



THE PLANNING & ZONING RESOURCE COMPANY

1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108
Telephone (405) 840-4344 • Fax (405) 840-2608

**TITLE INSURER PACKET
ZONING SUMMARY**

***PZR REPORT*[®] FOR:
CALIFORNIA ADELANTO RANCHO 38
RANCHO ROAD
(PARCEL 3128-291-02)
ADELANTO, CALIFORNIA**

Prepared For:

INDUSTRIAL PROPERTY GROUP

Date: Final – 08/30/2022

PZR SITE NUMBER: 161901-1

NATIONAL PLANNING & ZONING CONSULTING SERVICE

THE PLANNING AND ZONING RESOURCE COMPANY

1300 SOUTH MERIDIAN AVENUE, SUITE 400
OKLAHOMA CITY, OKLAHOMA 73108
(405) 840-4344
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ZONING AND SITE REQUIREMENTS SUMMARY

I. Existing Land Use and Zoning

1. Jurisdiction:	<i>City of Adelanto, CA</i>
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2. Existing Zoning Designation:	<i>"LM" Light Manufacturing</i>
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3. Abutting Zones:	<i>"BP" and "LM" to the North, "LM" to the South, East and West</i>
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4. Existing Land Use:	<i>Vacant Land</i>
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<i>Is The Existing Use in Conformance?</i>	<i>Yes, as a Permitted Use</i>
<i>(See Zoning Code Section 17.30 and Appendix A for Reference)</i>	

5. Proposed Land Use:	<i>Manufacturing/Warehouse</i>
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<i>Is The Proposed Use in Conformance?</i>	<i>Yes, as a Permitted Use</i>
<i>(See Zoning Code Section 17.30 and Appendix A for Reference)</i>	

II. Property Specification

1. Building Set-Back Lines

Minimum Front Yard:

- a. Front to Building: **25 Feet**
- b. Front to Parking Area: **10 Feet**

Minimum Side/Rear Yards:

- c. Street Sides to Building: **25 Feet**
- d. Street Sides to Parking: **10 Feet**
- e. All Others: **0 Feet**

- f. Abutting to Residential District:

25 Feet Landscaped Setback for Buildings up to 35 Feet tall. Buildings over 35 Feet shall be Setback 2 additional Feet for each additional 1 Foot Height of Building over 35 feet. May be reduced to 0 if approved by the City and the Fire Department.

(See Zoning Code Section 17.30.080 and Table 30-1 for reference)

2. Building Size

- a. Maximum Building Height or Stories: **50 Feet / 3 Stories**
- b. Building Site Area Requirements: **Minimum Lot Width: 100 Feet**
Minimum Lot Depth: 100 Feet
Minimum Lot Size: 20,000 Square Feet
Minimum Landscaped Area: 5% (Exclusive to Public ROW)
Minimum Parking Landscaped Area: 10% of Parking Area (Exclusive of Loading Areas)

(See Zoning Code Section 17.30.080 and Table 30-1 for reference)

3. Density

- a. Building Density Formula: **None Required**

(See Zoning Code Section 17.30.080 and Table 30-1 for Reference)

4. Parking

a. Parking Space Formula:

Warehouse/Distribution Facility,:
1 Space per 1,000 Square Feet of Gross Floor Area for the first 20,000 Square Feet;
1 Space per 2,000 Square Feet of Gross Floor Area for that portion between 20,000 and 40,000 Square Feet;
1 Space per 4,000 Square Feet of Gross Floor Area for that portion over 40,000
Plus 1 Space per 300 Square Feet of Gross Floor Area of Office Use

(See Zoning Code Section 17.65.060 for Reference)

Other Comments: None

This Report was prepared by Aloise McCullough. Questions may be directed to Sheila Lyles at 405.840.4344, Extension 4406 or by email to Sheila.Lyles@pZR.com. Please reference PZR Site Number 161901-1.

312829102
Show search results for 31282...

Subject Property

(2 of 2)

Adelanto_Zoning2021

ZONINGCODE LM

[Zoom to](#) ...

300ft
-117.389 34.559 Degrees

Property Information Management System

San Bernardino County
Office of the Assessor



PROPERTY INFORMATION REPORT FOR PARCEL 3128-291-02-0000



Property Information

Parcel 3128291020000

Property Address (Main Situs) Protected per CA. Govt. Code Sect. 6254.21

Protected per CA. Govt. Code Sect. 6254.21

Owner and Mailing Address 818 INDUSTRIAL PARK LLC

Protected per CA. Govt. Code Sect. 6254.21

Protected per CA. Govt. Code Sect. 6254.21

Effective Date 02/04/2022

Parcel Status ACTIVE

Parcel Type REAL PROPERTY

Property ID

Tax Status ASSESSED BY COUNTY

Use Code VACANT

Land Access PUBLIC UNPAVED

Size 25.001 ACRES AND OVER

Land Type INDUSTRIAL

District HESPERIA

Resp Group REAL PROPERTY

Resp Unit INDUSTRIAL ZONE OR USE

Current Owners

Name 818 INDUSTRIAL PARK LLC

Document Numbers

R/I SOLE OWNER

20210418385

% Int 100.0000000

Type BILLED OWNER

Acquisition Date 09/14/2021

Document Date 09/14/2021

Inactive Date NONE

Legal Parcel Map

Parcel Map	Parcel Nbr	Unit	Book	Page
	3128291020000			

Legal Description

E 1/2 E 1/2 N 1/2 N 1/2 SEC 3 TP 5N R 5W 38.21 AC M/L

No Legal Reason for Change Found

No Active Homeowner's Exemptions Found



Zoning Ordinance/Land Development Code
with
Most Current Revision Date

Adelanto, California

Supplement contains: Local legislation current through Ordinance No. 621, passed 1-18-22



Website

<http://www.ci.adelanto.ca.us/>

Address

City of Adelanto
11600 Air Expressway
PO Box 10
Adelanto, California 92301

Applicable Zoning District
showing
Permitted/Conditional Land Uses
and
Bulk Regulations

CHAPTER 17.30

BUSINESS AND MANUFACTURING DISTRICTS

17.30.010 Intent and Purpose

17.30.020 Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses

17.30.030 Location and Development Plan

17.30.040 Development Standards

17.30.050 Parking and Loading

17.30.070 Outdoor Uses, Display, and Storage

17.30.080 Manufacturing/Industrial Condominiums

17.30.090 Requirements for Recycling Facilities, Service Stations, and Drive-through Facilities

17.30.010 Intent and Purpose

The Business and Manufacturing districts are established to facilitate the development of larger-scale businesses involved in manufacturing, distribution, or services, as well as office and retail uses in some areas. Toward this end, the following districts are established:

(a) Airport Development District (ADD)

The Airport Development District (ADD) provides for a wide range of nonresidential uses, generally encompassing light and heavy industrial, retail, office, and other commercial uses that are oriented around airport operation, services, industries and businesses. The Airport Development District is intended to provide maximum flexibility to the City, landowners, and tenants in establishing and operating non-residential uses. Development is expected to be predominated by buildings of one (1) or two (2) stories, but may attain any heights up to fifty (50) feet . In some cases, retail uses will be on the ground floor, with offices above. All uses in this district will be required to execute aviation easements.

(b) Light Manufacturing (LM)

The Light Manufacturing (LM) district provides for a more limited range of uses, including only light industrial and manufacturing uses which benefit from separation from residential, office, and retail districts.

(c) Manufacturing/Industrial (MI)

The Manufacturing/Industrial (MI) district provides for a wide range of industrial uses, including light and heavy industrial and manufacturing uses. Adult businesses, as defined in Chapter 17.85 of this Code, may be located only in the MI district.

(d) Business Park (BP)

The Business Park land use designation allows for employment uses that may be related and supportive of SCLA along with synergistic uses like research and design, medical and professional offices, schools/studios for professional and business advancement, and health and fitness facilities to attract employment activity from beyond the City's boundary.

(e) **Light Manufacturing Cannabis Only (LMCO)**

The Light Manufacturing Cannabis Only (LMCO) district provides a cannabis only use that will include cannabis cultivation, manufacturing, distribution/transportation, testing, nursery, and other related cannabis uses or process as may be defined by the City and State of California.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14; Ord. No. 586, Section 3, 5/9/18.]

17.30.020 Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses

(a) Appendix A of this Development Code indicates the uses permitted in the industrial zone districts. Industrial uses represent the primary permitted uses, although other uses are allowed as accessory, conditionally permitted, and temporary uses, as indicated in Appendix A .

(b) Uses listed as conditionally permitted uses are subject to the review requirements and conditions contained in Chapter 17.130 (Conditional Use Permits) of this Zoning Code. Temporary uses and conditions are subject to the review requirements and conditions contained in Chapter 17.155 (Temporary Use Permit). Also, certain uses such as churches and businesses involved in the sale of alcoholic beverages may be subject to Special Use Standards outlined in Chapter 17.80 .

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14; Ord. No. 581, Sections 3, 4, 12/13/17.]

17.30.030 Location and Development Plan

Location and Development Plan approval, as described in Chapter 17.150 (Location and Development Plan) and Chapter 17.100 (Administrative Procedures), is required for all industrial development projects, except as otherwise permitted by this code.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.040 Development Standards

(a) **General Standards**

Table 30-1 provides the development standards for the Airport Development District, the Light Manufacturing District, the Manufacturing/Industrial District, and the Business Park District. Design Review and Standards for Industrial Districts can be found in Section 17.15.070 of this Zoning Code.

(b) **Building Materials**

Building Material requirements can be found in Section 17.15.070 of this Zoning Code.

(c) **Airport Development Standards**

Construction within the 65 CNEL Noise Contour of the Airport will be required to conform to construction standards of state and federal guidelines including the Comprehensive Airport Land

Use Plan (CALUP) standards. Construction of buildings and structures are limited by the height and lighting requirements of the Federal Aviation Authority (FAA) Regulations Part 77. Aviation easements will be required for each development.

(d) Trash enclosures

Trash enclosures shall be provided for any lot or parcel for the temporary storage and collection of trash, rubbish, and/or garbage (hereafter "trash facilities") in accordance with all of the following requirements:

(1) Trash enclosures may be located within a building, or if in the open, shall be enclosed by a decorative masonry wall, architecturally compatible with the main building. Such trash enclosure shall include a solid gate for bin access and a separate view obscuring pedestrian access.

(2) All trash enclosures visible from streets or public parking areas shall be constructed and finished to be compatible with the architectural details and decor of the primary structure.

(3) All trash enclosures shall be regularly cleaned and maintained;

(4) All trash containers and trash bins shall incorporate a tight-fitting lid;

(5) All trash enclosures shall be located for convenient access by occupants of the site and vehicular access for pick-up and disposal, but shall be either in the rear or on the side of the building.

(6) Trash enclosures are prohibited in the front setback, or any setback areas abutting residential zones, or properties used for residential purposes.

(e) Buffering and Screening

(1) A minimum eight (8) foot high masonry wall shall be provided adjacent to residential used or zoned areas.

(2) A low wall, berm, or solid landscaped hedge 36" to 42" in height shall be provided between public streets and parking and driveway areas to screen parking areas, per Chapter 17.60 (Landscape/Water Conservation).

(3) See screening requirements for outdoor uses, display, and storage in Section 17.30.070 .

(f) On-site Lighting

(1) All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.

(2) Light fixtures shall be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture.

(3) Light fixtures shall be shielded so no light above 0.5 foot-candle spills over onto adjacent properties and rights-of-way. There shall be no spillover (0.0 foot-candle) onto adjacent residential used or zoned properties.

(g) Noise

Noise requirements are subject to Chapter 17.90 (Performance Standards) of this Zoning Code.

(h) Landscaping/Water Conservation

All landscaping shall comply with the requirements of Chapters 17.60, Landscaping/Water

Conservation and 17.15 Design Review of this Zoning Code.

(i) Signs

All signs shall conform to Chapter 17.70 (Signs) of this Development Code.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.050 Parking and Loading

Parking and loading requirements are subject to Chapter 17.65 (Parking and Loading) and Chapter 17.15 (Design Review) of this Zoning Code. Where a mix of use types is proposed in the Airport Development District (ADD) (e.g., retail, office, and manufacturing), an alternative parking standard may be approved by the Planning Director subject to approval of a Location and Development Plan (LDP) and Variance. Changes in parking standards must be accompanied by a parking analysis, which will be reviewed by the City Traffic Engineer.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.070 Outdoor Uses, Display and Storage

(a) Outdoor Uses and Storage shall be located behind the building or screened from public rights-of-way by a minimum eight (8) foot high solid, masonry wall, which shall be setback from the public right-of-way in accordance with the setbacks for buildings set forth in Table 30-1 - Development Standards.

(b) Storage shall not exceed the height of the wall along public rights-of-way

(c) Access gates along any masonry wall around outdoor uses or storage areas shall be solid and the same height as the wall.

(d) Outdoor Storage areas shall be treated to control dust and driveways in outdoor storage areas shall be paved.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

17.30.080 Manufacturing/Industrial Condominiums

Any proposed subdivision of a Manufacturing/Industrial use for condominium purposes (either new construction or conversion) shall require a parcel map and shall be consistent with the State Subdivision Map Act as contained in the Government Code and be in accordance with the requirements of Adelanto City Ordinance No. 277U and Ordinance No. 298, or their successors.

[Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

TABLE 30-1

ADD, LM, MI, AND BP DEVELOPMENT ZONE DISTRICTS - DEVELOPMENT STANDARDS

Development Standard	Zone Districts			
	ADD	LM/LMCO	MI*	BP

Development Standard	Zone Districts			
	ADD	LM/LMCO	MI*	BP
A. Minimum Lot Size	20,000 sf (a)			
B. Minimum Lot Dimensions	100 ft. 100 ft. • Width • Depth Minimum lot dimensions may be reduced through the use of a condominium-type project where areas smaller than the minimum standards are sold, leased, or rented to individual users.			
C. Maximum Building Height	50 ft. (3 stories) or per Comprehensive Airport Land Use Plan (CALUP)	50 ft. (3 stories)	North of Holly Road and correctional facilities: 60 ft. South of Holly Road: 75 ft. (or per Comprehensive Airport Land Use Plan [CALUP])	50 ft. (or per Comprehensive Airport Land Use Plan [CALUP])
D. Landscaping Required	At least 5% of the project area (exclusive of areas within a public right of way) must be landscaped.			
E. Parking Lot Landscaping	At least 10% of parking areas (exclusive of loading areas) must be landscaped. This landscaping may be counted toward the total site area landscaping required in item E above.			
F. Maximum Floor Area Ratio (FAR)	No Maximum Floor Area Ratio. FAR will be subject to meeting parking and landscaping standards.			0.75 FAR. FAR will be subject to meeting parking and landscaping standards
G. Minimum Front Yard Setback	25 ft. 10 ft. • Setback to Building • Setback to Parking Area			
H. Minimum Side Yard Setbacks	25 ft. 10 ft. 0 ft. Twenty-five (25) feet landscaped setback for buildings up to thirty-five (35) feet tall. Buildings over thirty-five (35) feet shall be setback two (2) additional feet for each additional one (1) foot height of building over thirty-five (35) feet. May be reduced to zero (0) if approved by the City and the Fire Department.			
I. Minimum Rear Yard Setback	Twenty-five (25) feet landscaped setback for buildings up to thirty-five (35) feet tall. Buildings over thirty-five (35) feet shall be setback two (2) additional feet for each additional one (1) foot height of building over thirty-five (35) feet. May be reduced to zero (0) if approved by the City and the Fire Department. • Abutting residential district			

•Street Side - Setback to Building	25 ft.
•Street Side - Setback to Parking	10 ft.
•All Other	0 ft.

Abbreviations: sf = square feet; ft. = feet Notes:

(a) Except in a condominium development, where a different minimum lot size standard may be provided.

[Ord. No. 583, Section 4, 2/28/18; Ord. No. 586, Section 4, 5/9/18.]

17.30.090 Requirements for Recycling Facilities, Service Stations and Drive-through Facilities

The requirements of Sections 17.25.090, Recycling Facilities; 17.25.100, Service Stations; and 17.25.110, Drive-Through Facilities shall also apply in the Light Manufacturing, Manufacturing/Industrial, Business Park and Airport Development Districts.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit H, 5/22/13; Ord. No. 528, Exhibit J, 9/10/14.]

CITY OF ADELANTO APPENDIX A - Regulation of Uses by Zoning District

KEY:
P = Use permitted by right with Location and Development Plan Approval (subject to all local, State, and other applicable Code requirements)
C = Use requires Conditional Use Permit (Chapter 17.30 Adelanto Zoning Code)
Cm = Use Requires a Minor Conditional Use Permit (Chapter 17.30 Adelanto Zoning Code)
A = Use permitted as accessory use only (when such use is directly related to the primary use)
T = Use permitted as temporary use only (see Chapter 17.75)

Residential Zoning Districts:

DL-9 = Desert Living 1 unit/9 acres
 DL-5 = Desert Living 1 unit/5 acres
 DL-2.5 = Desert Living 1 unit/2.5 acres
 R-S1 = Single Family Residential
 R1-.5 = Single Family Residential (½ Acre)
 R1 = Single Family Residential
 R-S5 = Single Family Residential
 R3-8 = Medium Density Residential
 R-M12 = Medium Density Residential
 R3-30 = High Density Residential
 AP = Airport Park

Commercial and Mixed Use Zoning Districts:

C = General Commercial
 MU = Mixed Use

Business Park and Manufacturing Zoning Districts:

LM = Light Manufacturing
 LMCO=Light Manufacturing Cannabis Only
 MI = Manufacturing Industrial
 ADD = Airport Development District
 BP = Business Park

Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts:

PU = Public Utility
 PF = Public Facility
 OS = Open Space
 DE = Greenbelt Corridor: Drainage Easement
 UE = Greenbelt Corridor: Utility Easement

LAND USE	Zone District																					
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts					
	DL (9,5,2.5)	R-S1	R1-.5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LMCO	MI	ADD	BP	PU	PF	OS	DE	UE	
AGRICULTURAL PRODUCTION and ANIMAL SERVICES⁷																						
Animal Keeping (subject to provisions of Title 7- Animals) ¹¹	A	A	A	A	A	A	A	A	A													
Animal Shelter (on lots greater than 2.5 acres only)									Cm			C		C	C	C						
Cannabis Facilities excluding dispensaries												C	C	C	C							

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	UE
AGRICULTURAL PRODUCTION and ANIMAL SERVICES⁷																					
Feed and Grain Sales	C										P	P		P							
Horses (Boarding and Raising as a Business), Kennels (subject to provisions of Title 7- Animals on lots greater than 2.5 acres only)	C																				
Taxidermist											P		P	P							
Veterinarian/Veterinary Hospital/Pet Grooming	C									P	P	P		P	P	P					
RESIDENTIAL																					
Bed and Breakfast	P					P	P		P	P	P										
Dwelling Unit, Multiple Family, Two-Family (Duplex), Condominium						P	P	P		P											
Dwelling Unit, Single-Family (detached)	P	P	P	P	P		P		P										P		
Dwelling Unit - Second Units/ Dependent Housing/Granny Flats	P	P	P	P	P	P	P		P												
Day Care Center, Adult Day Health and Child Care (Subject to California Department of Social Services)	C		C		C	C	C	C		C	C						C	C	C		
Day Care Home, Large Family (14 or fewer children), (Subject to California Department of Social Services)	C	C	C	C	C	C	C	C													
Day Care Home, Small Family (8 or fewer children, (Subject to California Department of Social Services)	P	P	P	P	P	P	P	P		C											

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LMCO	MI	AD D	B P	P U	P F	OS	DE	UE
RESIDENTIAL																					
Group Homes not licensed by the State with 2 or more residents	C	C	C	C	C																
Single Room Occupancy Facilities	P	P	P	P	P	P	P	P		P											
Transitional and Supportive Housing	P	P	P	P	P	P	P	P		P											
Emergency and Homeless Shelters	P											C		C	C						
Residential Care Facility (7 or more persons)	C	C	C	C	C	C	C														
Residential Care Facility for 6 or fewer persons (includes facilities licensed and/or controlled by California Department of Social Services)	P	P	P	P	P	P	P	P													
Home Occupation (Use allowed subject to Chapter 17.95)	A	A	A	A	A	A	A	A	A	A											
Fraternal/Sorority Hall, Rooming										P	P	C		C							
Manufactured Home, Mobile Home (includes individual unit placed in a residential subdivision)	P	P	P	P	P				P												
Manufactured/Mobile Home Parks	C																				
Mobile Homes Sales											P	P									
Model Home	T	T	T	T	T	T	T	T													
Game Courts (Badminton/Tennis/Racquetball/ Other) and Swimming Pool, Private	A	A	A	A	A	A	A	A													

LAND USE	Zone District																					
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts					
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	UE	
INSTITUTIONAL																						
Educational																						
Education Institution (including private, commercial, and vocational schools, **card room related training only)										C1	C	C	C			C						
Education Institution, Public (Subject to LDP approval)	P	P	P	P	P	P	P					P	P				P	P	P			
Prisons/Correctional Facilities													C		C		C					
Medical																						
Chiropractic/Physical Therapy Office											P	P	P				P					
Hospitals and Clinics											P	C	C			C	P	C	C			
Medical/Dental Offices											P	P	P		P	P	P					
Laboratories, Medical and Dental												C	P		P	P	P					
Pharmacy (see also Drugstore) ^{2,9}											P	P	P				P					
Convalescent Hospital, Skilled Nursing Facility	C	C	C	C	C	C	C	C				P										
Public																						
Conference ro Convention Centers											P		C		C	C	C	P	C			
Parks, Plazas and Trails	P	P	P	P	P	P	P				P						P		P	P	P	P
Visitor Centers											P	P										

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1 -.5	R1	R-S5	R3-8	R-M 12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	UE
INSTITUTIONAL																					
Religious/Non-Profit																					
Churches, Temples, other religious institutions, non-profits (except administrative offices- see Offices). In residential zones, vehicular access shall be only from major arterial or major collector as designated in the General Plan Circulation Element.	C	C	C	C	C	C	C	C		C	P	P			C	C	C	C			
COMMERCIAL																					
Alcoholic Beverage Establishments																					
Alcoholic Beverage Onsite Sales in establishments open to persons over the legal drinking age exclusively, not allowed within 1,000 feet of any residential zoning district or residential use, churches, parks, and/or educational institutions ³										C											
Alcoholic Beverage Onsite Sales in establishments open to persons over the legal drinking age exclusively, more than 1,000 feet from any residential zoning district or residential use, churches, parks, and/or educational institutions ³										C	C	C		C	C	C	C				
Alcoholic Beverage Onsite Sales as part of a bona fide sit down (non-age-restricted) restaurant ³										P	P	P		P	P	P	P				

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Alcoholic Beverage Establishments																					
Alcoholic Beverage Offsite Sales within a supermarket or drug store ^{2,3,9}																					
Alcoholic Beverage Offsite Sales in any store other than a supermarket or drug store ^{2,3,9}																					
Wineries ³	C																				
Automobile, Vehicle Rentals and Sales Related Uses																					
Automobile Auction																					
Automobiles/Recreational Vehicles/Boats/Motorcycles/Trucks ⁴ , Sales- New & Used, and Rentals																					
Service Station/Gas Station (Petroleum Products), including automobile service and Car Wash ^{4,9}																					
Parking Lot and Parking Garages, Public ⁴																					
Automobile, Vehicle Service and Repair																					
Automobile Accessory Sales and Installation, including parts supply (No overnight outside storage or parking; body work prohibited) ^{4,6}																					

LAND USE	Zone District																					
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts					
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LMCO	MI	AD	B	P	P	OS	DE	U	E
COMMERCIAL																						
Automobile, Vehicle Service and Repair																						
Automobile Service (Lubrication, Tune-ups, emission tests, batteries, mufflers, etc. No use of impact wrenches or other equipment that could create noise impacts; No overnight outside storage or parking; Paint, body work, upholstery prohibited) ^{4,6}																						
Automobile Minor Repair (Brakes, tires, radiators, electrical, etc. No overnight outside storage or parking; Paint, body work, upholstery prohibited) ^{4,6}																						
Automobile Paint, Body, and Upholstery Shops ^{4,6}																						
Communications/Utilities Distribution and Transmission																						
Cellular, Microwave Antenna/Towers and related equipment buildings ⁸																						
Gas Distribution, Meter, and Control Station																						
Electricity Distribution & Transmission Substation (<5,000 SF)																						
Electricity Distribution & Transmission Substation (>5,000 SF)																						
Power Generating Facilities, Solar Energy and/or Wind Energy Conversion Systems >500 Kw ¹⁰																						

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Communications/Utilities Distribution and Transmission																					
Solar Energy and/or Wind Energy Conversion Systems <500 Kw						Cm	Cm	Cm	Cm	Cm	Cm	Cm		Cm	Cm	Cm	Cm	Cm	C		Cm
Solar Energy and/or Wind Energy Conversion Systems <25 Kw	P	P	P	P	P	P	P	P	P	P									C		
Radio/Television Broadcasting Studios (including Recording Studios)										P	P	P		P	P	P	A	A			
Telephone Repeater Stations	C	C	C	C	C	C	C	C		C	P	P		P	C	C	P	C			C
Eating and Drinking Establishments																					
Bakery, Coffeehouse, Delicatessen, Ice Cream Parlor, and other similar eating establishments ²										C	P	P	P		P	P	P	P			
Catering Service										C	P	P	P		P	P	P				
Nightclubs/Taverns/Bars ^{3,9}											C	C	C				C				
Restaurant, No Alcohol Sales										C	P	P	P		P	P	C		P		
Restaurant, Drive-Thru ² , no alcohol sales										C		C	C		C	C					
Restaurant, with Alcohol Sales ³	See "Alcoholic Beverage Onsite Sales"																				
Entertainment/Recreation																					
Adult Business (subject to Adult Business Ordinance)															C						

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-.5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LMCO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Entertainment/Recreation																					
Amusement Park, Entertainment Center (including Arcade, Live Theater, Bowling, Ice and Roller Skating, Indoor Soccer and Hockey Arena)											C	C	C		C						C
Billiard/Pool Hall ⁹											C	C	C			C					
Batting Cages, Indoor or Outdoor												P	P		P	P		P			
Card Rooms ⁹											C	C									
Carnival, Circus, or Fair											T	T	T		T	T		T	T		
Club - Athletic, Health, or Recreation (including Dance Studios)											P	P	P		P	P	P	P			
Dance Hall/Dance Club											C	C	C		C	C					
Game Courts, Commercial											P	P	P		P	P	P	P	P		C
Golf Course and Driving Range, Clubhouse, Country Club	C	C	C	C	C	C	C					C	C			C			C		C
Movie Theater											P	P									
Shooting Range, Indoor and Outdoor (outdoor ranges prohibited in the C and OS)												C	C		C				C		C
Stable, Public (Boarding/Riding) and Private - Boarding allowed as accessory use in DL	P									A								C			C

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Food and Beverage Stores																					
Convenience Market, Health Food Store ^{2,3,9}										C	P	P	P				P				
Drug store ^{2,3,9}											P	P	P								
Grocery Store, Retail, Discount, and Club Stores ^{2,3,9}											P	P	P		P	P					
General Merchandise Stores																					
Department Store, Specialty Stores											P	P									
Discount Stores, Home Improvement Center											P	P	P								
Lodging																					
Hotel, Motel *(more than 50 rooms requires a CUP)											P	P*	P				P				
Recreational Vehicle Park and Campgrounds													C		C						C
Offices																					
Administrative, Professional, and Other Related Offices											P	P	P		A	A	P	A			
Financial Institutions (Banks, Credit Unions, Check Cashing, Pay Advance, Money Transfer, etc.) ²											P	P	P		P	P	P				
Business Services																					
Copy Services, Postal Services, and Parcel Delivery Service											P	P	P		P	P	P				

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1 -.5	R1	R-S5	R3-8	R-M 12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Personal Services⁷																					
Barber/Beauty Shop/Cosmetologist/Massage Parlor/Acupuncturist											P	P	P								
Cemetery/Mausoleums	C																				C
Dressmaker/Tailor Shop											P	P	P				P				
Dry Cleaner (Storefront Type); Laundry Service ²											P	P	P				P	P			
Funeral Parlor, Mortuary											C	C	P				P				
Repair and Maintenance Services⁷																					
Shoe and Watch Repair/Sales, Locksmith											P	P	P			P	P	P		A	
Janitorial Service, Pest Control Service											P	P	P			P	P	P			
Retail⁷																					
Temporary Uses and Structures (Subject to Chapter 17.75)	T										T	T	T			T	T	T	T	T	

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
COMMERCIAL																					
Retail⁷																					
General Retail Sales (including the following: Antiques, Appliance Sales/Repairs; Art Gallery/Supplies; Books/Music; Clothing/Accessories; Costumes; Coins/Collectables; Food Products; Glass Shops/Studios; Hardware; Hobby, Gift, and Floral Shops; Home Improvement Goods/Home Furnishings; Medical Supplies; Newsstands; Nursery/Garden Equipment; Office Equipment/Supplies; Pet Shop; Photography Studio/Photofinishing; Sporting Goods; Toy Stores ⁹)										C ¹											
Pawnshop, Secondhand Store											P		P								
INDUSTRIAL⁷																					
Ambulance Service												P			P						
Printing, Publishing, Bookbinding (including Lithographic and Newspaper Printing)											P		P		P		P				
Recreational Vehicle Repair, Supplies										C ¹			P		P		P				
Laboratories, Chemical, Research, and Testing													C			C		C		C	
Machine/Sheet Metal Shop, Metal Engraving, Silk Screen Shop										C ¹		C			P		P		P		P

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1 -.5	R1	R-S5	R3-8	R-M 12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
INDUSTRIAL																					
Industrial/Heavy Equipment, Sales, Service, and Rental (including, but not limited to Construction Equipment; Refrigeration; Vending Machines)												C			P	P					
Junk, Salvage, Vehicle Wrecking, and Impound Yard															C	C					
Outdoor Storage, as a Primary use												C			C	C					
Recycling Facilities, Commercial												C			C	C					
Recycling Facilities, Public (collection only)											P	C			C	C			C		
Sanitary Landfill, Waste Haulers, Material Recovery Facility															C						
Sewage Treatment Plant															P	P			C		C
Upholstery Shop, Welding Shop										C ¹			P		P	P					
Construction⁷																					
Building Materials/Lumber/ Plumbing Supply Yard												P			P	P					
Construction Office (on the same site as the construction activity)	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T			
Contractor Storage Yard, Machinery Storage Yard			T										C		C	C					
Horticultural (Landscape and Gardening) Services	C										P	P	P		P	P					

LAND USE	Zone District																				
	Residential									Commercial and Mixed Use		Business and Manufacturing					Public Facility, Public Utility, Open Space, Public Land and Schools and Greenbelt Corridors Districts				
	DL (9,5,2.5)	R-S1	R1-5	R1	R-S5	R3-8	R-M12	R3-30	AP	MU	C	LM	LM CO	MI	AD D	B P	P U	P F	OS	DE	U E
INDUSTRIAL																					
Manufacture and wholesale⁷																					
Assembly, Manufacturing (Including food and beverage production and processing), Restoration of Goods; Except Tires									C ¹					P		P	P	C			
Batch plants, aggregate products and other similar manufacturing uses															C	C					
Dry Cleaning Plant, Large-Scale Commercial Type														P		P	P				
Oil Exploration, Drilling, and Production (Limited to areas w/minimum lot size)																C					
Sand and Gravel Pit, subject to Surface Materials and Reclamation Act (SMARA)															C	C					
Swap Meet ⁹										T	T	C			C	C		T	T		
Wholesale Businesses (Including Electrical, Mechanical, Carpentry, Cabinetry)									C ¹	C				P		P	P	C			
Warehouse/Distribution/Storage/Transportation⁷																					
Transfer, Moving, and Storage														C		C	C				
Truck Terminals (includes Freight to Freight, Cross Dock, Parcel Delivery Terminals), Truck Parking															C	C					
Truck and Trailer (and similar heavy transportation equipment) Sales, Repair (all repair to be conducted entirely within an enclosed building) ⁵									C ¹					C		C	C				

Applicable Off-Street Parking Requirements

CHAPTER 17.65

PARKING AND LOADING

- 17.65.010 Intent and Purpose
- 17.65.020 Applicability
- 17.65.030 Location and Development Plan and Building Permit Required
- 17.65.040 General Provisions
- 17.65.060 Number of Parking Spaces Required
- 17.65.070 Parking Facility Layout and Dimensions
- 17.65.080 Parking Facility Development Standards
- 17.65.090 Combined or Shared Parking Facilities
- 17.65.100 Loading Space Requirements
- 17.65.110 Bicycle Parking Standards

17.65.010 Intent and Purpose

The purpose of the parking and loading regulations is to ensure that all land uses provide adequate off-street parking facilities and adequate facilities for vehicle movement and loading activities associated with a use. The intent of these regulations is to ensure that the use of land does not negatively interfere with the use of and circulation on public rights-of-way and that private on-site circulation does not pose a potential safety problem.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.020 Applicability

(a) The minimum standards of this Chapter shall apply to all proposed land uses, buildings, and structures.

(b) The minimum standards of this Chapter shall also apply to all proposed additions, enhancements, and modifications to existing land uses or structures. At the time the building or structure is modified and/or enlarged, or the use is modified and/or intensified so as to cause a need for additional parking, parking and loading spaces shall be provided for both the existing units and the modified or enlarged portions of the building and/or use so as to conform to provisions of this Chapter.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.030 Location and Development Plan and Building Permit Required

(a) A Location and Development Plan shall be required for all required parking facilities. The Plan shall consist of a detailed layout of the parking facility, site, and parking lot landscaping. The Plan shall be accurately dimensioned, showing all required parking and loading spaces, landscaped areas, driving aisles, ingress/egress points, etc. The Plan shall be submitted and reviewed in conjunction with any application for planning, land use, engineering, or building permit.

(b) A parking facility or driveway shall have building and engineering permits for the facility or driveway in accordance with applicable provisions contained in the Municipal Code.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.040 General Provisions

(a) Location

The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to an approved Location and Development Plan in compliance with Chapter 17.150 (Location and Development Plan) of this title. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities.

(b) Residential Uses

Required parking facilities for Residential Zone Districts shall be located on the same lot or parcel of land as the use the parking facilities are intended to serve, or within a single development as approved by the Planning Director. The facilities shall be conveniently and safely located on the site. Required parking facilities provided by a given project shall be used exclusively for parking purposes by that project or residence, and shall not be leased, sold, or utilized by other projects or entities.

Within a required front yard area, vehicles may be parked only on a parking space as defined in Section 17.65.080 (Parking Facility Development Standards) of this Chapter.

Vehicles may be parked in a side or rear yard area, or within the buildable area of a lot on a parking space as defined in Section 17.65.080 (Parking Facility Development Standards) of this Chapter, provided that a minimum of four feet (4') of clearance is provided between the vehicle and the adjacent outside wall of any structure containing windows.

(c) Non-Residential Uses

Required parking for non-residential uses shall be located:

(1) On the same lot or parcel of land as the use which the facilities serve; or

(2) On an adjoining lot or parcel of land under the same ownership as the lot supporting the use the parking facilities serve, provided that the adjoining lot is merged with the property containing the primary use for which the parking is required; or a covenant of easement is recorded for parking purposes in accordance with Section 17.65.090(a) (Combined or Shared Parking Facilities).

(3) On a lot or parcel of land separated only by an alley (20 feet wide or less) from the lot or parcel supporting the use the parking facilities serve, provided:

A. That said lots or parcels are under the same ownership; and

B. That said lots or parcels would be contiguous if not separated by the alley; and

C. That direct vehicular and pedestrian passage between said lots or parcels would be possible if the alley were vacated; and

D. That the parking and vehicular access on said lots or parcels can be designed to ensure safe pedestrian movement between the parking and the property containing the primary use it is intended to serve; and

E. That a Covenant of Easement is recorded for parking purposes in accordance with Section 17.65.090 (a), or Section 17.65.090 (b) (Combined or Shared Parking Facilities) for joint use of parking facilities.

(d) Change in use

A change in use that results in a more intensive parking requirement shall comply with all current parking and loading standards of this Chapter.

(e) Two or more uses

Where two or more uses are located in the same development or structure, the parking requirements shall be the sum of the separate requirements per use, except as specifically provided by this Chapter.

(f) Parking and loading spaces to be permanent

Parking and loading spaces shall be paved and permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use with the approval of a Temporary Use Permit issued in compliance with Chapter 17.75 and 17.155 (Temporary Uses and Structures and Temporary Use Permits) of this title.

(g) Parking and loading to be unrestricted

Owners, lessees, tenants, or persons having control of the operation of a premise for which parking or loading spaces are required by this Chapter shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the Director.

(h) Use of parking area for activities other than parking

Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Code.

(j) Maintenance

All required parking and loading space areas including their driveways and aisle widths shall be maintained in good condition and available for their intended use. Parking areas shall be kept free of litter, trash, debris and display or advertising not specifically approved in accordance with this Zoning Code.

Inside garage storage shall not encroach into required parking and loading space areas and vehicles shall not be continuously parked in these areas. All parked vehicles shall be operable and currently registered.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N,

9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.060 Number of Parking Spaces Required

(a) Required Spaces

Table 65-2 specifies the number of off-street parking spaces required for specific uses. The requirement for a use not specifically mentioned shall be the same as for a specified use which has the most similar traffic and/or parking generating characteristics. The Planning Director shall determine what constitutes similar traffic generating characteristics.

As provided in Chapter 17.140 (Minor Variances) of this Code, the Planning Director may approve up to a thirty percent (30%) reduction in the number of required parking spaces. Reductions of more than thirty percent (30%) may be approved by the Planning Commission, as provided in Chapter 17.135 (Major Variances).

TABLE 65-1

NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED

Use	Required Number of Spaces
Use	Required Number of Spaces
Residential Uses	
Single-family, detached and attached in R1 and DL zone districts	2-car enclosed garage for each unit. Said garage shall have a minimum clear dimension of 20-feet by 20-feet free of any obstructions including mechanical equipment.
Duplex units	2-car enclosed garage for each unit
Apartments, condominiums, townhouses, and similar developments	2 spaces per unit, with 1 space required to be covered, plus 1 guest space for every 2 dwelling units, plus the following: 3 spaces for each on-site rental or sales office for developments of 100 units or less, plus 1 additional space for each additional 100 units or fraction thereof. Single car garages shall have a minimum clear dimension of 10-feet by 20-feet free of any obstructions including mechanical equipment.
Mobile home park	2 covered spaces per unit, plus 1 guest space per every 2 units, plus 2 spaces for each on-site sales or rental office
Fraternity-sorority/lodge/bed and breakfast	1 space per bed, plus 1 guest space for every 3 beds
Convalescent facility/residential care facility	1 space for every 4 beds, plus parking for on-site employee housing
Public Assembly and Community Uses	

Church, chapel, religious facility, cemetery, mortuary	1 space/3 fixed seats (or 54" of bench seating), or 1 space/25 square feet of gross floor area of assembly area where there are no fixed seats
Theatres:	
Movie - multiple screen	1 space/5 seats, plus 7 spaces for employees
Movie - single screen	1 space/5 seats, plus 5 spaces for employees
Live performance	1 space/4 fixed seats
Assembly	1 space/50 square feet of gross floor area
Day care (all types), nursery school	1 space per employee, plus 1 space/10 children (or participants) based on facility capacity
Private elementary and junior high school	1.5 spaces/classroom, plus 1 space/5 fixed seats in auditorium, gymnasium or similar public assembly facility, or 1 space/35 SF-GFA of assembly area where there are no fixed seats
Private high school	1.5 spaces/classroom, plus 1 space/5 students based on maximum student capacity
College or university (public/private)	1 space/employee, plus 1 space/3 students based on maximum student capacity
Trade school, business school, adult education (public/private)	1 space/3 students, plus 1 space for each staff member, faculty member, and employee
Museums, art galleries	1 space/300 SF-GFA
Libraries	1 space/300 SF-GFA
Hospitals and medical centers (providing acute care, clinical, surgical, teaching, research and office services)	1 space/2 patient beds, plus 1 space for each employee and staff member on largest shift
Industrial Uses	
Ambulance service	1 space per 250 SF-GFA; plus 1 space per service vehicle
Construction yards	1 space per 250 SF-GFA, plus 1 space per 7,000 sq. ft. of yard area
Junk, salvage, vehicle wrecking and impound yard	1 space per 250 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area
Manufacturing and processing uses (not including buildings used exclusively for warehouse purposes)	1 space/500 SF of industrial/manufacturing area, plus 1 space/250 SF of office use, plus 1 space/1,000 SF of warehouse area (Note: Buildings in the MI zone district which are built with the intention of converting to a more parking-intensive use at a later date may be required to submit a parking plan showing the configuration of parking for the ultimate use.)

Mini-storage warehouse	1 space/50 storage units; plus 1 space/250 SF-GFA of office area; plus 2 spaces for a caretaker's residence
Recycling facilities, public (collection only)	1 space per 1,000 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area
Recycling facilities, commercial (processing)	1 space per 500 SF-GFA; plus 1 space per 7,000 sq. ft. of yard area.
Research and development	1 space/250 SF-GFA
Upholstery shop, welding shop	1 space per 500 SF-GFA
Warehouse/distribution facility, indoor agriculture	1 space per 1,000 SF-GFA for the first 20,000 sq. ft.; 1 space per 2,000 SF-GFA for that portion between 20,000 and 40,000 sq. ft.; 1 space per 4,000 SF-GFA for that portion over 40,000 Plus 1 space/300 SF-GFA of office use
Office Uses	
Medical and dental offices	1 space/250 SF-GFA, with a minimum of 4 spaces
Veterinary office	1 space/250 SF-GFA, with a minimum of 4 spaces
Business and professional	1 space/250 SF-GFA, with a minimum of 4 spaces
Financial services (banks, savings and loans, credit unions)	1 space/250 SF-GFA, with a minimum of 4 spaces
Commercial Uses - Retail, Service, and Other	
Automotive/RV service and repair	2 spaces, plus 3 spaces/service bay (service bays do not count as spaces), parking areas shall not be utilized for storage or overnight parking. The storage of vehicles/RVs shall be a separate area and screened from adjacent uses.
Automotive car wash	3/1,000 SF-GLA
Self-service car wash	2 spaces/wash bay (wash bays do not count as spaces)
Automobile sales	1 space/2,000 SF-GLA
Dance studio, karate studio and similar uses	1 space/100 SF-GFA
Furniture stores	1 space/500 SF-GFA
General retail	1 space/250 SF-GFA If restaurant space occupies more than 10% of total GFA, then additional parking shall be provided for excess restaurant space beyond the 10%. The additional parking shall be calculated at the restaurant rate.

Hotels and motels	1 space/guest room, plus additional spaces for restaurant and public assembly areas as required for those uses
Laundromat	1 space/3 washing machines
Plant nurseries	1 space/1,000 SF indoor GFA, plus 1 space/2,000 SF gross outdoor retail area
Outdoor sales, including lumber yards, salvage yards	1 space/1,000 SF gross outdoor retail area, plus additional parking as required for indoor sales area, service facilities, and other uses
Residential sales office (temporary)	3 spaces per model home or unit, including at least 1 space designated for vehicles displaying a handicapped placard
Temporary sales (Christmas Tree/pumpkins)	1 space per each 500 SF of tree/pumpkin display area. Minimum number of spaces is subject to review and approval by the City; at least 1 space must be designated for vehicles displaying an accessible placard.
Recreation Uses	
Arcades	1 space/150 SF-GFA
Billiard parlor	2 spaces per billiard table
Bowling alley	5 spaces/lane, plus auxiliary uses calculated separately as required by this Section
Dance halls	1 space/20 gross SF dance floor area, plus 1 space per 3 fixed seats. Where there are no fixed seats, 1 space per 20 SF of seating area.
Driving range	Parking requirements subject to case-by-case review
Golf course - regulation and pitch and putt	Parking requirements subject to case-by-case review
Gym, spa, health club	1 space/100 SF-GFA
Miniature golf	1.5 spaces/hole, plus other uses calculated separately as required by this Section
Skating rink - ice or roller	1 space/100 SF of rink, plus other uses calculated separately as required by this Section
Public swimming pool (as defined by the Uniform Building Code)	10 spaces, or 1 space/1,000 SF of lot area, plus 1 space/2 employees, whichever is greater
Handball/racquetball - commercial facility	3 spaces/court, plus other uses calculated separately as required by this Section
Tennis courts - commercial facility or associated with private club	3 spaces/court, plus other uses calculated separately as required by this Section
Restaurants	

Restaurants (as defined in Chapter 17.200 of this Code)	1 space/100 SF-GFA or 1 space for every 3 persons (as determined by occupancy load)
Restaurants (drive-through, fast food, and walkup restaurants, as defined in Chapter 17.200 of this Code)	1 space for every 3 seats or 10 spaces/1,000 SF-GFA, whichever is greater. A minimum of 5 spaces shall be provided. Restaurants with drive-through areas must provide at least 6 on-site queuing spaces for patron vehicles ahead of the menu board, or as approved by the City
Outdoor dining areas in excess of 16 seats for sit-down or fast food restaurants	1 space/200 SF of outdoor seating area or 1 space for every 3 seats, whichever is greater
Abbreviations: SF = square feet, GFA = gross floor area, GLA = gross land area	

(b) Fractional Spaces

If the calculation of required parking spaces results in a fractional number, that number shall be rounded up to the next whole number.

(c) Accessible Parking

Accessible parking requirements are established by Title 24 of the State of California. The parking standards contained in this section are identical to those established by the State at the time of the adoption of this Zoning Code. Any change in the State’s accessible parking requirements shall preempt the affected requirements in this section.

(1) Number of Spaces Required.

A. Multi-Family Residential Uses. Accessible parking spaces shall be provided at a minimum rate of two percent (2%) of the multi-family dwelling units assigned parking spaces. At least one (1) space of each type of parking facility (garage, private garage, carport, and open parking spaces) shall be made accessible even if the total number exceeds 2 percent. At least 5 percent of unassigned or guest parking spaces shall be accessible.

B. Required handicapped parking spaces shall count toward fulfilling off-street parking requirements.

C. Van accessible spaces shall be provided at a rate of one in every eight accessible spaces.

D. In the event only one handicapped parking space is required, such space shall be van accessible.

E. Accessible parking spaces shall be provided for all uses, other than as specified above, at the following rate:

TABLE 65-2

NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED

Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
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Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1,000	2% of total
1,001 and over	20 plus one for each 100, or fraction over 1,001

(2) Accessible Parking Size and Location. Accessible parking spaces shall have the following dimensions:

A. Where single spaces are provided, they shall be 14-feet wide and lined to provide a 9-foot parking area and a 5-foot loading and unloading access aisle on the passenger side of the vehicle.

B. A double accessible space can be provided with a 23-foot wide area lined to provide a 9-foot parking area on each side of a 5-foot loading and unloading access aisle in the center.

C. Van accessible spaces shall provide an 8-foot wide loading and unloading access aisle.

D. All spaces shall be located near or convenient to a level or ramped entrance, not exceeding five percent (5%) slope, to the facility served by the parking space.

E. Parking spaces for the handicapped shall be signed and restricted for use by the handicapped only.

(3) Any revisions to Title 24 of the California Government Code shall supersede these requirements.

(d) Compact Parking

Compact parking spaces are not permitted. However, such spaces existing on the effective date of this Zoning Code shall be exempted. Parking lots which contain compact spaces as of the effective date of this Code which are re-stripped to eliminate compact spaces will not be subject to the parking requirements of this Chapter, if the elimination of compact spaces results in a deficit of parking (as calculated using the standards in this Chapter).

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.070 Parking Facility Layout and Dimensions

Parking facilities shall be designed to be fully accessible, adequate and safe ingress and egress shall be provided from and to a street, highway, alley, or driveway and shall conform to the following

minimum standards:

(a) **Parking Space Dimensions**

(1) **Standard Spaces**

The minimum size of a standard parking space shall be nine feet wide and eighteen feet long (9' x 18').

(2) **Parallel Spaces**

The minimum size of a parallel parking space shall be nine feet wide and twenty-four feet long (9' x 24').

(b) **Parking Access**

Access leading to parking facilities, including garages for private residences, shall meet the following dimensions:

(1) **Width** - The minimum width for driveways and drive aisles shall be twenty feet (20') for one-way traffic and twenty-six feet (26') for two-way traffic. Where one-way drives exist, pavement graphics and directional signs and arrows shall be provided. Greater widths may be required at the discretion of the City.

(2) **Minimum Residential Driveway Length** - Driveways for single family or duplex units in any zoning district shall be a minimum of twenty feet (20') in length as measured from the back of sidewalk to the front of the garage door.

(3) **Limit on Residential Driveways** - The number of permitted driveways shall be one per fifty feet (50') of lot frontage, or fraction thereof, not to exceed a total of two (2) driveways. A curved driveway with two (2) entrances shall count as one (1) driveway for the purposes of this section.

(4) **Non-residential Driveway Spacing** - The distance between non-residential driveways; and between non-residential driveways and public rights-of-way shall conform to the City's Public Works standards.

(5) **Maneuvering Areas** - Except for residential uses of two (2) or fewer units per building site, access facilities adjoining roadways classified as Collector Street or higher in the General Plan Circulation Element shall be arranged so that any vehicle can leave the parking area and enter into an adjoining vehicular right-of-way traveling in a forward direction.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16; Ord. No. 583, Section 3, 2/28/18.]

17.65.080 Parking Facility Development Standards

(a) **Paving Required**

(1) All parking spaces and associated driveways shall be entirely paved with concrete or asphalt-type surfacing as per City standards and requirements.

(2) All newly constructed driveways and parking areas shall be concrete, asphalt, or as otherwise approved by the City.

(3) Parking on areas which do not meet the above standards shall be prohibited.

(b) **Parking Space Delineation**

All parking spaces shall be clearly delineated with a 4-inch wide double stripe, a 4-inch gap between stripes, and an overall width of 12 inches wide and 20 feet long. The ends of the striping can be rounded or squared. In order to maintain the 9-foot wide parking space standard mentioned above, parking striping shall be spaced center to center.

(c) Construction

- (1) All driveways and parking areas shall be constructed and striped in accordance with road and drainage standards established by the City Engineer and the Fire Department.
- (2) Wheel stops, ground-mounted bumpers, and similar devices are permitted. Curbs shall be used in conjunction with landscaped areas, as approved by the City.

(d) Lighting

- (1) All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.
- (2) Light fixtures shall be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture.
- (3) Light fixtures shall be shielded so no light above 0.5 foot-candle spills over onto adjacent properties and rights-of-way. There shall be no spillover (0.0 foot-candle) onto adjacent residential used or zoned properties.

(e) Landscaping and Screening

Parking lot landscaping shall be provided and maintained as required in Chapter 17.60 and 17.15 of this Zoning Code.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.090 Combined or Shared Parking Facilities

(a) For Uses on Separate Lots or Parcels

Required parking facilities for non-residential uses may be provided collectively for two (2) or more buildings or uses located on the same or separate contiguous lots or parcels of land, provided that the total combined parking facilities meet or exceed all other minimum parking capacity requirements for the buildings or uses. A covenant, approved as to form by the City Attorney, shall be recorded describing the combined parking arrangement and granting reciprocal access rights to the parking facilities.

(b) Shared Parking Facilities

Where two (2) or more uses are sharing parking facilities, the applicant may propose the use of shared parking, provided that a "Shared Parking Analysis" is approved by the City, demonstrating that sufficient parking will be provided at all times for all uses. Such Shared Parking Analysis shall be prepared pursuant to guidelines published by the Urban Land Institute or other guidelines as approved the City. Where separate parcels exist within a single development, a parking agreement shall be required, per Section 17.65.090(a), above.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.100 Loading Space Requirements

(a) Number of Spaces Required

(1) For commercial uses, loadings spaces shall be provided in accordance with the following:

TABLE 65-3**Minimum Required Loading Spaces - Commercial**

Gross Floor Area	Minimum Spaces Required
Less than 25,000 sq. ft.	1 small space (12 ft. by 20 ft.)
25,001 to 50,000 sq. ft.	2 small spaces (12 ft. by 20 ft.)
Over 50,001 sq. ft.	1 large space per unit (12 ft. by 45 ft.), plus 1 additional large space for each additional 50,000 square feet, with a maximum of 4 spaces required

(2) In Light Manufacturing, Manufacturing/Industrial, and Airport Development Districts, loadings spaces shall be provided in accordance with the following:

TABLE 65-4**Minimum Required Loading Spaces - Industrial**

Gross Floor Area	Minimum Spaces Required
Less than 50,000 sq. ft.	1 small space per unit (12 ft. by 20 ft.)
Over 50,001 sq. ft.	1 large space per unit (12 ft. by 45 ft.), plus 1 additional large space for each additional 50,000 square feet, with a maximum of 4 spaces required

(3) Required loading spaces in other Districts will be determined on a case by case basis, depending on the requirements of each project.

(b) Dimensions

The dimensions of loading spaces shall be as specified in the table above.

(c) Location

All loading areas shall be located adjacent to loading doors and outside of any required aisles or other circulation areas. Adequate turning radii shall be provided to allow a vehicle to maneuver without backing into a street or without backing into the loading space from the street.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

17.65.110 Bicycle Parking Standards**(a) Bicycle Parking**

Parking spaces for bicycles shall be provided as required by Table 65-5. For any use for which bicycle parking is required, a minimum of four (4) bicycle spaces shall be provided.

TABLE 65-5

NUMBER OF BICYCLE PARKING SPACES REQUIRED

Use	Required Spaces - % of Auto Requirement
Use	Required Spaces - % of Auto Requirement
Residential Uses	
Single-family	0
Multi-family	1 space per each four units
Public Assembly and Community Uses	
Child Care, Preschools, Senior Centers	10%
Libraries, Auditoriums, Museums, Galleries, Stadiums, Theaters	5%
Private Schools, Private Colleges, Trade Schools	20%
Industrial Uses	
Manufacturing and Warehousing	10%
Office Uses	
Banks, Savings and Loans	15%
General Office	10%
Medical, Dental, and Veterinary Offices	5%
Commercial Uses	
Bowling Alleys, Billiard Parlors, Roller and Ice Rinks, Private Clubs	10%
Health Clubs and Studios	10%
Hospitals and Medical Centers	10%
Hotels and Motels	5%
Restaurant	10%
Retail	10%

(b) Separation from Automobile Parking

Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb, or by at least five feet (5') of open space where parking is prohibited.

(c) Access

Free and clear access directly from a public right-of-way or drive aisle shall be provided and maintained. Aisles or walkways providing access to bicycle parking spaces shall be at least five

feet (5') wide.

(d) **Signs**

Signs indicating location of bicycle parking shall be placed on the site, as determined on a case by case basis.

[Ord. No. 474, Section 5, 5/28/08; Ord. No. 515, Exhibit J, 5/22/13; Ord. No. 528, Exhibit N, 9/10/14; Ord. No. 549, Exhibit A, 8/24/16.]

Provisions for Noncompliance/Nonconformities

CHAPTER 17.165

NONCONFORMING USES AND STRUCTURES

- 17.165.001 Definitions
- 17.165.010 General Provisions
- 17.165.020 Nonconforming Uses
- 17.165.030 Nonconforming Structures
- 17.165.040 Exceptions for Residential Structures
- 17.165.050 Notice of Nonconformity and Amortization
- 17.165.052 Hearing Body Designated; Hearing
- 17.165.054 Decision and Findings
- 17.165.056 Right of Appeal
- 17.165.057 Recordation of Order
- 17.165.058 Revocation
- 17.165.059 Public Nuisance
- 17.165.060 Nonconforming Signs
- 17.165.070 Nonconforming Adult Businesses

17.165.001 Definitions.

Nonconforming structure. A "legal nonconforming structure" is a structure which was legally established according to the applicable zoning and building laws of the time, but which does not meet current zoning and building regulations. A use or structure can become "legal nonconforming" due to rezoning, annexation or revisions to the Zoning Code.

Nonconforming use. A "legal nonconforming use" is a use of land which was legally established according to the applicable zoning and building laws of the time, but which dose not meet current zoning and building regulations. A use or structure can become "legal nonconforming" due to rezoning, annexation or revisions to the Zoning Code.

[Ord. No. 578, 10/17/17.]

17.165.010 General Provisions

The regulations in this Chapter shall apply to all existing nonconforming uses and structures and to any uses or structures made nonconforming upon adoption of subsequent ordinances.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.020 Nonconforming Uses

The following regulations shall apply to the legal, nonconforming use of any building or structure. Regulations applicable to nonconforming structures are provided in Section 17.165.030.

(a) Continuation

Any nonconforming use may be continued through the amortization period, provided that the use shall not be increased, enlarged, extended, or altered except as provided in this chapter.

(b) Termination Due to Cessation of Use

Any part of a building or land occupied by a nonconforming use in which that use is discontinued for one hundred eighty (180) days or more shall thereafter lose its nonconforming use status. All subsequent uses shall be used in conformity with the provisions of this Zoning Code.

(c) Amortization of Nonconforming Uses: General

Every legal nonconforming use shall be terminated according to the amortization time schedule established by Resolution of the City Council or the provisions of this Chapter.

(d) Amortization of Nonconforming Use Where No Building Exists

Except as otherwise provided herein, the legal nonconforming use of land where no structure exists may continue for a period of not more than ten (10) years from the date the use became nonconforming, provided the nonconforming use will not in any way be expanded or extended, either on the same or adjoining property.

(e) Alteration of Nonconforming Uses

(1) A legal nonconforming use may not be enlarged, expanded, or otherwise increased in scope unless a Conditional Use Permit has been issued pursuant to Chapter 17.130 of this Zoning Code.

(2) Any alteration required by governmental or court action shall be exempt from these conditions.

(3) Restrictions and conditions affecting a nonconforming use shall apply to the existing use, land, and structures, and shall not be affected by ownership changes.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.030 Nonconforming Structures

(a) Continuation

Any nonconforming structure may be continued and maintained through the amortization period, provided there are no structural alterations except as provided in this Chapter.

(b) Alterations

The following alterations are permitted to a nonconforming structure:

(1) When a subsequently adopted ordinance or regulation requires specific alterations, those alterations shall be made.

(2) Additions to a nonconforming structure may be made, provided the proposed addition meets all requirements in effect at the time the application for the addition is made.

(c) Amortization

(1) Every legal nonconforming structure shall be completely removed or altered to conform to the requirements of the zoning district in which it is located according to the amortization time schedule established by Resolution of the City Council or the provisions of this Chapter. Such time schedule for removal or alteration may not be fixed for a date before the expiration of the normal life of any building, as determined by the Planning Director. Such determination of the normal life of a nonconforming building, and the fixing of time for its removal or alteration, may only be made after notice to the owner.

(2) An order for removal or alteration shall require such action on a date no less than five (5) years from the time such an order is made. It shall be the duty of the Planning Department to give the owner of the affected structure written notice of the required removal or alteration immediately upon the order becoming final. A second notice shall be issued not less than sixty (60) or more than one hundred eighty (180) days prior to the date such removal or alteration is required to be completed. If the Planning Department fails to give this second notice within the above time period, the owner shall be given sixty (60) days from the notice's actual postmark date.

(d) Reconstruction of Damaged Structure

Any nonconforming structure damaged by any natural or man-made catastrophe subsequent to the effective date of this Zoning Code may be reconstructed, provided that the cost of such reconstruction does not exceed fifty percent (50%) of the appraised value of such structure at the time such damage occurred.

If, in the process of reconstructing a nonconforming structure pursuant to this subsection, certain nonconformities can be brought into conformance, they shall be brought into conformance.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.040 Exceptions for Residential Structures

(a) A nonconforming residential structure which complied with the applicable development standards at the time of its construction, and which is utilized for residential purposes in a zoning district that allows such residential uses, or is in the Business Park Zone (BP), is not subject to the provisions of this Chapter.

(b) The requirement for a Conditional Use Permit shall not apply to nonconforming residential uses where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.050 Notice of Nonconformity and Amortization

(a) Upon determination that the provisions in this Chapter apply to a given parcel of land, the Planning Director or his/her designee shall send a notice regarding this parcel by certified United States mail, return receipt requested, to the owner of said parcel as shown on the last equalized assessment roll. The Director shall also post this property with a similar notice and shall publish such notice at least once in a newspaper of general circulation. Should the certified mailed notice be returned to the City for any reason, the City shall cause a copy of the same to be mailed to the property owner shown on the last equalized assessment roll by regular first-class mail with postage fully paid.

(b) The notice provided for in this Section shall state that the property in question is a nonconformity and shall state the date of abatement established in the Resolution of the City Council. The abatement date shall be deemed to apply unless the property owner requests a

hearing before the hearing body. The property owner shall have sixty (60) days from the date of the notice to request a hearing.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.052 Hearing Body Designated; Hearing

(a) The City Council by Resolution shall designate the hearing body for purposes of this Chapter.

(b) If a hearing is requested by the property owner in accordance with Section 17.165.050, the hearing body shall hold a public hearing to determine whether the nonconformity should be abated or whether a time extension should be granted. Notice of the hearing shall be given to all property owners within a three-hundred foot (300) radius of subject property.

(c) The hearing body shall receive written and oral testimony at such hearing regarding the abatement or elimination of the nonconformity.

(d) At the close of the public hearing, the hearing body shall find and determine whether the nonconformity should be abated and all facts in support thereof, whether the owner of the property can amortize his/her investment in the term for abatement provided in the Resolution of the City Council, and if not, what term for abatement should be provided.

(e) The hearing body shall also find and determine whether the nonconforming use or structure can economically be used in its present condition or if the nonconformity can be successfully modified for a purpose permitted in the zoning district in which it is located.

(f) The hearing body, or the City Council on appeal, shall base its decision as to the length of the permitted amortization period on any competent evidence presented, including but not limited to the depreciation schedule attached to the owner's latest federal income tax return.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.054 Decision and Findings

The decision of the hearing body and the findings in support of said decision shall be in the form of a written order and shall be served to the property owner personally or by certified United States mail, return receipt requested, within ten (10) days after the decision is rendered. Findings shall be made as to whether or not the balancing of the public interest and the request by the owner for continuance, alteration, or expansion of the nonconformity of the subject property require a deviation from the development standards of the City of Adelanto.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.056 Right of Appeal

(a) The decision of the hearing body terminating the nonconformity or an extension may be appealed to the City Council in accordance with the Adelanto Municipal Code.

(b) After the expiration of the appeal period, the decision of the hearing body shall be final and conclusive unless an appeal was timely filed in accordance with the provisions of this Section.

(c) The City Council on appeal shall conduct the hearing in accordance with Section 17.165.052 and may uphold, reverse, or amend any decision of the hearing body. The decision of the City Council shall be final and conclusive. Notice of the City Council's decision shall be mailed by the City Clerk to the property owner or other appellant within ten (10) days of the City Council's

decision by certified United States mail, return receipt requested.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.057 Recordation of Order

After the conclusion of all appeals, the City Clerk shall cause notice of the decision and order of the hearing body, or the City Council in the case of an appeal, to be recorded with the County Recorder of the County of San Bernardino. The notice shall consist of a Notice of Zoning Violation.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.058 Revocation

(a) Whenever the use, maintenance, or continuation of nonconforming conditions or use is granted through the means of Conditional Use Permits, Variances, Location and Development Approval, Extensions, Expansions, or other approved changes, the same may be revoked by the City Council whenever the City Council finds that the terms or conditions of any CUP, Variance, Location and Development Approval, Extension, Expansion, or other approval are being violated, the condition or use of the property constitutes a public nuisance, or the health, safety, or welfare of the surrounding property owners or residents is being threatened by the continuation of said nonconforming use or condition.

(b) The revocation process may be initiated by the order of the City Council, or any person demonstrating that his/her health, safety, or welfare is being adversely affected by the continuation of circumstances existing on nonconforming property.

(c) The property owner shall be notified of the commencement of the revocation process pursuant to Sections 17.165.050 and 17.165.054.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.059 Public Nuisance

Any nonconforming use or structure continuing beyond the date for abatement set by the hearing body, or City Council on appeal, shall be deemed a public nuisance, subject to abatement thereof and prosecution either through civil or criminal action.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.060 Nonconforming Signs

Nonconforming signs shall comply with the applicable provisions contained in Chapter 17.70 of this Zoning Code.

[Ord. No. 544, Exhibit A, 3/23/16.]

17.165.070 Nonconforming Adult Businesses

Nonconforming adult businesses shall comply with the applicable provisions contained in Chapter 17.85 of this Zoning Code.

[Ord. No. 544, Exhibit A, 3/23/16.]

General Definitions

CHAPTER 17.200

DEFINITIONS OF TERMS

17.200.010	General
17.200.020	"A" Definitions
17.200.030	"B" Definitions
17.200.040	"C" Definitions
17.200.050	"D" Definitions
17.200.060	"E" Definitions
17.200.070	"F" Definitions
17.200.080	"G" Definitions
17.200.090	"H" Definitions
17.200.100	"I" Definitions
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17.200.150	"N" Definitions
17.200.160	"O" Definitions
17.200.170	"P" Definitions
17.200.180	"Q" Definitions
17.200.190	"R" Definitions
17.200.200	"S" Definitions
17.200.210	"T" Definitions
17.200.220	"U" Definitions
17.200.230	"V" Definitions
17.200.240	"W" Definitions
17.200.250	"X" Definitions
17.200.260	"Y" Definitions

17.200.270 "Z" Definitions

17.200.010 General

For general terminology used throughout the Zoning Code, refer to Section 17.01.090 of this Zoning Code. For terminology used in the Zoning Code but not defined in this Chapter or in Section 17.01.090, the definitions used in the Uniform Building Code or accepted dictionaries of the English language shall govern.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.020 "A" Definitions

Abandoned - The cessation of the use of a property by the owner with the intention neither of transferring rights to the property to another owner nor of resuming the use of the property.

Abutting Land - A parcel of land having a common boundary with another parcel of land, including parcels which have no common boundary other than a common corner.

Accessory Building or Structure - A building or structure detached from, on the same lot as, and customarily incidental and subordinate to the principal building.

Accessory Use - A use of a portion of land or building that is customarily and clearly incidental and subordinate to the principal use of the land or building and is located on the same lot with such principal use. Accessory uses typically are very small in proportion to the principal use.

Acreage, Gross - The total land area within a defined boundary (i.e., before the exclusion of areas including, but not limited to, slopes, public rights-of-way, public parks, public school sites, and sites for other public facilities).

Acreage, Net - That portion of gross acreage exclusive of public streets and all public lands and rights-of-way. The area within the lot lines of a lot exclusive of any dedications for slopes, public rights-of-way, public parks, public school sites, and sites for other public facilities.

Activity Street - A type of street designed to accommodate cyclists and encourage pedestrian activity.

Addition - Any construction that is attached to an existing building or facility and which increases the size or capacity of a building or facility in terms of site coverage, height, length, width, or gross floor area.

Adjoining - Refers to a lot or parcel of land which shares all or part of a common lot line with another lot or parcel of land.

Adult Business - Refer to the definitions contained in Chapter 17.85 of this Zoning Code.

Adult Day Care Facility - See "Day Care Center, Adult."

Agent - Any person showing written verification that he/she is acting for, and with the knowledge and consent of, a property owner.

Agriculture - The use of land for the production of food and fiber, including the growing of crops and/or the glazing of animals on natural prime or improved pasture land.

Alcoholic Beverage Offsite Sales - The sale of packaged alcoholic beverages for consumption at an offsite location.

Alcoholic Beverage Onsite Sales - The sale of alcoholic beverages, including beer, wine, and mixed drinks, for consumption at the point of sale. "Sales to persons over the legal drinking age exclusively," refers to any facility which restricts entry to persons of legal drinking age, as established by State law.

Alley - A narrow service way, either public or private, that provides a permanently reserved but secondary means of public access. Alleys are not intended for general traffic circulation, but for services and delivery access. Alleys typically are located along rear property lines.

Alteration - Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

Amateur Radio Antenna - Any antenna used to receive and/or transmit radio signals on the amateur radio bandwidth, as designated by the Federal Communications Commission.

Amenity - A natural or man-made feature which enhances a particular property.

Amusement Park - A commercial center comprised of a variety of family-oriented entertainment uses, predominated by uses which occur outside. A local example is the "Castle Park" amusement center in the City of Riverside.

Animal - Unless otherwise stated for a specific situation, "animal" includes birds, fish, mammals, and reptiles.

Antenna - Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission, reception, or both, of electromagnetic radiation waves.

Antique Sales (Refinished) - Any premises used for the sale of articles that are one hundred (100) or more years old or are collectable. An antique shop does not include a secondhand store as defined in this Chapter.

Apartment - One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit in a building containing more than three (3) or more dwelling units for rent. See also "Dwelling Unit."

Apartment Building - A structure containing three (3) or more apartment units which is intended for rental purposes.

Applicant - A person who requests in writing the approval of a lease, permit, license, certificate, or other entitlement from public agencies.

Application - The form, information, and fees submitted by an applicant for purposes of requesting an entitlement from a public agency.

Arcade - A principal commercial entertainment land use consisting of five (5) or more amusement machines located within one (1) building or structure and operated in exchange for financial or other considerations. In addition to any other principal use of the land, any use or business with five (5) or more amusement machines shall be considered an arcade.

Automobile Detailing - Auto detailing means an establishment which performs hand-washing, waxing, and interior cleaning of passenger vehicles.

Automobile Service Station - See "Service Station."

Automobile Wrecking - The dismantling or wrecking of two or more used motor vehicles or

trailers; or the storage, sale, or dumping of one or more dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

Automobile/Trailer Sales Area - The use of any building, land area, or other premises for the display and sale of new or used automobiles, panel trucks, vans, trailers, or recreation vehicles, including any repair service conducted as an accessory service.

Automobile/Truck Dealers - A facility that sells automobiles and/or trucks of one ton or less capacity, both new and used, including the repairing of same. Trucks of more than one (1) ton or one-and-one-half (1.5) ton capacity are not be included in this term.

Automobile/Truck Repairing - A facility that provides to such vehicles of any capacity repair services, which may include tire shops, muffler shops, transmission shops, upholstery shops, and accessory shops.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.030 "B" Definitions

Backyard - See yard, rear. (Ord. 410, 2003)

Balcony - A structure with a walking surface at least 30 inches above adjacent grade which extends from a building without support from the ground. See also "Deck" and "Platform".

Basement - Basement shall be defined according to the definition contained in the Uniform Building Code.

Bay Window - A group of windows projecting from a room in a floor-level recess.

Bed and Breakfast - A house, or portion thereof, where rooms and meals are provided for short-term stays. The operator of the bed and breakfast shall live on the premises or adjacent premises.

Bedroom - Any habitable room used for sleeping purposes other than a living room, family room, or den.

Billiard/Pool Hall - Any place of business where any of several games are played on a table by driving small balls against one another or into pockets with a cue and where alcoholic beverages are offered for sale. Such place of business may include, as an accessory use, any mechanical amusement device not otherwise prohibited by a City ordinance. See also "Billiard Parlor, Family."

Billiard Parlor, Family - Any place of business where any of several games are played on a table by driving small balls against one another or into pockets with a cue and where no alcoholic beverages are offered for sale. Such place of business may include, as an accessory use, any mechanical amusement device not otherwise prohibited by a City ordinance.

Body or Hearing Body - The individual or group duly authorized by this Zoning Code to grant changes to, relief from, or special consideration under the Zoning Code.

Boulevard - A type of street designed for multiple users with a landscaped center median separating directional traffic.

Brewery - A facility where beer is brewed for off-site distribution and delivery. A brewery does not contain a restaurant or tavern.

Building - Building shall be defined according to the definition contained in the Uniform Building Code.

Building Coverage - The percentage of the net lot area which is covered by all the buildings on a lot, as seen from a plan view.

Building Height - Building Height shall be defined and measured according to the definition contained in the Uniform Building Code.

Building Pad - The area of a lot designed for the construction of buildings and structures.

Building Official - The officer or other designated authority charged with the administration and enforcement of the Uniform Building Code, or the building official's duly authorized representative. (Ord. 410, 2003)

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.040 "C" Definitions

Caretaker's Residence - A dwelling unit accessory to the principal use on a site which is intended for occupancy by a caretaker, security guard, worker, or similar person generally requiring residence on the site.

Car Wash, Full Service - A structure containing employees and facilities for washing automobiles using a chain conveyor or other method of moving the cars along, and automatic or semiautomatic application of cleaner, brushes, rinse water, and heat for drying.

Car Wash, Self Service - A structure containing facilities for washing stationary automobiles, including the semiautomatic application of cleaner, rinse water, and possibly heat for drying. No car-washing employees are located at a self-service car wash.

Carport - A roofed structure providing space for the parking or storage of motor vehicles and open on at least one side. A three-sided building with an opening on the fourth which is not provided with a closable door is a carport.

Catering Service - An establishment that prepares and delivers food for consumption off the premises, for example, for banquets or luncheons. A catering establishment may contain kitchen facilities and may also provide dining supplies such as place settings, tablecloths, and beverage dispensers.

Cellar - See "Basement."

Cemetery - Property, including columbariums and mausoleums, that is used for the interring of the deceased.

Centerline - The centerline of a street, as referred to in this Zoning Code, shall mean the right-of-way centerline as established by the County Engineer of the County, by the City Engineer of the City, or by the State Division of Highways of the State; in any case in which the foregoing definition is not applicable, the Planning Commission shall designate the centerline.

Certificate of Occupancy - As defined by latest adopted edition of the Uniform Building Code.

Child Day Care Facility - See "Day Care Center, Child."

Christmas Tree Sales Facility - A retail sales operation, generally conducted wholly out-of-doors, that offers for sale on a temporary, limited basis Christmas trees and related holiday items such as wreaths and Christmas tree stands. The allowable sales period is defined in Chapter 17.75 of this Code.

Church - An assemblage of people for worship, or an institution facilitating worship, including

personal counseling and education, and the building or buildings where such activities take place.

City - The City of Adelanto. (Ord. 410, 2003)

City Manager - The City Manager or his/her designee(s). (Ord. 410, 2003)

Class I Bikeway (Bike Path) - A completely separate facility designated for the exclusive use of bicycles and pedestrians, with vehicle and pedestrian cross-flow minimized.

Class II Bikeway (Bike Lane) - A striped lane designated for the use of bicycles on a street. Vehicle parking and vehicle/pedestrian cross-flow are permitted at designated locations.

Class III Bikeway (Bike Route) - A route designated by signs or pavement markings for bicyclists within the vehicular travel lane (i.e. shared use) of a roadway.

Clinic - An organized outpatient health facility for patients who remain less than twenty-four (24) hours. Clinics provide direct medical, surgical, dental, optometric, podiatric, or psychological advice, services, or treatment. Clinics may also provide diagnostic or therapeutic services to patients in the home as an incident to care provided at the clinic.

Club - A group of people organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of dues, regular meetings, a constitution, and by-laws.

Code Enforcement Officer - Any person designated by the City as a law enforcement officer who is qualified to perform such duties under the laws of the State of California. (Ord. 410, 2003)

Commercial Animal Establishment - Any pet shop, grooming shop, guard dog auction, riding school or stable, zoological park, circus, performing animal exhibition, or boarding or breeding kennel open to the general public. This definition does not apply to privately owned, not-for-hire ranches. (Ord. 410, 2003)

Commercial Horticulture - The growing of fruits, vegetables, flowers and ornamental plants for sale. (Ord. 410, 2003)

Commercial Kennel - see "Kennel."

Commercial Use - An activity that includes the buying and selling of commodities and services.

Common Area - Land in a residential development held in common and/or single ownership which is not reserved for the exclusive use or benefit of an individual tenant or owner.

Common Open Space - Land within or serving as part of a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate. (Ord. 410, 2003)

Communal Housing - Housing for nonfamily groups with common kitchen and dining facilities but without medical, psychiatric, or other care. Communal housing includes boarding houses, lodging houses, dormitories, fraternity/sorority houses, communes, and religious homes.

Community Care Facility - Any facility, place, or building which is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children; and which includes residential facilities, adult day care facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, and social day care

facilities.

Community Center - A facility operated by the City which provides recreational, cultural, or other similar community activities.

Conditional Use Permit - An approval that is required for a conditional use to be carried out in a particular zoning district.

Conditional Use - A use permitted on a particular site and within a zoning district only upon a finding that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in the Zoning Code and authorized by the Planning Commission.

Condominium - The interior airspace of two (2) or more dwelling units that are individually owned and where the balance of the property is owned in common by the owners of the units.

Conforming - Fully meeting the requirements of the City of Adelanto Building Regulations and all property development regulations and requirements prescribed for the applicable zoning district. See also "Nonconforming Land," "Nonconforming Structure," and "Nonconforming Use."

Congregate Residence - Housing, often for senior citizens, arranged in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities.

Convalescent Facility - A State-licensed facility that provides long-term nursing, dietary, and other medical services, except surgery or primary treatments customarily provided in a hospital, to convalescents or invalids.

Country Club - A facility operated primarily for social and outdoor recreation purposes. Country Club includes incidental accessory uses and structures.

Court - Any open space, unobstructed from ground to sky other than a yard, that is on the same lot and bounded on two (2) sides by the walls of a building.

Covered Parking - A parking space(s) that is within a garage or carport or under the overhanging portion of a building.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.050 "D" Definitions

Dance Floor - An area that is in excess of three hundred (300) square feet or in excess of fifteen (15) percent of the public area of a building and is used as a dance area, whether as a primary or accessory use.

Dance Hall - A public hall that is primarily and predominately devoted to dancing.

Day Care Center, Adult - Any facility that provides nonmedical care, on less than a twenty-four (24) hour basis, to persons eighteen (18) years of age or older who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Day Care Center, Child - Any child day care facility with a capacity of more than twelve (12) children. Day care centers include infant centers, preschools, and extended day care facilities. Such a facility provides nonmedical care, on a less than a twenty-four (24) hour basis, to persons under eighteen (18) years of age in need of personal services, supervision, or assistance essential

for sustaining the activities of daily living or for the protection of the individual.

Day Care Home, Large Family - A residential home that provides family day care, in the provider's own home, to seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home.

Day Care Home, Small Family - A residential home that provides family day care, in the provider's own home, to six (6) or fewer children, including children under the age of ten (10) years who reside at the home.

Day Treatment Facility - Any facility that provides nonmedical care, counseling, educational or vocational support, or social rehabilitation services on less than a twenty-four (24) hour basis to persons under eighteen (18) years of age who would otherwise be placed in foster care or who are returning to families from foster care.

Decibel (db) - A unit used to express the intensity of a sound wave.

Deck - A structure projecting from a building (typically a home) at least 30 inches (30") above adjacent grade which is supported from the ground. See also "Balcony" and "Platform."

Dedication - The release by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used.

Demolish - To remove more than seventy-five percent (75%) of the exterior walls of an existing building or structure, as measured by the linear length of the walls.

Density - The number of permanent residential dwelling units per gross acre of land.

Dependent Housing - A dwelling unit provided either as a detached or attached accessory unit to a primary residence on a parcel zoned for one (1) single-family residence, provided the accessory unit is intended for:

- (a) Occupancy by one (1) or two (2) adults of minimum age sixty (60) who are dependents of the residents of the primary unit; or
- (b) Are court-appointed conservatees of a resident of the primary unit; or
- (c) Are members of a very-low-income household as specified in Section 50105 of the Health and Safety Code and are related to the primary unit residents by birth, marriage, or adoption.

Detached Building - A building that does not have a building wall of four (4) feet or more in length in common with another building.

Developer - The individual or organization who is responsible for the planning, design, and construction of an applicable development project. A developer may be responsible for implementing the provisions of this Zoning Code as determined by the property owner.

Discount Store - A store advertising a wide variety of merchandise for sale at less-than-retail cost.

Distribution Facility - A use engaged primarily in the storage and wholesale distribution of manufactured products, supplies, and equipment, including incidental sales activities, but excluding bulk storage of materials which are flammable or explosive.

Drive-in Restaurant - See "Restaurant, Fast-Food."

Drive-in Theater - An outdoor movie theater where patrons view movies or any other form of

entertainment on a screen or stage from their vehicles. This definition does not include an adult theater.

Driveway - A private roadway or accessway providing vehicular access to a parking space, parking lot, garage, dwelling, or other structure.

Drug Abuse Recovery or Treatment Facility - Any facility, place, or building which is maintained and operated exclusively to provide twenty-four (24) hour residential, nonmedical services in a group setting to adults which may include, but need not be limited to, mothers under eighteen (18) years of age and their children, who are recovering from alcohol, drug, or drug and alcohol misuse and are currently capable of meeting their life support needs independently, but who temporarily need guidance, counseling, or other alcohol or drug recovery services.

Drug Store - A store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products such as cards, candy, and cosmetics also are sold. Offsite sale of alcoholic beverages is permitted as an incidental use in drug stores of at least ten thousand (10,000) square feet in size.

Dry Cleaning Plant - A facility where dry cleaning is performed on the premises. A dry cleaning plant may also contain retail laundry service.

Dwelling - As defined in the latest edition of the Uniform Building Code.

Dwelling, Duplex - A detached building that is designed for occupation as the residence of two (2) families living individually from each other.

Dwelling, Multi-Family - A building or portion thereof used and/or designed as a residence with three (3) or more separate dwellings units for (example, apartments or cooperatives).

Dwelling, Single-Family Attached - A dwelling unit occupied or intended for occupancy by only one (1) household which is structurally connected with at least one (1) other such dwelling unit (for example, townhouse or condominium).

Dwelling, Single-Family Detached - A detached building containing no more than one (1) dwelling unit which, regardless of form of ownership, is designed and/or used to house not more than one (1) household including all domestic employees of such family.

Dwelling, Two-Family - A building containing no more than two (2) dwelling units.

Dwelling Unit - Any mobilehome or building or portion thereof, including a manufactured home or portion thereof, which contains the following: sleeping and eating areas, sanitation as required by the Uniform Building Code, and one (1) kitchen area. For the purposes of this definition, a kitchen area intended solely for use by the domestic employees of the household shall not be counted in determining the number of dwelling units. (See also "Kitchen.")

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.060 "E" Definitions

Easement - A grant of one or more of the property rights by the property owner to and/or for the use of the public, a corporation, or another person or entity.

Eave - See "Overhang, Roof."

Educational Institution - An institution such as a private or public school, college, or university qualified by the State Board of Education to give academic instruction.

Elevation -

- (a) A scale drawing of the front, rear, or side of a building or structure,
- (b) Height above mean sea level.

Employee - Any person employed by a firm, person(s), business, educational institution, nonprofit agency or corporation, government agency, or other entity.

Employer - Any person(s), firm, business, educational institution, government agency, nonprofit agency or corporation, or other entity which employs persons at a single worksite, and may either be a property owner or tenant of an applicable development project.

Emergency Shelter - A facility that provides immediate short-term housing and supplemental services to homeless persons or families. Supplemental services may include; food, counseling, and access to other social programs.

Enclosed Parking Structure - A building or structure used for the parking of motor vehicles, having exterior enclosure walls which have less than twenty five percent (25%) of the total wall area open to the atmosphere at each level on at least two (2) sides of the structure.

Entertainment Center - A commercial center or complex containing a variety of family-oriented entertainment uses, predominated by uses which occur indoors. Examples of uses in this type of center could include motion picture theaters, arcades, and gift shops.

Equestrian Facility - A structure or area the use of which is devoted to activities involving horses, mules, donkeys, ponies, or similar barnyard animals.

Equipment Storage Yard or Contractor Yard - A use providing for maintenance, servicing, or storage of motor vehicles, equipment, or supplies; or for the dispatching of service vehicles; or for distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation services, or similar activity. The term "contractor yard" shall include a construction materials yard, vehicular service center, or similar use.

Erosion, Accelerated - Erosion of the soil, caused by human activity, which is greater than that which would normally occur under natural conditions. Causes of accelerated erosion may include, but not be limited to, diversion and/or concentration of drainage flows, the removal of plant cover, any land disturbing activity, or the creation of new drainage courses which are not prepared to accommodate flows without erosion.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.070 "F" Definitions

Facade - A building's exterior wall which is exposed to public view.

Facility(s) - The total of all buildings, structures and grounds that encompass a worksite, at either single or multiple locations, which comprises or is associated with an applicable development project.

Family - A group of one or more individuals living under one roof.

Farm - An area or parcels of land used for agricultural activities.

Fast-Food Restaurant - See "Restaurant, Fast-Food."

Fence - A solid or open barrier above ground intended to enclose or mark a boundary.

Financial Institution - An establishment or facility for the custody, loan, exchange, or issue of money; for the extension of credit; and for facilitating the transmission of funds.

Fire Authority - That person or agency designated by the City of Adelanto as the person or agency responsible for providing fire fighting and other emergency response services to the City.

Flag Lot - see "Lot, Flag."

Flood - For the definition of Flood and related terms, the definitions contained in the Adelanto Municipal Code shall apply.

Floor Area Ratio - The total gross floor area of all buildings on a lot divided by the lot area.

Floor Area, Gross - The total horizontal area of a building, in square feet, including the exterior walls of all floors.

Foster Family Home - Any residential facility providing twenty-four (24) hour care for six (6) or fewer foster children which is owned, leased, or rented by, and is the residence of, the foster parents, including their family, and in whose care the foster children have been placed.

Front Yard - See "Yard, Front"

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.080 "G" Definitions

Garage, Private - As defined in the latest edition of the Uniform Building Code. **Garage, Public** - As defined in the latest edition of the Uniform Building Code.

Garage - An enclosed deck, building, or structure, or part thereof, used or intended to be used for the parking and storage of vehicles which is not a carport. See also, "Carport."

General Plan - The General Plan of the City of Adelanto, adopted pursuant to the State of California Government Code Section 65301 et seq. and adopted by the City Council.

Government Offices - The working location of any department, commission, independent agency, or instrumentality of the United States, of a state, county, incorporated or unincorporated municipality, township, authority, district, or other governmental unit.

Grade - Grade and all related terms shall be defined according to the definition contained in the Uniform Building Code.

"Granny" Housing - See "Dependent Housing."

Greenbelt - Land devoted to the preservation of natural desert habitat resources, drainages, utility easements, and/or use for outdoor recreation.

Group Home - Any residential care facility for six (6) or fewer persons which is licensed by the State.

Guest House - Living quarters with bathroom plumbing only located on the same lot as the primary dwelling unit and intended for temporary occupancy by family members, guests, or persons employed on the premises.

Guest Parking - Parking spaces provided with a residential unit for intermittent use by visitors.

Guest Room - Any room which is used or designed to provide transient occupancy and sleeping accommodations for one (1) or more paying guests. Guest rooms occur in hotels, motels, time-

shares, bed and breakfasts, private clubs, lodges, fraternal organizations, and other transient occupancy facilities.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.090 "H" Definitions

Halloween Pumpkin Sales Facility - A retail sales operation, generally conducted wholly out-of-doors, that offers for sale on a temporary, limited basis pumpkins and related holiday items. The allowable sales period is defined in Chapter 17.75 of this Code.

Hardscape - Any inorganic decorative landscape materials, including but not limited to, stones, boulders, cobbles, pavers, decorative concrete and/or mulch, incorporated into an overall landscape design. (Ord. 410, 2003)

Hazardous Fire Area - Any land that is covered with grass, grain, brush, or forest, whether privately or publicly owned, and which is so situated or inaccessible that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire and resulting erosion.

Hazardous Waste - Defined pursuant to Section 25117 of the State Health and Safety Code. (Ord. 410, 2003)

Hazardous Waste Facility - Defined pursuant to the State Health and Safety Code, Section 25117.1.

Home Improvement Center - A retail service engaged in providing retail sale, rental, service, or repair and installation of home improvement products including building materials; paint and wallpaper; carpeting and floor covering; decorating materials; heating, air conditioning, electrical, plumbing, and mechanical equipment; roofing; yard and garden supplies; home appliances; and similar home improvement products.

Home Occupation - A commercial activity conducted solely by the occupants of a particular dwelling unit as defined in Chapter 17.95 of this Zoning Code.

Horticultural Services - An establishment that provides gardening and landscaping services. The establishment shall not contain a nursery.

Hospital, Chemical Dependency Recovery - A health facility that provides twenty-four (24) hour inpatient care for persons who have a dependency on alcohol or other drugs, or both alcohol and other drugs. Such care shall include, but not be limited to, the following basic services: patient counseling, group therapy, physical conditioning, family therapy, outpatient services, and dietetic services.

Hospital, General Acute Care - A health facility having a duly-constituted governing body with overall administrative and professional responsibility and an organized medical staff which provides twenty-four (24) hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services.

Hotel - A building or group of buildings containing six (6) or more guest rooms offering transient lodging accommodations to the general public and incidental services that are customarily provided by a hotel, for the convenience of hotel guests, such as food service, recreational facilities, and retail services; and public banquet, reception, and meeting rooms. The incidental services that may be provided by a hotel shall be limited to the services permitted under an approved plan.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.100 "I" Definitions

Impervious Surface - Any surface, including concrete, asphalt, paving blocks, bricks, waterproof plastic, or other materials, which cover the soil with a surface impervious to water.

Improvement - The addition of one or more features, structures, or utilities on a parcel of land.

Irrigation System - A connection of system components, including the water distribution network and the irrigation equipment downstream from the backflow prevention device that is necessary to ensure that all landscape areas and landscape materials are thoroughly and adequately watered. (Ord. 410, 2003)

Infrastructure - Basic facilities and services needed to sustain development.

Institutional Use - An organizational use or a public character including governmental, educational, religious, medical, scientific research, cultural, social, charitable, nonprofit, and sometimes recreational or entertainment uses.

Interior Open Space - That open space enclosed by line extensions of the exterior walls of one or more buildings constructed on a common building site. (Ord. 410, 2003)

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.110 "J" Definitions

Junk or Salvage Yard - Any area, lot, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, or abandonment of wastepaper, rags, scrap metal, or other scrap or discarded goods, materials, machinery, two or more unregistered and inoperable motor vehicles, or other types of junk.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.120 "K" Definitions

Kennel - Kennel shall be defined as established in the City's Animal Control Ordinance.

Kitchen - In a dwelling unit, any room or portion of a room which contains the following combination of facilities of sufficient size for the preparation of meals for the household: (a) one or more sinks, (b) a stove, and (c) utilities and location(s) for a refrigerator. (See also "Stove.")

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.130 "L" Definitions

Landscaping - The planting and continuous maintenance of some combination of trees, shrubs, vines, ground covers, flowers, lawns or other decorative features to land. This may include the installation of natural landscape features such as inorganic materials, rock and stone, earthen berms, walkways, plazas, courtyards, and structural features including but not limited to fountains, reflecting pools, art works, and benches. (Ord. 410, 2003)

Landscape Area - The entire yard areas less the footprint of legally erected structures, driveways, non-irrigated portion of parking lots, and structures such as desks and patios. Water Features (including pools and ponds) are included in the calculation of the landscaped areas. Areas dedicated to edible plants, such as orchards or vegetable gardens, are not included. (Ord. 410, 2003)

Landscape Materials - Trees, shrubs, vines, ground covers, flowers and/or lawns. (Ord. 410, 2003)

Landscape Plan - A graphic representation of the development of a site that illustrates the nature, design and location of all landscaping elements and materials. (Ord. 410, 2003)

Laundromat - An establishment providing washing and drying machines on the premises for rental use to the general public for laundering of family clothes.

Laundry Service - An establishment that dry cleans, washes, and dries clothes, either brought in and carried away by the customer or collected and delivered primarily by laundry employees.

Loading Space - An off-street space or berth which is on the same lot as the building(s) it services; abuts a street, alley, or other appropriate means of access; and is used for the temporary parking of a commercial vehicle that is being loaded or unloaded with merchandise, materials, or people.

Lot - Land which abuts at least one public street or any numbered or otherwise designated parcel of land which is shown on: 1) a recorded tract map, 2) a record of survey map recorded pursuant to an approved division of land, or 3) a parcel map.

Lot, Corner - A lot or parcel of land abutting upon two (2) or more streets at their intersection, or upon two (2) parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.

Lot Coverage - The area of a lot covered by the combination of buildings and impervious surfaces. See also, "Building Coverage" and "Impervious Surface."

Lot, Cul-de-Sac - A lot located at any position on the circular portion of a cul-de-sac street.

Lot, Flag - A lot having access to a street by means of a private driveway access easement, or parcel of land not meeting the requirements of this Zoning Code for lot width but having a dimension of at least twenty (20) feet at its narrowest point.

Lot Frontage - The length of the defined front lot line measured at the street right-of-way line.

Lot, Interior - A lot other than a corner lot.

Lot, Key - The first interior lot to the rear of a reversed corner lot which is not separated therefrom by an alley.

Lot, Reversed Corner - A corner lot in which the rear lot line abuts the side lot line of the nearest lot to its rear.

Lot, Substandard - Any lot that does not meet the minimum dimensions required by the Municipal Code. The area of any easement which restricts the normal usage of the lot may be included in the dimensions.

Lot, Through - A lot that fronts upon two (2) streets that do not intersect at the boundaries of the lot.

Lot Area or Size, Net - The area within a lot exclusive of any dedications for public rights-of-way, public parks, and public school sites.

Lot or Building Coverage - The percentage of the net lot area that is covered by all the buildings on a lot, as seen from a plan view.

Lot Depth - The average linear measurement between the front and rear lot lines when measured

at ninety (90) degree angles from the front lot line.

Lot Line - The lines bounding a lot as defined herein.

Lot Line, Front - The line separating the narrowest street frontage of the lot from the street right-of-way.

Lot Line, Rear - The lot line opposite and most distant from the front lot line; or in the case of an irregularly shaped lot, a straight line not less than ten (10) feet long within the lot and most nearly parallel to, and at the maximum distance from, the front lot line.

Lot Line, Side - Any lot lines other than the front or rear lot lines.

Lot Merger - The joining of two (2) or more contiguous parcels of land under one (1) ownership into one (1) parcel pursuant to the Subdivision Map Act.

Lot Width - The average linear distance between side lot lines when measured parallel to the front lot line.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.140 "M" Definitions

Major Street - A type of street designed for multiple users with a center median separating directional traffic.

Manufactured Home - A dwelling unit certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and pursuant to Section 18551 of the Health and Safety Code.

Manufacturing - A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental processing of extracted or raw materials.

Map Act - The Subdivision Map Act of the State of California.

Medical Marijuana Dispensary - 'Medical Marijuana Dispensary' shall include the terms 'Dispensing Collective,' 'Dispensing Cooperative,' 'Medical Cannabis Collective,' 'Medical Cannabis Cooperative,' 'Medical Marijuana Collective,' 'Medical Marijuana Cooperative,' or similar term, and shall mean any association, cooperative, affiliation, or collective of persons where 'qualified patients' and/or 'primary care givers' are organized to provide education, referral, or network services, and facilitate or assist in the lawful, 'retail' distribution of medical marijuana. 'Medical marijuana dispensary' also means any facility or location where the purpose is to dispense, provide, or otherwise make available marijuana as a medication that has been recommended by a physician and where marijuana is made medically available to and/or distributed by or to primary caregivers and/or qualified patients, in strict accordance with California Health and Safety Code Sections 11362.5 through 11362.83, inclusive. 'Medical Marijuana Dispensary' also includes mobile sales and/or establishments from which marijuana is delivered to patients for medical purposes in compliance with Health and Safety Code sections 11362.5 through 11362.83, inclusive. For the purposes of this Title, the terms 'primary caregiver,' 'qualified patient,' and 'person with an identification card' shall be as ascribed in Sections 11362.5 and 11362.7 of the California Health and Safety Code.

Merger - See "Lot Merger."

Mini-Warehouse - A structure containing separate storage spaces of three hundred (300) square

feet or less which are designed to be leased or rented individually.

Minor - Not of legal age, or under 18 years old. (Ord. 410, 2003)

Mixed Use - The development in a compact urban form of a structure or site with two (2) or more different uses such as, but not limited to, residential, commercial, recreational, office, manufacturing, or public uses.

Mobilehome - A structure designed for single-family detached residential use that has been manufactured pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974.

Mobilehome Park or Subdivision - A parcel (or contiguous parcels) of land divided into two (2) or more mobilehome lots for sale or rent.

Motel - An establishment otherwise defined as a hotel with at least twenty-five (25) percent of all rooms having direct access to the parking areas without the necessity of persons passing through the main lobby of the building.

Motor Vehicle - A machine capable of self-propulsion, with or without human guidance, whether for the performance of work or as a mode of transportation.

Mulch - Any material, organic or inorganic, such as leaves, bark, straw, gravel, decomposed granite or other materials left loose and applied to the soil surface to reduce evaporation. (Ord. 410, 2003)

Multi-Family - Where referenced in this Code to determine applicable development standards and requirements, "multi-faimly" shall apply to all uses in the R3-8, Zone Districts, regardless of the type of housing (i.e., attached or detached).

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.150 "N" Definitions

Nightclubs, Taverns, Bars - Establishments providing the preparation and retail sales of alcoholic beverages, as licensed by the Alcoholic Beverage Control Department.

Noise - Any sound that is undesirable because it is annoying, interferes with speech or hearing, or is intense enough to damage hearing.

Noise, Ambient - The ail-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding alleged offensive noises, at the location and approximate time at which a comparison with alleged offensive noises is to be made.

Nonconforming Land - A parcel -- the size, dimensions, or use of which was lawful prior to the adoption of, revision of, or amendment to this Zoning Code but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of this Zoning Code.

Nonconforming Structure - A structure or building -- the size, dimensions, or location of which was lawful prior to the adoption of, revision of, or amendment to this Zoning Code -- but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of this Zoning Code.

Nonconforming Use - A use or activity which was lawful prior to the adoption of, revision of, or amendment to this Zoning Code, but which tails, by reason of such adoption, revision, or amendment, to conform to the present requirements of this Zoning Code.

North of Holly Road - Includes all land uses north of Holly Road for the purposes of the Adelanto North 2035 Comprehensive Sustainable Plan.

Nurseries and Horticulture, Retail - Land, gardens, orchards, or greenhouses used to raise flowers, shrubs, and plants, including the sale of those items on the premises.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.160 "O" Definitions

Off-Street Parking Space - A permanent parking space for a motor vehicle which is to City standards and not located on a dedicated street right-of-way.

Office, Professional - An office in which professional or consulting services are provided, such as in the fields of law, architecture, design, engineering, accounting, and similar professions.

On-Street Parking Space - A designated area for parking a motor vehicle which is located on a dedicated street right-of-way.

Open Space - Any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment.

Open Space, Active - Any parcel or area of land or water which is set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, and which contains recreational facilities such as pools and swimming areas, courts and other game areas, playing fields and equipment, or other required facilities for various active activities.

Open Space, Common - Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the owners of the development and which may include such complementary structures and improvements as are approved as necessary and appropriate.

Open Space, Passive - Any parcel or area of land or water which is essentially unimproved and set aside, dedicated, designated, or reserved for nonstructured recreational activities in order to preserve the natural and aesthetic qualities of the area.

Open Space, Private - An open space, fenced or otherwise, designed to promote privacy, and which is reserved for the exclusive use of by the occupants of specified dwelling units.

Open Space, Public - Open space owned and maintained by a public agency for the use and enjoyment of the general public.

Overhang, Roof - The lower part of a roof which extends beyond the facade of a lower wall.

Overhang, Vehicle - The allowed two foot (2') portion of a parked vehicle which extends over a curb and/or planted area.

Overlay Zoning District - A zoning district established by ordinance which may be applied to properties only when combined with a base zoning district.

Overspray - Water from an irrigation system that is delivered beyond the landscaped area, wetting pavements, walks, walls, structures, or other non-landscaped areas. (Ord. 410, 2003)

Owner of Property - The owner of record of any parcel of real property as designated on the county assessor's tax roll, or a holder of a subsequently recorded deed to the property.

Owner's Authorized Agent - Any person authorized to act for the owner of a property by virtue of a notarized statement of authorization, or a proof of contract to purchase.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.170 "P" Definitions

Parcel - An area of land, the boundaries of which have been legally established in conformance with the State Subdivision Map Act.

Parcel Map - A map that is made for the purpose of showing the design and improvement of a proposed subdivision of four (4) or fewer lots and the existing conditions in and around it, and which need not be based upon an accurate or detailed final survey of the property.

Parcel Map, Vesting - A parcel map which meets the requirements of Section 66452 of the California Government Code and which confers a vested right to develop in compliance with the standards described in Section 66474.2 of the California Government Code.

Park, Public - An open space intended for public recreational use which is operated by another government agency.

Parking Area, Private - An area, other than a street, designed or used primarily for the parking of private vehicles and not open to general public use.

Parking Area, Public - An area, other than a private parking area or street, used for the parking of vehicles and available for general public use, either free or for a fee.

Parking Space - A permanent area for the parking of one (1) vehicle which meets the minimum dimensions, access, and surfacing requirements established by the City.

Parking Space, Covered - A parking space(s) within a garage, carport, or parking structure.

Patio - Patio, open and closed, shall be defined according to the definition contained in the Uniform Building Code.

Permitted Use - Any use allowed in a zoning district by right and subject to the restrictions applicable to that zoning district.

Permit - Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Person - Any individual, partnership, corporation, association or other organization, however formed. (Ord. 410, 2003)

Pervious Surface - Any porous covering of the soil which allows water to pass through. See also "Impervious Surface."

Pet Shop - Any premises primarily used for the sale of household pets and pet supplies.

Phase - Any independent and contiguous part or portion of a project which is developed as a unit in the same time period.

Planning Commission - The Planning Commission of the City of Adelanto, established pursuant to the provisions of Section 65101 of the Government Code.

Platform - A structure less than 30 inches (30") above grade which extends outward from a building (typically a home), and which has a walking surface. Platforms do not require a building

permit. See also "Balcony" and Deck."

Porch - A covered pedestrian entrance to a building which is located on the first floor level.

Pre-Existing Use - The use of a lot or structure prior to the enactment of specific Zoning Code provisions.

Premises - A lot or building site, or a specified portion of a lot or building site, that meets the requirements needed for the location, maintenance, and operation of a use on the property.

Principal Building/Structure - The primary or predominant building or structure on a lot.

Principal Use - The primary or predominant use of any lot.

Project - The entire parcel of real property, including all structures thereon, all or part of which undergoes or is proposed to undergo construction, demolition, or a change in ownership status.

Property - (a) All nonresidential zoned real property and any building located on such property (referred to as "nonresidential property"), and

(b) front yards, the unfenced portions of side yards, the unfenced portion of back yards of corner lots, driveways, walkways and sidewalks of all residential real property, including any building located on such property (referred to as "residential property"). (Ord. 410, 2003)

Property Owner - The legal owner of the applicable development project who serves as the lessor to an employer or tenant.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.180 "Q" Definitions

Quasi-Public - A use owned or operated by a nonprofit, religious, or charitable institution and providing educational, cultural, recreational, religious, or similar types of public programs.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.190 "R" Definitions

Rear Yard - See "Yard, Rear."

Rebuild - To undertake construction within and/or on an existing building that has a valid construction permit.

Reception Window - Reception window means the area within the direct line between a satellite antenna and those orbiting communications satellites carrying available programming.

Reclaimed Water - Water which has been processed by a municipal or comparable wastewater treatment plant and/or otherwise made available for reuse which has been approved by federal, state or local regulatory agencies. (Ord. 410, 2003)

Recreational Vehicle - A vehicular portable structure without permanent foundation which can be towed, hauled, or driven; which is primarily designed as a temporary living accommodation for recreational, camping, and travel use; and which may include, but is not limited to, travel trailers, truck campers, camping trailers, boats, and self-propelled motor homes.

Recreational Vehicle Park - An area used or intended to be used for camping in recreational vehicles.

Recycling Facilities - Any center for the collection of recyclable materials. A recycling facility does not include storage containers on commercial property which are used solely for the recycling of material generated by that business. Recycling facilities include reverse vending machines, small collection recycling facilities, mobile recycling units, and large collection recycling facilities.

Recycling Facilities, Commercial - A for-profit recycling facility. See also "Recycling Facilities."

Renewable Energy - Energy derived from sources which are continually replenished on a human timescale such as sunlight (solar), wind and geothermal.

Replacement Cost - The actual cost to replace or reconstruct a damaged structure, facility, or feature, as determined by the appraisal of a qualified and approved appraiser.

Restaurant, Drive-In - A building or portion thereof in which food and/or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption of food takes place outside the confines of the building, often in a motor vehicle.

Restaurant, Sit-Down - An establishment where food and drink is prepared, served, and consumed primarily within the principal building.

Restaurant, Fast-Food - A restaurant that supplies food and beverages primarily in disposable containers, and which is characterized by high automobile accessibility, self-service, and short stays by customers.

Restaurant, Walk-Up - Any establishment where food and/or beverages are sold to the consumer and provision is made for the serving and consumption of food or beverages outside the confines of the main building, but not usually in.

Retail - The selling of goods, wares, or merchandise directly to the ultimate consumer.

Reverse Vending Machine - A machine that dispenses money to consumers in exchange for glass bottles, aluminum cans, and other recyclable containers.

Riding and Hiking Trails - A trail or way designed for or used by equestrians, pedestrians, and/or cyclists using non-motorized bicycles.

Right of Way - A defined area of land, either public or private, on which a right of passage has been recorded.

Riparian Habitat - An environment associated with freshwater watercourses, including perennial and intermittent streams, lakes, and other bodies of fresh water, and characterized by plants and animals which are dependent upon the availability of water in the resource.

Room - An area of a building fully enclosed by walls, windows, doors, a roof, and a floor.

Room, Primary - A living room, dining room, or family room.

Room, Secondary - All rooms other than primary rooms.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.200 "S" Definitions

Salvage - The recovery of waste materials.

Salvaged/Harvested Water - Storm water collected for landscape use. (Ord. 410, 2003)

Satellite Antenna - Any antenna used to receive and/or transmit radio or television signals from

orbiting communication satellites.

Scenic Highway - A highway, road, drive, or street which, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access to, or direct views to, areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising.

Screening - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Secondhand Store - Any premises used for the sale or handling of used goods. A secondhand store includes an establishment for the sale or trade of used clothing, furniture, and appliances. A secondhand store does not include an establishment selling primarily used jewelry, old coins, or old stamps.

Service Station - A retail place of business engaged primarily in the sale of petroleum products, and goods and services required in the operation and maintenance of motor vehicles under one-and-one-half (1.5) ton capacity as the same is defined by the State Motor Vehicle Code and in which maintenance, minor repairs, washing, and lubrication services are conducted wholly within the service station building.

Setback - The distance from a defined point or line governing the placement of buildings, structures, parking, or uses on a lot.

Setback Line - A line within a lot, parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of buildings, structures, parking, or uses on a lot.

Shopping Center - A group of three (3) or more commercial establishments planned, constructed, and managed as a total entity including: customer and employee parking provided on site; provision for goods delivery separated from customer access; aesthetic design considerations; and protection from the elements.

Side Yard - See "Yard, Side."

Sidewalk - A paved surface or leveled area used as a pedestrian walkway which parallels and is usually separated from the street.

Sign - Signs are defined as established in Chapter 17.70 of this Zoning Code.

Sign, Non-Commercial - Any sign which does not advertise a commercial enterprise. This shall include signs advertising political parties or candidates, ballot measures, or expressions of opinion.

Sign, Temporary - Any sign designed and/or manufactured to be displayed for a period of one year or less. These signs will typically be made of fabric or canvas, or of wood or a similar material.

Single Family - Where used in this Code to determine appropriate development standards and requirements, "single family" shall refer only to development in the R1, R1-.5, DL-2.5, DL-5 and DL-9 Zone Districts.

Site - Any lot or parcel of land, or combination of contiguous lots or parcels of land, used or intended for a particular use or group of uses.

Site Coverage - The amount of a lot or lots covered by buildings, pavement, and other impervious surfaces.

Site Plan - A plan drawn to scale, showing uses and structures proposed for a property as required by the applicable regulations, including lot lines, streets, grades, building sites, reserved open space, and other specific development proposals.

Skilled Nursing Facility - A health facility that provides skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis.

Slope - The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

Solid Fence - A wooden fence or wall with no openings.

South of Holly Road - Includes all land uses south of Holly Road for the purposes of the Adelanto North 2035 Comprehensive Sustainable Plan.

Specific Plan - Under Article 8 of the Government Code (Section 65450 et seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

Stable, Private - A building or portion of a building used to shelter and feed horses or ponies which are used exclusively by the occupants of the property on which the stable is situated.

Stable, Public - A stable other than a private stable.

Standards, Development - Requirements in this Zoning Code that govern building and development, including, but not limited to, lot area, height limits, frontage, landscaping, and floor area ratio.

Stock Cooperative - A corporation that holds title to improved real property, either in fee simple or for a term of years. All or substantially all of the shareholders have a right of exclusive occupancy in a portion of the property, and the right of occupancy is transferable only concurrently with the transfer of the corporate stock.

Story - Story and all related terms shall be defined according to the definition contained in the Uniform Building Code.

Stove - This includes any type of built-in or installed appliance utilizing gas or electric heat for the external heating and cooking of food. A stove may include a range top and an oven in a single unit or in separate units; the presence of either a built-in or installed range top or oven shall qualify as a stove. For the purposes of this definition, the following are not considered to be stoves: (a) microwave ovens and (b) hot plates, toaster ovens, or other countertop devices utilizing 120-volt current. (See also "Dwelling Unit" and "Kitchen" as defined in this Zoning Code.)

Street - A publicly accessible vehicular right-of-way, other than an alley, which affords a primary means of access to abutting property.

Streetscape - That portion of a lot's net area and improvements which is exposed to view from the street.

Structure - A combination of materials which is assembled for use, occupancy, or ornamentation, whether installed on, above, or below the surface of land or water. Includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, or electrical power transmission and distribution area.

Subdivision - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Supermarket - A retail store of at least 15,000 square feet in size selling a full range of food products for household use, including groceries, produce, dairy products, meats, and related items. The sale of food products shall be the primary use, in terms of floor area devoted to display space; the sale of alcoholic beverages (for off-site consumption only) is permitted, so long as it is incidental to the sale of groceries and food.

Supporting Uses - Uses of land or buildings which are important, but not necessarily essential, to the primary use.

Supportive Housing - Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Surface, Impervious - See "Impervious Surface."

Surface, Pervious - See "Pervious Surface."

Swap Meet - A business or businesses conducted for the purpose of selling new or used merchandise in a parking lot, drive-in theater, or common room(s) where two (2) or more individual sellers rent, lease, or otherwise purchase the right to sell their products at the location. A flea market (open-air sale of used goods) is considered a swap meet.

Swimming Pool, Private - A water-filled enclosure, permanently constructed or portable, having a depth of more than twenty four inches (24") below the level of the surrounding land, or an above-surface pool, having a depth of more than twenty four inches (24"), designed, used, and maintained as an accessory use for swimming and bathing by not more than three (3) owner families and their guests and intended for non-commercial use.

Swimming Pool, Public - Any swimming pool other than a private pool.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.210 "T" Definitions

Temporary Sign - See "Sign, Temporary."

Temporary Structure - A structure without any foundation or footings which will be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary Use - A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Tenant - The lessee of facility space at an applicable development project who also serves as an employer.

Townhouse - A single-family attached dwelling organized in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls.

Tract - An area, parcel, site, piece of land, or property which is the subject of a development application.

Tract House - A dwelling in a comprehensively designed residential development that contains lots and houses similar in size and appearance.

Trailer - A structure standing on wheels which can be towed or hauled by another vehicle and which is used for short-term human occupation; carrying of materials, goods, or objects; or as a temporary office.

Trailer, Construction - A trailer, the use of which is incidental to new construction on a site, including but not limited to temporary office space for the direction of on-site construction activities.

Transitional Housing - Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Truck Terminal - A lot, lot area, or parcel of land used, designed, or maintained for the purpose of storing, parking, refueling, repairing, dispatching, servicing, or keeping motor trucks and associated equipment together with those facilities necessary to service, dispatch, store, or maintain such vehicles, their cargos and crews.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.220 "U" Definitions

Ultimate Right-of-Way - The defined future right-of-way shown on an adopted precise plan of highway alignment, or the street rights-of-way shown within the boundary of a recorded tract map, a recorded parcel map, or other recorded permit. The latest adopted or recorded document in the above case shall take precedence. If none of these exist, the ultimate right-of-way shall be considered the right-of-way required by the roadway classification as shown in the Circulation Element of the General Plan.

Underground or Subterranean Parking - Parking areas located below grade, used solely for parking purposes.

Undeveloped Land - Land in its natural state without any infrastructure, buildings, or other improvements.

Use - The purpose for which land or a building is used, arranged, designed, or intended, or for which the land or building is or may be occupied or maintained.

Use, Permitted - A use listed by the provisions of any particular district as a permitted use within that district and permitted therein as a matter of right and/or subject to Planning Use Permit review when conducted in accord with the regulations established by the Zoning Code.

Use, Principal - A use that fulfills a primary function of a household, establishment, institution, or other entity.

Utility, Private or Public - Any closely regulated agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other similar service.

Utility Services - Establishments engaged in the generation, transmission, and/or distribution of

electricity, gas, or steam, including water and irrigation systems, and sanitary systems used for the collection and disposal of garbage, sewage, and other wastes by means of destroying or processing materials.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.230 "V" Definitions

Variance - Permission to depart from the provisions of this Zoning Code when, due to special circumstances applicable to the property, strict application of the requirements deprives such property of privileges enjoyed by other property in the vicinity which is under identical zoning (see Chapters 17.135 and 17.140).

Vehicle - Device by which any person or property may be propelled, moved or drawn upon a highway, excepting a device moved exclusively by human power or used exclusively upon stationary rails or tracks. (Ord. 410, 2003)

Vested Right - A right which has been legally established and cannot be revoked by subsequent conditions or changes in law without due process of law.

Veterinarian - A licensed doctor who operates a medical facility licensed by the State Department of Public Health for the treatment of household pets, excluding species of equine. The use may include the overnight care of household pets.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.240 "W" Definitions

Wall - A substantial solid barrier intended to enclose, separate, or surround, and typically four (4) inches or more in thickness.

Wholesale - A sale of commodities or goods to others for resale and not normally to the ultimate consumer.

Window - An opening which is in a wall of a building, designed to allow light and/or ventilation into the building, enclosed by casement or sash, and containing glass or other similar transparent or semitransparent material.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.250 "X" Definitions

Xeriscape - Landscaping characterized by the use of vegetation that is drought-resistant or low-water-use in character.

Xeriscape Landscaping - A water conservation concept that stresses the use of the appropriate plant material and irrigation techniques which are well suited for the local micro-climate. This concept incorporates native plants, selected hardscapes, and proper planting and irrigation techniques that improve the overall water efficiency of a landscape system. (Ord. 410, 2003)

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.260 "Y" Definitions

Yard - An open space on a developed lot that, except as otherwise provided in this Zoning Code, is unoccupied or unobstructed from the ground upwards; and, when a yard dimension is given, it

represents the minimum horizontal distance between the lot line from which the distance must be measured and a line parallel to the lot line.

Yard, Front - The open space extending across the full width of the front of the lot, the depth of which is the horizontal distance between the front lot line and the front setback line.

Yard, Rear - The open space extending across the full width of the rear of lot, the depth of which is the horizontal distance between the rear lot line and the rear setback line.

Yard, Side - The space between the side lot line and the side yard setback line, extending from the front setback line to the rear setback line.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]

17.200.270 "Z" Definitions

Zoning District - A specifically delineated area or district within a municipality in which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings. Also known as Zone District.

Zoning Map - The map or maps which are a part of the Zoning Code and delineate the boundaries of zoning districts.

[Ord. No. 528, Exhibit R, 9/10/14; Ord. No. 535, Exhibit D, 5/27/15.]