

CHAPTER 9-4 OVERLAY DISTRICT REGULATIONS

Article 1 Downtown Overlay Regulations

§ 9-4-101. Downtown overlay regulations and purpose.

Downtown overlay district regulations apply specifically to the downtown area as defined in the Turlock downtown design guidelines and zoning regulations document. These regulations in some cases modify the base district regulations for the purposes set forth herein. However, these regulations are not all inclusive and therefore must be used in concert with the balance of the City of Turlock zoning regulations. Wherever there is a conflict or contradiction in the overlay district and base district regulations, the overlay district regulations set forth herein shall apply.

In addition to the purposes listed in TMC 9-1-103, and elsewhere in each of the base district regulations, the purpose of the downtown overlay regulations are to:

- (a) Maintain and further enhance a prominent pedestrian oriented environment throughout all the regulation districts of the downtown;
- (b) Promote and encourage economic investment in the downtown area;
- (c) Protect and preserve the City's historic architectural character of the downtown core and immediately surrounding areas;
- (d) Acknowledge the distinct opportunities that exist in the downtown; and
- (e) Ensure the economic vitality of the downtown as the "heart" of Turlock for years to come.

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-102. Regulations applicable to all downtown overlay districts.

- (a) **Minimum lot size and dimensions.** Minimum lot size and dimensions shall be determined using the base zoning district that corresponds to the proposed use. For residential uses, the minimum lot size and dimension for the R-H zoning district shall apply. For commercial and mixed uses, the following minimum lot size and dimensions apply:

Minimum Dimensions	DC	DCT	TC	IR	OR
Lot size (sf)	3,000	5,000	5,000	7,500	7,500
Lot width (ft.)	25	50	50	75	75
Lot depth (ft.)	75	100	100	100	100
Lot frontage (ft.)	25	50	50	75	75

- (b) **Accommodation for disabled access.** Deviations from the setback and height requirements to accommodation for disabled access to an existing structure may be permitted upon approval of a minor administrative approval pursuant to Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits).
- (c) **Security devices.** Razor wire, electrified fencing, and similar security devices are prohibited. Barbed wire may be used on a limited basis for nonresidential uses located in the IR overlay district for security or safety purposes with a minor administrative approval issued in accordance with Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits); provided, that the barbed wire is not visible from the public right-of-way and is not abutting a residence or residential district.

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-103. Use classifications.

In the following schedule, the letter "P" designates use classifications permitted in a district, the letters "NP" designate use classifications not permitted, the letters "MAA" designate use classifications allowed on approval of a minor administrative approval, the letters "MDP" designate use classifications allowed on approval of a minor discretionary permit, and the letters "CUP" designate use classifications allowed on approval of a conditional use permit. All new or expanded uses of a site or structure shall obtain the necessary permits as indicated in the following schedule.

All new or expanded uses of a site or structure, except a single-family dwelling, involving an expansion of floor area of one thousand (1,000) square feet or twenty-five (25%) percent of the existing building floor area, whichever is less, or the conversion of an existing residential structure to a nonresidential use, are subject to design review in accordance with Article 10 of Chapter 9-5 TMC. New or expanded uses subject to design review shall obtain an MDP design review permit. Design review shall take place concurrently with the processing of any other required permit. Compliance with the adopted Citywide design guidelines and the downtown design guidelines of the City of Turlock is mandatory for all commercial developments subject to design review.

Alterations or modifications to a developed site or the exterior of an existing structure are subject to review in accordance with Article 3 of Chapter 9-5 TMC (Minor Administrative and Minor Discretionary Permits). The review is to ensure compliance with the established policies, standards, and guidelines adopted by the Turlock City Council.

Any change in use or business within an existing structure that is permitted or, in the opinion of the Development Services Director, is suitable to the site and structures in which it is located and does not increase the intensity or impact of its prior use shall obtain a zoning certificate in accordance with Article 2 of Chapter 9-5 TMC (Zoning Certificates and Home Occupation Permits). The zoning certificate shall be obtained prior to the issuance of a building permit or prior to commencement of a use where no building permit is required.

Uses not contained in the following schedule may be permitted subject to a conditional

use permit. Such conditional uses must be of a similar nature and intensity as other uses in the district as determined by the Development Services Director or designee.

Downtown Overlay District					
Use Classifications					
	P NP CUP MDP	Permitted Not Permitted Conditional Use Permit Minor Discretionary Permit			
	DC	DCT	TC	IR	OR
RESIDENTIAL USES					
Accessory dwelling units ⁶	P	P	P	P	P
Emergency shelter ¹	NP	NP	CUP	CUP	CUP
Group homes – small ⁴	P	P	P	P	P
Group homes – large	MAA	MAA	MDP	CUP	MDP
Group homes – unlimited	NP	NP	CUP	CUP	CUP
Group quarters – small ⁴	P	P	P	P	P
Group quarters – large	MAA	MAA	MDP	CUP	MDP
Group quarters – unlimited	NP	NP	CUP	CUP	CUP
Mobile home parks	NP	NP	NP	NP	NP
Residential – single/multifamily	P	P	P	P	P
COMMERCIAL USES					
Adult entertainment facilities	NP	NP	NP	NP	NP
Ambulance services	NP	NP	CUP	MDP	NP
Animal boarding	CUP	CUP	MDP	MDP	CUP
Animal grooming	P	P	P	MDP	MDP
Animal hospitals	CUP	CUP	MDP	MDP	CUP
Animal retail sales ²	P	P	P	NP	NP
Art galleries	P	P	P	CUP	P
Artists' studios	P	P	P	P	P
Automobile repair – minor	NP	NP	P	P	NP
Automobile repair – major	NP	NP	MDP	MDP	NP
Automobile sales and service	NP	NP	MDP	NP	NP
Automobile service stations	NP	NP	MDP	MDP	NP
Automobile storage	NP	NP	NP	NP	NP
Automobile washing	NP	NP	MDP	MDP	NP
Bakeries – retail	P	P	P	NP	NP
Bakeries – wholesale	NP	NP	NP	P	NP

Downtown Overlay District					
Use Classifications					
	P NP CUP MDP	Permitted Not Permitted Conditional Use Permit Minor Discretionary Permit			
	DC	DCT	TC	IR	OR
Bar	CUP	NP	CUP	NP	NP
Building materials and services	NP	NP	P	P	NP
Cannabis – cultivation	NP	NP	NP	NP	NP
Cannabis – distribution	NP	NP	NP	NP	NP
Cannabis – manufacturing	NP	NP	NP	NP	NP
Cannabis – retail sales	CUP	CUP	CUP	NP	NP
Cannabis – testing laboratories	NP	NP	NP	NP	NP
Catering services	P	P	P	P	NP
Commercial filming ³	MDP	CUP	MDP	MDP	NP
Commercial recreation and entertainment <= 2,000 sf	MDP	CUP	P	P	NP
Commercial recreation and entertainment > 2,000 sf	CUP	NP	CUP	CUP	NP
Convenience gas mart	NP	NP	P	CUP	NP
Dance schools <= 3,000 sf	MDP	CUP	MDP	NP	NP
Dance schools > 3,000 sf	CUP	CUP	MDP	NP	NP
Discount club	NP	NP	NP	NP	NP
Discount store	NP	NP	MDP	NP	NP
Discount superstore	NP	NP	NP	NP	NP
Equipment sales, service and rentals	NP	NP	CUP	CUP	NP
Financial services <= 5,000 sf	P	P	P	NP	MDP
Financial services > 5,000 sf	P	P	P	NP	CUP
Food and beverage sales <= 2,500 sf	P	MDP	P	CUP	CUP
Food and beverage sales > 2,500 and <= 10,000 sf	MDP	CUP	P	NP	NP
Food and beverage sales > 10,000 sf	MDP	CUP	MDP	NP	NP
Fortune telling ⁵	MDP	NP	MDP	NP	NP
Funeral and interment services	MDP	MDP	P	CUP	NP
Health and recreation center <= 3,000 sf	MDP	MDP	MAA	CUP	NP

Downtown Overlay District					
Use Classifications					
	P	Permitted			
	NP	Not Permitted			
	CUP	Conditional Use Permit			
	MDP	Minor Discretionary Permit			
	DC	DCT	TC	IR	OR
Health and recreation center> 3,000 sf	CUP	NP	MAA	NP	NP
Hotels and motels	MAA	NP	MAA	NP	NP
Industrial hemp – Cultivation	NP	NP	NP	NP	NP
Industrial hemp – Type A	NP	NP	NP	NP	NP
Industrial hemp – Type B	NP	NP	NP	NP	NP
Laboratories	MAA	NP	MAA	NP	NP
Laundries – limited	P	MAA	P	NP	NP
Laundries – unlimited	NP	NP	NP	MDP	NP
Maintenance and repair services – minor	CUP	NP	NP	MDP	MDP
Maintenance and repair services – major	NP	NP	NP	CUP	NP
Nightclub	CUP	NP	CUP	NP	NP
Nurseries	MAA	MAA	MAA	P	MAA
Office – business and professional	P	P	P	P	P
Office – medical and dental	P	P	P	CUP	P
Outdoor storage	NP	NP	MDP	MDP	NP
Personal services	P	P	P	CUP	MAA
Printing and publishing – limited (building ≤ 2,000 sf)	P	P	P	MDP	MDP
Printing and publishing – unlimited (building > 2,000 sf)	CUP	NP	MDP	MDP	NP
Recycling facility, collection facility – small	NP	NP	P	NP	NP
Recycling facility, collection facility – large	NP	NP	NP	NP	NP
Recycling facility, collection facility – processing facility	NP	NP	NP	NP	NP
Rental storage facility	NP	NP	NP	CUP	NP
Research and development services	MDP	NP	MDP	MDP	NP
Restaurant	P	P	P	CUP	CUP
Restaurant, drive-in	NP	NP	MDP	CUP	NP

Downtown Overlay District					
Use Classifications					
	P NP CUP MDP	Permitted Not Permitted Conditional Use Permit Minor Discretionary Permit			
	DC	DCT	TC	IR	OR
Restaurant, drive-thru	NP	NP	MDP	CUP	NP
Retail sales	P	P	P	P	NP
Salvage and wrecking operations					
Motor vehicle	NP	NP	NP	NP	NP
Nonvehicular	NP	NP	NP	NP	NP
Second hand stores	MAA	MAA	MAA	MAA	NP
Shopping centers	NP	NP	CUP	NP	NP
Travel trailer park	NP	NP	NP	NP	NP
Truck terminals	NP	NP	NP	NP	NP
INDUSTRIAL USES					
Chemical mfg./processing	NP	NP	NP	CUP	NP
Commissary	NP	NP	NP	NP	NP
Industry – general	NP	NP	NP	CUP	NP
Industry – limited	NP	NP	NP	P	NP
Hazardous waste transfer station	NP	NP	NP	NP	NP
Salvage and wrecking operations	NP	NP	NP	NP	NP
Speculative buildings	NP	NP	NP	MDP	NP
Transfer stations	NP	NP	NP	NP	NP
Truck yard	NP	NP	NP	CUP	NP
Warehouse – limited	NP	NP	NP	CUP	NP
Warehouse – wholesale	NP	NP	NP	CUP	NP
PUBLIC AND SEMIPUBLIC USES					
Clubs and lodges <= 2,500 sf	P	CUP	MDP	CUP	CUP
Clubs and lodges > 2,500 sf	CUP	CUP	MDP	CUP	CUP
Convalescent hospitals	CUP	CUP	CUP	CUP	CUP
Cultural institutions	P	P	P	P	P
Day care centers	MAA	P	P	MDP	P
Government offices	P	P	P	P	P
Hospitals	CUP	CUP	CUP	CUP	CUP
Parking lots	MDP	MDP	MDP	MDP	MDP

Downtown Overlay District					
Use Classifications					
	P	Permitted			
	NP	Not Permitted			
	CUP	Conditional Use Permit			
	MDP	Minor Discretionary Permit			
	DC	DCT	TC	IR	OR
Public buildings and facilities	MDP	MDP	MDP	MDP	CUP
Public utility service yards	NP	NP	NP	P	NP
Religious assembly <= 2,500 sf	P	CUP	MDP	CUP	CUP
Religious assembly > 2,500 sf	CUP	CUP	MDP	CUP	CUP
Schools – trade	MDP	MDP	MDP	MDP	MDP
Schools – public/private	MDP	MDP	MDP	CUP	MDP
Utilities – minor	MDP	MDP	MDP	MDP	MDP
Utilities – major	NP	NP	NP	CUP	NP

¹ Where the emergency shelter is proposed in a location that falls within the emergency shelter overlay district, the permitting requirements contained in Article 2 of this chapter shall prevail.

² Retail sale of dogs and cats is prohibited in accordance with TMC 6-1-703.

³ Indoor studios.

⁴ Any housing with six (6) or fewer occupants is deemed permitted by right in a residential zoning district pursuant to State and Federal law.

⁵ No fortune-telling use shall be located any closer than within seven hundred fifty (750') feet of another fortune-telling use.

⁶ See TMC 9-2-119 (Accessory dwelling units).

(1207-CS, Rep&ReEn, 05/28/2015; 1231-CS, Amended, 04/13/2017; 1259-CS, Amended, 09/12/2019; 1283-CS, Amended, 10/22/2020; 1312-CS, Amended, 06/14/2024; 1343-CS, Amended, 4/9/2026)

§ 9-4-104. Downtown core (DC).

The downtown core is the historic focal point of downtown Turlock. It's a place where shopping, dining, and entertainment are encouraged and is an area where buildings shall be high density in order to achieve an urban appearance. Buildings shall range from two (2) to four (4) stories in height in order to encourage a mix of commercial, office, and residential uses. The design and look of the core communicates the historic character of the City through the use of architecture and streetscape design. The following is intended to preserve and enhance the historic character of the downtown core and the quality of public realm (streetscape, public parking, plazas, etc.) improvements. This overlay district accomplishes this through specific use requirements and development standards:

(a) Specific purposes.

- (1) To ensure the current and future success of the downtown core by preserving

and enhancing its unique historic character and to encourage future development and land uses that are compatible with the overall character of the downtown core;

- (2) Protect and enhance the pedestrian environment and accessibility in and around the downtown core area;
- (3) Promote re-use and renovation of historic buildings in downtown while promoting new investment and construction;
- (4) Encourage mixed-use development in the downtown core supporting residences and offices on the upper floors;
- (5) Encourage ground floor retail and restaurants.

(b) **Development standards.**

Category	Regulation
Land Use	
Applicable Base Zone	C-C
Maximum Lot Coverage	100% *Intensity of the allowable building coverage of the lot area. See design guidelines for how to handle frontage treatments.
Typical Floor Area Ratio	3.0 for mixed use 1.0 for retail commercial *Floor area ratio (FAR) is the ratio of building area to parcel area.
Setbacks	
Front Yard	Zero (0') feet maximum *Except for plazas, courtyards, entries or outdoor dining; for a single-family residential unit, the front yard setback shall be fifteen (15') feet for the residence and twenty (20') feet for a garage or carport.
Side Yard	Zero (0') feet maximum
Rear Yard	Zero (0') feet maximum
Corner Side Yard	Zero (0') feet maximum
Building Massing	
Building Height	Sixty (60') feet maximum
Landscaping	Zero (0%) percent of lot area *May include hardscape, plazas, courtyards, and planters.
Parking	
Parking Requirements	Off-street parking not required in the downtown core.
Signage	
Signage in accordance with Article 5 of Chapter 9-2 TMC (Signs) except:	

Category	Regulation
Freestanding Signs	No freestanding signs are permitted, except for tenant directory signs which may be placed within a courtyard, plaza, or entry. Any freestanding signs shall be single sided, shall be limited to six (6') feet in overall height, shall not exceed three (3') feet in width, shall be placed within a landscaped bed, and shall be made from the same materials as other signs on the site.
Restaurant Menu Signs	Restaurant menu signs shall be permitted and shall be located in a permanently mounted display box on the surface of the building adjacent to the entry. Taping a menu to a box is not an appropriate menu sign. The allowable area for restaurant menu signs shall be a maximum of six (6) square feet. For special circumstances in which restaurants occupy a considerable amount of window space, menus are to be decoratively displayed in the window adjacent to the entry. Such signs will not be included in the sign area calculation for the business.
Wall Signs	Wall signs shall be placed on the building in such a manner as to enhance, not detract or hide, architectural features of the building. External illumination using appropriate lighting material is preferred over internal illumination. Cabinet signs are prohibited.
Projecting Signs	Projecting signs shall not exceed two (2') feet by two (2') feet in size and shall be placed on the building in such a manner as to enhance, not detract or hide, architectural features of the building. External illumination using appropriate lighting material is preferred over internal illumination. Cabinet signs are prohibited. Projecting signs shall not be included in the sign area calculation for the building.
A-Frame Signs	A-frame signs shall be permitted, provided the sign complies with the following size and design requirements: • No A-frame sign shall have more than two (2) sides. • The overall size of the sign, including frame, shall not exceed two (2') feet in width and four (4') feet in height. • The sign shall be constructed of materials similar to those found on the building and/or the wall signs. • The sign shall not be placed on the public sidewalk in such a manner as to obstruct public access, including ADA accessibility requirements. A-frame signs shall not be included in the sign area calculation for the building.
Other	
Design	Compliance with the downtown design guidelines and zoning regulations is required.

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-105. Downtown core transition (DCT).

The downtown core transition district is a contrast to the historic urban feel of the downtown core with ample setbacks, mature trees lining the streets, and low-intensity residential and office structures. Yet, located along the East Main corridor, this district is an important link and gateway opportunity for the downtown core. The downtown core transition district's residential scale is to be preserved while creating a unifying streetscape character that ties this area to the downtown core. Consideration of gateway features and strengthened pedestrian orientation are priorities for this district. All new uses, construction, reconstruction, and remodels shall be subject to these regulations.

(a) Specific purposes.

- (1) Preserve the lower intensity residential scale character of this transition area while maintaining the importance of this link to the downtown core.
- (2) Encourage mixed use development and land uses that are appropriate for the existing structures and character of this district.
- (3) Encourage pedestrian accessibility and orientation.

(b) Development standards.

Category	Regulation
Land Use	
Applicable Base Zone	C-O
Maximum Lot Coverage	Sixty (60%) percent *Intensity of the allowable building coverage of the lot area
Typical Floor Area Ratio	1.0 *Floor area ratio (FAR) is the ratio of building area to parcel area
Setbacks	
Front Yard	Ten (10') feet minimum**
Side Yard	Five (5') feet minimum*
Rear Yard	Ten (10') feet minimum*
Corner Side Yard	Ten (10') feet minimum
*When adjacent to residential zoning districts, a seven (7') foot tall decorative masonry wall is required along the property line.	
**For a single-family residential unit, the front and corner side yard setbacks shall be fifteen (15') feet for the residence and twenty (20') feet for a garage or carport.	
Building Massing	
Building Height	Forty-five (45') feet maximum
Landscaping	Fifteen (15%) percent of the lot area *May include hardscape, plazas, courtyard areas, and planters
Parking	

Category	Regulation
Parking Requirements	Fifty (50%) percent of the parking requirements as set forth in TMC 9-2-209.
	Parking shall be located at rear of lot and access from alley unless the applicant can demonstrate it is infeasible to do so.
Signage	
Signage in accordance with Article 5 of Chapter 9-2 TMC (Signs) except:	
Freestanding Signs	Freestanding signs shall not exceed six (6') feet in overall height, measured from grade, may be internally illuminated, but external illumination is preferred, installed within a landscaped bed, and constructed of materials designed to complement the primary structure.
Wall Signs	Wall signs shall be placed on the building in such a manner as to enhance, not detract or hide, architectural features of the building. External illumination using appropriate lighting material is preferred over internal illumination. Cabinet signs are prohibited.
A-Frame Signs	A-frame signs shall be permitted, provided the sign complies with the following size and design requirements: • No A-frame sign shall have more than two (2) sides. • The overall size of the sign, including frame, shall not exceed two (2') feet in width and four (4') feet in height. • The sign shall be constructed of materials similar to those found on the building and/or the wall signs. • The sign shall not be placed on the public sidewalk in such a manner as to obstruct public access, including ADA accessibility requirements. A-frame signs shall not be included in the sign area calculation for the building.
Other	
Design	Compliance with the downtown design guidelines and zoning regulations is required

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-106. Transitional commercial (TC).

The transitional commercial areas lay north, south, and west of the downtown core. These areas contain office and commercial buildings that cater to the auto-oriented consumer. These areas also serve as the main gateways into the downtown core and shall be designed to establish a good first impression of the downtown area. This can be accomplished by incorporating gateway signage and landscaping, providing a unified streetscape design, regulating signage, and screening parking. The following regulations are set forth to encourage a community character that will support the charm and character of the downtown core.

(a) Specific purposes.

- (1) Allow for a variety of commercial uses and an architectural character consistent with a predominantly automobile-oriented commercial district with appropriately scaled architecture;
- (2) Enhance aesthetics through improved landscaping and architectural forms;
- (3) Create a pedestrian friendly and accessible commercial district environment.

(b) **Development standards.**

Category	Regulation
Land Use	
Applicable Base Zone	C-C
Maximum Lot Coverage	Forty-five (45%) percent *Intensity of the allowable building coverage of the lot area
Typical Floor Area Ratio	1.5 *Floor area ratio (FAR) is the ratio of building area to parcel area
Setbacks	
Front Yard	Ten (10') feet minimum**
Side Yard	Five (5') feet minimum*
Rear Yard	Ten (10') feet minimum*
Corner Side Yard	Ten (10') feet minimum
*When adjacent to residential zoning districts, a seven (7') foot tall decorative masonry wall is required along the property line.	
**Except for plazas, courtyards, entries, or outdoor dining; for a single-family residential unit, the front and corner yard setbacks shall be fifteen (15') feet for the residence and twenty (20') feet for a garage or carport.	
Building Massing	
Building Height	Forty-five (45') feet maximum
Landscaping	Ten (10%) percent of the lot area *May include hardscape, plazas, courtyard areas, and planters
Parking	
Parking Requirements	Refer to Article 2 of Chapter 9-2 TMC.
Signage	
Signage in accordance with Article 5 of Chapter 9-2 TMC except: Sites that support an auto-serving use, such as automobile fueling/convenience gas mart, auto sales, auto repair, and the like, may incorporate freestanding monument signs within the required landscaping. Such signs shall not exceed six (6') feet in overall height, measured from grade, and may be internally illuminated. All materials for the sign shall be complementary to the primary structure. Otherwise, all signs within this district shall be permanently affixed to the wall of the primary structure. All wall or projecting signs shall be placed on the building in such a manner as to enhance, not detract or hide, architectural features of the building. External illumination using appropriate lighting material is preferred over internal illumination. Cabinet signs are prohibited. A-frame style signs are not permitted.	

Category	Regulation
Other	
Design	Compliance with the downtown design guidelines and zoning regulations is required

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-107. Industrial residential (IR).

The industrial/residential areas lie in the southwest section of the downtown. This is a unique opportunity area to capitalize on the industrial character of the existing agriculturally related buildings. Many vacant and underutilized sites currently occupy this district; however, multifamily infill buildings, mixed use building, and enhanced streetscapes will help to liven up the area. There is also an opportunity to create an industrial gateway to the downtown core by providing gateway signage and improved landscaping along South Golden State Boulevard. The following district regulations address the unique land use opportunities in this area by providing for market forces to work while addressing inherent land use conflicts.

(a) Specific purposes.

- (1) Encourage economically viable re-use of existing agricultural/industrial buildings;
- (2) Create opportunities for the market to determine appropriate land uses while preventing inherent land use conflicts.

(b) Development standards.

Category	Regulation	
Land Use	Industrial	Residential
Applicable Base Zone	I	R-H
Maximum Lot Coverage	60%	100%
Typical Floor Area Ratio	0.60	1.5
	*Floor area ratio (FAR) is the ratio of building area to parcel area.	
Setbacks		
Front Yard	Ten (10') feet minimum	Ten (10') feet minimum**
Side Yard	Five (5') feet minimum*	Five (5') feet minimum
Rear Yard	Ten (10') feet minimum*	Ten (10') feet minimum
Corner Side Yard	Ten (10') feet minimum	Ten (10') feet minimum**
*When adjacent to residential, a seven (7') foot decorative masonry wall is required along the property boundary.		
**For a single-family residential unit, the front and corner side yard setbacks shall be fifteen (15') feet for the residence and twenty (20') feet for a garage or carport.		

Category	Regulation
Building Massing	
Building Height	Fifty (50') feet
Landscaping	Ten (10%) percent
Parking	
Parking Requirements	Refer to Article 2 of Chapter 9-2 TMC (Off-Street Parking and Loading Regulations).
Signage	
Signage in accordance with Article 5 of Chapter 9-2 TMC (Signs).	
Freestanding Signs	Freestanding signs shall not exceed six (6') feet in overall height, measured from grade, may be internally illuminated, but external illumination is preferred, installed within a landscaped bed, and constructed of materials designed to complement the primary structure.
Wall Signs	Wall signs shall be placed on the building in such a manner as to enhance, not detract or hide, architectural features of the building. External illumination using appropriate lighting material is preferred over internal illumination. Cabinet signs are prohibited.
A-Frame Signs	Not permitted
Other	
Design	Compliance with the downtown design guidelines and zoning regulations is required.

(1207-CS, Rep&ReEn, 05/28/2015; 1223-CS, Amended, 10/13/2016)

§ 9-4-108. Office residential (OR).

The intent of the office/residential district is to preserve the character of the traditional residential neighborhoods while providing for the orderly and logical conversion or transition to compatible office uses as the market allows. The office/residential district area shall maintain its character as a traditional residential neighborhood through the preservation of historic residential structures and the establishment of guidelines for new construction, remodels, and renovation that will ensure a residential scale and character. The pedestrian friendly environment in this area is also a priority. Unifying the streets with street trees and continuous sidewalks will further enhance the pedestrian friendly environment. Streetscape elements consistent with the downtown core elements such as street lights, trash receptacles, and benches placed in appropriate locations will visually unify and tie together this district to the core.

(a) Specific purposes.

- (1) Preserve historic character of buildings and residential character of the district.
- (2) Promote residential scale design for new office development.
- (3) Maintain and enhance a pedestrian friendly environment.

(b) Development standards.

Category	Regulation
Land Use	Office or Residential or Mixed Use
Applicable Base Zone	C-O (for office uses) or R-H (for residential uses or mixed uses)
Maximum Building Lot Coverage	Sixty (60%) percent *Intensity of the allowable building coverage of the lot area
Floor Area Ratio	0.8 *Floor area ratio (FAR) is the ratio of building area to parcel area
Setbacks	
Front Yard	Ten (10') feet minimum**
Side Yard	Five (5') feet minimum*
Rear Yard	Ten (10') feet minimum*
Corner Side Yard	Ten (10') feet minimum**
*When adjacent to residential zoning districts, a seven (7') foot tall decorative masonry wall is required along the property line. **For a single-family residential unit, the front and corner side yard setbacks shall be fifteen (15') feet for the residence and twenty (20') feet for a garage or carport.	
Building Massing	
Building Height	Forty (40') feet maximum
Landscaping	Fifteen (15%) percent of the lot area
Parking	
Parking Requirements	Office: Fifty (50%) percent of the required parking spaces. On-street parking directly abutting property may be applied to meet office parking requirements. All other uses as set forth in Article 2 of Chapter 9-2 TMC (Off-Street Parking and Loading Regulations). Residential: As set forth in Article 2 of Chapter 9-2 TMC (Off-Street Parking and Loading Regulations).
Signage	
Signage in accordance with Article 5 of Chapter 9-2 TMC except:	
Freestanding Signs	Freestanding signs shall not exceed four (4') feet in overall height, measured from grade, may be externally illuminated, installed within a landscaped bed, and constructed of materials designed to complement the primary structure.
Wall Signs	Wall signs shall be placed on the building in such a manner as to enhance, not detract or hide, architectural features of the building. External illumination using appropriate lighting material is preferred over internal illumination. Cabinet signs are prohibited.
A-Frame Signs	Not permitted

Category	Regulation
Other	
Design	Compliance with the downtown design guidelines and zoning regulations is required.

(1207-CS, Rep&ReEn, 05/28/2015; 1223-CS, Amended, 10/13/2016)

Article 2
Emergency Shelter Regulations

§ 9-4-201. Purpose.

The purpose of this article is to establish a nondiscretionary process for emergency shelters that will be permitted within a zoning overlay district to meet the requirements of Senate Bill 2 enacted on October 13, 2007.

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-202. Emergency shelter permit required.

Prior to operating an emergency shelter, a nondiscretionary permit shall be obtained and all other applicable local, State, and Federal laws, regulations, and codes shall be met. The approval shall be specific to a location and shall not be transferable to any other location. The application shall be on a form prescribed for that purpose, and shall include the written consent of the owner of the property on which the shelter is to be located. The permit shall be recorded on the property and shall run with the land.

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-203. District cap on number of beds that may be permitted.

The Turlock City Council shall establish the cap on the number of beds that may be permitted under this nondiscretionary permit process. The cap shall be reviewed annually by the Turlock City Council at a formal public hearing.

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-204. Nondiscretionary emergency shelter permit application: Review and approval.

- (a) Once an application has been accepted as complete, the Development Services Director or designee shall take action within thirty (30) days.
- (b) Once an application has been accepted as complete, the Development Services Director or designee shall refer the permit application to City departments and any other agencies deemed appropriate by the Development Services Director.
- (c) In considering an application for a permit pursuant to this section, the application shall meet all of the following standards:
 - (1) The application shall be for an emergency shelter as defined in the California Health and Safety Code.
 - (2) The property must be located within the emergency shelter zoning overlay district adopted by the Turlock City Council and located within a heavy commercial (C-H), community commercial (C-C), industrial (I), downtown industrial residential (IR), or downtown transitional commercial (TC) zoning district. In no case shall an emergency shelter permit be issued for a property located in a residential district as defined in Articles 1 and 2 of Chapter 9-3

TMC or the downtown core overlay district defined in TMC 9-4-102.

- (3) Approving the application shall not result in the number of beds within the overlay zoning district exceeding the district cap or the property-specific cap established by the Turlock City Council pursuant to TMC 9-4-203 or 9-4-205(a), respectively.
 - (d) The permit shall not be deemed to be a discretionary act within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).
- (1207-CS, Rep&ReEn, 05/28/2015; 1223-CS, Amended, 10/13/2016)

§ 9-4-205. Conditions.

In authorizing an application for a nondiscretionary emergency shelter permit, the Development Services Director shall include as conditions of approval the following minimum provisions:

- (a) The maximum number of beds on a property shall not exceed the following levels:
 - (1) Forty (40) beds in the community commercial (C-C) and downtown transitional commercial (TC) districts;
 - (2) Seventy-five (75) beds in the heavy commercial (C-H) zoning district; and
 - (3) One hundred (100) beds in the industrial (I) and downtown industrial residential (IR) zoning districts.
 - (4) The number of beds shall not exceed the district cap established in TMC 9-4-203.
- (b) The development of the property shall be consistent with the General Plan; the Turlock Municipal Code including, but not limited to, this title; the Turlock Standard Specifications and Drawings; the City of Turlock design guidelines; and all other State and Federal codes, laws, and regulations. Design review required pursuant to Article 10 of Chapter 9-5 TMC shall apply and shall be performed in conjunction with review of this permit.
- (c) If located within one hundred fifty (150') feet of a residential zoning district, outdoor activity and intake areas shall be screened from public view and from the view of adjacent properties.
- (d) Adequate lighting shall be provided in all parking, pedestrian paths, and entry areas. Lights shall be shielded and reflected away from adjacent uses.
- (e) Off-street parking shall be provided at a rate of one (1) vehicle parking space per employee (by shift) plus one (1) vehicle parking space for every ten (10) beds. Bicycle parking shall be provided at a rate of one (1) space for every three (3) beds and shall meet the California Building Code requirements. Off-street parking within five hundred (500') feet devoted to the shelter during its operating hours by formal contractual agreement between the shelter operator and the property owner may be

approved by Planning Division as satisfying the off-street parking requirement. Parking available on street along the street frontage of the property on which the shelter is located may also be counted toward satisfying the off-street parking requirement.

- (f) Adequate management, support staff, and security must be present during the hours of operation of the facility. A minimum of one (1) supervisory level staff member must be present on the site during hours of operation. Operator(s) must ensure that loitering does not occur on the property during off-hours and must ensure that clients are not loitering, littering, or otherwise creating a nuisance to the neighborhood. A security plan shall be submitted to the Turlock Police Department for approval and must be approved before the facility begins operation and annually thereafter. If a client is socially disruptive or is responsible for creating any type of nuisance to the neighborhood or facility, the operator must discharge the client and notify the Turlock Police Department.
- (g) The security plan prepared under subsection (f) of this section must include the hours of operation and intake period and must provide at least one (1) employee or volunteer of the same sex as clients. Alcohol, weapons, and illegal substances shall not be allowed on the site at any time. The operator must comply with all laws and shall notify the Police Department of all crimes in accordance with the security plan.
- (h) If twenty-six (26) or more beds are included in the permit, a security guard or security officer must be provided during the intake period. If fifty-one (51) or more beds, a second security guard or security officer must be provided during the intake period. Security guards must be licensed through the State of California Department of Consumer Affairs Bureau of Security and Investigative Services.
- (i) The maximum length of stay shall be no longer than that established by the California Health and Safety Code for emergency shelters.
- (j) The shelter shall have set hours of operation and the hours shall be posted in a publicly visible and accessible location on a sign that is no larger than one (1) square foot.
- (k) Outdoor activity shall be allowed only during the hours of 8:00 a.m. to 10:00 p.m. The shelter shall comply with Chapter 5-28 TMC (Noise Standards) at all times.
- (l) Pets may be allowed on site. For purposes of this section, "pets" means dogs and cats only. All pets must be kept within an enclosed crate that shall be maintained and cleaned by the operator of the emergency shelter. All pets shall be housed within the emergency shelter and shall be leashed at all times when not housed in the crate. No limit shall be placed on the number of pets that can be maintained. All dogs shall be properly licensed and vaccinated for parvo, distemper, bordetella, and any other applicable diseases. No unaltered pets or puppies/kittens under the age of four (4) months shall be permitted. No sick or aggressive animals shall be permitted. Pet owners and emergency shelter operators are required to dispose of animal feces as outlined in TMC 6-1-116. Each pet owner shall provide the shelter

operator with the name of an emergency contact person to house the pet in the event that the owner is unable to care for the pet. All animal storage facilities will be properly cleaned daily. The shelter shall be subject to obtaining an initial permit that shall be reviewed and renewed annually. A fee shall be set by City Council resolution for the initial permit and annual compliance inspections, and may be amended from time to time.

(1207-CS, Rep&ReEn, 05/28/2015; 1223-CS, Amended, 10/13/2016)

§ 9-4-206. Application processing fee.

A fee shall be paid by the applicant to cover the costs of processing and administering the nondiscretionary emergency shelter permit application. Such fee shall be set by City Council resolution, and may be amended from time to time.

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-207. Suspension or revocation of emergency shelter permit.

An emergency shelter permit may be suspended or revoked in accordance with the procedures and standards of Article 11 of Chapter 9-5 TMC (Enforcement).

(1207-CS, Rep&ReEn, 05/28/2015)

§ 9-4-208. Appeal.

The decision of the Development Services Director may be appealed as provided by Chapter 1-4 TMC (Appeals).

(1207-CS, Rep&ReEn, 05/28/2015)