

**SECTION xxx.4. DEVELOPMENT STANDARDS.** All new development must meet the following minimum standards:

1. Minimum Parcel Area and Width. The minimum parcel area shall be 5,000 sq. ft. and the minimum parcel width shall be 50 feet, except in the case of multi-family residential ownership development, including but not limited to townhouses, in which case the minimum parcel area shall be 500 sq. ft. and the minimum parcel width shall be 25 feet.

2. Building Setbacks.

a. The minimum building setbacks shall be:

(1) Side Contact

When the side portion of a NMU zoned parcel **abuts** a residentially zoned parcel,

<b>Front Setback</b>	<b>Side Setback</b> (abutting residentially zoned parcel)	<b>Side Setback</b> (not abutting residentially zoned parcel)	<b>Rear Setback</b>
0 feet	10 feet	0 feet	20 feet

(2) Rear Contact/All Other Cases

When the rear portion of a NMU zoned parcel **abuts** a residentially zoned parcel or in any other case,

<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>
0 feet	0 feet	20 feet

Signage and awnings may extend up to five feet into setbacks.

b. The maximum building setbacks shall be:

<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>
Exclusively residential uses:		
15 feet	No maximum	No maximum
Mixed uses and all other cases:		
10 feet	No maximum	No maximum

- x. Maximum Building Coverage. Maximum building coverage shall be 80 percent and shall include all: (1) buildings, (2) accessory buildings, and (3) structures such as patios, decks, balconies, and other similar uses which are eighteen inches or more above the ground.
- x. Maximum Building Floor Area. The maximum building floor area shall be 75 percent of the total parcel area, except in the case of mixed-use development, in which case the maximum building floor area shall be 150 percent of the total parcel area. Maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. Maximum building floor area specifically includes: (1) the floor area of all stories, excluding uninhabitable or non-working areas, as measured from the outside face of all exterior walls, and (2) all other areas covered by a waterproof roof which extends four or more feet from exterior walls, over the area of all decks, porches, and balconies. Fully enclosed parking areas shall be excluded from total building floor area.
- x. Maximum Residential Development Density. The maximum density of residential development shall be 60 dwelling units/net acre.
- x. Building Height. The maximum building height shall be 40 feet. The maximum number of stories shall be three.

The minimum number of stories for new development shall be two, except in the case that a Use Permit is secured.

Height shall be measured as the vertical distance from any point on the finished grade to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae, and other similar structures may extend beyond 40 feet to a maximum of 45 feet as required for safety or efficient operation.

Architectural features on buildings located on corner parcels, such as cupolas and turrets, may extend beyond 40 feet to a maximum of 45 feet as determined by the Planning Director.

x. Signs.

- a. Prohibited Signs. The following signs shall be prohibited:
- (1) Any sign that, because of its location, construction, colors, or operating characteristics, can be confused with a traffic control device or emergency vehicle.
  - (2) Signs having animated, moving, rotating, inflatable, or flashing parts.
  - (3) Signs emitting intense and focused beams of light, including beacons.
  - (4) Off-premises signs.
  - (5) Abandoned signs.
  - (6) Billboards. Existing billboards shall be considered legal non-conforming uses upon adoption of this ordinance, and shall be subject to the provisions of the Non-Conforming Uses Chapter of the Zoning Regulations. Relocation of billboards, due to street widening or other right-of-way improvements, shall be subject to the provisions of the State of California Business and Professions Code (Section 5412).
- b. Maximum Number of Signs. The maximum number of signs allowed on a parcel is one sign per parcel, or one sign per each 200 feet of parcel street frontage, or one sign per use, whichever is greatest.
- c. Maximum Total Sign Display Area. The maximum total display area for all signs on a parcel is three-quarters square foot per foot of parcel street frontage.
- d. Maximum Sign Height. The maximum height of signs on a parcel is as follows:
- (1) Attached signs shall not exceed the height of the building or structure to which the sign is attached and shall not extend above the roofline.
  - (2) Freestanding signs shall not exceed fifteen feet.
- e. Sign Projection. Attached signs shall not project more than five feet from the building or structure to which the sign is attached. Attached or freestanding signs shall not project beyond any parcel boundary except signs may project into the public right-of-way subject to the approval of the Director of Public Works.

**SECTION xxxx.x. PERFORMANCE STANDARDS.** No use may be conducted in a manner which, in the determination of the Community Development Director, does not meet the performance standards below. Measurement, observation, or other means of determination shall be made at the limits of the property, unless otherwise specified.

1. Noise. No use will be permitted which exceeds County Noise Ordinance standards.
  
- x. Lighting. All exterior and interior lighting shall be designed and located so that direct rays and glare are confined to the premises, with the exception of lighting on the front building façade facing the public sidewalk.
  
- x. Trash and Debris. All trash, boxes, or similar debris shall be picked up daily and stored in refuse containers that are screened from public view.