

CHAPTER 17.24
C-3, GENERAL COMMERCIAL CLASSIFICATION

§ 17.24.010. Purposes.

The uses designated in this chapter as permissible in the classification C-3 are considered compatible uses having common or similar performance standards in that they represent on-premises retail enterprises and involve only incidental and limited treatment, fabrication or assembly of commodities, or comprise types of enterprises involving the rendering of service both professional or to the person and permit facilities for recreation and entertainment. It is a further objective, by establishing limitations upon building height, ground coverage and floor space, to maintain a reasonable intensity of land use, amount of traffic and general environment which will make it possible for the City to more efficiently and economically design, install and maintain all physical public service facilities in terms of size and capacity, to adequately and permanently meet the needs resulting from a defined intensity of land use. Public utility installations, being governed by circumstances related to geographical areas to be served, are also included in this classification.

(Prior code § 44-62)

§ 17.24.020. Permitted uses.

A. In a C-3 zone, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter:

1. Appliance stores, and appliance repairing when the area devoted to repairing does not occupy more than 25% of the total floor area of the establishment.
2. Bakeries, retail.
3. Banks and savings and loan institutions.
4. Barber shops and beauty shops.
5. Book and stationery stores.
6. Bowling alleys.
7. Business, professional and public utility commercial offices.
8. Dairy products, retail sales of.
9. Dressmaking and millinery shops.
10. Dry goods and notion stores.
11. Drugstores.
12. Electrical distribution and transmission substation including microwave receiving and relaying installations; provided that:
 - a. Any fences surrounding such installations shall observe all yard requirements by this classification; and

- b. The areas between any fence and the property lines shall be appropriately landscaped and maintained.
- 13. Fire stations.
- 14. Florist shops.
- 15. Furniture store, and furniture repair and refinishing when the area devoted to finishing and repairing does not occupy more than 25% of the total floor area of the establishment.
- 16. Greenhouses (private and commercial) as an accessory use for propagation and culture only, and not for sale (orchid culture excepted).
- 17. Grocery and fruit stores.
- 18. Hardware stores.
- 19. Ice, packaged; storage and retail dispensing machines not exceeding five ton capacity.
- 20. Insurance agencies.
- 21. Jewelry stores.
- 22. Laundry agencies or clothes cleaning and pressing establishment using noninflammable and nonexplosive cleaning fluids or liquids.
- 23. Laundries, automatic; provided that not more than five persons are employed at any one time.
- 24. Libraries.
- 25. Locksmiths.
- 26. Meat markets or delicatessen shops.
- 27. Nurseries, horticultural stock and auxiliary supplies.
- 28. Parking lots; provided, that any area so used shall be improved and maintained in the manner required by Chapter 17.44, Article 3; and, provided further, that no such area shall be used for a car sales area or trailer sales area or for the accessory storage of cars or trailers.
- 29. Patrol and warning service, including private detective agencies.
- 30. Pet shops (no kennels).
- 31. Photographic supply stores.
- 32. Real estate brokers and sales offices.
- 33. Shoe stores and shoe repair shops.
- 34. Signs as set forth in Section 17.24.070(D).

35. Studios, such as interior decorating, record recording, couturier, artist, music, dancing, and photographic.
36. Tailors, and wearing apparel shops.
37. Telephone exchanges.
38. Telephones, Exterior. Exterior telephones are subject to review and approval from the Development Review Board, pursuant to Chapter 17.60 of this title.
39. Vending Machines.
 - a. Exterior vending machines, including, but not limited to, water vending machines, snack food vending machines, beverage vending machines, video tape vending machines, and flower vending machine, subject to review and approval from the Development Review Board, pursuant to Chapter 17.60 of this title.
 - b. Reverse vending machines, provided that in each instance an administrative permit is obtained, as set forth in Section 17.92.030(B)(1).
40. Multifamily housing development only when required by State housing law. Multifamily development proposed in any commercial zone shall comply with the objective design standards of the development regulations of the R-M zone.
41. Municipal facilities.

(Prior code § 44-63; Ord. 1198, 4/22/2025)

§ 17.24.030. Uses permitted subject to conditional use permit.

The following uses may be permitted; provided that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 17.48.020:

- A. Automobile service stations. Subject to standards as hereinafter provided in Section 17.44.120 of this title.
- B. Off-site billboards.
- C. Religious assemblies.
- D. Massage parlors.
- E. Game arcades.
- F. Establishments Offering Alcoholic Beverages for Sale.
 1. Liquor stores or establishments offering alcoholic beverages for sale for off-site consumption are subject to the following conditions:
 - a. No liquor store or establishment offering distilled spirits for sale for off-site consumption shall be located within 100 feet of any parcel of land zoned for residential, schools or churches. The distance between any liquor store and/or establishment offering alcoholic beverages for sale for off-site consumption and

any parcel of land zoned for residential, school, or church shall be measured from the main entry point of the establishment offering distilled spirits for sale for off-site consumption and measure with regard to intervening structures to the closest point on the property line of the residential, school, church, or any parcel zoned for such use.

- b. The property shall meet all landscaping and setback requirements for the zone in which it is located.
- c. Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Director of Planning.
- d. The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
- e. All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
- f. All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such design related to the building structure for which such facilities are intended to serve.
- g. Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
- h. The conditional use permit does not include approval for signing. A sign permit must be obtained from the Planning Department and approved by the Director of Planning prior to installation of any new signing.
- i. The parking area shall be surfaced and maintained with asphalt or concrete.
- j. A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
- k. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
- l. No phone booths or newsracks shall be located on the exterior of the premises.

2. Bars, cocktail lounges or any public premises offering alcoholic beverages for sale for consumption on the premises, where the sale of food is incidental to the sale of alcoholic beverages, shall be subject to the following conditions:
 - a. No establishment offering alcoholic beverages for sale for on-site consumption shall be located within 100 feet of any parcel of land zoned for residential use, schools or churches. The distance between any liquor store and any school, parcel of land zoned for residential use, or church shall be measured in a straight line, without regard for intervening structures, from the closest point on the exterior parcel line of the liquor store to the property line of the school, parcel zoned for residential use or church.
 - b. The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - c. Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Director of Planning.
 - d. The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - e. All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - f. All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such design related to the building structure for which such facilities are intended to serve.
 - g. Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - h. The conditional use permit does not include approval for signing. A sign permit must be obtained from the Planning Department and approved by the Director of Planning prior to installation of any new signing.
 - i. The parking area shall be surfaced and maintained with asphalt or concrete.
 - j. A minimum of seven percent of all off-street parking areas shall be landscaped

with suitable plant materials.

- k. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
- l. No phone booths or newsracks shall be located on the exterior of the premises.
- 3. Brewpubs, microbreweries, and distilleries, subject to the following conditions of approval:
 - a. Beer production shall not exceed a total of 16,000 barrels annually.
 - b. A microbrewery or distillery tasting room shall not exceed 25% of floor area.
 - c. A sewage plan with mitigations as needed shall be reviewed and approved by the City Engineer for implementation.
 - d. Hours of operation for a tasting room shall be limited to 12:00 p.m. to 9:00 p.m. on Sundays to Thursdays and 11:00 a.m. to 10:00 p.m. on Fridays and Saturdays.
 - e. Loading and unloading activities are prohibited on Sundays and restricted to 8:00 a.m. to 6:00 p.m. on Mondays to Saturdays.
 - f. The display of alcoholic beverage manufacturing products shall not be located outside of a building or within five feet of any public entrance to the building.
 - g. Retail sales of alcoholic beverages shall be limited to alcoholic beverages manufactured on site.
 - h. No person under the age of 21 shall be permitted within a tasting area. Minors shall be permitted in other areas provided there is no tasting/sampling of alcoholic beverages.
 - i. Live entertainment shall not be permitted without first obtaining an approved live entertainment permit pursuant to Section 5.04.040 of the Paramount Municipal Code.
 - j. An alcoholic beverage manufacturer shall not serve brands of alcoholic beverages distributed by a competing alcoholic beverage manufacturer. The alcoholic beverages served shall be limited to the products that are authorized to be sold by the alcoholic beverage manufacturer under its license issued by the Department of Alcoholic Beverage Control (ABC).
 - k. The property shall meet all landscaping requirements for the zone in which it is located.
 - l. For new development, the property shall meet all setback requirements for the zone in which it is located.
 - m. Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of

adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Planning Director.

- n. The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - o. All outside trash, garbage, refuse, recyclable, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - p. All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property.
 - q. Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - r. Any approval of this conditional use permit does not include approval for signing. A sign permit must be separately obtained from the Planning Department and approved by the Planning Director prior to installation of any new signing. There shall be no exterior signage, including advertising directed to the exterior from within, promoting the availability of alcoholic beverages.
 - s. The parking area shall be surfaced and maintained with asphalt or concrete.
 - t. A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials approved by the Planning Department.
 - u. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - v. No phone booths or newsracks shall be located on the exterior of the premises.
4. Bona fide eating establishments (excluding brewpubs) where 51% or more of the gross receipts are from the sale of food offering alcoholic beverages for sale for on-site consumption shall be subject to the following conditions of approval:
- a. The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - b. Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall

also show the location of all perimeter walls and shall be subject to the approval of the Director of Planning.

- c. The site for the proposed use shall be related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - d. All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative-masonry wall not less than six feet in height, with appropriate solid gate. Such storage area shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - e. All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such design related to the building structure for which such facilities are intended to serve.
 - f. Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - g. The conditional use permit does not include approval for signing. A sign permit must be obtained from the Planning Department and approved by the Director of Planning prior to installation of any new signing.
 - h. The parking area shall be surfaced and maintained with asphalt or concrete.
 - i. A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - j. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
- G. Gymnasiums, public commercial, or physical culture studios.
- H. Hospitals.
- I. Mortuaries.
- J. Restaurants, cafés, dinner houses, or establishments offering food for in-house consumption.
- K. Unclassified uses, see Chapter 17.40.
- L. Permanent outside retail sales areas shall be subject to the following conditions:
- 1. The applicant must obtain a conditional use permit from the Planning Commission prior to the operation of a permanent outdoor sales area.
 - 2. The permanent outside sales area shall be restricted to 10% of the gross lot area.

3. All setback requirements for the C-3 (General Commercial) zone shall be observed.
 4. All off-street parking requirements shall be observed. The permanent outdoor sales area shall be subject to the same parking requirements as the building area.
 5. The permanent outside storage area is subject to the development standards of the C-3 (General Commercial) zone. The Planning Commission shall require architectural treatments to the permanent outdoor sales area which make the area consistent with the existing development standards of the buildings on the property.
 6. The items in the permanent outdoor sales area must be kept in a neat and orderly manner. There shall be at minimum, two-foot-wide walk aisles every five feet.
 7. No trash, debris, packing cartons or other storage materials or equipment shall be allowed in the permanent outdoor sales areas.
 8. The wall enclosing the permanent outdoor sales area shall be, at a minimum, three feet high and, at a maximum, six feet high. The minimum percentage of surface area of the wall which may be solid and view obscuring is 25%. The remainder of the surface area of the wall must be constructed with decorative fence materials to allow visibility into the permanent outdoor sales area.
 9. The items in the permanent outdoor sales area shall not be stacked above the height of the wall.
 10. The items contained within the permanent outdoor sales area shall be restricted to products for retail sales only.
- M. Small collection facilities. Subject to standards set forth in Section 17.92.030(B)(2).
- N. Firearms sales.
- O. Medical and dental offices, medical and dental clinics, medical and dental laboratories, and optometrist offices.
- P. Check cashing businesses.
- Q. Food voucher markets.
- R. Non-public schools, including, but not limited to, private, trade, business, vocational, and charter schools; and educational organizations sponsored by a public school board or County Board of Education.
- S. Drive-through retail or service.
- T. Extended hour retail.
- U. Freestanding automated teller machines (ATMs).
(Prior code § 44-64; Ord. 1198, 4/22/2025)

§ 17.24.040. Prohibited uses.

- A. The storage of trucks or commercial vehicles owned independently of a primary licensed business on any parcel; or
- B. Truck yards or the storage of trucks or commercial vehicles as the primary use on any parcel; or
- C. The storage of trucks or commercial vehicles unassociated with the primary business operations at any on-site building on any parcel;
- D. Pawn shops;
- E. Smoke shops or tobacco shops.

For purposes of this section, trucks or commercial vehicles, which include truck tractors, truck trailers, or any combination thereof, are defined in Section 10.12.070 of this Code.

(Prior code § 44-64.1; Ord. 1198, 4/22/2025)

§ 17.24.050. Development standards in general.

All buildings constructed in the C-3 (General Commercial) zone shall conform to the adopted architectural guidelines of the central business district.

(Prior code § 44-64.1; Ord. 1198, 4/22/2025)

§ 17.24.060. Yard standards.

- A. Yards and Open Spaces Generally. Except as provided in this chapter, every required yard and open space shall be open and unobstructed from the ground to the sky. No yard or open space provided around any building for the purpose of complying with the provisions of this title shall be considered as providing a yard or open space for any other building, and no yard or open space on any adjoining property shall be considered as providing a yard or open space on a building site whereon a building is to be erected.
- B. Front Yards. No building, wall, structure or fence shall be located closer than 10 feet to the property front line. The space between the building, wall, structure, or fence and the property front line shall be landscaped and permanently maintained, and not otherwise used. Front yard requirements shall be measured from the lot front line, such line being coterminous with the ultimate street or highway line of the fully or partially widened street or highway. Where property abuts upon a private street, the depth of the required front yard shall be measured from the indicated edge of the private street, Section 17.44.280.

Front yard requirements shall be measured from the lot front line, such line being coterminous with the ultimate street or highway line of the fully or partially widened street or highway. Where property abuts upon a private street, the depth of the required front yard shall be measured from the indicated edge of the private street.

- C. Side Yards. Side yards shall be provided as follows:
 - 1. Interior Lots. On interior lots, no side yard need be provided except as may be required by a variance, unclassified use permit or conditional use permit.
 - 2. Corner Lots and Reverse Corner Lots. On corner lots and reverse corner lots, a

minimum 10-foot side yard shall be provided. Such side yard shall be totally landscaped as specified herein.

3. Parking Lots. Seven percent of the parking lot area shall be landscaped.
- D. Rear Yards. No rear yard setback shall be required.
- E. Vision Clearance Requirement for Corner Lots and Reverse Corner Lots. All corner lots and reverse corner lots subject to yard requirements shall maintain for safety vision purposes a triangular area one angle of which shall be formed by the lot front line and the side line separating the lot from the street, and the sides of such triangle forming the corner angle shall each be 15 feet in length measured from the aforementioned angle. The third side of such triangle shall be a straight line connecting the last two mentioned points which are distant 15 feet from the intersection of the lot front and side lines, and within the area comprising such triangle, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than 42 inches above the established grade shall be permitted, Section 17.44.290.
- F. Permitted Intrusions into Required Yards. The following intrusions may project in any required yards:
 1. Fireplace structures not wider than eight feet measured in the general direction of the wall of which it is a part, one foot.
 2. Uncovered porches and platforms which do not extend above the floor level of the first floor, 18 inches; provided, that they may extend six feet into the front yard.
 3. Planting boxes or masonry planters not exceeding 24 inches in height measured from the ground level may extend into any required front yard. Such height limitation does not apply to plants contained in planter boxes.
 4. Eaves may intrude into a required yard 18 inches, Section 17.44.300.
 5. Monument signs may be placed in the landscape planter area subject to Section 17.24.080(E).
- G. Walls, Fences, and Hedges. No barbed wire, concertina wire, razor wire or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear or front yard where visible from the public right-of way.
(Prior code § 44-65)

§ 17.24.070. Building standards.

- A. Maximum Height.
 1. In a C-3 zone, buildings may be erected to a height of 45 feet.
 2. On through lots 150 feet or less in depth, the height of a building on such lot shall be measured from the sidewalk level of the street on which the building fronts. On through lots of more than 150 feet in depth, the height measurements for the street permitting the greater height shall apply to a depth of not more than 150 feet from the street, Section 17.44.200.

3. Penthouses or roof structures for the housing of elevated stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls, skylights, towers, roof signs, flag-poles, chimneys, smokestacks, wireless masts, church steeples and belfries and similar structures may be erected above the height limits by this chapter prescribed, but no penthouse or roof structure or any other space above the height limit prescribed for the zone in which the building is located shall be allowed for the purpose of providing additional floor space, Section 17.44.210.
- B. Maximum Floor Area. The maximum permitted floor area to be contained in all buildings on a lot in a C-3 zone shall not exceed two times the area of the lot.
- C. Installation of Exterior Security Doors, Gates and Window Coverings. The installation of exterior security doors, gates and window coverings, including, but not limited to, bars, grilles, grates, and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited.
- D. Tarps.
1. Tarps made from materials, including, but not limited to, canvas, fabric, plastic, rubber, nylon or acetate are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
 2. For legal, nonconforming residential properties, tarps may be used to drape common household items (e.g., bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material.
 3. The provisions of this subsection do not apply to freestanding fabric shade structures that are professionally manufactured, mechanically folding, "pop up" style shade structures, located at legal, nonconforming residential properties. These structures may be placed within the rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.
 4. The provisions of this subsection do not apply to tarps used on legal, nonconforming residential properties.
- E. Exterior Winter Holiday Lights.
1. For legal, nonconforming residential properties, exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15th of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15th of each year. For purposes of this subsection, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday

season during those times stated herein, that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure or dwelling permitted under this chapter.

2. In interpreting and applying the provisions of this subsection, the Planning Director shall use reasonable judgment to determine if a specific string of lights is considered winter holiday lights.
3. The decision of the Planning Director may be appealed to the Development Review Board within 10 days after the decision of the Planning Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within 10 days after the decision of the Development Review Board. The decision of the City Council shall be final.

(Prior code § 44-66; Ord. 1198, 4/22/2025)

§ 17.24.080. Site standards.

A. Landscaping. Exclusive of driveways and walkways, all required setback areas shall be totally landscaped and improved in accordance with the provisions specified herein. Landscaping plans specifying the size, type quantity and location of all plant material shall be submitted to the Director of Planning for approval.

1. Approval criteria for landscaping plans will consider, but not be limited to the following items:
 - a. The adequacy of plant material in achieving a buffer along public streets.
 - b. The use of landscaping to enhance the aesthetic quality of property and buildings.
 - c. The general suitability relative to the placement and type of plant material selected for screening purposes.
2. All required landscaping areas shall be subject to, but not limited to the following minimum standards:
 - a. Irrigation. All landscaped areas shall be provided with a water efficient irrigation system consisting of:
 - i. Drip irrigation.
 - ii. Bubblers for shrubs and trees.
 - iii. Rotating sprinklers rated at emitting less than one-gallon of water per minute.
 - iv. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually about 10 to 15 psi) or the rotating sprinklers (usually about 35 psi).
 - v. Separate valves for each portion of the landscape (known as 'hydrozones') that requires a unique watering schedule.

- b. Planters. All landscaping shall be planted in permanent planters surrounded by six inches by six inches tall concrete curbing except where a planter abuts a building or concrete block wall.
- c. Trees.
 - i. One 24-inch box tree and three 15-gallon trees shall be required for every 50 lineal feet of landscaping, adjacent to any public right-of-way.
 - ii. All trees shall be a minimum 15-gallon size.
 - iii. Trees shall be kept not less than:
 - (A) 20 feet back of beginning of curb returns at any street intersection.
 - (B) 20 feet from lamp standards and poles.
 - (C) 10 feet from fire hydrants.
 - (D) Five feet from service walks and driveways.
- d. Landscape. All setback areas shall be fully landscaped utilizing water efficient materials with drought resistant plants as a minimum requirement. Additional plant material such as shrubs and groundcover may be used to supplement landscaped areas. All setback areas fronting a street must be planted with drought resistant landscaping, to the maximum extent possible.
 - i. Landscape Materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf and permeable hardscape.
 - ii. Plant Density. Plant density shall cover at least 65% of the front yard area. Acceptable materials are: Drought tolerant plants, artificial turf, and permeable materials or a combination thereof.
 - iii. Non-Plant Density. A maximum of 35% of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three-inch layer of mulch, decomposed granite, or artificial turf.
 - iv. Turf Replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water onsite are preferred when replacing existing turf.
 - v. Artificial Turf. Artificial turf as a possible landscape alternative is subject to the following conditions:
 - (A) Site Preparation. Artificial turf must be properly prepared by a licensed contractor, including site preparation and installation of base materials. Site preparation must consist of:
 - (1) Removal of all existing plant material and top three inches of soil in

the installation area.

- (2) Recommended use of weed spray to assist in site preparation.
- (3) Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
- (4) Area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.

(B) Installation.

- (1) Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
- (2) Artificial turf cannot encroach upon living plants/trees and must end at least three inches from the base of any newly planted plant/tree.
- (3) Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.

(C) Materials. Artificial turf product must:

- (1) Have an eight-year, "no-fade" manufacturer's warranty.
- (2) Be permeable to water and air and non-flammable.
- (3) Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.
- (4) Have a hole punched permeable backing with spacing not to exceed four inches by six inches on center.
- (5) Have a minimum blade length (pile height) of one and one-quarter inches.
- (6) Have a minimum face weight of 65 ounces.
- (7) Infill materials can consist of ground rubber or silicon sand.
- (8) Nylon based or plastic grass blades (i.e., patio carpet or astro-turf) are not permitted.

(D) Maintenance.

- (1) Artificial turf must be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.
- (2) Proper weed control must be maintained at all times.

(3) Damaged areas must be repaired or replaced.

- vi. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios and courtyards.
- vii. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.
- viii. Water-Efficient Landscape Provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.92 of this title.
- ix. All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Section 12.32.050.

B. Open Space. Additional open spaces, both as to amount and location on the premises may be required in a C-3 zone in connection with a conditional use permit, unclassified use permit, variance or site plan to apply the established requirements of this chapter and related provisions of this Code and other ordinances pertaining to such subjects as off-street parking, loading and unloading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to marginal traffic pattern, vision clearance (traffic), drainage and lighting.

C. Parking.

1. Generally. Every building shall be provided with parking space as required in this chapter, and such parking space shall be made permanently available and be permanently maintained for parking purposes. Storage of commercial vehicles and recreational vehicles is prohibited, including temporary overnight storage. Any alteration of parking and loading areas shall be subject to the procedures and requirements established in this chapter.

Any construction or alteration of required off-street parking shall be submitted to and approved by building and safety and planning prior to issuance of building permits.

2. Number of Off-Street Parking Spaces Required.
 - a. Generally. Uses in the C-3 zone shall provide one automobile storage space for each 250 square feet of gross floor area of any building or structure to be served thereby.
 - b. General and Professional Offices. One parking space for each 300 square feet of gross floor area.
 - c. Medical, and Dental Offices, Medical and Dental Clinics, Medical and Dental Laboratories, and Optometrist Offices. One parking space for each 200 square feet of gross floor area.
3. Spaces for the Physically Handicapped. These spaces shall be provided for publicly funded facilities and private facilities serving the general public at the rate of one off-

street parking space measuring 12 feet by 20 feet per every zero to 25 required spaces. Such spaces shall be delineated by stenciling "Handicapped Only" in block letters on the surface of each space.

4. Specific Uses. The following uses, wherever located shall provide parking facilities as follows:
 - a. Banks: One space per 200 square feet floor area.
 - b. Bowling alleys: Four parking spaces for each alley.
 - c. Religious assemblies: One parking space for each four seats in the principal place of assembly for worship, including balconies and choir lofts. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon no less than 22 lineal inches of pew or bench length per seat. If there are no fixed seats, there shall be provided one parking space for each 60 square feet of gross floor area of such principal place of assembly or worship.
 - d. General and professional offices: One parking space for each 300 square feet of gross floor area.
 - e. Hospitals: Two parking spaces for each bed.
 - f. Hotels: One parking space for each bedroom.
 - g. Libraries, when located on publicly-owned sites: One parking space for each 250 square feet of gross floor area.
 - h. Medical and dental offices, medical and dental clinics, medical and dental laboratories, and optometrist offices: One parking space for each 200 square feet of gross floor area.
 - i. Mortuaries: One parking space for each 25 square feet of floor area devoted to assembly purposes.
 - j. Motels: One parking space for each sleeping unit or dwelling unit.
 - k. Outdoor uses (auto sales, boat sales, nurseries, and other uses not contained in a building or structure, except for truck equipment storage yards): One space per 2,000 square feet lot area, four spaces minimum; or one per two employees, whichever is greater.
 - l. Public uses (utility facilities, including electrical substations, telephone exchanges, maintenance and storage facilities; support systems such as fire stations and maintenance facilities which are not generally visited by the general public): One space per 500 square feet office/work area space within a structure; or one per two employees, whichever is greater. Plus one space per use-related vehicle.
 - m. Racquetball facilities: Three parking spaces for each racquet ball court.
 - n. Restaurants: One parking space for every three permanent or removable seats (or three 22-inch bench sections), provided, however, that each restaurant must

provide a minimum of five parking spaces.

- o. Rest homes, nursing and convalescent homes: One space for each four beds.
- p. Rooming houses and boarding houses: One parking space for each sleeping room.
- q. Sanitariums: One parking space for each four beds.
- r. Schools, business and trade: One space per 150 square feet; or one per two students designed capacity whichever is greater.
- s. Schools, elementary and junior high: One parking space for each employee and each faculty member.
- t. Schools, high schools: One space per total number of employees and faculty; designed capacity, plus one space per seven students designed capacity.
- u. Schools, nursery, daycare facilities: Three spaces minimum including one space per every two employees working on the largest shift. An off-street area for loading and unloading children shall be provided on the site and laid out in such a manner as to provide for forward movement of vehicles during entry and exit.
- v. Service stations: Two spaces per bay in building, plus one additional space per employee on largest shift. Vehicles may be parked only in designated spaces, and only during business hours, or not more than 24 hours.
- w. Stadiums, sports arenas, auditoriums (including school auditoriums) and other places of public assembly (other than churches and theaters) and clubs and lodges having no sleeping quarters: One parking space for each three fixed seats in all parking-generating areas used simultaneously for assembly purposes. Where fixed seats consist of pews or benches, the seating capacity shall be computed upon not less than 22 lineal inches of pew or bench length per seat. If there be no fixed seats, then one parking space for each 40 square feet of floor area used for assembly purposes.
- x. Theaters: One parking space for each five fixed seats, (or five 22-inch bench sections), or one space per 35 square feet non-fixed seating area for assembly purposes; 10 spaces minimum.

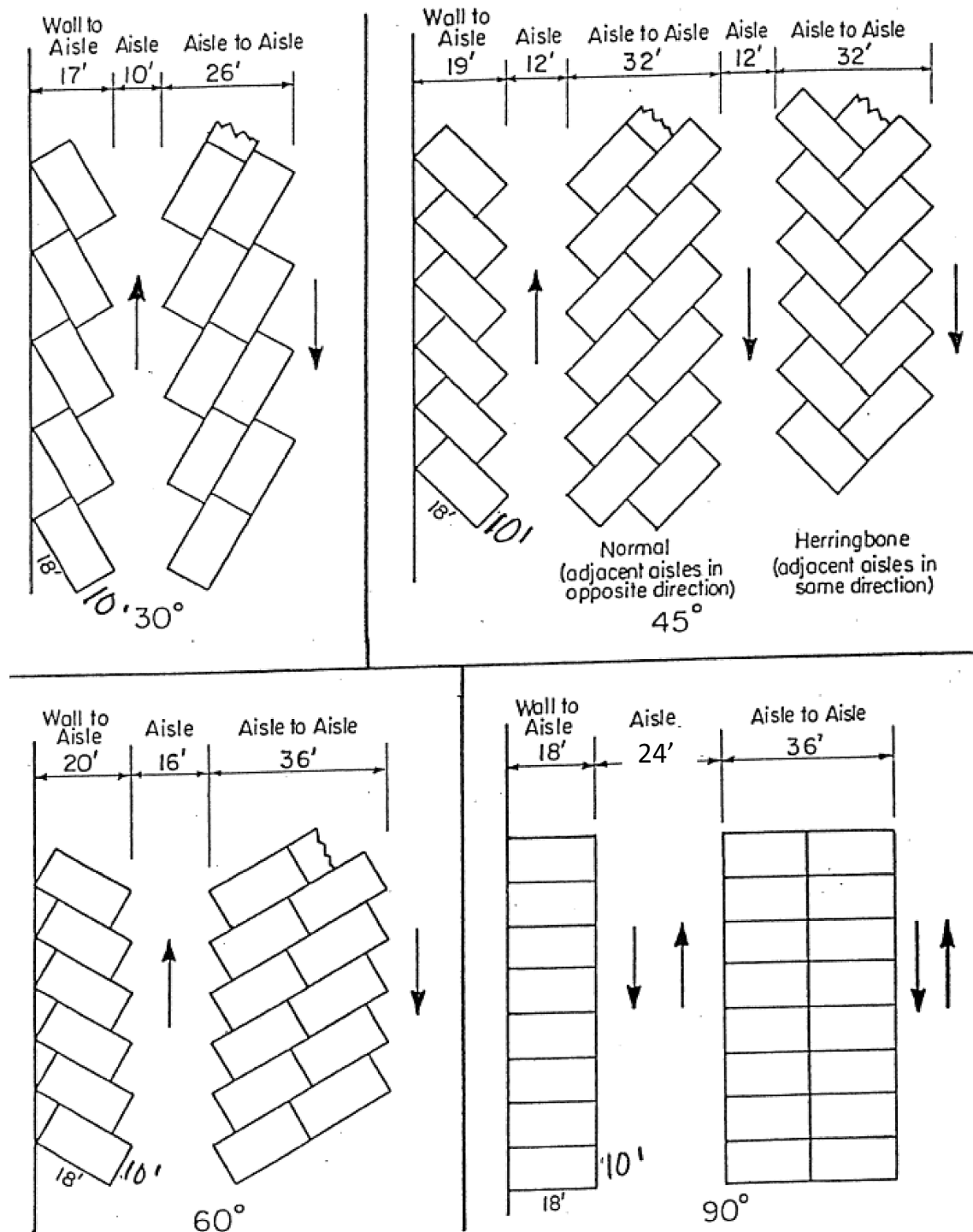
The parking requirements for a use not specifically named herein shall be determined by the Planning Commission in the manner set forth in Section 17.44.040 and such determination shall be based upon the requirements for the most comparable use specified herein.

- 5. Size, Location, Design and Required Improvement and Maintenance of Parking Spaces and Areas.
 - a. Size of Parking Spaces. Compact automobile parking spaces shall not be less than eight and one-half feet in width or 16 feet in depth. The total number of compact parking spaces shall not exceed 25% of the required number of parking spaces. Individual spaces shall be identified by a sign located at the front of each space. Several spaces located in a common area shall be identified with adequate signing.

- b. Location. Off-street parking facilities shall be located as hereinafter specified. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

For all other uses, parking facilities shall be located not more than 150 feet from the use such facilities are required to serve.

- c. Design. Off-street open parking lots, whether privately or publicly owned and operated, shall be designed to the following specifications:
 - i. A parking facility shall be divided into parking lanes.
 - ii. A parking lane shall be composed of an unobstructed driving aisle flanked on each side by a tier of parking stalls.
 - iii. Parallel parking lanes shall be separated from each other by a physical barrier or bumper firmly attached to the ground and having a height of not less than eight inches, or by metal posts not less than four inches in diameter and four feet in height, which are firmly anchored in the ground.
 - iv. The width of a parking lane shall be the horizontal distance of a line drawn at right angles to the fixed bumper strips or posts on either side of the parking lane, and the required width of such lanes shall be as indicated in the following diagram:

Exhibit A

- v. Adjoining parallel parking lanes shall be designated for car movement in opposing directions. The parking lanes and connecting driveways shall be

comprehensively designed so far as possible to permit circulation of cars from one parking lane to another without the necessity to emerge onto boundary streets to reach one parking lane from another.

- vi. Where a multiple lane parking lot fronts upon only one street, there may be only one entrance-exit to each 120 feet of frontage upon such street.
 - vii. Where parking lots occupy property located at an angle formed by intersecting streets, any exit from the parking lot by which cars will emerge from the parking lot into traffic flow that is approaching the street intersection shall be located no closer to the intersection than 75 feet, or two-thirds of the length or width of the frontage of the parking lot upon the same street, whichever is least.
 - viii. Where parking lots, by reason of shape or restricted area, can provide only one tier of angle parking, or where larger parking lots designed according to the specifications herein set forth have remnant of area capable of accommodating only one tier of angle parking stalls, such single tier of parking stalls and the driving aisle shall maintain the same ratio of dimensions as pertain to full parking land under the schedule of widths contained herein.
 - ix. Any off-street parking facility shall be so designated that any vehicle emerging from the parking facility shall be able to enter the bounding street or alley by moving in a forward direction.
- d. Required Improvement and Maintenance of Parking Areas. Every lot used as a public or private parking area and having a capacity of five or more vehicles, and vehicle sales areas and trailer sales areas, shall be developed and maintained in the following manner:
- i. Surfacing. Off-street parking areas and vehicle sales areas shall be surfaced and maintained with Portland cement, concrete or bituminous pavement, or suitable material so as to eliminate dust or mud, and shall be so graded and drained as to dispose of all surface water. Drainage shall be taken to the curb or gutter and away from adjoining property. In no case shall such drainage be allowed across sidewalks.
 - ii. Border Barricades, Screening, Landscaping and Lighting. Every parking area and vehicle sales area that is not separated by a wall from any street or alley property line upon which it abuts shall be provided with a suitable concrete curb of not less than eight inches in height, located not less than three feet from such street or alley property lines and such curb or barrier shall be required across any driveways or entrances to such parking area or vehicle sales area.
 - iii. Screening. Every parking area or vehicle sales area which abuts property located in one of the "R" zones shall be separated from such property on the common property line by a solid wall not less than six feet in height measured from the grade of the finished surface of such parking area closest to the

contiguous "R" zoned property; provided, that along the portion of the common property line constituting depth of the required front yard on the adjoining "R" zoned property, the wall shall be not more than 42 inches in height. No such wall need be provided where the elevation of that portion of the parking area or vehicle sales area immediately adjacent to an "R" zone is six feet or more below the elevation of such "R" zoned property along the common property line.

- iv. Landscaping. Landscaping plans for required off-street parking areas shall be approved by the office of landscape architecture and shall meet the following minimum standards:
 - (A) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (B) One 15-gallon size tree shall be provided for every six parking spaces and shall be permanently maintained within the off-street parking area, even if such provision causes the seven percent landscaping requirement to be exceed. Where the total quota of trees results in a fraction the next lower full unit shall be provided.
 - (C) In the case of parking areas with less than 12 parking spaces, a minimum of two 15-gallon size trees shall be provided.
 - (D) No tree shall be planted closer than 30 inches from the edge of any planter.
 - (E) All landscaping shall be planted in permanent planters surrounded by six inches wide by six inches tall concrete curbing, except where a planter abuts a building or a concrete block fence.
 - (F) All landscaping areas shall be provided with a fixed and permanent watering system, consisting of piped water lines with sufficient sprinklers to insure complete coverage.
 - (G) Approval criteria shall consider adequacy of plant material, buffers along public streets, dispersion of trees to break up large pavement expanses and general suitability of plant materials selected.
 - v. Lighting. All parking areas and vehicle sales areas shall be illuminated with artificial lighting to a degree equal to one point five candles per square foot. Any lights provided to illuminate outdoor parking areas or vehicle sales areas shall be arranged to prevent glare or direct illumination in any adjacent residential zone.
6. Joint Use of Required Parking Facilities. The Planning Commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:
- a. Except for churches, auditoriums and theaters and residential uses, up to 50% of

the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to 50% of the parking facilities required by this chapter for a use considered primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use; provided, that such reciprocal parking arrangements shall be subject to conditions set forth in paragraph (6)(c) below. In the case of churches, auditoriums and theaters located in a commercial zone, 25% of the required parking may be so provided.

- b. The following uses are typical of daytime uses: banks, business offices, retail stores, personal service shops, clothing stores, shoe repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical of nighttime and/or Sunday uses: auditoriums incidental to public or parochial schools, churches, dance halls, theaters, bars and lodge halls.
- c. Conditions required for joint use are as follows:
 - i. The building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within 150 feet of such parking facility.
 - ii. The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.
 - iii. Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this section, shall be recorded in the office of the County Recorder as a limiting covenant applicable to the property comprising the parking facilities, and copies thereof filed with the Building Department and Planning Commission, Section 17.44.470.

D. Signs.

1. General Requirements for All Signs.

- a. **Sign Drawing.** A sign drawing must be submitted to the Director of Planning for approval prior to the installation of any sign. The drawing shall include the proposed sign dimensions, colors, type, style, materials, elevation above final grade level, and the method of illumination. The proposed sign shall be superimposed on a photograph of the proposed sign location. Creative signs as allowed by this section are additionally subject to review and approval from the Development Review Board, pursuant to Chapter 17.60 of this title.
- b. **Approval Criteria.** Approval criteria for a sign shall include, but not be limited to, letter type, logos, and colors. A proposed sign shall not detract from the character of a historic landmark; shall not be located so as to have a negative impact on an adjacent property or suite; shall not detract from the pedestrian quality of a street or area; and shall not add to an overproliferation of signs on a particular property.

A proposed sign shall not interfere with pedestrian or vehicular lines of sight.

- c. **Sign Design.** All permanent signs shall be designed by professionals, including architects, building designers, landscape architects, interior designers, or those whose principal business is the design, manufacture, or sale of signs, or others who are capable of producing professional results.
- d. **Sign Measurements.** Sign area shall be measured by enclosing the entire sign or, collectively, all the letters or other units thereof, within sets of parallel lines touching the outer limits of the sign.
- e. **Permits.** All necessary permits shall be obtained prior to the installation of any sign.
- f. **Location.** Signs shall not obscure windows, grillework, columns, pilasters, vents, or ornamental features.
- g. **Sign Copy.** The sign shall display only the established trade name or basic product name, or a combination thereof. Information such as telephone numbers, websites, and product lists is not permitted.
- h. **Permitted Sign Types.** Permitted sign types shall include window, wall, plaque, undercanopy, suspended, address, monument, pylon, awning, projecting, and portable signs.
- i. **Prohibited Signs.** The following sign types shall be prohibited:

Signs constituting a pedestrian or vehicular traffic hazard; unlawful advertising; off-premises signs; mobile billboards; vehicle signs attached to motor vehicles that are parked on or adjacent to property for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold, service offered, or business located on the property; pole signs; light bulb strings and exposed tubing; banners, pennants, flags, and balloons used as permanent signs; signs in proximity to utility lines; signs on public property or public rights-of-way; can (cabinet) style wall signs; painted wall signs; flat, unframed metal/wood/acrylic "panel" signs; roof-mounted signs; vinyl awnings; obscene or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value; signs advertising home occupations; signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit or standpipe, or obstruct a required ventilator, door, stairway, or window above the first floor, or create other hazards; signs not in compliance with the provisions of this chapter. All off-premises signs of any type whatsoever shall be prohibited.
- j. **Restricted Signs.** The following sign types are generally inconsistent with the purposes and standards of this chapter but may be allowed through separate approvals:
 - i. Temporary signs, including feather flags, banners, pennants, balloons, and

inflated signs, may be allowed pursuant to Section 17.44.170 of this title.

- ii. Animated, moving, flashing, blinking, reflecting, revolving, or other similar signs or signs that incorporate one or more of these elements are prohibited unless approved as a creative sign.
 - iii. Exposed neon tubing wall signs or signs that incorporate this element are prohibited unless approved as a creative sign.
 - iv. Roof signs extending above the roof of a structure are prohibited unless approved as a creative sign.
 - v. Signs emitting visible matter are prohibited unless approved as a creative sign.
- k. Sign Fabrication and Installation. All permanent signs shall be fabricated and installed by persons whose principal business is building construction or a related building construction or a related trade including sign manufacturing and installation businesses, or others capable of producing professional results.
- l. Sign Maintenance.
- i. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Defective or missing sign parts shall be replaced, and signs shall be maintained in a presentable condition such that they do not detract from the appearance of the surrounding area.
 - ii. Any repair to a sign shall be of materials and design of equal or enhanced quality as the original sign.
 - iii. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with this Code.
 - iv. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.
- m. Sign Removal. When a business, activity, or entity that is the subject of an on-site sign leaves the site, the sign shall be removed within 30 days thereafter. Affected building surfaces shall be restored to match the adjacent portion of the structure.
2. Window Signs. Specific design criteria for window signs shall be as follows:
- a. Location. Window signs shall be allowed on windows facing streets and windows facing interior areas of a shopping center. Window signs are permitted on ground floor and second floor windows. Window signs are prohibited on windows above the second floor of a building.
 - b. Size. Sign area shall be limited to 40% of the square footage of each grouping of adjacent windows, including a glass door, within an outer framed pane of glass. Sign area shall be limited to 40% of each glass door that is not adjacent to a window. No more than 33% of the square footage of each grouping of adjacent

windows, including a glass door, within an outer framed pane of glass of an establishment that sells alcohol for off-site consumption shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. Window signs advertising alcohol and/or tobacco shall be placed a minimum of 42 inches above the interior floor.

- c. **Digital Display Signs.** Digital display signs may be installed on the interior side of a window. The exterior installation of a digital window sign is prohibited. Digital sign area shall be included in the calculation of the allowable sign area as set out in subsection (2)(b) above. The maximum height of a digital sign when installed is 30 inches. A digital sign message or display can change no more frequently than every 10 seconds. Scrolling, flashing, rotating, pulsating, moving, or blinking is prohibited. The intensity of illumination shall be static between messages. One digital sign is permitted per building or suite street frontage.
 - d. **Incidental Window Signs.** Incidental window signs displaying pertinent business information such as the business hours of operation, credit cards accepted, and commercial and civic affiliations shall be excluded from area calculations for window signs provided such incidental window signs are maintained in a clean, orderly condition.
 - e. **Transparency.** With the exception of window signs described herein, windows and clear doors shall be maintained in a transparent condition during normal business hours, except that any blinds, curtains, and other non-transparent window coverings will only be closed during times when sun or glare presents an observable problem for the users.
3. **Wall Signs.** Specific design criteria for wall signs shall be as follows:
- a. One sign space shall be allowed for each occupant, except:
 - i. Businesses occupying corner units, which shall be allowed one wall sign per building side, up to a maximum of two wall signs for each business; and
 - ii. Businesses occupying single unit buildings, which shall be allowed one wall sign per building side, up to a maximum of four wall signs per building.
 - iii. No more than one wall sign may be placed on each separate building side.
 - b. The occupant shall verify the sign location and size with the City prior to installation or fabrication.
 - c. At multi-tenant properties, wall signs shall be compatible in terms of color, size, and font with the existing and proposed wall signs on the same property.
 - d. No more than two rows of letters are permitted.
 - e. Maximum sign area shall be one and one-half feet of sign area per one lineal foot

of building frontage.

- f. Maximum sign width shall not exceed 60% of the building width.
 - g. Individual letters shall be mounted directly on a building wall. All conduits, exposed electrical raceways, transformers, junction boxes, and openings in the building surface shall be concealed.
 - h. Lettering shall be individual channel letters with trim caps and returns of an appropriate design as approved by the Director of Planning.
 - i. Creative wall signs may be approved by the Development Review Board pursuant to the creative sign provisions of the Paramount Municipal Code.
4. Plaque or Directory Signs. Specific design criteria for plaque or directory signs shall be as follows:
- a. One sign space shall be allowed for each occupant. The occupant shall verify the sign location and size with the City prior to installation or fabrication.
 - b. No more than two rows of letters are permitted.
5. Undercanopy and Suspended Signs. Specific design criteria for undercanopy and suspended signs shall be as follows:
- a. One sign space shall be allowed for each occupant. The occupant shall verify the sign location and size with the City prior to installation or fabrication.
 - b. An undercanopy or suspended sign shall have a minimum vertical clearance of eight feet from the sidewalk to the bottom of the undercanopy or suspended sign.
 - c. The sign and the copy shall be perpendicular to the wall of the building to which it is attached.
 - d. The area of an undercanopy or suspended sign shall not exceed six square feet.
 - e. No more than two rows of letters are permitted.
6. Address Signs. Specific design criteria for address signs shall be as follows:
- a. Each occupant shall be allowed to place upon each primary entrance not more than 144 square inches of gold leaf or decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Type face shall be subject to approval by the Director of Planning.
 - b. Premises numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.
7. Monument Signs. Specific design criteria for monument signs shall be as follows:
- a. Where the site area equals 15,000 square feet or more, monument signs shall not exceed six feet in height, inclusive of a minimum of a two-foot high decorative

brick or stone base or an equivalent surface area of decorative material. Where the site area is less than 15,000 square feet, monument signs shall not exceed four feet in height, inclusive of a minimum of a one-foot high decorative brick or stone base or an equivalent surface area of decorative material.

- b. Monument signs shall be placed in a landscaped planter area which shall include a minimum of 200 square feet.
 - c. One monument sign shall be allowed per 150 lineal feet of street frontage.
 - d. No more than two rows of letters for each tenant are permitted.
 - e. Monument signs shall display only the project title or tenant names.
 - f. A maximum of six tenants shall be displayed on a monument sign with a height equal to six feet. A maximum of four tenants shall be displayed on a monument sign with a height less than six feet.
 - g. The letters on a monument sign shall be raised or routed. Flat panel signs without decorative lettering are prohibited.
 - h. Maximum sign area shall be one-half foot of sign area per one lineal foot of street frontage not to exceed 100 square feet.
 - i. Materials and design for monument signs shall be complementary to the materials and design of the buildings for the related development.
 - j. Creative monument signs may be approved by the Development Review Board pursuant to the creative sign provisions of this Code.
8. Pylon Signs. Specific design criteria for pylon signs shall be as follows:
- a. Pylon signs shall be allowed where the site area equals two acres or more.
 - b. Pylon signs shall be maintained a minimum of 200 lineal feet apart.
 - c. Maximum sign area shall be limited to one square foot of sign area per one lineal foot of street frontage, with a maximum area limited to 200 square feet. Net sign area shall include structural supports and/or architectural features.
 - d. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area.
 - e. Maximum height shall not exceed 25 feet.
 - f. One marquee shall be permitted, if incorporated into the pylon sign, with the maximum sign area limited to one-fourth the aggregate sign area of the pylon sign. Marquee signs shall not be permitted atop or attached to buildings.
 - g. Reader boards or "change copy" signs shall not be allowed on pylon signs, unless approved by the Development Review Board.
 - h. Creative pylon signs may be approved by the Development Review Board pursuant

to the creative sign provisions of this Code.

9. Church Monument Signs. For churches, a freestanding monument sign with manually changeable copy is permitted subject to the following criteria:
 - a. The design, logos, and colors shall be submitted to the City for written approval prior to fabrication.
 - b. Signs shall be placed in a landscaped planter area which contains not less than 100 square feet. Exact placement of the sign is subject to approval.
 - c. The total height of the sign shall not exceed six feet and shall include a decorative base.
 - d. The total area of the sign shall not exceed 60 square feet per side. The changeable copy area shall not exceed one-half of the total sign area.
 - e. The sign structure and housing shall be decorative with a textured finish with no exposed metal nuts or bolts.
 - f. One manually changeable copy sign is allowed per property. The sign may be two sided.
 - g. Monument signs shall be located at least 10 feet from any vehicle access point.
 - h. Creative church monument signs may be approved by the Development Review Board pursuant to the creative sign provisions of this Code.
10. Awning Signs. Specific design criteria for awning signs shall be as follows:
 - a. The design, logos, and colors shall be submitted to the City for written approval prior to fabrication.
 - b. Awnings shall be fabricated of woven fabric or architecturally decorative metal. Prohibited awning material includes, but is not limited to, vinyl and plastic.
 - c. Awnings should have simple horizontal valences instead of scalloped or decorative valences.
 - d. Awnings shall not conceal architectural features of the building.
 - e. Awnings shall be designed to project over individual window and door openings.
 - f. Signs on awnings shall be limited to ground-level occupancies only.
 - g. A logo on the exterior surface of a shed of an awning shall be limited to a maximum area of 30% of the total exterior surface of the shed of an awning. A logo is not permitted on the valance of an awning.
 - h. Lettering on the valance of an awning shall be limited to a maximum height of eight inches and a maximum length of 60% of the length of valance. Lettering is not permitted on the shed of an awning. Lettering shall be limited to one line.

- i. Any signage on awnings shall be printed directly onto the awning material. Banners shall not be affixed to awnings.
 - j. Following review and approval of an encroachment permit by the Public Works Department, awnings may extend a maximum of three and one-half feet into the public right-of-way provided a minimum of eight feet is clear from the top of the sidewalk to the underside of an awning or canopy.
 - k. Awning signs shall be regularly cleaned and kept free of dust and visible defects.
11. Projecting Signs. Specific design criteria for projecting signs shall be as follows:
- a. The design, logos, and colors shall be submitted to the City for written approval prior to fabrication.
 - b. Consideration for projecting signs shall be provided to existing signs on adjoining businesses to ensure that visibility is not inhibited.
 - c. Projecting signs shall be double-faced and constructed of well-crafted, durable finish materials.
 - d. Sign supports and brackets shall be compatible with the design and scale of the sign.
 - e. No more than one projecting sign shall be permitted for each business. No more than one projecting sign shall be permitted for each suite.
 - f. No more than two rows of letters are permitted.
 - g. Projecting signs shall project no more than 52 inches from a building surface.
 - h. The maximum area of a projecting sign is six square feet.
 - i. All conduits, exposed electrical raceways, transformers, junction boxes, and openings in the building surface shall be concealed.
 - j. Projecting signs shall be located near the front entry of a business. They shall not be located above the second floor window sill in multi-storied buildings.
 - k. Following review and approval of an encroachment permit by the Public Works Department, projecting signs may extend a maximum of three and one-half feet into the public right-of-way provided a minimum of eight feet is clear from the top of the ground to the underside of an awning or canopy.
12. Portable Signs. Specific design criteria for portable signs shall be as follows:
- a. Definition. A "portable sign" is a sign or advertising device that rests on the ground and is not designed to be permanently attached to a building or permanently anchored to the ground. Portable sign types include A-frame or sandwich board signs, but do not include temporary banners, posters, flags, feather flags, streamers, balloons, pennants, and similar signs made of nonpermanent materials.

- b. Submittal. Prior to the installation of a portable sign, a portable sign permit shall be obtained from the Director of Planning. The applicant shall submit the proposed design, logos, colors, and a site plan indicating the proposed location for a portable sign to the Director of Planning for written approval prior to installation.
- c. Maximum. A maximum of one portable sign for each business suite is allowed.
- d. Location.
 - i. Portable signs shall be located on private property, provided they do not interfere with pedestrian movement or disabled access. Approval criteria includes, but is not limited to, a determination that the proposed portable sign will not contribute to an overproliferation of portable signs at the site, and vehicular and pedestrian safety will be maintained. A minimum access width of four feet shall be maintained along all walkways and building entrances accessible to the public.
 - ii. Portable signs shall be separated by distance to avoid overproliferation.
 - iii. Portable signs shall not be placed over any utility box, or within 36 inches of a fire hydrant. Portable signs shall not inhibit walkway access or interfere with vehicular safety.
- e. Materials. Portable signs shall be constructed of wood or other well-crafted, durable, weather-resistant material and metal hardware, and all surfaces shall be coated with paint, varnish, or other durable finish. All portable sign copy shall be neat and legible. Portable signs shall have no electric, mechanical, or fixed attachments, including objects that move with the wind.
- f. Content. Portable signs shall not advertise products or services not available at the location of the sign.
- g. Display. A portable sign may be displayed only during the hours that the business being advertised is open to the public, and shall be removed from public view at all other times.
- h. Size. The maximum height of a portable sign shall be four feet. The total sign face area shall not exceed 10 square feet per side.
- i. Maintenance. Portable signs shall be maintained in a neat, orderly fashion so as not to constitute an unsightly appearance or a public nuisance. If such signs are not properly maintained, the property owner or business owner shall remove them immediately upon notice by the Director of Planning.

13. Creative Signs.

- a. Purpose. The purposes of the creative sign program are to encourage signs of unique design, that exhibit an exceptionally high degree of thoughtfulness, imagination, inventiveness, and spirit; and provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the property, zone, and overall image of the City,

while mitigating the impacts of large or unusually designed signs.

- b. **Applicability.** An applicant may request approval of a sign permit for a creative sign to authorize on-site signs that employ standards that differ from the other provisions of this title but comply with the provisions of this section.
 - c. **Authority.** Creative signs are subject to review and approval by the Development Review Board, pursuant to Chapter 17.60 of this title.
 - d. **Design Criteria.**
 - i. **Design Quality.** The sign shall constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; be of unique design, and exhibit an exceptionally high degree of thoughtfulness, imagination, inventiveness, and spirit; and provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - ii. **Contextual Criteria.** The sign shall contain at least one contextual design element, including a creative image reflecting the current or historic character of the City; or a substantially inventive representation of the use, name, or logo of the structure or business.
 - iii. **Architectural Criteria.** The sign shall utilize or enhance the architectural elements of the building and be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.
 - iv. **Site Criteria.** The sign shall be sensitive to elements of the site, including, but not limited to, mature trees and existing signs advertising neighboring businesses.
 - v. **Safety.** The sign shall not interfere with pedestrian or traffic safety or otherwise endanger public safety.
14. **Sign Program—Multi-Tenant (Three or More Separate Tenant Spaces) Developments.**
- a. **Purpose.** The purpose of the sign program requirements is to integrate a project's signs, including project identification signs, with the structure's design into a unified architectural statement.
 - b. **Applicability.** The approval of a sign program shall be required whenever any of the following circumstances exist.
 - i. All existing or proposed developments, whenever three or more separate tenant spaces are existing, created, or proposed on the same lot, including commercial, office, and industrial development, shall adopt a sign program to encourage creativity and ensure high quality in the design and display of multiple permanent signs.
 - ii. The adoption of a sign program at a specific property shall be required at the

time of the initial construction of a new project or at the time a new sign is proposed for an existing development without an approved sign program.

- c. Application Requirements. On any commercial, office or industrial site, or building requiring a sign program, the owner shall submit to the Director a sign program application containing the following:
 - i. An accurate plot plan of the site showing the location of buildings, parking lots, driveways, and landscaped areas on the lot, at such scale as the Director may reasonably require;
 - ii. Computation of the proposed maximum total sign area, the proposed maximum area of individual signs, allowed maximum total sign area, allowed maximum area of individual signs, the height of signs and the number of monument signs; and
 - iii. Specifications with regard to sign type, lighting, location of each sign on the buildings, materials, sign proportions, and any other pertinent information as required by the Director.
 - d. Findings. The Director of Planning may approve a sign program if the following findings are made:
 - i. The sign program complies with the purpose of this title.
 - ii. Proposed signs are in harmony with the structures they identify, other signage on the site, and the surrounding development.
 - iii. The sign program contains provisions to accommodate future revisions that may be required because of changes in use or tenants.
 - e. Revisions. Revisions to an approved sign program may be approved by the Director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new comprehensive sign program.
 - f. Minor Modifications. Minor modifications to the sign program requirements may be permitted, provided that the proposed sign program meets the following criteria:
 - i. Special circumstances, unique to the site and building locations, exist that require a modification from the sign program standards.
 - ii. Provides high quality graphic character through the imaginative use of color, graphics, proportion, quality materials, scale, and texture.
- E. Trash Enclosures.
- 1. There shall be provided and maintained within 100 feet of each building, an enclosure for the purpose of storing garbage, waste, refuse and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five feet in height except for openings. All openings shall be equipped

with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when in its opinion such fence or other material will adequately comply with the provisions of this subsection.

2. All garbage stored within such enclosure shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.
3. Waste, refuse and trash, other than garbage shall be placed, maintained and stored in a container of substantial design and construction that will retain therein said trash, refuse and waste and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.
4. Garbage, waste, refuse and trash may also be stored in metal bins equipped with wheels approved by the Director. All garbage, waste, refuse and trash contained in such bins shall be maintained within the interior of said metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
5. All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.
6. There shall be provided and maintained within said storage area, trash containers, as aforementioned, of not less than 50-gallon capacity.
7. No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance of any disposal of any garbage, waste, refuse or trash outside of a building except as authorized in this section.
8. Recycling Facilities. All development projects for which a building permit is submitted on or after September 1, 1994 shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. "Development project" means any of the following:
 - a. A project for which a building permit will be required for a commercial, industrial, or institutional building, or residential building having five or more living units, where solid waste is collected and loaded and any residential project where solid waste is collected and loaded in a location serving five or more units.
 - b. Any new public facility where solid waste is collected and loaded and any improvements for areas of a public facility used for collecting and loading solid waste.

F. Travel Demand Measures.

1. Development of 25,000 square feet or more shall provide the following to the satisfaction of the City:
 - a. A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - i. Current maps, routes and schedules for public transit routes serving the site;
 - ii. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - iii. Ridesharing promotional material supplied by commuter-oriented organizations;
 - iv. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - v. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
2. Development of 50,000 square feet or more shall comply with paragraph (1)(a) above and shall also provide all of the following measures to the satisfaction of the City.
 - a. Not less than 10% of employee parking area, shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants; provided that at all time at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/striped for carpool/vanpool vehicles.
 - b. Preferential parking space reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet, two inches shall be provided for those spaces and access ways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
 - c. Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first 50,000 square feet of development and one bicycle per each additional 50,000 square feet of development. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the City.

3. Development of 100,000 square feet or more shall comply with paragraphs (2)(a) and (b), and shall also provide all of the following measures to the satisfaction of the City.
 - a. A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - b. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the department.
 - c. If determined necessary by the City to mitigate the project impact, bus stop improvements must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
 - d. Safe and convenient access from the external circulation system to bicycle parking facilities on site.
4. Variances. Variances from the minimum requirements of this subsection for individual projects may be considered if:
 - a. The transportation demand strategies required by paragraphs (3)(a) through (c) above will not be applicable due to special circumstances relating to the project, including, but not limited to, the location or configuration of the project, the availability of existing transportation demand management strategies, or other specific factors which will make infeasible or reduce the effectiveness of the required strategy; and
 - b. Alternative transportation demand management strategies commensurate with the nature and trip generating characteristics of the proposed facility are feasible.

Any variance from the requirements of paragraphs (3)(a) through (c) must be conditioned upon the substitution of an alternative transportation demand management strategy.

5. Review of Transit Impacts. Prior to approval of any development project for which an Environmental Impact Report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on a local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a Notice of Preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of this chapter shall be exempted from its provisions. The "Transit Impact Review Worksheet," contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIRS and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation

measures identified by the transit operator, if adopted by the City, shall be monitored through the mitigation monitoring requirements of CEQA.

For purposes of this section, the following definitions shall apply:

"Development" means the construction or addition of new building square footage. For purposes of additions to buildings which existed prior to the adoption of the ordinance codified in this chapter, existing square footage shall be exempt from the requirements of this chapter. Additions to buildings which existed prior to the adoption of the ordinance codified in this title and which exceed the thresholds defined above shall comply with the applicable requirements, but shall not be added cumulatively with existing square footage; all calculations shall be based on gross square footage.

"Employee parking area" means the portion of total required parking at a development used by on-site employees. Unless otherwise specified in the title, employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/Professional	85%
Industrial/Manufacturing	90%

6. **Applicability.** This chapter shall not apply to projects for which a development application has been deemed "complete" by the City pursuant to Government Code Section 65943, or for which a Notice of Preparation for a Draft Environmental Impact Report has been circulated or for which an application for a building permit has been received, prior to the effective date of this chapter.
7. **Monitoring.** Compliance with the provisions of this chapter shall be monitored in the same fashion as other required development standards. A certificate of occupancy for the development shall not issue until all of the requirements of this chapter have been met.
8. **Enforcement.** The provisions of this chapter shall be enforced in accordance with Sections 17.04.120 and 17.04.130 of this title, which establishes violations of the Code as misdemeanors, and sets out penalties therefor.

(Prior code § 44-67; Ord. 1140 § 3, 2020; Ord. 1198, 4/22/2025)

§ 17.24.090. Performance standards.

Every use permitted in a C-3 zone shall be subject to the following conditions and limitations:

- A. All uses shall conform to the off-street parking requirements, loading and unloading area requirements and the general provisions and exceptions set forth beginning with Chapter 17.44, Article 3.
- B. All uses shall be conducted within an entirely enclosed building except:

1. Parking lots.
 2. Drive-in restaurants.
 3. Electric distribution substations.
 4. Automobile service stations.
 5. Growing stock in connection with a horticultural nursery, whether the stock is in open ground, pots or containers.
 6. Outdoor swimming pool displays.
 7. Billboards.
- C. Any area used as set forth in subsection B, except horticultural nurseries and electric distribution substations, shall be improved and maintained as required for off-street parking areas.
- D. All operations conducted on the premises shall not be objectionable by reason of noise, mud, steam, vibration, hazard or other causes, and any use the operation of which produces odor, fumes (toxic and nontoxic), gases, airborne solids or other atmospheric contaminants shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured a permit to operate from the air pollution control district.
- E. On an exterior property line which is a common property line with "R" classified property a six-foot solid wall constructed of concrete, cinder block, brick, masonry or other similar materials shall be installed and maintained for screening purposes and controlling trespass; except, that where the wall of a building is on such common property line no separate wall need be installed along the portion of the property line occupied by the wall of the building; and, provided further, that on any portion of the common lot line constituting the depth of the required front yard on the adjoining "R" classified property such wall shall be not more than 42 inches nor less than 36 inches in height.
- F. Except for automobile service stations, any repairing done on the premises shall be limited to custom repairing of the types of merchandise sold on the premises and shall take place within an entirely enclosed building.
- G. All products made incident to a permitted use which are manufactured, processed or treated on the premises shall be sold on the premises and at retail only, and not more than five persons may be employed in the manufacturing, processing or treatment of products; except, that this limitation shall not apply to restaurants.
- H. Storage shall be limited to accessory storage of commodities sold at retail on the premises. All storage shall be contained within an entirely enclosed building.
- (Prior code § 44-67.1)