30-35) feet. Trees to be uplit at night.

Section 2.5.1.4.ii.a.1 – Palm Tree Boulevard Specifications: Typical Configuration

(1) A minimum six (6) foot wide sidewalk separated from the back of curb by a four (4) foot continuous planter strip. **Public frontage less than 10 feet wide shall be completely paved.**

Section 2.5.1.5.a.i.1 – Parkway Specification: Typical Configuration

(1) A minimum six (6) foot wide sidewalk separated from the back of curb by a seven and a half (7 ½) inch continuous planter strip with twelve (12) inch wide stamped concrete safety strip along the back of curb. **Public frontage less than 15 feet wide shall include a minimum six (6) foot wide sidewalk separated by a landscape strip with remaining width. Landscape strip shall not be less than four (4) feet wide. Public frontages less than 10 feet wide shall be completely paved.**

2.5 STREET REGULATIONS

This section contains Regulations and Guidelines for the improvement, provision, configuration, and design of streets. Implementation of improvements required along *existing streets* is also addressed in Book III Public Improvements.

Street Regulations are set forth to ensure that streets and blocks throughout the Plan Area are upgraded or built with the quality and care necessary to enhance the connectivity of streets, to create safe and attractive streetscape environments, and to encourage walking throughout the plan area as it intensifies.

The *Street* is defined as the area between back-of-sidewalk lines. It includes the moving lanes, parking lanes and medians as well as the sidewalk and any sidewalk landscape areas (see Fig. 2.5 Corridor Definition of Terms).

Streets can be publicly or privately owned and maintained. All new streets within the Plan Area, both public and private, shall be designed and configured according to the following regulations.

2.5.1 Improvements to Existing Streets

Streetscape improvements to existing streets are required to promote the type of change envisioned by the community by providing attractive and compatible environments for the desired types of new development, as well as for highly valued existing development.

The design of specific streetscape improvements is integrated with the configuration of Centers and Segments established in Fig. 2.1. Corridor Centers and Segments Map. This coordination results in the organization of streetscape improvements into three primary segment improvement types: “Classic Boulevard” improvements along Edinger Avenue, “Palm Tree Boulevard” improvements along Beach Boulevard north of Main Street and “Parkway” improvements along Beach Boulevard south of Main Street. Further detail on the extent and implementation of streetscape improvements can be found in Book III.

1) Definition

- i) The Thoroughfare is the area between a street’s curbs. It includes the moving lanes, parking lanes, and central medians.
- ii) Public Frontage is the area between the thoroughfare curb face and the back-of-sidewalk line, including the sidewalk and any sidewalk landscape areas as shown in Fig. 2.5 Corridor Definition of Terms.

2) Regulation

a) General

- i) Improvements to existing streets are required for each Corridor Center and Segment as specified in section 2.1. – Development Standards along all street frontages.
- ii) Street Improvements along Beach Blvd., Edinger Ave., and all other existing streets shall be designed and constructed as illustrated in the Streetscape Specifications established in this section.
- iii) In instances where existing street areas already contain Public Frontage of Thoroughfare features that are sufficiently similar to those required in the Plan and depending on the condition of those features, all or part of the required Street Improvements may be waived by the Public Works Director.
- iv) In instances where the City of Huntington Beach has preceded the proposed new development with the installation of the required Street Improvements, the property owner shall reimburse the City for the costs of that portion of the installation along the length of the private property. Funding mechanisms such as a reimbursement agreement, Community Facilities District, or other mechanism may be considered.
- v) In instances where new streets must be constructed – that is, in instances where there are no existing public frontage or thoroughfare conditions – the public frontage and thoroughfare will be installed as part of the required new street standards specified in Section 2.5.2. Street Types (New Street Design). The developer will be responsible for the design and construction of the public frontage and the thoroughfare along these streets.

- vi) All development applications shall clearly identify fire access routes subject to Fire Department Review. *Note: Developers must reference Huntington Beach Fire Department City Specification # 401 (Minimum Standards for Fire Apparatus Access) and City Specification #415 (Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties) for Fire Access Road requirements.*

b) Thoroughfare Improvements

- i) Thoroughfare Improvements along existing streets from the face of curb to the thoroughfare centerline shall be paid for by the developer as development occurs.
- ii) Responsibility for and timing of the installation of Thoroughfare Improvements shall be determined by the Public Works Director.

c) Public Frontage Improvements

- i) The installation of new Public Frontage Improvements (from the back-of-sidewalk to the face of curb) is required as development occurs.
- ii) In instances where installation of required public frontage improvements as part of on-site construction are found to be impractical - for example in instances where the private frontage is particularly narrow or fragmented, the property Owner/Developer may request to the City that an in-lieu fee be paid for the required public frontage improvements when they can be combined with those on adjacent properties or as part of a city-sponsored street improvement program. If the city agrees, a cost estimate shall be submitted to the City by the developer for review and acceptance.
- iii) In instances where installation of required public frontage improvements require Classic Boulevard improvements and the proposed project has less than a full block of street frontage, the public frontage improvements may be phased in at a later date, subject to the approval of the Directors of Planning and Building and Public Works, provided that the buildings are sited to accommodate the public frontage improvements, i.e. setback. In the interim condition, the public frontage area shall be fully landscaped with minimal driveway openings.

d) Locating Back-of-Sidewalk

- i) All Existing Street Improvement diagrams are installed behind the location of the face of curb existing at the time of property development. Therefore, the location of the back of the newly installed sidewalk (the back of the sidewalk is furthest from the curb) is determined by adding up the cross-section dimensions of the required Public Frontage Improvements in-board of the existing face-of-curb.

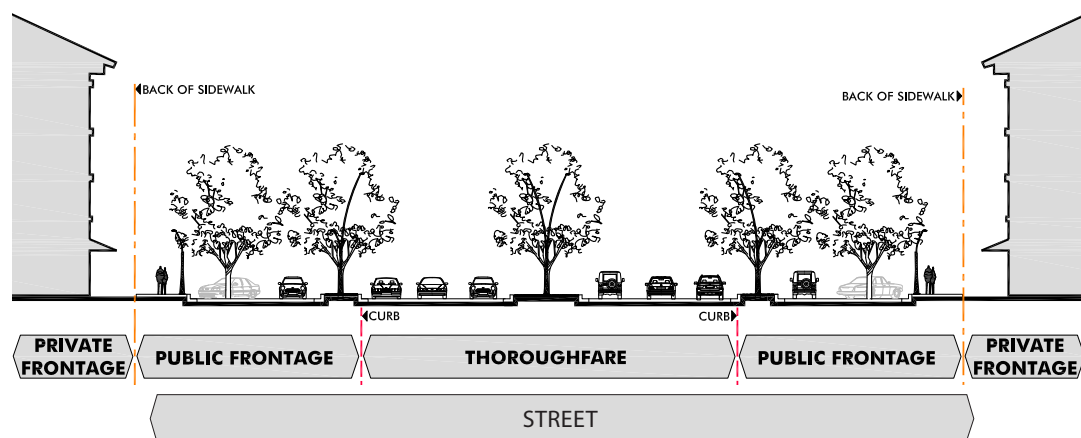


Fig.2.5 Corridor Definitions of Terms

3) Classic Boulevard Specifications

Classic Boulevard improvements, thoroughfare and public frontage must include the following specifications (see diagrams):

i) **Thoroughfare Configuration:**

Three (3) through lanes in each direction, a landscaped center median with left turn pockets at select intersections.

ii) **Center Median:**

- (1) Curbed landscaped median with six (6) inch curbs and twelve (12) inch stamped concrete safety stepping areas on both sides.
- (2) Iconic double arm boulevard-scale street lighting located along centerline of the median at approximately ninety (90) feet on-center. Light source should be located twenty-five to thirty (25-30) feet above finished grade and centered between street trees. Finish color: fresh green.
- (3) Moderately large single species tree – Jacaranda mimosifolia – located along the centerline of the median approximately thirty (30) feet on-center and aligned across the street with other trees as much as possible. Tree canopy to be trained into a round-shaped form with an open habit. Special sub-surface construction is required to allow for proper tree growth and health.
- (4) Median to be planted with native/ water efficient, low groundcover of green foliage, which requires minimal irrigation and a low level of maintenance.

iii) **Access Lane Configuration**

- (1) Protected access lanes with a row of angled parking oriented at forty-five (45) degrees to the curb are separated from the through lanes by curbed landscaped separators.
- (2) Moderately large single species tree – Jacaranda mimosifolia – located in flush tree grates in the angled parking zone at approximately thirty (30) feet on-center and aligned across the street with other trees as much as possible. Tree canopy to be trained into a round-shaped form with an open habit. Special sub-surface construction is required to allow for proper tree growth and health.

iv) **Access Lane Separator:**

- (1) A nine (9) foot curbed landscape separator (six (6) inch curbs and twelve (12) inch stamped concrete safety stepping areas on both sides) located between the thoroughfare and access lanes.
- (2) Iconic double arm boulevard-scale and pedestrian-scale street lighting located within the curbed landscaped separators with a spacing of approximately ninety (90) feet on-center. Light source should be located twenty-five to thirty (25-30) feet above finished grade for boulevard-scale street lighting and twelve to fourteen (12-14) feet above finished grade for pedestrian-scale street lighting. Finish color: fresh green.

- (3) Moderately large single species tree – Jacaranda mimosifolia – located along the centerline of the curbed landscaped separators with a spacing of approximately thirty (30) feet on-center and aligned across the street with other trees as much as possible. Tree canopy to be trained into a round-shaped form with an open habit. Special sub-surface construction is required to allow for proper tree growth and health.
- (4) Separator to be planted with native/ water efficient, low groundcover of green foliage, which requires minimal irrigation and a low level of maintenance.

v) **Pedestrian Zone**

- (1) A minimum twelve (12) foot wide sidewalk.
- (2) Iconic single arm, pedestrian-scale street lighting located on the sidewalk at back-of-curb and spaced approximately at sixty (60) feet on-center and centered between trees in the access lane. Finish color: fresh green.
- (3) Picket fence style benches with Jarrah wood or FSC certified Ipe wood slats and steel frame, and steel trash receptacles with an aesthetic that evokes the beach and surf culture. Metalwork finish color: fresh green.

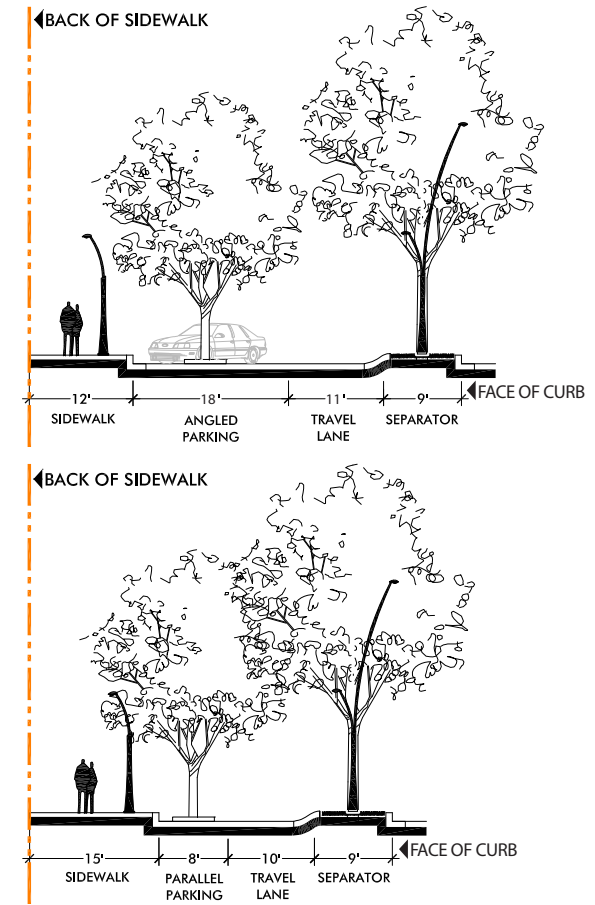
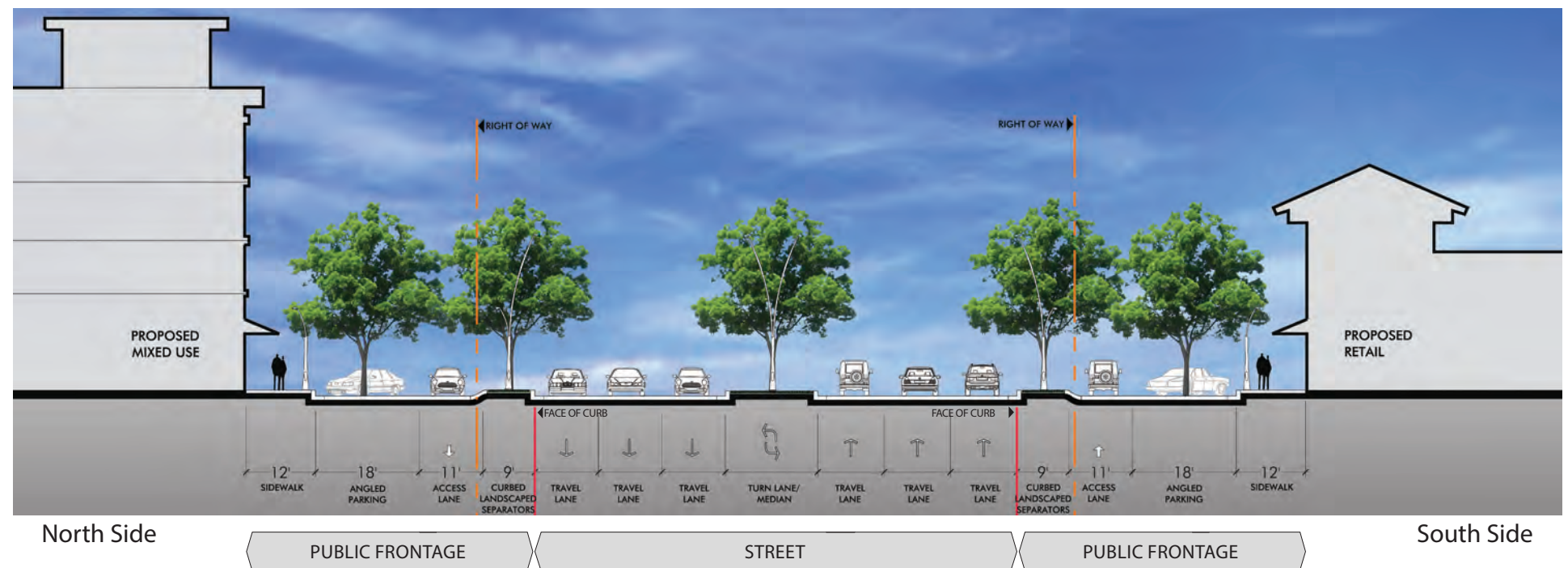


Fig.2.5.1. - 3) Classic Boulevard Public Frontage



4) Palm Tree Boulevard Specifications

Palm Tree Boulevard improvements, thoroughfare must include the following specifications (see diagram):

i) Thoroughfare Configuration:

- (1) Four (4) through lanes in each direction and a landscaped center median with left turn pockets at select intersections.

ii) Center Median:

- (1) Curbed landscaped median with six (6) inch curbs and twelve (12) inch stamped concrete safety stepping areas on both sides.
- (2) Iconic double arm boulevard-scale street lighting located along centerline of the median at approximately ninety to one hundred and twenty (90-120) feet on-center (or every three (3) clusters of palm trees). Street lighting to be the first vertical element at the ends of the median and light source should be located twenty-five to thirty (25-30) feet above finished grade.

Finish color: fresh green.

- (3) Clusters of three single-species, tall palm trees – *Roystonea regia* - arranged roughly every thirty to thirty-five (30-35) feet. Trees to be uplit at night.

- (4) Median to be planted with native/ water efficient, low groundcover of green foliage, which requires minimal irrigation and a low level of maintenance.

a) Typical Configuration:

Palm Tree Boulevard improvements, public frontage must include the following specification (see diagram):

- (1) A minimum six (6) foot wide sidewalk separated from the back of curb by a four (4) foot continuous planter strip.
- (2) Iconic double arm boulevard-scale and pedestrian-scale street lighting located within the planter strip at approximately ninety (90) feet on-center. Light source should be located twenty-five to thirty (25-30) feet above finished grade for boulevard-scale street lighting and twelve to fourteen (12-14) feet above finished grade for pedestrian-scale street lighting. Finish color: fresh green.
- (3) Planter strip to be planted with native/ water efficient, low groundcover of green foliage, which requires minimal irrigation and a low level of maintenance.
- (4) Picket fence style benches with Jarrah wood or FSC certified Ipe wood slats and steel frame, and steel trash receptacles with an aesthetic that evokes the beach and surf culture. Metalwork finish color: fresh green.

b) Neighborhood Center Streetfront

Where Neighborhood Center Streetfront improvements are required, public frontage must include the following specification (see diagram):

i) Pedestrian Zone

- (1) A minimum eighteen (18) foot wide sidewalk shall provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.
- (2) Iconic double arm boulevard-scale and pedestrian-scale street lighting at approximately eighty (80) feet on-center. Light source should be located twenty-five to thirty (25-30) feet above finished grade for boulevard-scale street lighting and twelve to fourteen (12-14) feet above finished grade for pedestrian-scale street lighting. Finish color: fresh green.
- (3) Light standards selection to be specified by Planning and Building Director and Public Works Director/Designee.
- (4) Furnishings

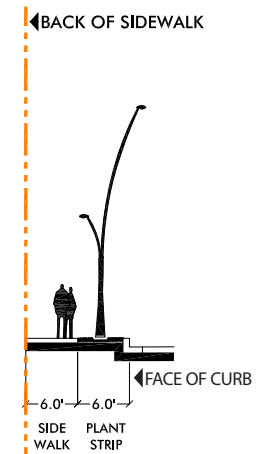


Fig.2.5.1. - 4)a) Typical Public Frontage

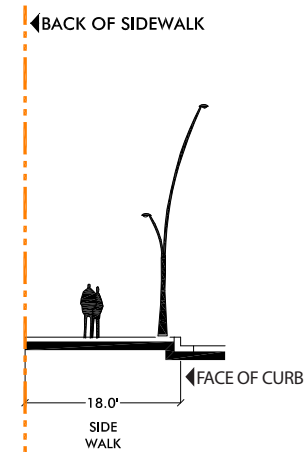
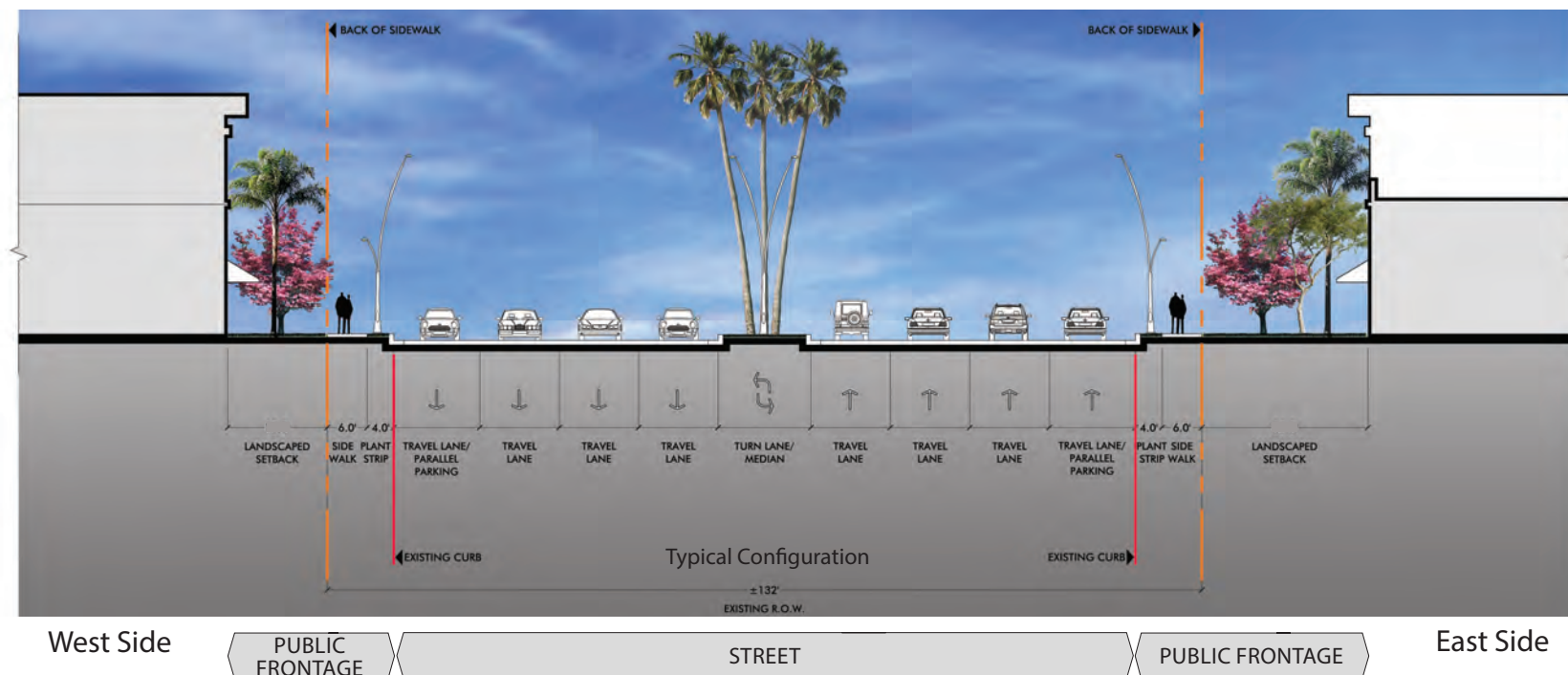


Fig.2.5.1. - 4.)b) Neighborhood Center Streetfront Public Frontage



5) Parkway Specifications

Parkway improvements, thoroughfare must include the following specifications (see diagram):

i) Thoroughfare Configuration:

- (1) Three (3) through lanes in each direction with occasional parallel parking along the sidewalk curb, and a landscaped center median with left turn pockets at select intersections.

ii) Center Median:

- (1) Curbed landscaped median with six (6) inch curbs and twelve (12) inch stamped concrete safety stepping areas on both sides.
- (2) An arrangement of alternating, informally shaped clusters of vegetation (Type A and Type B – described below) planted on within the median roughly every fifty to sixty (50-60) feet on-center. Strategically selected clusters of vegetation to be uplit at night. Low, native/water efficient groundcover of green foliage to be intermittent with the vegetation clusters.
 - (a) Type A cluster: a single multi-trunk palm tree - Phoenix reclinata - broad-leaf tall native/ water efficient grasses and medium-height native/ water efficient groundcover with flowers.
 - (b) Type B cluster: a cluster of single-trunk, medium-height palm trees - Wodyetia bifurcata (trees selected from nurseries that seeded the trees in California) - small accent pigmy palms – Phoenix roebelenii - and low native/ water efficient grasses and/or groundcover, preferably with flowers.

a) Typical Configuration:

Parkway improvements, public frontage must include the following specification (see diagram):

i) Pedestrian Zone

- (1) A minimum six (6) foot wide sidewalk separated from the back of curb by a seven and a half (7 ½) inch continuous planter strip with twelve (12) inch wide stamped concrete safety strip along the back of curb.
- (2) Unique double arm pedestrian-scale street lighting (reminiscent of colored Venetian lanterns that speaks to the romance and festive atmosphere of the beach in a modern way) located within the planting strip with a spacing of roughly eighty to ninety (80-90) feet on-center. The light source should be located at fourteen (14) feet from the finished grade with filters to create colored effects through a wrap-around foliage mask. Finish color: gun-metal.

- (3) Within planter strip, arrangements of two tall palm trees, with thick and very straight trunks - Roystonea regia – thirty (30) feet apart with a street light centered in between, are intermittent with an informal composition of medium-height palm trees - Wodyetia bifurcata and small accent pigmy palm trees - Phoenix roebelenii.
- (4) Planter strips to be built as functional stormwater management facilities whenever possible, landscaped with a mix of native/ water efficient, low groundcover of green foliage, which requires minimal irrigation and a low level of maintenance.
- (5) When parallel parking along the curb occurs, provide for breaks across the planting strip with stepping stones, in order to allow for passengers to reach the sidewalk.
- (6) Picket fence style benches with polysite slats and steel frame, and steel trash receptacles with an aesthetic that evokes the beach and surf culture. Metalwork and polysite finish color: white.



Fig.2.5.1. - 5a) Typical Configuration Public Frontage



b) *Neighborhood Center Streetfront with Access Lane*

Neighborhood Center with Access Lane improvements must include the following specification (see diagram):

i) **Access Lane Configuration:**

- (1) Protected access lane with a row of angled parking, in between the sidewalk and the existing curb face, is separated from the through lane by a curbed landscaped separator.
- (2) Palm trees located in flush tree wells centered in the parking lane approximately forty (40) feet on-center or every two to three (2-3) parking stalls. Tree species to be specified by Planning and Building Director and Public Works Director/Designee.

ii) **Access Lane Separator:**

- (1) A nine (9) foot curbed landscape separator with six (6) inch curbs and twelve (12) inch stamped concrete safety stepping areas on both sides located between the throughfare and access lane.
- (2) Unique double arm pedestrian-scale street lighting (reminiscent of colored Venetian lanterns that speaks to the romance and festive atmosphere of the beach in a modern way) located within the separator with a maximum spacing of eighty (80) feet on-center. The light source should be located at fourteen (14) feet from the finished grade with filters to create colored effects through a wrap-around foliage mask. Finish color: gun-metal.
- (3) Palm trees planted at a maximum spacing of forty (40) feet on-center. Tree species to be specified by Planning and Building Director and Public Works Director/Designee.
- (4) Separator to be planted with native/ water efficient, low groundcover of green foliage, which requires minimal irrigation and a low level of maintenance.

iii) **Pedestrian Zone**

- (1) A minimum twelve (12) foot wide sidewalk.
- (2) Unique single arm pedestrian-scale street lighting (reminiscent of colored Venetian lanterns that speaks to the romance and festive atmosphere of the beach in a modern way) at a maximum spacing of eighty to ninety (80-90) feet on-center along the sidewalk back of curb and placed between trees in the access lane. The light source should be located at fourteen (14) feet from the finished grade with filters to create colored effects through a wrap-around foliage mask. Finish color: gun-metal.
- (3) Picket fence style benches with polysite slats and steel frame, and steel trash receptacles with an aesthetic that evokes the beach and surf culture. Metalwork and polysite finish color: white.

c) *Neighborhood Center Streetfront with Palm*

Neighborhood Center Streetfront with Palm improvements must include the following specification (see diagram):

i) **Pedestrian Zone**

- (1) A minimum eighteen (18) foot wide sidewalk shall provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.
- (2) Unique double arm pedestrian-scale street lighting (reminiscent of colored Venetian lanterns that speaks to the romance and festive atmosphere of the beach in a modern way) located along the back of curb with a maximum spacing of eighty (80) feet on-center. The light source should be located at fourteen (14) feet from the finished grade with filters to create colored effects through a wrap-around foliage mask. Finish color: gun-metal.
- (3) Tall palm trees located in flush tree wells along the back of curb with an average spacing of forty (40) feet on center. Tree species to be specified by Planning and Building Director and Public Works Director/Designee.
- (4) Picket fence style benches with polysite slats and steel frame, and steel trash receptacles with an aesthetic that evokes the beach and surf culture. Metalwork and polysite finish color: white.

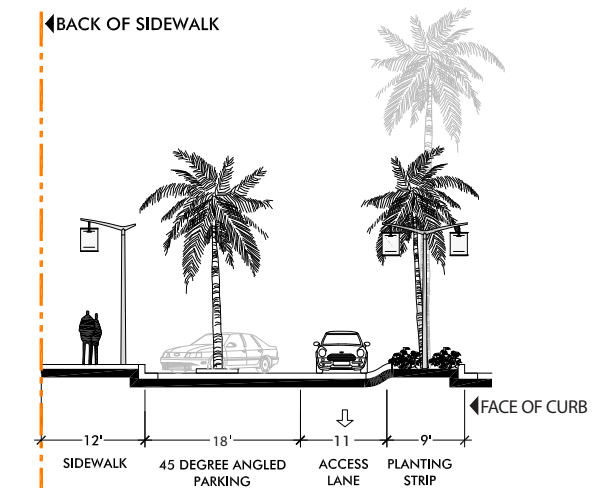


Fig.2.5.1. - 5)b)Neighborhood Center Streetfront with Access Lane Public Frontage

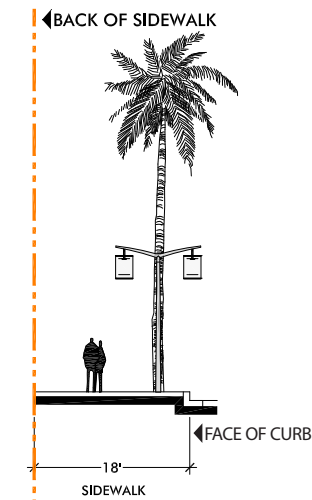


Fig.2.5.1. - 5)c) Neighborhood Center Streetfront with Palm Public Frontage

6) Standard Avenue

Standard Avenue improvements must include the following specification (see diagram):

i) Pedestrian Zone

- (1) A minimum eighteen (18) foot wide sidewalk shall provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.
- (2) Decorative double arm boulevard-scale and pedestrian-scale street lighting at maximum spacing of eighty (80) feet on-center. Light source should be located eighteen to twenty-five (18-25) feet above finished grade for boulevard-scale street lighting and twelve to fourteen (12-14) feet above finished grade for pedestrian-scale street lighting. Light standards selection to be specified by Planning and Building Director and Public Works Director/Designee.
- (3) Palm trees to be planted in flush tree wells at back of curb with a maximum spacing of forty (40) feet on-center. Tree species to be specified by Planning and Building Director and Public Works Director/Designee.
- (4) Trees should be maintained in a way that provides unobstructed views to showroom windows and building signage.

7) Neighborhood Streets

Neighborhood Street improvements must include the following specification (see diagrams):

i) Pedestrian Zone

- (1) A minimum six (6) feet wide sidewalk with a minimum six (6) feet wide continuous planting strip or twelve (12) feet wide sidewalk without continuous planting strip.
- (2) Streets with five (5) lanes or more shall provide pedestrian-scale/boulevard-scale decorative street lighting at a maximum spacing of ninety (90) feet on-center. Pedestrian-scale light source should be located twelve to fourteen (12-14) feet above finished grade and boulevard-scale light sources should be located eighteen to twenty-five (18-25) feet above finished grade.
- (3) Streets with four (4) lanes or less shall provide pedestrian-scale decorative street lighting at a maximum spacing of ninety (90) feet on-center. Light source should be located twelve to fourteen (12-14) feet above finished grade.
- (4) Light standards selection to be specified by Planning and Building Director/Designee.
- (5) Each block shall have a single species of moderately large shade tree with a maximum spacing of thirty (30) feet on-center. Palm trees can be used as accents. Special sub-surface construction is required to allow for proper tree growth and health. Tree species to be specified by Planning and Building Director/Designee.
- (6) Where no on street parking is present: trees must be located in continuous planting strips located along the back of curb (to buffer pedestrians from the adjacent roadway).
- (7) Where parallel parking is present: trees may be located in planting wells (with flush mounted tree grates as an option), or in continuous planting strips located along the back of curb.
- (8) Where angled parking is present: Trees shall be located in planting wells (with flush mounted tree grates as an option) at the back of curb.
- (9) Native/ water efficient, low groundcovers and shrubs, which require minimal irrigation and a low level of maintenance, must be located within planting strips.

ii) Landing Zone

- (1) The planting strip shall include a one (1) foot wide, paved auto passenger landing located along the back of curb.

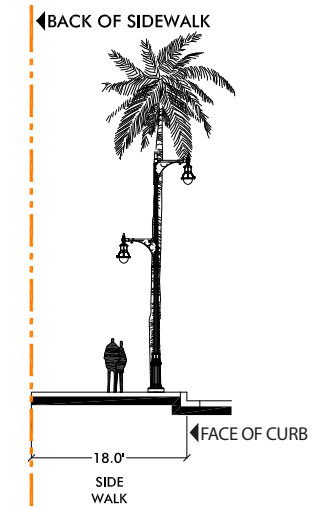


Fig.2.5.1 - 6) Standard Avenue

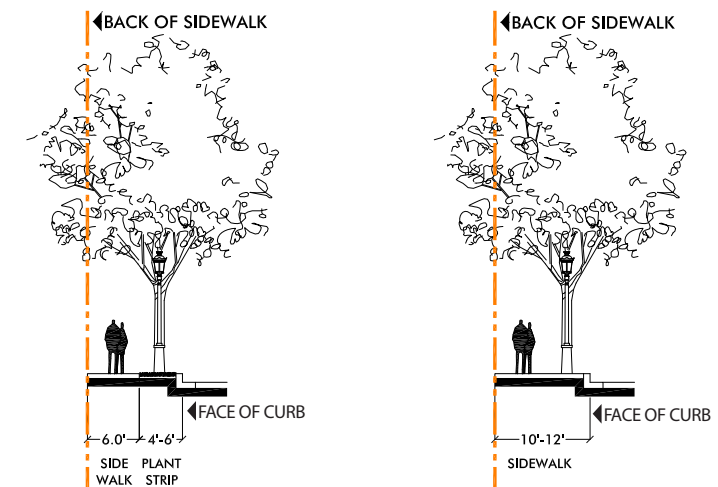


Fig.2.5.1 - 7) Neighborhood Streets