

TITLE 12-000 CHAPTER 900

CHAPTER 12-900. ZONES.

12-901. ESTABLISHMENT OF ZONES. For the purpose of this Title, the following zones and overlays are created to be applied as necessary to regulate the development of the land in the City of Richmond, Utah:

Basic Zones:**Agricultural Zones (See 12-903):**

Ten (10) Acres.....A-10

Five (5) Acres.....A-5

Residential Zones (See 12-904 and 12-905):

Residential Estate.....RE

Two (2) Acres.....RE-2

One (1) Acre.....RE-1

Residential Medium Density.....RMD

Residential Low Density.....RLD

Commercial Zones:

Neighborhood Commercial Zone (12-907).....NC

Central Business District Commercial Zone (12-908).....CBD

Highway Commercial Zone (12-909).....HC

Manufacturing and Industrial Zones (See 12-910):

Manufacturing / Light Industrial Zone.....MLI

Overlay Zones:

Planned Unit Development

Overlay (See 12-903-3 & 12-1010).....PUD

Planned Industrial/Commercial Overlay (See 12-1020).....PIC

Multiple-family Dwelling Unit Overlay (See 12-1030).....MF

Mobile Home/Trailer Court Overlay (See 12-1040).....MHT

Commercial-Residential Multi-use Overlay (See 12-1050)...CRMU

Moderate Income Housing Overlay (See 12-1060).....MIH

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Sensitive Lands Overlay (See 12-1070).....	SL
School, public.....	SCH
City owned property.....	CITY
Cemetery.....	CEM

12-902. BOUNDARIES OF ZONES. The boundaries of each of the said zones are hereby established as described herein or shown on the map entitled “Richmond City Zoning Map”, and all boundaries, notations, and other data shown thereon are made by this reference as much a part of this Title as if fully described and detailed herein.

12-902-1. Filing of Enabling Ordinance and Map. The establishing ordinance for this Title and map shall be duly filed at the Richmond City Office in the custody of the City Recorder of Richmond, Utah, and may be examined by the public subject to any reasonable regulations established by Richmond City Mayor, Recorder, and/or City Manager.

12-902-2. Rules for Locating Boundaries. Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

1. Wherever the zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the center line of such street, alley, or block, or such property line, shall be construed to be the boundary of such zone.
2. Whenever such boundary line of such zone is indicated as being approximately at the line of any river, stream, creek, irrigation canal or other waterway, or railroad right-of-way, or public park or other public land or any section line, then in such case the center of such river, stream, creek, canal or waterway, or of such railroad right-of-way or the boundary lines of such public land or such section line shall be deemed to be the boundary of such zone.
3. Where the application of the above rules does not clarify the zone boundary location, the Board of Adjustment/Appeals Judge shall interpret the map.

12-903. AGRICULTURAL ZONE “A-10” and “A-5”.

12-903-1. Purpose.

1. To preserve appropriate areas of Richmond, Utah, for permanent agricultural use.
2. Uses normally and necessarily related to agriculture are permitted and uses detrimental to the continuance of agricultural activity are not allowed.

12-903-2. Permitted Uses.

1. Livestock, Poultry.
2. Agriculture.
3. Home Occupation.

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4. Household Pets.
5. Accessory Buildings and Uses.
6. Farm Buildings.
7. Dairying.
8. One Single Family Dwelling.
9. Where a dwelling in the agricultural zone was of public record prior to April 8, 1970, the dwelling may be severed on a lot which meets the minimum area, width, and yard regulations of the A-zone.
 - a. A single family dwelling may be permitted on the remaining parcel from which the existing dwelling was severed if the remaining parcel meets the minimum area, width, and yard regulations of the agricultural zone.
10. For those owners actively engaged in the raising of livestock, agriculture, or dairying as a primary occupation, secondary dwellings for members of the owner's immediate family (related by blood, marriage, or adoption) or a hired worker may be permitted on an adjacent lot belonging to the owner which complies with the area, width, and yard requirements of the Residential Medium Density (RMD) zone.
 - a. Any/all dwelling(s) not served by the Richmond City Sewer System are subject to approval of their respective sanitary sewer system by the Bear River Health Department or other authorized Board of Health and any and all other ordinances as established by Richmond City.

12-903-3. Conditional Uses.

1. Cemeteries.
2. Country clubs.
3. Fur farms, livestock feed yards, corrals, silage pits, chicken coops, and such other animals not covered by definition in "Animal Unit."
4. Stands for sale of produce grown on the premises.
5. Gravel pits.
6. Home occupation.
7. Public utilities.
8. Public school.
9. Church.
10. Planned Unit Development (PUD).

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11. Other uses similar to the above judged by the Planning and Zoning Commission to be in harmony with the character and intent of this zone.

12-903-4. Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

12-903-5. Area, Width, and Yard Regulations.

1. Width shall be the width of the property, from property line to property line, on the surveyed property line edge running parallel to and abutting a formal street, road, or highway.

2. Setback in feet shall be measured from the closest permanent portion of the structure to the nearest respective property line.

a. An attached garage shall be considered a part of a residential structure and the closest permanent portion of said garage shall constitute the structure insofar as measuring setback.

District	Minimum Area	Width	Setback in Feet		
			Front Yard	Side Yard	Rear Yard
A-10	10 acres	250'	30	100 & 20	30
A-5	5 acres	250'	30	20 & 20	30

12-903-6. Modifying Regulations.

1. Side Yards - Main buildings shall have a minimum side yard of twenty (20) feet and the minimum total of the two (2) side yards shall be forty (40) feet.

a. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of one (1) foot from the drip-line of the roof, except that the street side yard of a corner lot shall be a minimum of thirty (30) feet for main and accessory buildings.

2. Rear Yards - Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of one (1) foot from the drip line of the roof.

3. Distance Between Buildings - No building, structure, or enclosure housing animals or fowl shall be constructed closer to a dwelling on the same or adjacent lot than one hundred (100) feet.

12-903-7. Agricultural Lands Protection.

1. Utah Code Annotated Title 17, Chapter 41 specifies that agricultural protection areas may be established by the respective County governments within the State of Utah.

2. Richmond City finds it in the public interest to work with the Cache County Agricultural Protection Area Advisory Board to establish agricultural protection areas within the City.

a. Citizens owning agricultural areas as established by Richmond City zoning who desire to participate in the agricultural protection process will:

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1) Complete an application for such protection and submit it to the office of the Cache County Executive.

2) Provide the Richmond City Planning and Zoning Commission a copy of the submitted application to enable the City's review by the Commission and the Richmond City Council.

b. Actual issuance of the protective designation rests with Cache County.

12-904. RESIDENTIAL ESTATE ZONES "RE-1" and "RE-2".

12-904-1. Purpose. To provide areas for large lot residential estate neighborhoods of a semi-rural character together with the potential for a limited number of livestock for the benefit and enjoyment of the residents of the neighborhood.

12-904-2. Permitted Uses.

1. Agriculture as defined herein.
2. Animals and fowl for family food production.
3. Household pets.
4. Home occupation.
5. Single family dwelling.
6. Accessory buildings and use.

12-904-3. Conditional Uses.

1. Church.
2. Public school.
3. Public park and playground.
4. Public buildings.
5. Stable, private (provided not more than two (2) horses per acre or as otherwise established by this Title).
6. Public riding stables.
7. Public utility.
8. Planned Unit Development (PUD).

12-904-4. Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

12-904-5. Area, Width, and Yard Regulations.

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1. Width shall be the width of the property, from property line to property line, on the surveyed property line edge running parallel to and abutting a formal street, road, or highway.
2. Setback in feet shall be measured from the closest permanent portion of the structure to the nearest respective property line.
 - a. An attached garage shall be considered a part of a residential structure and the closest permanent portion of said garage shall constitute the structure insofar as measuring setback.

District	Minimum Area	Width	Setback in Feet		
			Front Yard	Side Yard	Rear Yard
RE-1	1 acre	120'	30	50 & 20	30
RE-2	2 acres	250'	30	100 & 20	30

12-904-6. Modifying Regulations.

1. Side Yards - Main buildings other than dwellings shall have a minimum side yard of twenty (20) feet and the total of the two (2) side yards shall be forty (40) feet.
 - a. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of one (1) foot from the drip line of the structure, except that the street side yard of a corner lot shall be a minimum of twenty (20) feet for main and accessory buildings.
2. Rear Yards - Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of one (1) foot from the drip line of the structure provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all buildings shall be ten (10) feet.
3. Distance Between Buildings - No building, structure, or enclosure housing animals or fowl shall be constructed closer to a dwelling on the same or adjacent lot than one hundred (100) feet.

12-905. RESIDENTIAL LOW DENSITY AND RESIDENTIAL MEDIUM DENSITY ZONES “RLD” and “RMD”.

12-905-1. Purpose. To provide appropriate locations where medium and low density residential neighborhoods may be established, maintained, and protected.

1. The regulations also permit the establishment of, with proper controls, the public and semi-public uses such as churches, schools, libraries, parks and playgrounds, which serve the requirements of families.
 - a. The regulations are intended to prohibit those uses that would be harmful to a single-family oriented neighborhood.

12-905-2. Permitted Uses.

1. Agriculture, as defined herein.

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2. Single-family dwelling.
3. Household pets.
4. Home occupations.
5. Animal unit.

12-905-3. Conditional Uses.

1. Art museum, public.
2. Church.
3. Library, public.
4. Parking lot for permitted use.
5. Public building.
6. Public park or playground.
7. Public utility.
8. Public school.
9. Planned Unit Development (PUD).
10. Multiple-Family Overlay Zone.
11. Neighborhood Commercial Zone.
12. Affordable Housing Overlay Zone.
13. Accessory uses and directly related buildings.
14. Any use determined by the Planning and Zoning Commission to be in harmony with the intent of this zone and which shall not impair the present or future use of adjacent properties.

12-905-4. Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

12-905-5. Area, Width, and Yard Regulations.

1. Width shall be the width of the property, from property line to property line, on the surveyed property line edge running parallel to and abutting a formal street, road, or highway.
2. Setback in feet shall be measured from the closest permanent portion of the structure to the nearest respective property line.
 - a. An attached garage shall be considered a part of a residential structure and the closest permanent portion of said garage shall constitute the structure insofar as measuring setback.

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District	Minimum Area	Width	Setback in Feet		
			Front Yard	Side Yard	Rear Yard
RMD	10,000 - 14,500 sq. ft.	90'	30	10 & 15	30
RLD	14,500 sq. ft. - 1 acre	120'	30	10 & 15	30

b. In the case of RMD and RLD construction, the side yard shall be measured from the closest portion of the residential (including attached garage) structure to the property line.

1) The closest point shall apply to roof overhang, attached decks or porches, bay windows, and similar structural addition(s).

12-905-6. Modifying Regulations.

1. Side Yards - Main buildings other than dwellings shall have a minimum side yard of twenty (20) feet and the total of the two (2) side yards shall be forty (40) feet.

a. Private garages and other accessory buildings located at least ten (10) feet behind or to the side of the main building may have a side yard of one (1) foot from the drip line.

2. Rear Yards - Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of one (1) foot from the nearest portion of the structure provided that on corner lots rearing on the side yard of another lot, the minimum rear yard for all buildings shall be ten (10) feet.

12-906. COMMERCIAL, MANUFACTURING, AND INDUSTRIAL ZONES SITE DESIGN GUIDELINES AND SITE PLAN REVIEW.

12-906-1. Conditional Use. All Commercial and Manufacturing/Light Industrial Zones are Conditional Uses subject to approval by the Planning and Zoning Commission and the City Council.

12-906-2. Site Design Guidelines / Site Plan Review.

1. All Commercial, Manufacturing, and Industrial Zones in Richmond City shall meet the Site Design Guidelines and Site Plan Review requirements.

2. Site design guidelines are established to promote development that is compatible with nearby properties, neighborhood character, and natural features, to minimize pedestrian and vehicular conflict, to promote street life and activity, to reinforce public spaces, to promote public safety, and to visually enhance development.

3. Procedures.

a. Site design guidelines shall be applied through the site plan review process.

1) Site plan review shall apply to all new construction, remodeling or expansion of all permitted and conditional uses within the zone, with the exception of the following:

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- a) The use is in an existing storefront building.
- 2) The use is established in an existing building that has received site plan approval, and the establishment of the use does not alter the approved site plan for the property.
- b. Site plans shall be submitted to Richmond City for review. The review process shall proceed as follows:
 - 1) The developer shall submit complete site plans to Richmond City a minimum of ninety (90) days prior to anticipated starting date of construction. Incomplete site plans shall not be accepted.
 - 2) Richmond City shall notify the developer of approval or rejection of site plan within seventy-five (75) days after submission of the site plan.
 - 3) Site plans are initially submitted to the Richmond City Planning and Zoning Commission. The Planning and Zoning Commission shall then recommend action to the Richmond City Council for final approval.
 - 4) All appeals shall be made to the Richmond City Board of Adjustments/Appeals Judge within thirty (30) days of receipt of the written finding of the Richmond City Council.
4. Site Plan Requirements. Site plan approval is required prior to issuance of a building permit for any proposed construction or issuance of a zoning certificate for any proposed use, except for activities specified in Section 1.
 - a. When a site plan is required in support of a request for a conditional use permit or variance approval, such plan shall also be subject to site plan review requirements.
 - b. Required information. All site plans shall be drawn to scale and contain the following information, unless otherwise specifically waived by Richmond City Land Use Authority in writing:
 - 1) A vicinity map, to include locations of any public streets, railroads, major streams or rivers, sensitive lands and other major features within one hundred-fifty (150) feet of the site.
 - 2) Boundaries and dimensions shown graphically, along with written legal description of the property.
 - 3) Present and proposed topography of the site and adjacent areas within ten (10) feet by contour line of no more than five (5) feet, and directional arrows showing proposed flow of stormwater runoff from the site.
 - 4) The location of existing and proposed structures, with height and gross floor area noted.
 - 5) Elevation views of all proposed buildings and structures, with building materials and proposed colors noted.
 - 6) Phasing plans, where applicable.

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- 7) Location of existing and proposed curb cuts, alleys, off-street parking and loading spaces, and walkways.
- 8) Location, height and material for screening walls and fences.
- 9) Location of all existing and proposed water and sewer facilities and storm drainage systems.
- 10) Existing and proposed public streets and rights-of-way, easements, or other reservations of land on the site.
- 11) Location and method of screening of outdoor trash storage areas.
- 12) Location and size of all proposed signs. (Refer to 12-700.)
- 13) Location and height of all proposed lighting facilities.
- 14) Location, size, and identification of all existing trees and shrubs, indicating which will remain and which will be removed, and method of protection, during construction, for remaining vegetation.
- 15) Location, common name, botanical name, size, and quantity of all proposed landscape materials.
- 16) Proposed seeding or sodding plans for all disturbed areas, including the type of ground cover and method of application.

5. Building and Site Design Guidelines.

a. The guidelines established in this Section are for the purpose of promoting quality development that is attractive, convenient, and compatible with surrounding uses.

1) These guidelines are intended to be general in nature and not to restrict creativity, variety, or innovation.

2) Unless site characteristics or conditions dictate otherwise, Richmond City's expectation is that these guidelines be adhered to.

b. Building placement. At least fifty (50) percent of the front facade of any building shall be located as close to the front lot line as allowed by the ordinance.

1) The placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, enhance the character of the surrounding area and facilitate pedestrian access and circulation.

c. Parking area location. Parking areas shall be located to the side or rear of the principal building or use served. Richmond City may approve alternatives to this requirement, provided that any adverse effects shall be mitigated by masonry wall, decorative fence, or planted materials that reinforce the street wall.

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d. Architectural plan. The use of a variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.

6. Lighting Guidelines.

a. All roads, driveways, sidewalks, parking lots, and other common areas and facilities shall be sufficiently illuminated to insure the security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities.

b. Exterior lighting.

1) No spotlight or floodlight shall be installed in any way which will permit the direct rays of such a light to penetrate into any adjoining residential zone or onto any adjoining property used for residential purposes or into the night sky.

c. Lights shall not constitute a traffic hazard.

1) No light, sign, or other advertising structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision; or at any location where, by reason of position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; or which makes use of the words “stop”, “look”, “danger” or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

7. Site layout and guidelines.

a. Building arrangement.

1) When multiple buildings are proposed for a site, care should be taken to provide maximum feasible street exposure for all buildings.

b. Service and docking facilities.

1) Loading, delivery, and service bays should be oriented away from existing residences and public streets.

2) When this is impractical, service and docking areas shall be screened from view through the provision of walls, fencing, or landscaping.

c. Drive-through facilities, where permitted, shall be designed with safe and easily understood traffic patterns and shall provide sufficient stacking space.

8. Access and circulation guidelines.

a. Pedestrian access and circulation.

1) Convenient and pleasant pedestrian access shall be provided through all development sites that consist of more than one (1) building, and shall connect all buildings to public sidewalks.

2) Where feasible, any existing pedestrian route through the site shall be preserved and enhanced.

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3) Clear and well lighted walkways shall connect building entrances to the adjacent public sidewalk and to any parking areas located on the site.

b. Vehicular access and circulation.

1) Vehicular access shall conform to the Richmond City Transportation Plan and be designed to minimize conflicts with pedestrian access and circulation and with surrounding residential uses.

2) Access for service vehicles shall be provided that does not conflict with pedestrian use.

a) Access points for such vehicles should provide as direct a route as possible to service and loading dock areas, while avoiding movement through parking areas.

3) Snow storage and removal.

a) Site design shall provide areas for snow storage unless the applicant provides an acceptable snow removal plan.

9. Landscaping and screening.

a. Overall composition and location of landscape areas shall complement the scale of the development and its surroundings.

1) In general, larger, well-placed, contiguous planting areas shall be preferred to small, disconnected areas.

b. Street trees.

1) A total of one (1) tree per forty (40) feet of street frontage, or fraction thereof, shall be required.

a) Trees should preferably be located between the sidewalk and curb, within a grass strip or tree wells.

b) If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk.

c) Where street trees already exist any gaps shall be filled in.

d) A list of preferred street tree types is available from Richmond City.

c. Landscaped Yards.

1) Where a landscaped yard is required by this ordinance, the requirement may be satisfied by one of the following:

a) A minimum of one (1) tree for each one-thousand (1000) square feet and one (1) shrub for each five hundred (500) square feet, or fraction thereof.

b) The remainder of the landscaped yard shall be covered with low water use and “native” plant materials preferably.

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- (1) Turf grass should be used minimally.
- (2) Xeriscaping is strongly encouraged.
- 2) Richmond City encourages the use of drought tolerant plant species for water conservation.
- d. Required screening.
 - 1) Where screening is required, it shall be a maximum of six (6) feet in height, except in required front yards where such screening shall be three (3) feet maximum in height.
 - a) Required screening shall be fifty (50) percent opaque throughout the year.
 - b) Every development shall provide sufficient screening so that:
 - (1) Neighboring properties and public use areas are shielded from any adverse external effects of that development.
 - (2) The development is shielded from the negative impacts of adjacent uses such as streets or railroads.
 - (3) Richmond City recognizes that because of the wide variety of types of developments and relationships between them, it is neither possible nor prudent to establish inflexible screening requirements.
 - (4) Richmond City may either require more intensive or allow less intensive screening whenever it finds such deviations are more likely to satisfy the standard set forth without imposing unnecessary costs on the developer.
- e. Required screening shall be satisfied by one of the following:
 - 1) A decorative fence.
 - 2) A masonry wall.
 3. A hedge.
 - 4) A decorative fence not less than fifty (50) percent opaque behind a continuous landscaped area.
 - 5) A combination of the above standards.
10. Parking area landscaping and screening.
 - a. All parking and loading areas (including drive-through facilities, pump island service areas, and stacking spaces) fronting public streets or sidewalks, and all parking and loading areas abutting residential zones or uses, shall provide:
 - 1) A landscaped yard at least five (5) feet wide along the public street or sidewalk.
 - 2) Screening consisting of either a masonry wall, fence, berm, or hedge, or combination that forms a screen three (3) feet maximum in height and not less that fifty (50) percent opaque.

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a) In instances where the business abuts a residence, a screening of six (6) feet may be required at the discretion of the Planning and Zoning Commission or the Richmond City Council.

3) Should trees be used, care must be exercised that they are of a shallow root variety that will not present a hazard to buried infrastructure or cause “heaving” problems with sidewalks or other paved surfaces.

b. All parking areas and driveways shall be defined by a continuous concrete curb or wheel stops positioned two (2) feet from the boundary of the parking area.

c. The corners of parking lots and all other areas not used for parking or vehicular circulation shall be landscaped with turf grass, native grasses, or other perennial flowering plants, vines, shrubs, trees, or decorative mulch.

d. Should any landscaping or screening be adjacent to a road control by the State of Utah, any and all treatment of the State right-of-way must be cleared through the Utah Department of Transportation which has precedence over Richmond City regulations.

11. Installation and Maintenance of Landscape Materials.

a. All landscape materials shall be installed to current industry standards.

b. Maintenance and replacement of all landscape materials shall be the responsibility of the property owner, including the maintenance of any trees planted in the right-of-way.

1) An adequate water supply shall be provided. Landscape maintenance should incorporate environmentally sound management practices, including:

a) The use of water- and energy-efficient systems.

b) Pruning for plant health and replacing dead materials.

12-907. NEIGHBORHOOD COMMERCIAL ZONE “NC”.

12-907-1. Purpose. To provide areas for convenient shopping by the residents of the neighborhood.

12-907-2. Conditional Uses.

1. Grocery store.

2. Drug store.

3. Bakery.

4. Dry cleaning and laundry pickup.

5. Beauty shop.

6. Barber shop.

7. Ice cream store.

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8. Convenience store.
9. Variety store.
10. Medical and/or dental offices.
11. Professional office.
12. Public utilities.
13. Other uses approved by the Planning and Zoning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.
14. Accessory buildings and uses.

12-907-3. Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

12-907-4. Area, Width, and Yard Regulations.

District	Minimum Area	Width	Setback in Feet		
			Front Yard	Side Yard	Rear Yard
NC	< 1 acre	Variable as approved by Planning and Zoning Commission.	30	None, except 10 feet where side yard abuts an agricultural zone and 20 feet where side yard abuts a residential zone or street.	None, except 10 feet where rear yard abuts an agricultural zone and 20 feet where rear yard abuts a residential zone.

12-907-5. Site Design Guidelines / Site Plan Review. Refer to 12-906-2.

12-908. CENTRAL BUSINESS DISTRICT COMMERCIAL ZONE “CBD”.

12-908-1. Purpose. To provide for community retail and service activities in a centralized location to conveniently serve the residents, facilitate downtown revitalization efforts, and enhance the identity of the zone within the community.

12-908-2. Conditional Uses.

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1. Stores, shops and offices supplying commodities, such as food, clothing, etc. or performing services such as department stores, medical clinics, specialty shops, banks, business offices, and other financial institutions and personal service enterprises.
2. Commercial recreation and entertainment facilities such as restaurants, taverns, pool halls, lounges, theaters, and similar enterprises provided that all uses be conducted within the buildings.
 - a. Adult oriented businesses aka sexually oriented businesses are to be located in a Manufacturing/Light Industrial zone only.
3. Business and technical schools, and schools and studios for photography, art, music, and dance.
4. Garages for storage of automobiles, commercial parking lots.
5. Hotels and motels.
6. Carpenter shops, electrical, plumbing, heating and air conditioning shops, mortuaries, and furniture upholstering shops, provided all uses shall be within and enclosed building.
7. Automobile service stations.
8. Manufacture of goods sold at retail on the premises.
9. Public buildings and services.
10. Accessory buildings and uses customarily incidental to or subordinate to the above uses.
11. Any use determined by the Planning and Zoning Commission to be in harmony with the intent of this zone and which will not impair the present or future use of adjacent properties or found to be of the same general character as the above uses.

12-908-3. Special Provisions. The above uses shall be retail or service establishments only and shall be permitted only under the following conditions:

1. Such businesses shall be conducted wholly within an enclosed building except for the parking of automobiles and service to persons in automobiles.
2. All products whether primary or incidental shall be sold at retail on the premises; no entertainment except music shall be permitted in cafes, confectionaries, or refreshment stands.
3. All uses shall be free from objections because of odor, dust, smoke, noise, vibration, or other causes.

12-908-4. Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet.

12-908-5. Area, Width, and Yard Regulations.

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District	Minimum Area	Width	Setback in Feet		
			Front Yard	Side Yard	Rear Yard
CBD	Variable, as approved by Planning and Zoning Commission	Variable, as approved by Planning and Zoning Commission	None	None, except 20 where side yard abuts a residential zone or when adjacent to a street.	None, except 20 where abutting a residential zone.

12-908-6. Site Design Guidelines / Site Plan Review. Refer to 12-906-2.

12-909. HIGHWAY COMMERCIAL ZONE “HC”.

12-909-1. Purpose. To provide commercial areas on major highways for the location of traveler services and highway appropriate commercial uses.

12-909-2. Conditional Uses.

1. Stores, shops and offices supplying commodities, such as food, clothing, etc. or performing services such as department stores, medical clinics, specialty shops, banks, business offices, and other financial institutions and personal service enterprises.
2. Restaurant or drive-in café.
3. Motels and hotels.
4. New and used automobile agency.
5. Farm machinery and equipment sales.
6. Nurseries and greenhouses.
7. Mobile home sales.
8. Drive-in theater.
9. Bowling alley, other commercial recreational facilities.
10. Automobile service station, auto accessories.
11. Garages for minor repair of automobiles.
12. Commercial trucking servicing, fueling, and rest area conditional upon sufficient City services and infrastructure being present or developable by the developer.
13. Any other similar retail business or service establishment which the Planning and Zoning Commission finds to be consistent with the purpose of this chapter and which shall not impair the present or future use of adjacent properties.

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14. Accessory buildings and uses.

12-909-3. Height Regulations.

1. Buildings over two and one-half (2 2) stories or thirty-five (35) feet high must have one (1) foot additional side yard on each side for every two (2) feet the building exceeds thirty-five (35) feet in height.

2. In the instance of motels and hotels, height regulations will be compatible with the ground support capabilities, earthquake fault zone proximity, and supportive fire suppression infrastructure capability.

12-909-4. Area, Width, and Yard Regulations.

1. Width shall be the width of the property, from property line to property line, on the edge running parallel to and abutting a formal street, road, or highway.

2. Setback in feet shall be measured from the closest permanent portion of the structure to the nearest respective property line.

District	Minimum Area	Width	Setback in Feet		
			Front Yard	Side Yard	Rear Yard
HC	Variable, as approved by the Planning and Zoning Commission.	Variable, as approved by the Planning and Zoning Commission.	20 feet or otherwise determined by the Planning and Zoning Commission.	10 feet or otherwise determined by the Planning and Zoning Commission.	None, except 10 feet where rear yard abuts an agricultural or residential zone.

12-909-5. Site Design Guidelines / Site Plan Review. Refer to 12-906-2.

12-910. MANUFACTURING / LIGHT INDUSTRIAL ZONE “MLI”.

12-910-1. Purpose. To provide areas where industries necessary and beneficial to the local economy may locate and operate.

1. The regulations of the zone are designed to protect and preserve the environment of the zone, adjacent areas and the entire county.

12-910-2. Conditional Uses.

1. Any manufacturing, processing, assembling, research, wholesale, or storage use.
2. Restaurants and automobile service stations.
3. Accessory buildings and uses.
4. Wholesale business, storage and warehousing.

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5. Automobile, truck trailer and farm and construction equipment sales, rental and service establishments.
6. Building material sales yards, but not including ready-mix concrete or hot mix asphalt plants.
7. Public utility buildings and service yards.
8. Contractors storage yards.
9. Sexually oriented businesses.
10. Commercial storage units and/or storage buildings.

12-910-3. Environmental Quality.

1. Development within the MLI Manufacturing/Light Industrial Zone shall be required to maintain high standards of environmental quality and protection.
2. Development within the MLI Manufacturing/Light Industrial Zone must be compatible with infrastructure capability and capacity, including but not limited to the prohibition of any injection into the City sewer system that will be detrimental to the maintenance and efficiency of the sewer treatment facility.
3. Developments determined by competent authority to be detrimental to public health shall not be permitted.

12-910-4. Height Regulations. None, except that within one hundred (100) feet of the boundary of any adjoining zone, no building shall exceed the height limit established for main buildings in the adjoining zone.

12-910-5. Area, Width, and Yard Regulations.

1. Width shall be the width of the property, from property line to property line, on the edge running parallel to and abutting a formal street, road, or highway.
2. Setback in feet shall be measured from the closest permanent portion of the structure to the nearest respective property line.

District	Minimum Area	Width	Setback in Feet		
			Front Yard	Side Yard	Rear Yard
MLI	Variable, as approved by Planning and Zoning Commission.	Variable, as approved by Planning and Zoning Commission.	100 or as otherwise determined by the Planning Commission.	20 or as otherwise determined by the Planning Commission.	10 where rear yard abuts an agricultural or residential zone or as approved by the Planning and Zoning Commission.

12-910-6. SITE DESIGN GUIDELINES / SITE PLAN REVIEW. Refer to 12-906-2.