

Chapter 17.18 Visitor-Serving Districts

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17.18.010 Purpose.

- A. VS-C (Visitor-Serving Commercial). This district is intended to provide areas appropriate for accommodations, goods, and services primarily intended to serve visitors to the City. The district is meant to foster increased tourist and visitor-related activities; support the maintenance and enhancement of existing hot mineral spas, and encourage development of similar new facilities, in particular “destination resort spas” and hotels that utilize the City’s subsurface hot mineral water. Allowed are small (up to 15 rooms), medium (16 to 50 rooms) to large (over 51 rooms) accommodations including hotels, motels, resorts and spas. Also allowed are attached residential uses at a maximum density of 15 dwelling units per acre.

- B. VS-M (Visitor-Serving Mixed) This district is intended to provide for areas appropriate for accommodations, goods, and services intended to serve visitors to the City. Also allowed are detached and attached residential uses at a maximum density of 15 dwelling units per acre. Either commercial or residential development is allowed, but not concurrently on the same property.

17.08.020 Permitted uses.

TABLE 17. 18.01

PERMITTED USES – VISITOR SERVING DISTRICTS

USE	VISITOR SERVING DISTRICTS		CODE SECTION
	VS-M	VS-C	
BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE			
Automated Teller Machines (ATMs) – Drive-up	—	P	
Business Support Services	A	A	
Check Cashing and/or Payday Loans	—	—	
Financial Institutions and Related	—	P	

Services (without drive-through facilities)			
Financial Institutions and Related Services (with drive-through facilities)	-	-	
Office, Business and Professional	CUP	P	
EATING AND DRINKING ESTABLISHMENTS			
Bars, Lounges, Nightclubs, and Tasting Rooms	CUP	CUP	
Food Preparation/Catering (no on-site sales or service)	AUP	A	
Food Preparation/Catering (with on-site sales or service)	AUP	A	
Restaurant – Full or Limited Service, Serving Alcohol	AUP	AUP	
Restaurant – Full or Limited Service, No Alcohol Sales	P	P	
Restaurant with Drive-through Facilities	-	-	
Snack Bar	A	A	
Mobile food vending vehicle parks	-	-	
Mobile food vending vehicle parks - Ancillary	AUP	AUP	
INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING			
Brewery, Winery, or Distillery	CUP	CUP	
Data Centers	-	-	
Hazardous Waste Facilities	-	-	
Food Processing	-	-	
Furniture and fixtures manufacturing, cabinet shops, and woodworking shops (wholesale sales only)	-	-	
Laboratory – Medical, Analytical, Research, Testing	-	-	
Laundries and Dry-Cleaning Plants	-	-	
Manufacturing – Heavy	-	-	
Manufacturing – Light	-	-	
Recycling	-	-	
Small Collection Facility*	-	A	
Large Collection Facility*	-	-	
Light Processing*	-	-	
Heavy Processing*	-	-	
Reverse Vending Machine	-	-	
Research and Development	-	-	
Storage – Outdoor	-	-	
Warehouse, Wholesaling and Distribution	-	-	
LODGING			
Hotel or Motel (without spa)	CUP	P	
Spa Resort	CUP	P	

Day Spa	CUP	P	
Re-establishment of inactive or vacant Hotel, Motel, or Spa Resort	AUP	AUP	
Emergency Shelter/Low Barrier Navigation Center	P	P	
Camping/Glamping	-	CUP*	*On properties a minimum of 5 acres in size
MARIJUANA USES			
Marijuana/Cannabis Non-storefront Retail	-	-	
Marijuana/Cannabis Distribution	-	-	
Marijuana/Cannabis Cultivation	-	-	
Marijuana/Cannabis Lounge - Consumption Space	CUP	CUP	
Marijuana/Cannabis Hotel Facilities	CUP	CUP	
Marijuana/Cannabis Manufacturing	-	-	
Marijuana/Cannabis Storefront Retail	—	—	
Marijuana/Cannabis Testing Facilities	-	-	
MEDICAL-RELATED AND CARE USES			
Ambulance Fleet	-	-	
Clinic and Urgent Care	-	-	
Day Care Center	CUP	-	
Therapy and Rehabilitation Facilities	CUP	CUP	
Hospital	-	-	
Office, Medical and Dental Office	CUP	CUP	
Residential Care Facilities (Commercial Assisted Living, Nursing Home)	CUP	CUP	
PUBLIC AND ASSEMBLY USES			
Cultural Institutions	P	P	
Event Facility, Event Center, Event Venue	CUP	P	
Public Assembly Facilities	CUP	CUP	
Religious Assembly Facilities	CUP	CUP	
Schools, Private	CUP	-	
Trade and Vocational Schools	-	-	
Tutoring and Education Centers	AUP	AUP	
RECREATION AND ENTERTAINMENT			
Arcade/Electronic Game Center	A	A	
Art Gallery	P	P	
Commercial Recreation – Indoors	-	P	
Commercial Recreation – Outdoors	-	CUP	
Entertainment, Indoor (motion picture theaters, performance theatres, dance halls and similar)	-	P	
Health/Fitness Facilities – Small	A	P	
Health/Fitness Facilities – Large	-	CUP	

RESIDENTIAL			
Accessory Dwelling Unit	P	-	
Dwelling, Multifamily	P	P	
Dwelling, Single-Family	P	-	
Home Occupations	A	-	
Hotel/Motel to Residential Conversion	CUP	CUP	
Live/Work Unit	AUP	AUP	
Single Room Occupancy (SRO)	-	-	
Supportive Housing (Senior Citizens/Congregate Care Housing)	P	-	
Transitional Housing	P	-	
RETAIL USES			
Alcohol Beverage Sales			
For Off-Site Consumption	-	CUP	
For On-Site or Off-Site Consumption, in Conjunction with an Allowed Use	CUP	CUP	
Building Materials and Services, Indoor	-	-	
Building Materials and Services, Outdoor	-	-	
Convenience Store, No Alcohol Sales	CUP	P	
Convenience Store, with Alcohol Sales	CUP	CUP	
Farmers' Market	TUP	TUP	
Grocery Store	CUP	P	
Indoor Retail Concessions	AUP	P	
Mini-mall (Strip-mall)	-	-	
Nurseries and Garden Centers	AUP	P	
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	
Recreational Equipment Rentals – Indoor Only	P	P	
Retail Sales – General	AUP	P	
Retail Sales – Restricted (firearm and ammunition stores, pawn shops, and jewelry/gold exchanges)	-	-	
Vehicle Sales and Rental	-	-	
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	-	-	
SERVICE USES			
Animal Care, Services			
Animal Boarding/Kennels, Grooming	-	CUP	
Veterinary Services, Large Animal	-	-	
Veterinary Services, Small Animal	-	CUP	
Funeral Parlors and Internment Services	-	-	
Instructional Services	-	P	
Maintenance and Repair Services – Indoor	-	CUP	
Moving Companies, Storage Allowed	-	-	
Personal Services, General	CUP	P	
Personal Services, Restricted (massage establishments, day spa with massage)	CUP	CUP	
Recording Studio	-	CUP	

Social Service Facilities	-	--	
Storage			
Personal	-	-	
Outdoor Recreational Vehicle Storage	-	-	
Vehicle Repair and Services			
Service/Fueling Station	-	-	
Vehicle Washing/Detailing	-	-	
Vehicle Service, Minor	-	-	
Vehicle Service, Major	-	-	
TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES			
Car Sharing – Parking	CUP	AUP	
Parking Facility – Temporary	TUP	TUP	
Utility Facilities – Staffed	-	-	
Utility Facility – Unstaffed	-	AUP	
Vehicle Charging Stations – Commercial	A	P	
Vehicle Storage	-	-	
Wireless Communication Facilities – Minor	AUP	AUP	
Wireless Communication Facilities – Major	-	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	
OTHER USES			
Caretaker Quarters	A	A	
Donation Boxes – Outdoors	-	-	
Drive-Through or Drive-Up Facilities	-	-	
Vending Machine	A	A	
Adult Oriented Businesses	-	-	

17.18.030 General development standards

- A. General Standards. The following standards are minimum unless stated as maximum. The following standards shall apply to development in all Visitor-Serving districts, except as otherwise provided for in this Zoning Ordinance.
1. All indoor uses shall be conducted within a completely enclosed structure. Limited outside uses e.g. patio dining areas shall be approved with a Development Permit from the Approval Authority.
 2. Outdoor storage. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; equipment; or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

3. Trash enclosures required. Every parcel with a commercial, hospitality, or multi-family use (5 or more units), excluding single-family residential, shall have a trash and recycling enclosure on the premises. The trash and recycling enclosure shall comply with adopted standards and be of sufficient size to accommodate the trash and recycling generated by the use. The receptacle(s) shall be screened from public view on at least three (3) sides by a solid wall six (6) feet in height and on the fourth side by a solid gate not less than five (5) feet in height. The gate shall be maintained in working order and shall remain closed except when in use. A trellis or roof shall be installed over the enclosure to prevent unauthorized use and debris from blowing out. The wall and gate shall be architecturally compatible with the surrounding structures. Recycling facilities and programs shall be incorporated into refuse storage/disposal areas.
4. Screening of rooftop equipment. All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from any abutting lot, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof parapet or screened in a manner which is architecturally integrated with the main structure(s).
5. Transit Occupancy Tax. All resorts, spas, hotels, and motels shall be subject to the transit occupancy tax (TOT) where applicable.
6. Amenities required. Amenities are required for all lodging uses.
 - a. All hotels, motels, resorts, or spas are required to provide for a minimal amount of amenities based on room/unit count:
 - i. 1 – 15 rooms – 1 amenity
 - ii. 16- 30 rooms – 2 amenities
 - iii. 31- 50 rooms – 3 amenities
 - iv. 51 - 100 rooms - 4 amenities
 - v. 100 rooms or more – 5 amenities
 - b. Amenities can be either indoors or outdoors and include swimming pools, hot and cold water mineral spas, yoga, meditation, and exercise rooms or areas, massage rooms, courts for racquet sports, lawn bowling and bocci ball spaces, horseshoe and cornhole pits, and other wellness amenities as deemed by the Community Development Director as meeting this requirement.
7. Re-establishment of lodging.
 - a. Hotels, motels, resorts, and spas that have been vacant for 3 or more years or used for multi-family purposes can be re-established for a lodging use with an Administrative Use Permit.
 - b. To the extent possible, these accommodations should meet ADA accessibility requirements as well as provide for a trash enclosure.
 - c. Such accommodations shall provide for amenities per the requirements of this chapter.
8. Design criteria as outlined Sections 17.18.040 and 17.18.050 applicable to the respective

development type within the Visitor-Serving districts shall apply and are in addition to the standards of Table 17.18.02.

TABLE 17.18.02

DEVELOPMENT STANDARDS – VISITOR SERVING DISTRICTS

DEVELOPMENT STANDARDS			
	VS-M	VS-C	
DENSITY/FAR			
Maximum Density – Residential	15 du/1 ac	15 du/1 ac	
Minimum Density – Residential	-	-	
Maximum Floor Area Ratio (FAR) – Nonresidential	1.00	1.00	
LOT DIMENSIONS, SIZE AND COVERAGE			
Minimum Lot Size (net)			
Non-residential	7,200 sf	7,200 sf	
Single Family	7,200 sf	--	
Multifamily	10,000 sf	10,000 sf	
Minimum Lot Width	45 ft	100 ft	
Minimum Lot Depth	90 ft	90	
Maximum Lot Coverage	50%	50%	
SETBACKS AND BUILDING SEPARATIONS			
Minimum Front Yard Setback	15 ft ¹	15 ft ¹	¹ Garage front yard setback shall be a minimum of 20 ft.
Minimum Side Yard Setback			
Interior	5 ft	10 ft; 20 ft for commercial adjacent to residential	
Corner or Exterior	10 ft	10 ft.	
Minimum Rear Yard Setback			
Standard Lot	15 ft	10 ft; 20 ft for commercial adjacent to residential	
Adjacent to Alley	10 ft	15	
Minimum Building Separation	10 ft	10 ft	
DWELLING UNIT SIZE AND LAND AREA			
Minimum Dwelling Unit Size	Per Chapter 17.08	Per Chapter 17.08	

BUILDING HEIGHT AND STORIES			
Maximum Number of Stories			
Residential/Commercial	2	2	
Spa/Resort Hotel	5	5	
Maximum Building Height			
Residential	30 ft	30	
Spa/ Resort Hotel	30 ft*	30 ft*	*Heights greater than 30 feet can be approved with a CUP
OTHER DEVELOPMENT STANDARDS			
Signs and Outdoor Displays	Chapters 17.44 and 17.45		
Off-Street Parking and Loading Standards	Chapters 17.48		
Landscaping	Chapter 17.56		

17.08.040 Visitor-Serving Mixed District developments standards.

The Visitor-Serving Mixed district is assigned to two areas of the City where the natural mineral aquifer and hot mineral aquifer exist:

North of downtown on either side of Palm Drive where small to medium motels and hotels with or without spas are located amongst single-family and multi-family residences;

On Hacienda Avenue in the eastern side of the City functioning as a transition zone to the more intense Visitor-Serving Commercial zone and Residential Low zoning. It also contains small and medium motels and hotels with or without spas.

The intent of this land use district is to encourage the development of small to medium sized spas/resorts including motel-type or boutique-type with spas, day visit spas, or similar limited uses/facilities with unique architecture and lush landscaping while respecting residential uses.

A. Residential development

1. General Requirements
 - a. Residential development within the Visitor-Serving Mixed zoning district shall follow the site planning and architecture standards and guidelines of Chapter 17.08 Residential Districts for both single-family and multi-family types of development.

B. Commercial development

1. General Requirements
 - a. This use is intended to accommodate boutique-type shops, restaurants, art galleries, gift shops, coffee shops and similar small scale specialized visitor serving commercial uses the district. Strip-commercial development is not permitted in this zone.

2. Design Criteria
 - a. Pedestrian friendly.
 - i. Provide direct pedestrian linkages to adjacent public sidewalks and trails.
 - ii. Include parking for bicycles in the site layout.
 - b. Architecture
 - i. Provide for exterior wall variation in design and setbacks to relieve monotony.
 - ii. Incorporate unique architectural elements fostering a sense of destination and celebration consistent with the particular architectural theme.
 - iii. Utilize unique entry statements -i.e., raised roofs and forms, etc.—that are consistent with the particular architecture theme.
 - iv. Utilize unique and notable signage and address identification plaques that are consistent with the particular architectural theme.
 - v. Provide unique exterior building lighting that is consistent with the particular architectural theme.
 - c. Signage
 - i. Signage shall comply with Chapter 17.44 Sign Regulations
 - ii. Signage materials should complement the materials of the main structure.
 - iii. Where historic signage exists, it should be preserved to the extent possible
 - d. Lighting
 - i. Lighting shall be provided in accordance with Chapter 17.40 Property Development Standards
 - ii. Lighting shall be deflected away from all adjacent properties and public streets and rights-of-way in conformance with the City’s Lighting Ordinance.
 - iii. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - iv. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving.
 - e. Site Layout
 - i. Utilize contrasting colors, materials and textures for walkway and driveway areas; use of stamped, colored concrete, or pavers at drive approaches is encouraged.
 - ii. Outdoor dining areas are encouraged and should be integrated with the building design.
 - f. Landscaping
 - i. Landscaping should be provided according to the provisions of Chapter 17.56 Landscaping Standards
 - g. Parking, Loading, and Circulation
 - i. Parking shall be provided according to the provisions of Chapter 17.48 Off-Street Parking.
 - ii. To the extent possible, parking shall be located to the side or rear of the structure.

C. Resort, spa, hotel, and motel development

1. General Requirements
 - a. This use is intended to accommodate small to medium hotels, motels, spas, and resorts that utilize the hot and cold mineral springs water.
 - b. Amenities are required per Section 17.18.030 of this chapter.
2. Design Criteria
 - a. Pedestrian friendly.
 - i. Provide direct pedestrian linkages to adjacent public sidewalks and trails.
 - ii. Include parking for bicycles in the site layout.
 - b. Architecture
 - i. Use of Mid-Century Modern architecture is encouraged as a tie-in to the historic architecture

of Desert Hot Springs hotels, motels, resorts and spas. Mid-Century architectural features include clean lines, flat or angled roofs, large roof overhangs, floor to ceiling windows, indoor-outdoor living areas, use of breeze block for walls, etc.

- ii. Provide for exterior wall variation in design and setbacks to relieve monotony.
 - iii. Incorporate unique architectural elements fostering a sense of destination and celebration consistent with the particular architectural theme.
 - iv. Utilize unique entry statements—i.e., raised roofs and forms, etc.—that are internally consistent with the particular architecture theme.
 - v. Where possible, incorporate a porte cochere and emphasize it in the design.
 - vi. Utilize unique and notable signage and address identification plaques that are consistent with the particular architectural theme.
 - vii. Provide unique exterior building lighting that is consistent with the particular architectural theme.
 - viii. Limit the use of exposed wood.
- d. Signage
- i. Signage shall comply with Chapter 17.44 Sign Regulations.
 - ii. Signage materials should complement the materials of the structure.
 - iii. Where historic signage exists, it should be preserved to the extent possible.
- e. Lighting
- i. Lighting shall be provided in accordance with Chapter 17.40 Property Development Standards.
 - ii. Lighting shall be deflected away from all adjacent properties and public streets and rights-of-way in conformance with the City's Lighting Ordinance.
 - iii. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - iv. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving.
- f. Site Layout
- i. Provide 6-foot high decorative walls of block, wrought iron, cut metal, or glass block to provide privacy where needed except within the traffic safety sight area (line of sight) at street intersections.
 - ii. Utilize contrasting colors, materials and textures for walkway and driveway areas; use of stamped, colored concrete at drive approaches is encouraged.
- g. Landscaping
- i. Landscaping shall be provided per Chapter 17.56 Landscaping Standards
- h. Parking, Loading, and Circulation
- i. Parking shall be provided according to the provisions of Chapter 17.48 Off-Street Parking
 - ii. To the extent possible, parking shall be located to the side or rear of the structure.

17.08.050 Visitor-Serving Commercial development standards.

This zoning district is assigned to two areas of the City where Natural Mineral Aquifer and Hot Mineral Aquifer exist:

North of downtown on either side of Palm Drive where medium to large motels and hotels with or without spas are located on larger lots.

On Hacienda Avenue in the eastern side of the City where medium to large hotels are located on larger lots. There is a significant area within this zone that contains larger, undeveloped lots.

The intent of this land use district is to encourage the development of medium to large spas/resorts including motel-type or boutique-type hotels with spas, day visit spas, or similar limited uses/facilities with unique architecture and lush landscaping while respecting residential uses. This designation is intended to accommodate boutique-type restaurants, art galleries, gift shops, coffee shops and similar small scale specialized visitor serving uses intermixed within the district. Strip-commercial development is not permitted within this zone.

A. Residential development

1. General Requirements
 - a. Residential development within the Visitor-Serving Commercial zoning district shall follow the site planning and architecture standards and guidelines of Chapter 17.08 Residential Districts for multi-family types of development.

B. Commercial development.

1. General Requirements
 - a. This use is intended to accommodate boutique-type shops, restaurants, art galleries, gift shops, coffee shops and similar small scale specialized visitor serving uses commercial uses the district.
 - b. Strip-commercial development is not permitted.
2. Design Criteria
 - a. Pedestrian friendly.
 - i. Provide direct pedestrian linkages to adjacent public sidewalks and trails.
 - ii. Include parking for bicycles in the site layout.
 - c. Architecture
 - i. Provide for exterior wall variation in design and setbacks to relieve monotony.
 - ii. Incorporate unique architectural elements fostering a sense of destination and celebration consistent with the particular architectural theme.
 - iii. Utilize unique entry statements—i.e., raised roofs and forms, etc.—that are internally consistent with the particular architecture theme.
 - iv. Utilize unique and notable signage and address identification plaques that are consistent with the particular architectural theme.
 - v. Provide unique exterior building lighting that is consistent with the particular architectural theme.
 - vi. Limit the use of exposed wood.
 - d. Signage
 - i. Signage shall comply with Chapter 17.44 Sign Regulations.
 - ii. Signage materials should complement the materials of the structure.
 - iii. Where historic signage exists, it should be preserved to the extent possible.
 - e. Lighting
 - i. Lighting shall be provided in accordance with Chapter 17.40 Property Development Standards
 - ii. Lighting shall be deflected away from all adjacent properties and public streets and rights-of-way in conformance with the City's Lighting Ordinance.
 - iii. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - iv. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving.
 - f. Site Layout

- i. Provide 6-foot high decorative walls of block, wrought iron, cut metal, glass block, or similar material to provide privacy where needed except within the traffic safety sight area (line of sight) at street intersections.
 - ii. Utilize contrasting colors, materials and textures for walkway and driveway areas; use of stamped, colored concrete or pavers at drive approaches is encouraged.
- g. Landscaping
 - i. Landscaping shall be provided per Chapter 17.56 Landscaping Standards
- h. Parking, Loading, and Circulation
 - i. Parking shall be provided according to the provisions of Chapter 17.48 Off-Street Parking
 - ii. To the extent possible, parking shall be located to the side or rear of the structure.

C. Resort, spa, hotel, and motel development

1. General Requirements
 - a. This use is intended to accommodate small, medium to large hotels, motels, spas, and resorts that utilize the hot and cold mineral springs water.
 - b. Amenities are required per Section 17.18.030 of this chapter.
2. Design Criteria
 - a. Pedestrian friendly
 - i. Provide direct pedestrian linkages to adjacent public sidewalks and trails.
 - ii. Include parking for bicycles in the site layout.
 - b. Architecture
 - i. Use of Mid-Century Modern architecture is encouraged as a tie-in to the historic architecture of Desert Hot Springs hotels, motels, resorts and spas. Mid-Century architectural features include clean lines, flat or angled roofs, large roof overhangs, floor to ceiling windows, indoor-outdoor living areas, use of breeze block for walls, etc.
 - ii. Provide for exterior wall variation in design and setbacks to relieve monotony.
 - iii. Incorporate unique architectural elements fostering a sense of destination and celebration consistent with the particular architectural theme.
 - iv. Utilize unique entry statements—i.e., raised roofs and forms, etc.—that are internally consistent with the particular architecture theme.
 - v. Where possible, incorporate a porte cochere and emphasize it in the design.
 - vi. Utilize unique and notable signage and address identification plaques that are consistent with the particular architectural theme.
 - vii. Provide unique exterior building lighting that is consistent with the particular architectural theme.
 - viii. Limit the use of exposed wood.
 - c. Signage
 - i. Signage shall comply with Chapter 17.44 Sign Regulations
 - ii. Signage materials should complement the materials of the structure.
 - iii. Where historic signage exists, it should be preserved to the extent possible.
 - d. Lighting
 - i. Lighting shall be provided in accordance with Chapter 17.40 Property Development Standards
 - ii. Lighting shall be deflected away from all adjacent properties and public streets and rights-of-way in conformance with the City's Lighting Ordinance.
 - iii. No lighting shall blink, flash, or be of unusually high intensity or brightness.

- iv. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving.
 - e. Site Layout
 - i. Provide 6-foot high decorative walls with of block, wrought iron, cut metal, glass block or similar material to provide privacy where needed except within the traffic safety sight area (line of sight) at street intersections.
 - ii. Utilize contrasting colors, materials and textures for walkway and driveway areas; use of stamped, colored concrete at drive approaches is encouraged.
 - f. Landscaping
 - i. Landscaping shall be provided per Chapter 17.56 Landscaping Standards
 - g. Parking, Loading, and Circulation
 - i. Parking shall be provided according to the provisions of Chapter 17.48 Off-Street Parking.
 - ii. To the extent possible, parking shall be located to the side or rear of the structure.
3. Camping/Glamping development standards
- a. Notwithstanding any other provision in this code, camping or glamping uses may only occur on parcels 5 acres or more in size.
 - b. Camping/glamping sites shall be shielded from view to any adjacent residential use with a solid fence or block wall.
 - c. Such lodgings shall be connected to public water and sewer.
 - d. Permanent restrooms and showers shall be provided if not provided in individual rooms/units on-site.
 - e. A percentage of the rooms/units must be ADA accessible per the California Building Code.
 - f. Amenities shall be provided per Section 17.18.030 of this chapter.
 - g. Stays are limited to a 28 day maximum.