

AGENDA ITEM: 9.

DATE: 04-19-10

## STAFF REPORT

### CITY-WIDE REZONING DRAFT ZONING MAP / MIXED USE ORDINANCE / OPEN SPACE, PUBLIC AND SPECIAL PURPOSE ZONES

DATE: April 19, 2010

TO: Lancaster Planning Commission

FROM: Planning Department

LOCATION: City-wide

REQUEST: Rezoning to bring all properties within the City into conformance with the City of Lancaster 2030 General Plan adopted July 14, 2009, including adoption of:

- 1) The city-wide Lancaster Zoning Map;
- 2) The Mixed Use zoning ordinance; and
- 3) The Open Space, Public and Special Purpose zoning ordinance

#### RECOMMENDATION:

- 1) Adopt Resolution No. 10-17, recommending to the City Council approval of the city-wide Lancaster Zoning Map (Exhibit "A").
- 2) Adopt Resolution No. 10-18, recommending to the City Council approval to include the Mixed Use zoning ordinance (Exhibit "B"), Title 17, Chapter 10, to the Lancaster Municipal Code.
- 3) Adopt Resolution No. 10-19, recommending to the City Council approval of an amendment to the Open Space, Public and Special Purpose zoning ordinance (Exhibit "C"), Title 17, Chapter 20, to the Lancaster Municipal Code.

DISCUSSION: One of the key requirements of California planning law is that City development requirements and actions must be consistent with the adopted General Plan. The City's zoning ordinance and accompanying zoning map is the most significant (although not the only) of these various development codes, and it is, therefore, being dealt with as a priority.

### **Zoning Map**

The city-wide Lancaster Zoning Map was drafted to correspond with the Lancaster 2030 General Plan Map. The zoning pattern on the Lancaster Zoning Map reflects a balance of uses and emphasizes infill growth, in accordance with the goals and objectives of General Plan 2030, which promotes efficient land use. While the General Plan Map shows the land use designation for each parcel within the General Plan area, the Zoning Map is more prescriptive, and shows the zoning classification for each parcel within Lancaster. Each zone delineated on the zoning map has requirements for the use of the land and prescribed building and development standards. The Regional Commercial (RC), Central Business District (CBD), and Business Park (BP) zones are no longer needed and are replaced on the zoning map, and the corresponding ordinances for these zones will also be deleted from Title 17 of the Lancaster Municipal Code, in conjunction with the recommendation of the new Lancaster Zoning Map.

### **Mixed Use Zones**

The Mixed Use zoning ordinance (Title 17, Chapter 10) provides regulations for the Mixed Use zones on the Lancaster Zoning Map. The Mixed Use standards and regulations implements the General Plan's goals, objectives, policies and programs to guide development and maintenance of an efficient and attractive built environment, to protect and manage natural resources, and to provide adequate infrastructure and services. They also encourage a higher standard of design quality, in exchange for increased development flexibility for the developer.

The three Mixed Use zones under the Mixed Use General Plan land use designation each allow for a combination of residential and commercial, office professional and community facilities. The three mixed uses are differentiated by their intent and concentration of development type, in consideration of their specific locations and proximity to surrounding uses and public transportation access:

- **Mixed Use-Neighborhood (MU-N).** This zone emphasizes compact residential development, built in close proximity to daily commercial/office uses and services, offering pedestrian connections and gathering spaces, including trails and neighborhood parks. Typical developments in the mixed use neighborhood zone include attached multi-family uses, such as apartments and condominiums, small-lot single-family subdivisions, and smaller commercial and office uses. Neighborhoods containing these developments would have a highly connected street pattern, such as a grid block layout for small-lot single family developments.
- **Mixed Use-Commercial (MU-C).** This zone emphasizes a more fully integrated residential and commercial mixed use development, characterized by “destination features” and social gathering areas. Mixed use commercial developments are typically located along major arterial streets, and are intended to contribute to the local streetscape through vertical elements of multi-storied structures, built closer to the front property line.

- **Mixed Use-Employment (MU-E).** This zone is intended to provide an area for non-retail employment uses in close proximity to residential uses. Mixed use employment development would typically include multi-family residential uses in conjunction with office professional, business park-type, and some light industrial uses. This zone is not intended for heavier industrial uses.

#### **Open Space, Public and Special Purpose Zones**

The reorganization of the Open Space, Public and Special Purpose zones is necessary to introduce zoning classifications that will bring it into compliance with the land use designations of Lancaster General Plan 2030. The 1997 zoning classification of Open Space included open space, parks and cemeteries, and the classification of Public included public uses and schools. The 2010 zoning classifications provide greater clarity by distinguishing each of these uses by its own zoning classification: Open Space, Parks, Cemetery, Public and Schools. Title 17, Chapter 20, is amended to reflect this reorganization.

The draft Lancaster Zoning Map, in conjunction with the Mixed Use ordinance, and the reorganization of the Open Space, Public and Special Purpose zones, will bring the overall rezoning effort in conformance with the Lancaster 2030 General Plan, as adopted in July of 2009. Staff recommends to the Planning Commission that it recommends to the City Council approval of the city-wide Lancaster Zoning Map update, the Mixed Use zoning ordinance, and the amendment of the Open Space, Public and Special Purpose zones, for conformance with the Lancaster 2030 General Plan.

Respectfully submitted,

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Chuen Ng, Associate Planner

## **RESOLUTION NO. 10-17**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE CITY-WIDE LANCASTER ZONING MAP, IN CONFORMANCE WITH GENERAL PLAN 2030, AND THE DELETION OF THE RC (REGIONAL COMMERCIAL), CBD (CENTRAL BUSINESS DISTRICT), AND THE BP (BUSINESS PARK) ZONES FROM TITLE 17 OF THE LANCASTER MUNICIPAL CODE

WHEREAS, the State of California Government Code requires zoning to be consistent with the City's General Plan; and

WHEREAS, the City's effort to update zoning in conformance with Lancaster General Plan 2030, as adopted on July 14, 2009, requires an updated city-wide zoning map; and

WHEREAS, staff is recommending a city-wide zoning map (Exhibit "A") with a zoning pattern that is consistent with the land use designations on the General Plan 2030 Map; and

WHEREAS, notice of intention to consider the Lancaster Zoning Map has been given in accordance with Section 65090 of the Government Code of the State of California; and

WHEREAS, the City has made a diligent effort to achieve public participation, and has held public hearings for this purpose, on February 16, 2010, March 15, 2010, and April 19, 2010, for the Zoning Map update, and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has prepared a written report recommending approval of the Lancaster Zoning Map; and

WHEREAS, the city-wide zoning map will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the Planning Commission, based upon evidence in the record hereby makes the following findings in support of the city-wide Zoning (Exhibit "A"):

1. The city-wide Lancaster Zoning Map is consistent with the land use designations on the Lancaster 2030 General Plan Land Use Map.
2. The zoning pattern on the Lancaster Zoning Map reflects a balance of land uses and emphasizes infill growth, in accordance with the goals and objectives of General Plan 2030, which promotes efficient land use.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby recommends that the City Council approve the Ordinance to adopt the city-wide Lancaster Zoning Map (Exhibit "A") as attached hereto.

2. This Commission hereby recommends that the City Council delete the RC (Regional Commercial), CBD (Central Business District), and BP (Business Park) zones from the Title 17 of the Lancaster Municipal Code, as shown on Exhibit "A".

PASSED, APPROVED and ADOPTED this 19<sup>th</sup> day of April 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster

## **RESOLUTION NO. 10-18**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE MIXED USE ZONING ORDINANCE (TITLE 17, CHAPTER 10) IN THE LANCASTER MUNICIPAL CODE, IN CONFORMANCE WITH GENERAL PLAN 2030

WHEREAS, the State of California Government Code requires zoning to be consistent with the City's General Plan; and

WHEREAS, the City's effort to update zoning in conformance with Lancaster General Plan 2030, as adopted on July 14, 2009, requires the addition of the Mixed Use zoning ordinance; and

WHEREAS, staff is recommending the addition of the Mixed Use Zones (Title 17, Chapter 10 of the Lancaster Municipal Code), as included in the attached Ordinance (Exhibit "B"), in order to bring the ordinance into consistency with the vision priorities, long-term goals, policies and program of the Lancaster General Plan; and

WHEREAS, notice of intention to consider the Mixed Use zoning ordinance has been given in accordance with Section 65090 of the Government Code of the State of California; and

WHEREAS, the City has made a diligent effort to achieve public participation, and has held public hearings for this purpose on March 15, 2010, and April 19, 2010, for the Mixed Use zoning ordinance, and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has prepared a written report recommending approval of the Mixed Use zoning ordinance; and

WHEREAS, the addition of the Mixed Use zoning ordinance will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the Planning Commission, based upon evidence in the record hereby makes the following findings in support of the Mixed Use zoning ordinance (Exhibit "B"):

1. The addition of the Mixed Use Zones is necessary to introduce zoning classifications, standards and regulations that will bring it into compliance with the land use designations of Lancaster General Plan 2030.
2. The Mixed Use standards and regulations implements the General Plan's goals, objectives, policies and programs to guide development and maintenance of an efficient and attractive built environment, to protect and manage natural resources, and to provide adequate infrastructure and services.

3. The Mixed Use standards and regulations encourage a higher standard of design quality, in exchange for increased development flexibility for the developer.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby recommends that the City Council approve the Ordinance to add the Mixed Use zoning ordinance (Exhibit "B"), Title 17, Chapter 10 to the Lancaster Municipal Code as attached hereto.

PASSED, APPROVED and ADOPTED this 19<sup>th</sup> day of April 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster

## **RESOLUTION NO. 10-19**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE OPEN SPACE, PUBLIC, AND SPECIAL PURPOSE ZONES (TITLE 17, CHAPTER 20) IN THE LANCASTER MUNICIPAL CODE, IN CONFORMANCE WITH GENERAL PLAN 2030

WHEREAS, the State of California Government Code requires zoning to be consistent with the City's General Plan; and

WHEREAS, the City's effort to update zoning in conformance with Lancaster General Plan 2030, as adopted on July 14, 2009, requires the reorganization of the Open Space, Public and Special Purpose zones; and

WHEREAS, staff is recommending the reorganization of the Open Space, Public and Special Purpose Zones (Title 17, Chapter 20 of the Lancaster Municipal Code), as included in the attached Ordinance (Exhibit "C"), in order to bring the ordinance into consistency with the land use classifications of the Lancaster General Plan; and

WHEREAS, notice of intention to consider the reorganization of the Open Space, Public and Special Purpose zones has been given in accordance with Section 65090 of the Government Code of the State of California; and

WHEREAS, the City has made a diligent effort to achieve public participation, and has held a public hearing on April 19, 2010, for the Open Space, Public, and Special Purpose zones, and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has prepared a written report recommending approval of the reorganization of the Open Space, Public and Special Purpose zones; and

WHEREAS, the reorganization of the Open Space, Public and Special Purpose zones will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the Planning Commission, based upon evidence in the record hereby makes the following finding in support of the Open Space, Public and Special Purpose zoning ordinance (Exhibit "C"):

The reorganization of the Open Space, Public and Special Purpose zones is necessary to introduce zoning classifications that will bring it into compliance with the land use designations of Lancaster General Plan 2030.



NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby recommends that the City Council approve the Ordinance to amend the Open Space, Public and Special Purpose zoning ordinance (Exhibit "C"), Title 17, Chapter 20 to the Lancaster Municipal Code as attached hereto.

PASSED, APPROVED and ADOPTED this 19<sup>th</sup> day of April 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster

# **EXHIBIT “A”**

## **Citywide Lancaster Zoning Map**

**Deletion from Title 17 of the Lancaster Municipal Code:  
Chapter 17.12, Article III, Central Business District (CBD) Zone  
Chapter 17.12, Article VII, Regional Commercial (RC) Zone  
Chapter 17.16, Article III, Business Park (BP) Zone**

## **EXHIBIT “B”**

### **MIXED USE ZONES**

**April 19, 2010**

#### **Sections:**

**Article I. In general.**

17.10.010 In general.

**Article II. Mixed Use (MU) Zones**

17.10.020 Purpose and intent.

17.10.030 Purposes of the Mixed Use zones.

17.10.040 Applicability of standards.

17.10.050 Uses and permit requirements.

17.10.060 Development regulations by building types.

17.10.070 Design and performance standards.

**Article III. Specific Provisions for Designated Uses Subject to Conditional Use Permits**

17.10.080 Mixed-use Planned Development (MPD)

**Article I.**

**17.10.010 In general.**

As used in this title, “mixed use zones” means the MU-N, MU-C and MU-E zones.

**Article II.**

**17.10.020 Purpose and intent.**

The purpose and intent of the MU zones are to implement the “Mixed Use” land use category of the City’s General Plan. This section regulates developments that combine residential uses with one or more of the following uses: commercial, office professional, light industrial, or community facilities. These regulations facilitate safe, comfortable, and attractive mixed use developments that support pedestrian connections/activities and public transit. The City requires a higher standard of design quality in the Mixed Use zones, in exchange for increased development flexibility for the developer.

It shall not be the intent of this title to render previously legally created building lots or legally constructed buildings which do not comply with the new property development regulations or other requirements of this title to be nonconforming where these lots or buildings complied with the ordinances in effect at the time of their creation or construction. However, proof of compliance with ordinances in effect at the time of creation or construction shall be the sole burden of the applicant or property owner. Such proof may include building permits, minutes of

council or commission action, case files, or other documentation. An exception to this may be for a development that is located in an adopted vision plan, in which the existing development may be required to conform in design to match the vision plan.

**17.10.030 Purposes of the Mixed Use zones.**

The three mixed use zones under the Mixed Use category each allow for a combination of residential and commercial, office professional and community facilities. The three mixed uses are differentiated by their intent and concentration of development type, in consideration of their specific locations and proximity to surrounding uses and public transportation access.

- A. Mixed Use-Neighborhood (MU-N).** This zone emphasizes compact residential development, built in close proximity to daily commercial/office uses and services, offering pedestrian connections and gathering spaces, including trails and neighborhood parks. Typical developments in the mixed use neighborhood zone include attached multi-family uses, such as apartments and condominiums, small-lot single-family subdivisions, and smaller commercial and office uses. Neighborhoods containing these developments would have a highly connected street pattern, such as a grid block layout for small-lot single family developments.
- B. Mixed Use-Commercial (MU-C).** This zone emphasizes a more fully integrated residential and commercial mixed use development, characterized by “destination features” and social gathering areas. Mixed use commercial developments are typically located along major arterial streets, and are intended to contribute to the local streetscape through vertical elements of multi-storied structures, built closer to the front property line.
- C. Mixed Use-Employment (MU-E).** This zone is intended to provide an area for non-retail employment uses in close proximity to residential uses. Mixed use employment development would typically include multi-family residential uses in conjunction with office professional, business park-type, and some light industrial uses. This zone is not intended for heavier industrial uses.

**17.10.040 Applicability of standards.**

A person shall not use any premises in the MU zones, except as hereafter permitted in this title and subject to all regulations and conditions enumerated in this title. Development and new land uses proposed within the Mixed Use zones shall comply with the standards in this Section for the applicable zones, as follows.

- A. Use.** Only the land uses allowed by Section 17.10.050 shall be established in the applicable zone.
- B. Site specifications and building placement.** Each proposed structure shall comply with the build-to line, setback, and buildable area requirements in Section 17.10.060 as required for the applicable zone, as well as the design requirements listed in Section 17.10.070.

- C. Building size and massing.** Each proposed structure shall adhere to the size, massing, and height standards established by Section 17.10.060 for the applicable zone, as well as the design requirements listed in Section 17.10.070.
- D. Parking.** On-site parking shall be provided, located, and designed in compliance with Section 17.10.060 for the applicable zone.
- E. Development and building types.** All developments shall substantially resemble one of the development and building types listed in Section 17.10.060, or feature primary characteristics of the development and building types.
- F. Other design requirements.** All other requirements listed in Section 17.10.060, Section 17.10.070 and all applicable guidelines in the Lancaster Design Guidelines shall apply.

**17.10.050 Uses and permit requirements.**

**A. Ratio of uses.**

1. When a development is located on a project site that is located within 660 feet of an intersection of two major arterial streets, a minimum of twenty-five percent (25%) of the development shall be non-residential uses, as measured by ground floor area.
2. When a development is located on a project site that is located within 660 feet of an intersection of two secondary arterial streets, or an intersection of a major arterial with a secondary arterial, a minimum of ten percent (10%) of the development shall be non-residential uses, as measured by ground floor area.
3. Single-family structures shall not face arterial streets.

**B. Uses and permit requirements.**

<b>Mixed Use – Uses Matrix</b>			
<b>USES</b>	<b>MU-N</b>	<b>MU-C</b>	<b>MU-E</b>
P = permitted use / D = director’s review / C = conditional use			
N/A = not allowed			
<b>Retail/Service:</b>			
Retail store	P	P	P
Grocery store/mini mart/neighborhood market*	P	P	P
Personal services	P	P	P
Tattoo/body piercing	N/A	D	D
Pawn shops	N/A	D	D
Restaurants/café/bakery/deli*	P	P	P
Bar/nightclub/dance club*	N/A	C	C
Art gallery	P	P	P
Bank/credit union	P	P	P
Entertainment (theater, live music, karaoke, comedy, etc.)*	D	D	D
Health and fitness services	D	D	D

<b>Mixed Use – Uses Matrix</b>			
<b>USES</b>	<b>MU-N</b>	<b>MU-C</b>	<b>MU-E</b>
Automotive sales and services	N/A	C	C
Automotive repair	N/A	D	P
Gas station*	D	D	P
Car wash	C	C	C
<b>Office/Professional:</b>			
Professional office	P	P	P
Medical/dental office	P	P	P
Light industrial uses	N/A	N/A	P
<b>Lodging:</b>			
Hotel/motel*	C	P	D
Bed and breakfast*	D	P	D
Conference/meeting room space	D	P	D
<b>Public/Semi-Public:</b>			
Government office	P	P	P
Day care center	P	P	P
Church/religious institution	C	P	D
Post office	P	P	P
Private school, trade and vocational schools	C	P	P
Recreation/museum/cultural	D	P	P
<b>Residential:</b>			
Detached single-family unit (4 or fewer subdivision)	P	N/A	N/A
Detached single-family unit (5 or more subdivision)	P	P	N/A
Condominium/apartment/studio/loft units (15 or fewer units)	P	P	P
Condominium/apartment/studio/loft units (16 or more units)	C	C	C
Assisted living facility (15 or fewer units)	P	P	P
Assisted living facility (16 or more units)	C	C	C
Live/Work units (new structure)	P	P	P
Live/Work units (conversion of existing structure)	D	D	D
<b>Temporary/Accessory/Other uses:</b>			
Home occupation/artist studio/home office	P	P	P
Day care as residential accessory use	D	D	D
Carriage unit (studio) located above detached garage	P	P	N/A
Outdoor sales and promotional activities	D	D	D
Carnivals and circuses	N/A	D	D
Christmas tree lots	D	D	D
Automated banking, movie rental, food vending machines	P	P	P
Stealth wireless telecommunications facilities	N/A	D	D

<b>Mixed Use – Uses Matrix</b>			
<b>USES</b>	<b>MU-N</b>	<b>MU-C</b>	<b>MU-E</b>
<b>Prohibited uses:</b>			
Outdoor storage on private property			
Manufacturing/heavy industrial			
Adult only/sexually-oriented businesses			
Check cashing/payday loans/bail bonds			
Mini-storage			
*Alcohol uses require a CUP			

**17.10.060 Development and design regulations by building types.**

**A. Allowed building types.**

<b>Mixed Use – Allowed Building Types and Corresponding Development Standards</b>	
1. Single-family house	See section 17.10.060 B
2. Apartment/condominium building (small)	See section 17.10.060 C
3. Apartment/condominium building (large)	See section 17.10.060 D
4. Commercial/office building	See section 17.10.060 E
5. Mixed-use building	See section 17.10.060 F
6. Light-industrial office building	See section 17.10.060 G

**B. Single-family house.**

A single-family house is designed as a residence for one household, with its primary entrance accessed from the fronting sidewalk through the front yard.

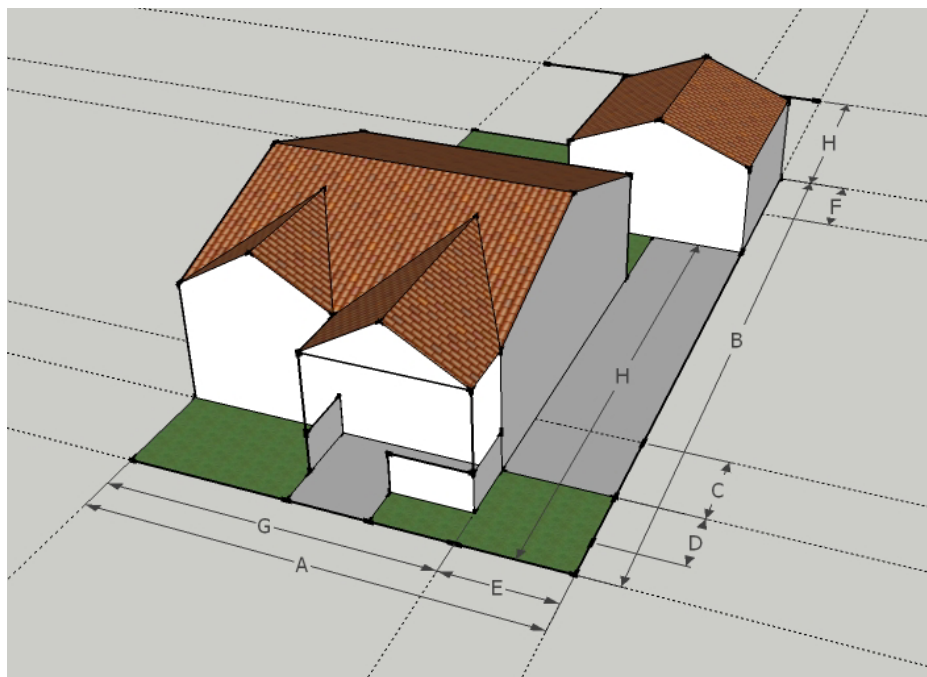
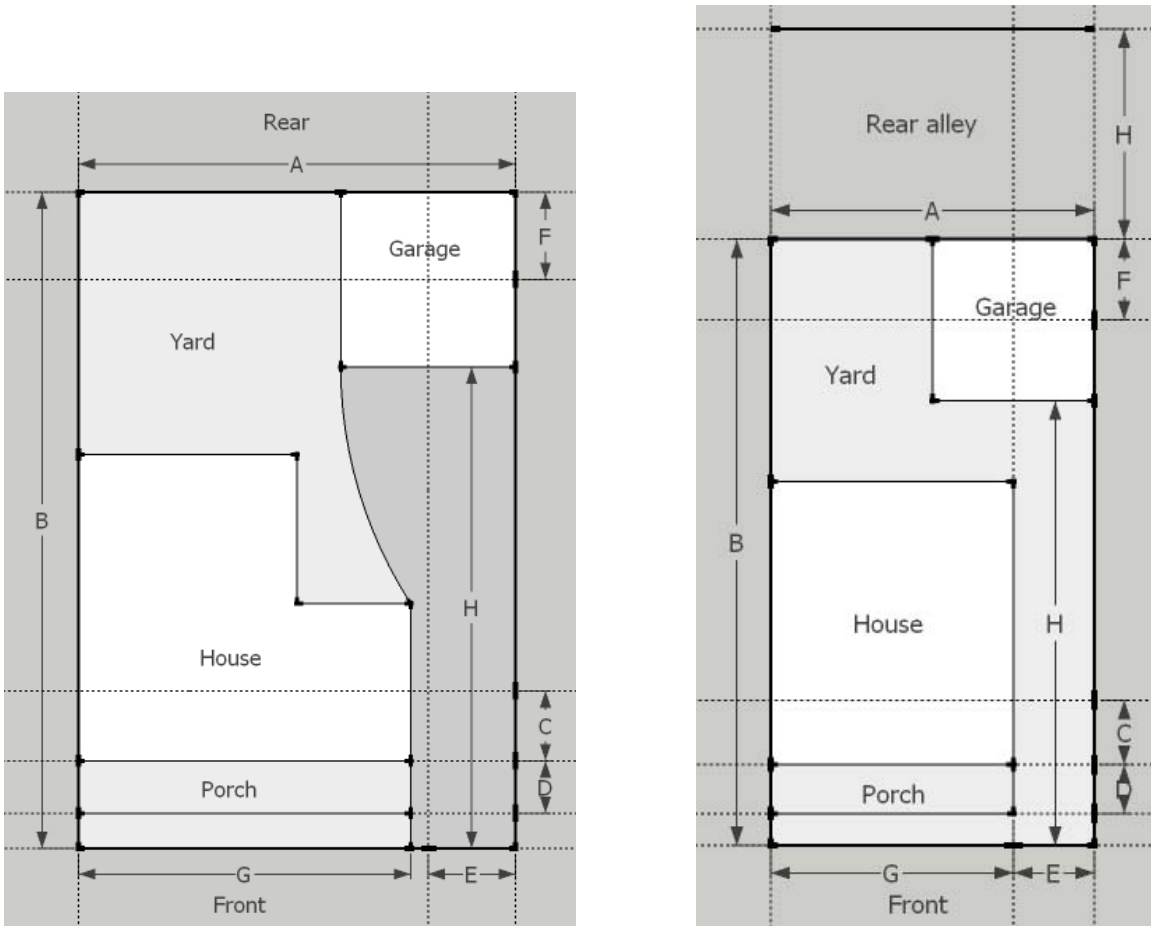
1. Development standards.

<b>Development Standards</b>			
	<b>Front driveway access</b>	<b>Alley access</b>	
<b>Site specifications.</b>			
Minimum lot size.	4,750 sq. ft.	3,500 sq. ft.	
Minimum width.	50 ft. with maximum 12'-wide driveway	40 ft.	A
Minimum depth.	85 ft.	75 ft.	B
<b>Building placement.</b>			
Front build-to line.	10 to 18 ft.	10 to 16 ft.	C
Required porch encroachment coverage.	Up to 6 ft. into front setback, minimum 6' X 12'		D
Side yard.	0' with minimum 10' building separation. The street side yard facing a corner shall have 10' landscaping.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	65%	70%	G
<b>Building size and massing.</b>			

<b>Development Standards</b>			
	<b>Front driveway access</b>	<b>Alley access</b>	
Building height.	1 or 2 stories		
<b>Parking.</b>			
Location of on-site 2-car garage.	Minimum 40’ from front property line. Detached garage may abut rear property line.	Minimum 40’ from front property line, and minimum 26’ from back of alley for sufficient back-up clearance.	H
Number of parking spaces.	2 parking spaces in an enclosed 20’ by 20’ garage.		
<b>Carriage unit.</b>			
Location of carriage unit above detached garage.	Not allowed.	Maximum 500 sq. ft., with provision of 1 additional on-site, covered or uncovered parking space.	
<b>Private yard space.</b>			
Required usable yard space.	Minimum 10% of lot area, with a minimum 15’ width and depth.		
<ul style="list-style-type: none"> <li>a. No single-family structure shall face an arterial street.</li> <li>b. Windows of a façade along a zero-lot line facing a neighboring side yard shall be small and have a high sill height, typically 6 feet above the finished floor, or have translucent glazing.</li> <li>c. A 50% reduction in private yard space may be granted if common open space or park is provided elsewhere in the neighborhood, and is no further than ¼ mile from the residence. Minimum 12’ width and depth for private yard or patio will apply.</li> <li>d. A 4-foot pedestrian pathway, separate from the vehicular driveway, shall be provided to connect the building entrance to the street sidewalk.</li> <li>e. A covered breezeway, connecting the primary residence to the detached garage, is permitted, provided it is not enclosed.</li> </ul>			



Site Diagrams – Single Family House



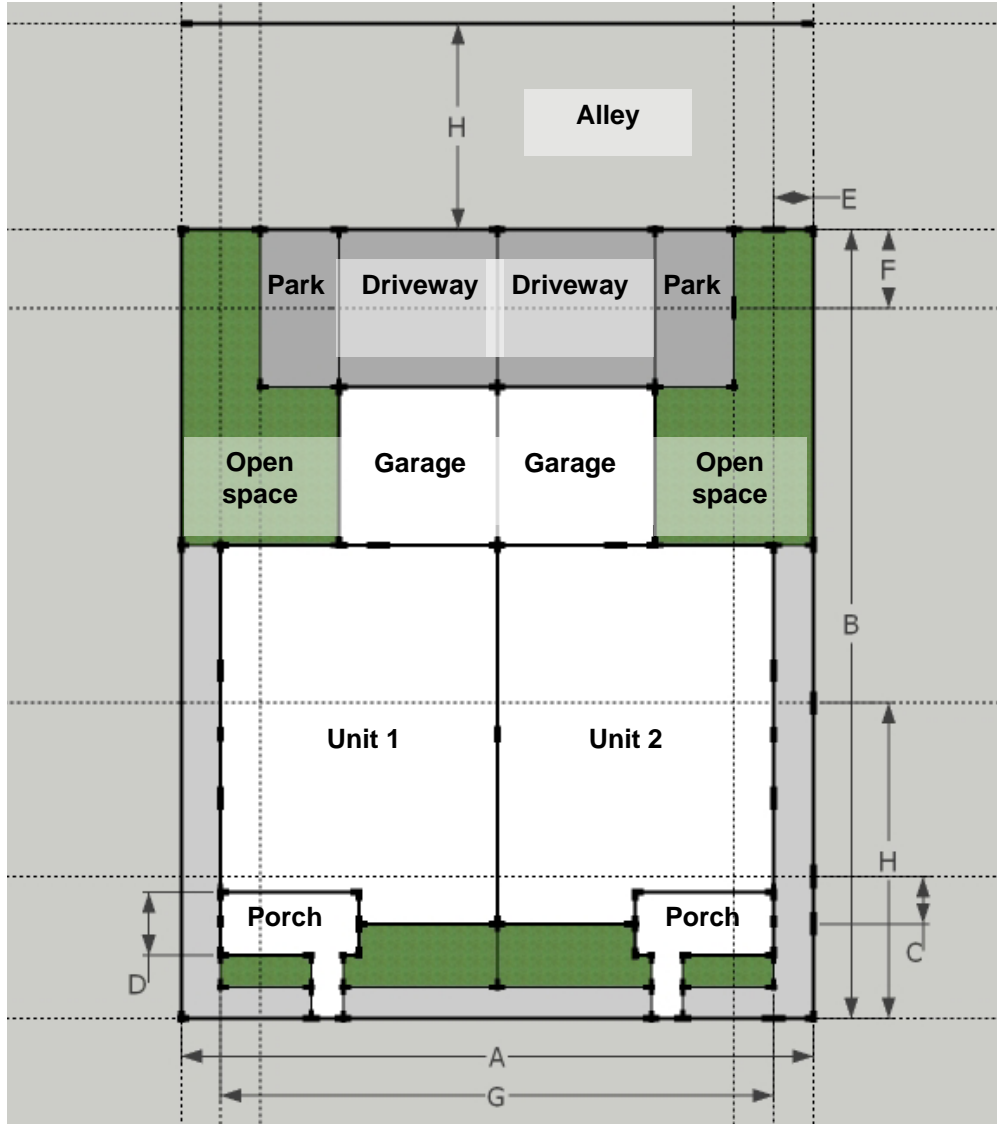
**C. Apartment/condominium building (small – 2 to 15 units).**

A small apartment or condominium building is a structure containing multiple dwellings. Ground floor and second floor units are accessed directly from the sidewalk via a pedestrian pathway.

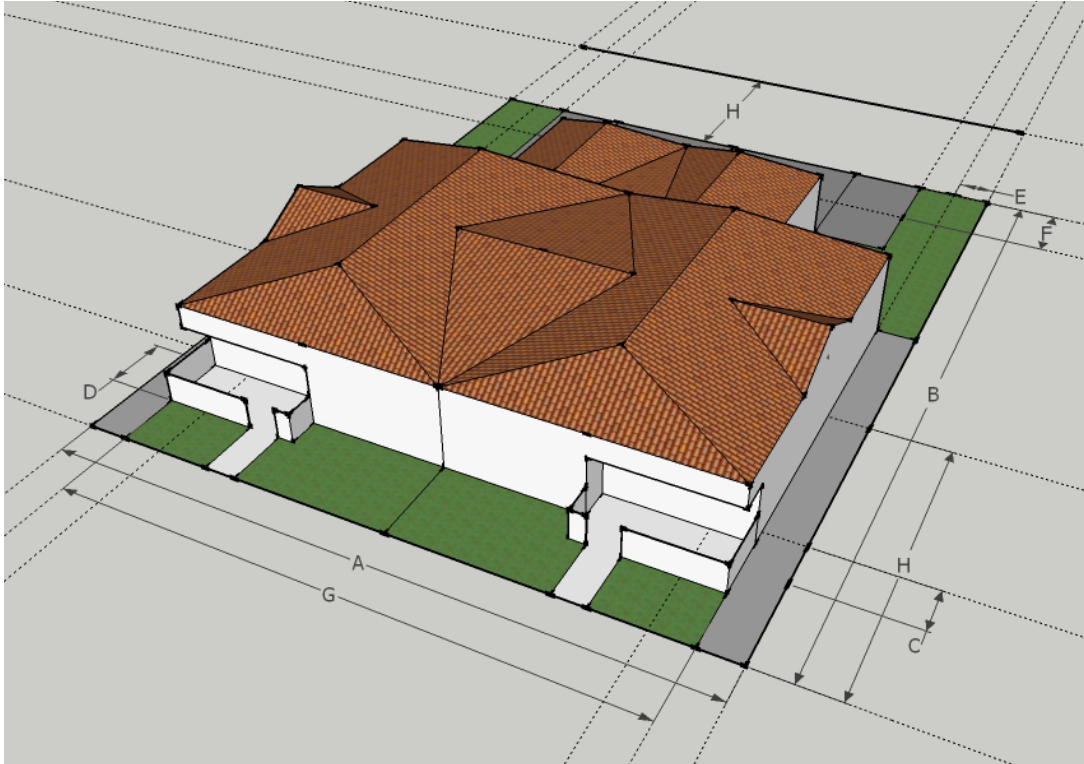
1. Development standards.

<b>Development Standards</b>			
	<b>Front driveway access</b>	<b>Alley access</b>	
<b>Site specifications.</b>			
Minimum lot size.	10,000 sq. ft.	6,000 sq. ft.	
Minimum width.	100 ft. with maximum 26'-wide driveway	60 ft.	A
Minimum depth.	80 ft.		B
<b>Building placement.</b>			
Front build-to line.	12 to 18 ft.		C
Required porch encroachment coverage (2 to 4 units).	Minimum 1 unit with porch encroachment up to 6 ft. into front setback, minimum 6' X 12'		D
Side yard (interior lot).	5 ft., 10 ft. for 2 <sup>nd</sup> story portion, 15 ft. for 3 <sup>rd</sup> story portion. The street side yard facing a corner shall have 10' landscaping.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	60%	70%	G
<b>Building size and massing.</b>			
Building height.	1 to 3 stories		
<b>Parking.</b>			
Location of on-site parking.	Minimum 40' from front property line.	Minimum 40' from front property line, and minimum 26' from back of alley for sufficient back-up clearance.	H
Number of parking spaces (units with attached garage).	2 spaces within an enclosed garage, for each unit and one uncovered off-street guest parking for every 4 dwelling units.		
<b>Open space.</b>			
Required usable open space.	8% of lot area, with a minimum 20' width and depth.		
<b>Landscaping.</b>			
Required landscaping.	15% of lot area.		
a. On-site parking for residents in apartment/condominium buildings must be within enclosed garages. Podium-style parking is also allowed. On-site surface parking shall be used for guests. b. Garages shall include a 100 cu. sq. ft. shelving area for storage. This storage area is intended to encourage residents to use garages for vehicle parking. c. Detached carports are prohibited, unless the carport incorporates energy-efficient technologies, such as solar panels. d. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation improvements.			

Site Diagrams – Multi-family Structure



Site Diagrams – Multi-family Structure



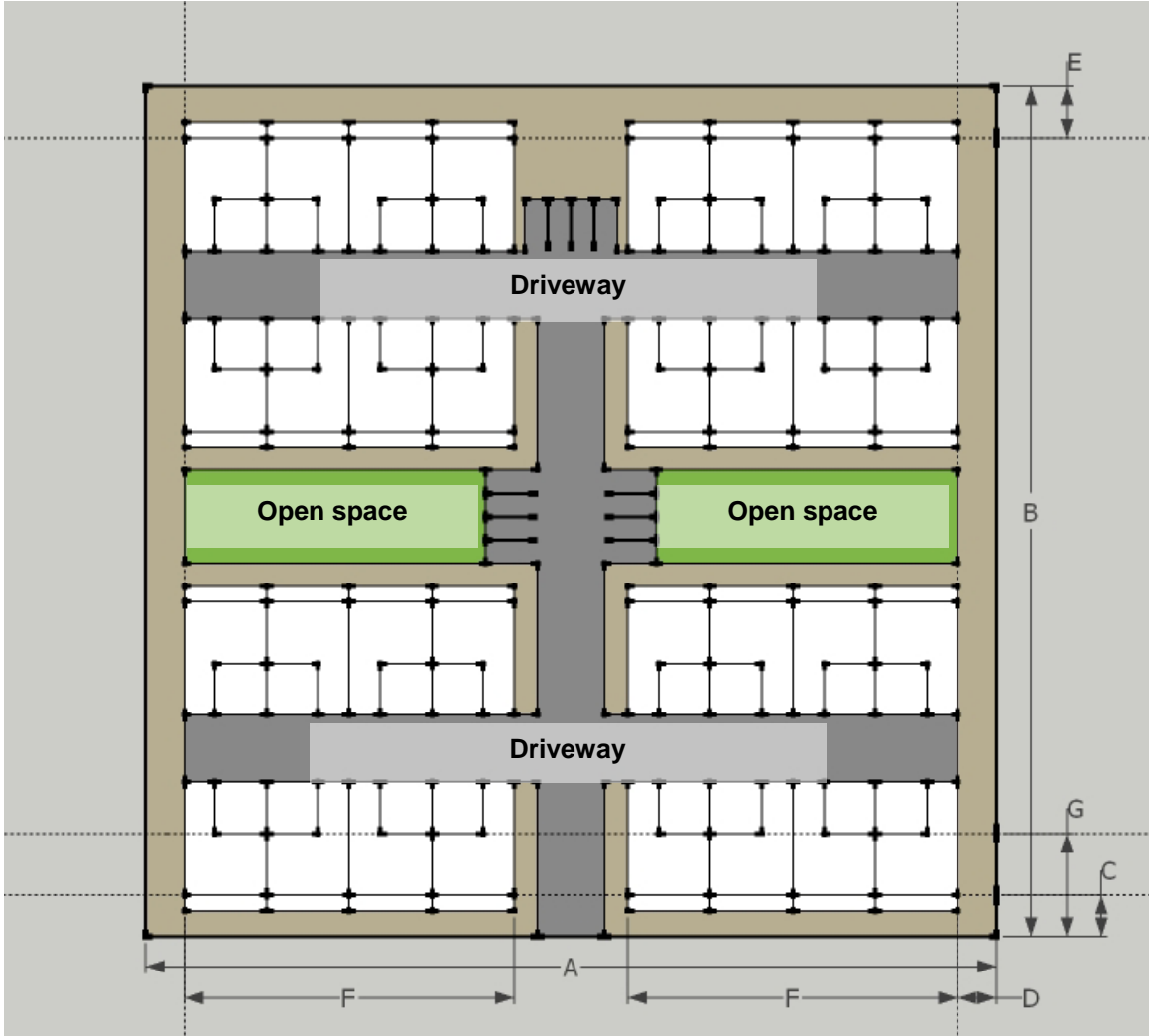
**D. Apartment/condominium building (large – 16+ units).**

A large apartment or condominium building is a structure containing multiple dwellings accessed from a common entrance. Ground floor units are accessed directly from the sidewalk via a pedestrian pathway.

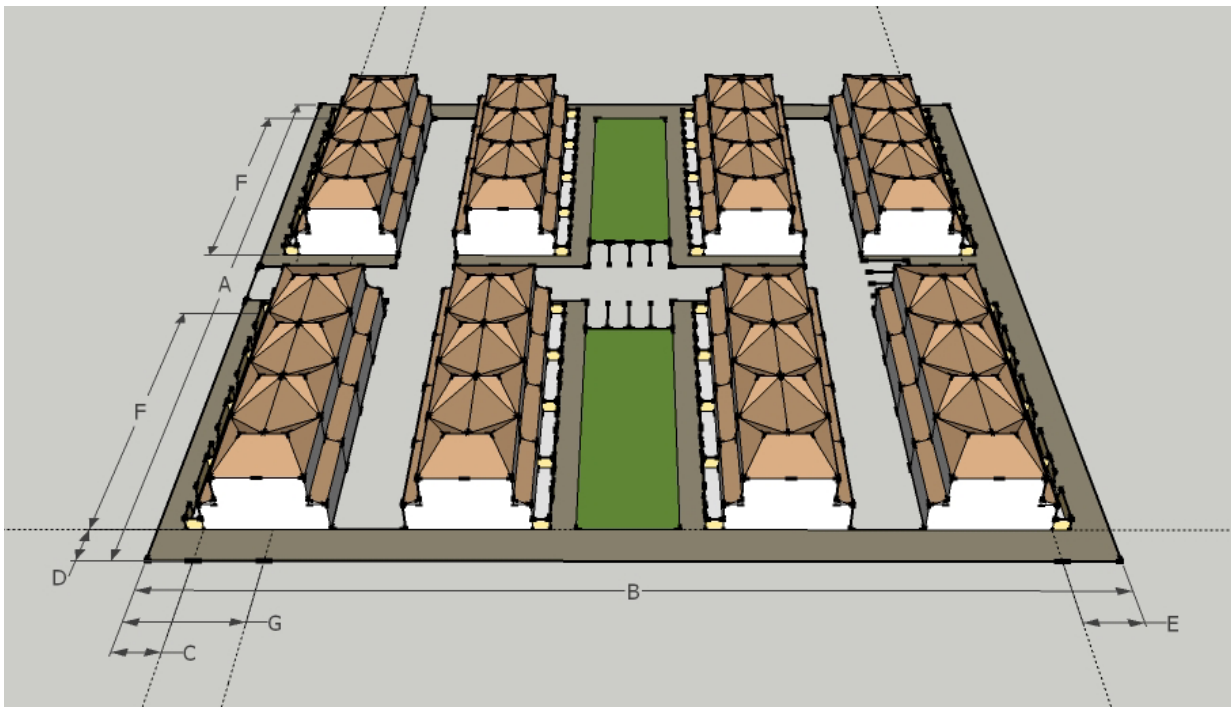
1. Development standards.

<b>Development Standards</b>		
	<b>Front driveway access</b>	
<b>Site specifications.</b>		
Minimum lot size.	40,000 sq. ft.	
Minimum width.	160 ft.	A
Minimum depth.	160 ft.	B
<b>Building placement.</b>		
Front build-to line.	12 to 20 ft.	C
Optional porch or stoop encroachment coverage.	Up to 6 ft. into front setback, minimum 6' X 12'	
Side yard (interior lot).	10 ft., 15 ft. for 2 <sup>nd</sup> story portion, 18 ft. for 3 <sup>rd</sup> story portion. The street side yard facing a corner shall have 15' landscaping.	D
Rear yard.	10 ft.	E
Minimum frontage ratio.	60%	F
<b>Building size and massing.</b>		
Building height.	2 to 4 stories	
Building height (major arterials).	2 to 5 stories	
<b>Parking.</b>		
Location of on-site parking.	Minimum 40' from front property line.	G
Number of parking spaces (units with attached garage).	2 spaces within an enclosed garage, for each unit and one uncovered off-street guest parking for every 4 dwelling units.	
Number of parking spaces (detached covered garage structure).	Studio and one-bedroom units: 1.5 covered parking spaces Two and three-bedroom units: 2 covered parking spaces Guest parking: 1 space for every 4 dwelling units	
<b>Open space.</b>		
Required usable open space.	8% of lot area, with a minimum 50' width and depth.	
<b>Landscaping.</b>		
Required landscaping.	15% of lot area.	
a. On-site parking for residents in apartment/condominium buildings must be within enclosed garages. Podium-style parking is also allowed. On-site surface parking shall be used for guests. b. Garages shall include a 100 cu. sq. ft. shelving area for storage. This storage area is intended to encourage residents to use garages for vehicle parking. c. Detached carports are prohibited, unless the carport incorporates energy-efficient technologies, such as solar panels. d. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation improvements.		

Site Diagrams – Multi-family Structure



Site Diagrams – Multi-family Structure



**E. Commercial/office building.**

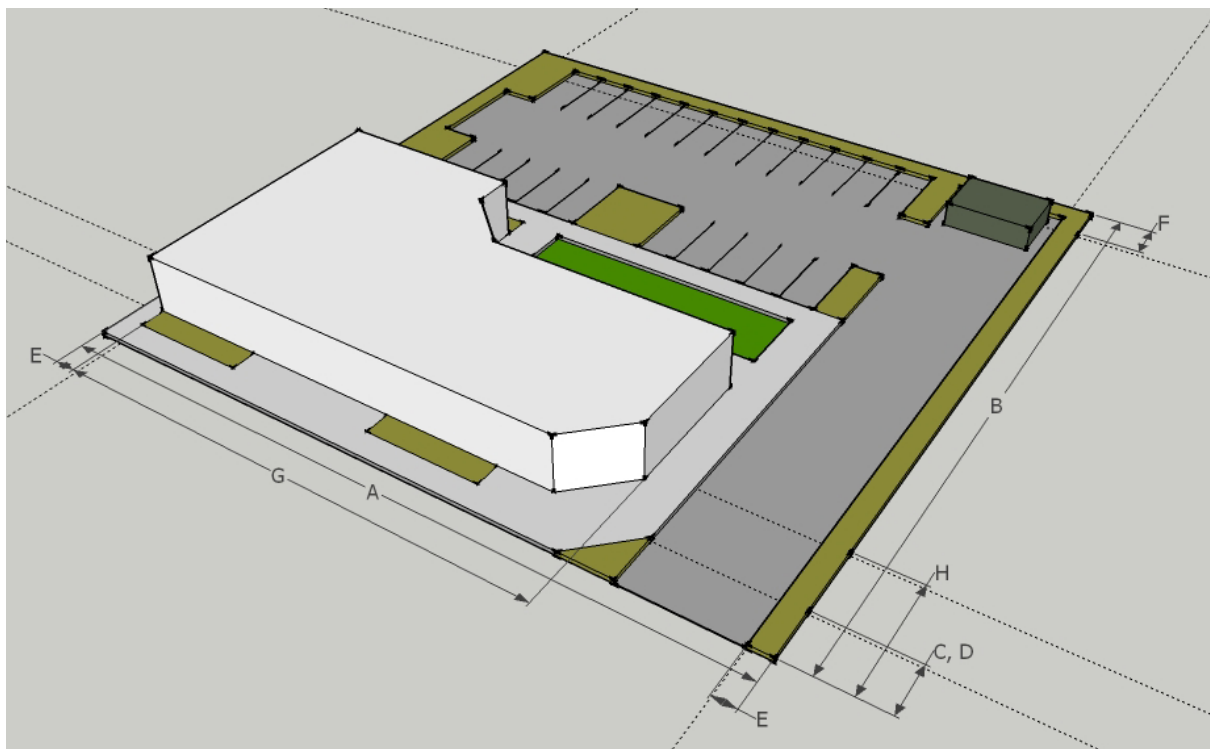
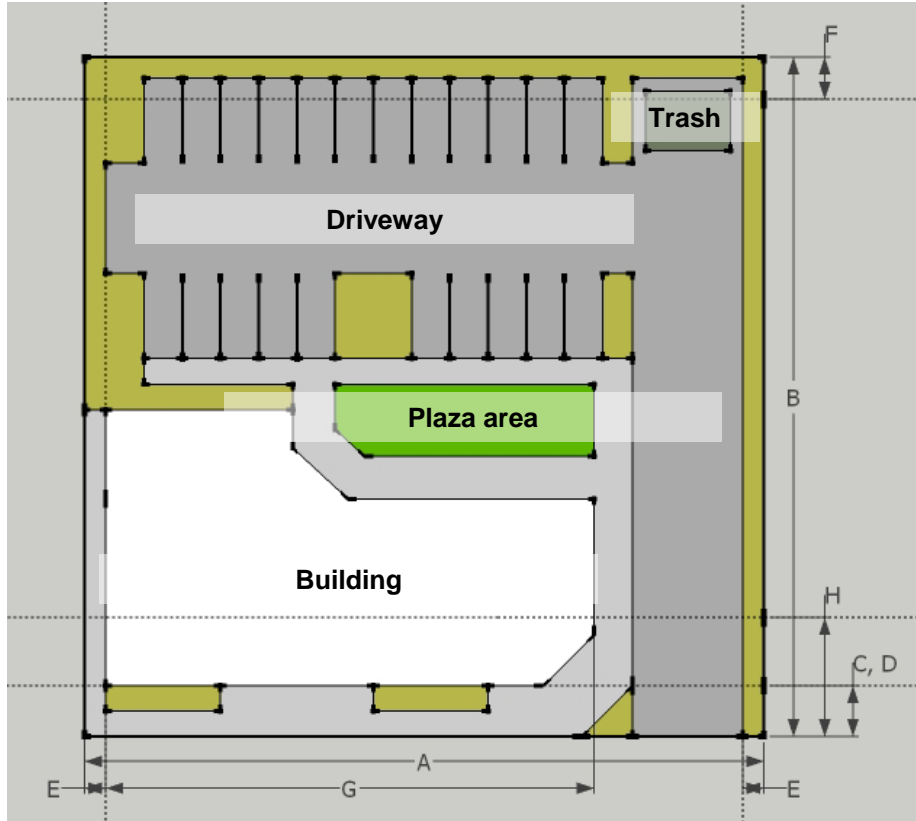
A building designed for occupancy by retail, service, and/or office uses. Office buildings may be multi-storied, with retail and service uses on the ground level.

1. Development standards.

<b>Development Standards</b>			
	<b>Front driveway access</b>	<b>Alley access</b>	
<b>Site specifications.</b>			
Minimum lot size.	10,000 sq. ft.	5,000 sq. ft.	
Minimum width.	100 ft.	60 ft.	A
Minimum depth.	75 ft.		B
<b>Building placement.</b>			
Front build-to line.	0 to 12 ft.	0 to 6 ft.	C
Front build-to line (major arterials).	10 to 18 ft.		
Dining patio encroachment.	Up to front property line.		D
Side yard.	5 ft.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	60%	75%	G
<b>Building size and massing.</b>			
Building height.	1 to 2 stories		
Building height (major arterials).	1 to 5 stories		
<b>Parking.</b>			
Location of on-site parking.	Minimum 36' from front property line.		H
Number of parking spaces.	See parking requirements in Section 17.12.220 (Off-street parking standards in Commercial zone.)		
<b>Open space.</b>			
Required usable open space (may include dining patio encroachment).	5% of lot area.		
<b>Landscaping.</b>			
Required landscaping.	15% of lot area.	10% of lot area.	
<ul style="list-style-type: none"> <li>a. Dual building entrances shall be provided; one facing the street frontage, connected to the sidewalk; another facing the parking area.</li> <li>b. Reciprocal driveway access between multiple parcels, connecting adjacent parking lots, is required where feasible.</li> <li>c. Truck loading docks shall be a minimum of 40' from front property line, and screened from street view.</li> <li>d. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation improvements.</li> <li>e. Signs for commercial developments shall adhere to the standards in Sections 17.12.140 through 17.12.210 of the Zoning code (Commercial zone), as well as the design and performance standards in Section 17.10.070.</li> <li>f. Signs for office developments shall adhere to the standards in Sections 17.12.810 through 17.12.870 of the Zoning code (Office Professional zone), as well as the design and performance standards in Section 17.10.070.</li> </ul>			



Site Diagrams – Commercial/office Building



**F. Mixed-use building.**

Mixed-use buildings are designed to accommodate a combination of both commercial/office and residential uses. “Vertical” mixed-use developments are designed with retail, service, and/or office uses on the ground floor, with upper floors used for those uses or for residential dwelling units. “Horizontal” mixed-use developments have retail, service and/or office uses on the same project site as residential uses, but not within the same building. The different uses are connected by pedestrian pathways.

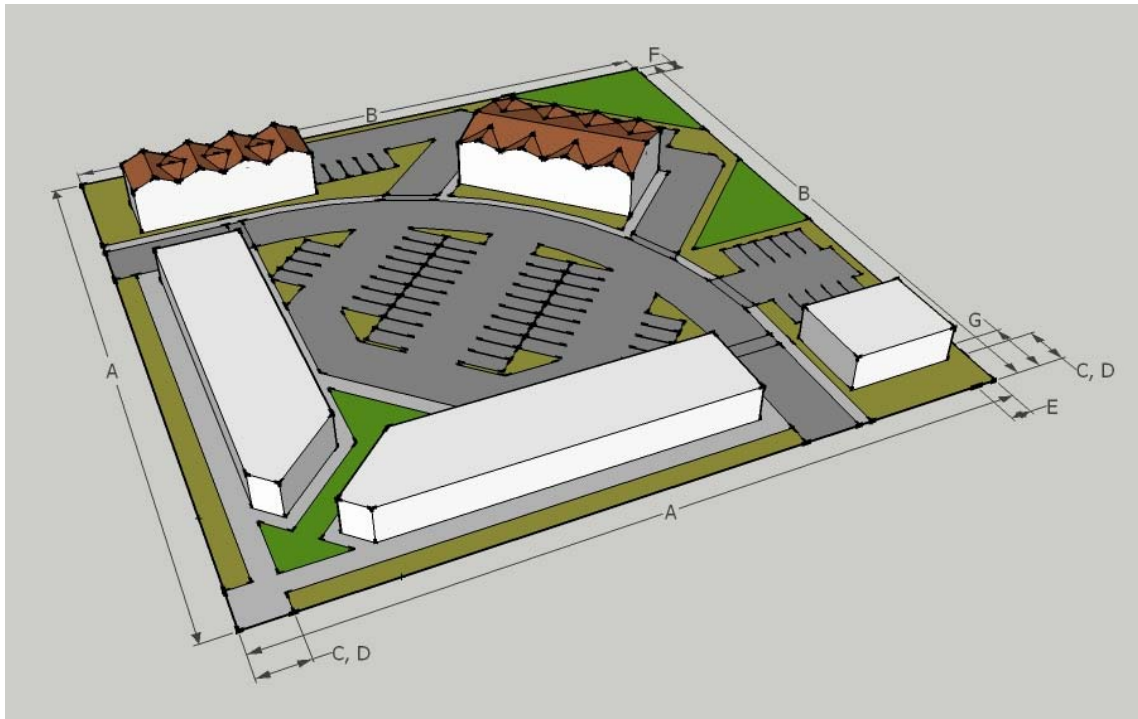
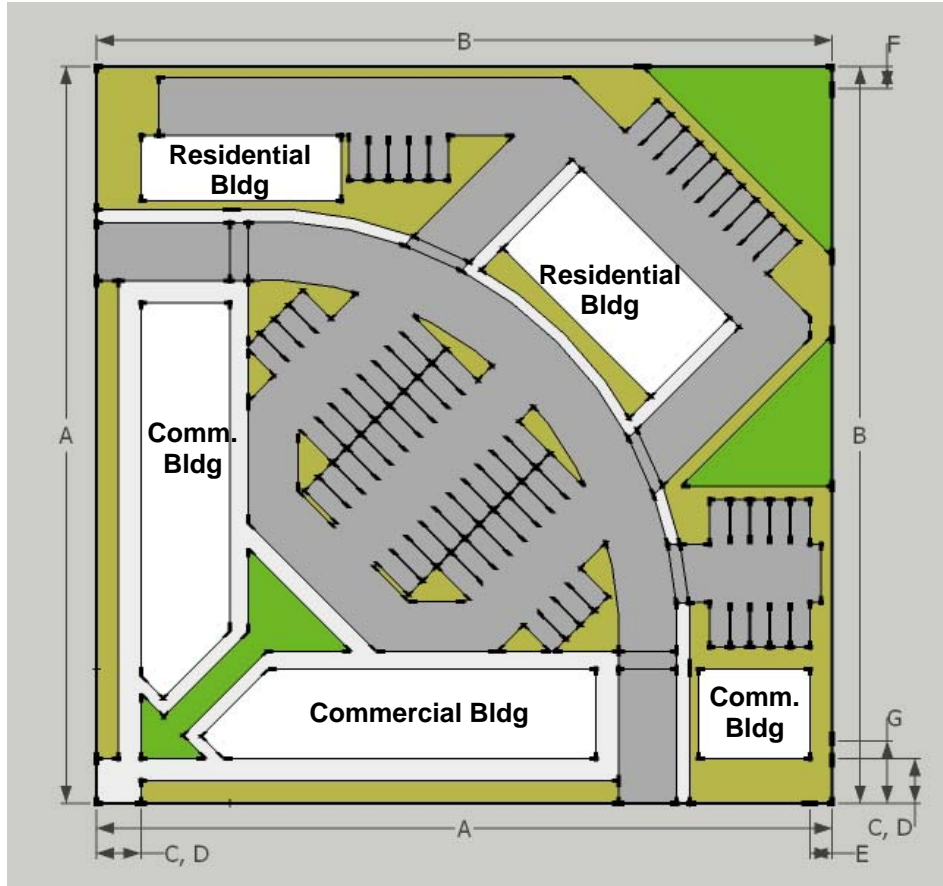
1. Development standards.

<b>Development Standards</b>			
	<b>Front driveway access</b>	<b>Alley access</b>	
<b>Site specifications.</b>			
Minimum lot size.	10,000 sq. ft.	5,000 sq. ft.	
Minimum width.	100 ft.	60 ft.	A
Minimum depth.	80 ft.	75 ft.	B
<b>Building placement.</b>			
Front build-to line.	0 to 12 ft.	0 to 6 ft.	C
Front build-to line (major arterials).	10 to 18 ft.		
Dining patio encroachment.	Up to front property line.		D
Side yard.	5 ft.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	60%	75%	
<b>Building size and massing.</b>			
Building height.	1 to 4 stories		
Building height (major arterials).	1 to 5 stories		
<b>Parking.</b>			
Location of on-site parking.	Minimum 36’ from front property line.		G
Number of parking spaces.	For residential and commercial/office uses, the number of parking spaces shall be in accordance with the requirements listed by use in this section. Parking spaces between residential and commercial/office uses shall not be shared, and be specifically identified on site as private residence parking versus public customer parking.		
<b>Open space.</b>			
Required usable open space (may include dining patio encroachment).	5% of lot area.		
<b>Landscaping.</b>			
Required landscaping.	15% of lot area.	10% of lot area.	
a. For “vertical” mixed use developments, residential uses shall be located above non-residential uses. b. For “horizontal” mixed use developments, non-residential uses shall be oriented closer to the street than residential uses. c. Dual building entrances shall be provided; one facing the street frontage, connected to the sidewalk; another facing the parking area. d. Reciprocal driveway access between multiple parcels, connecting adjacent parking lots, is required where feasible. e. Truck loading docks shall be a minimum of 40’ from front property line, and screened from street view. f. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation			

improvements.

- g. Signs for commercial developments shall adhere to the standards in Sections 17.12.140 through 17.12.210 of the Zoning code (Commercial zone), as well as the design and performance standards in Section 17.10.070.
- h. Signs for office developments shall adhere to the standards in Sections 17.12.810 through 17.12.870 of the Zoning code (Office Professional zone), as well as the design and performance standards in Section 17.10.070.

Site Diagrams – Mixed Use Development



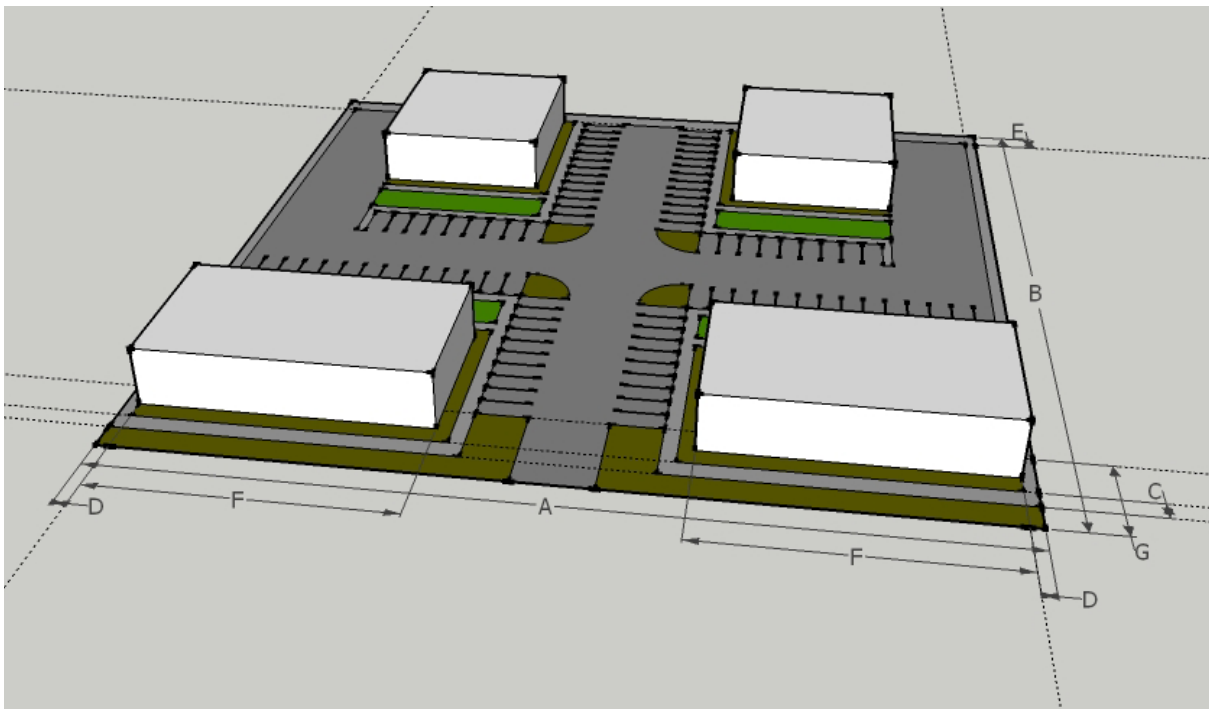
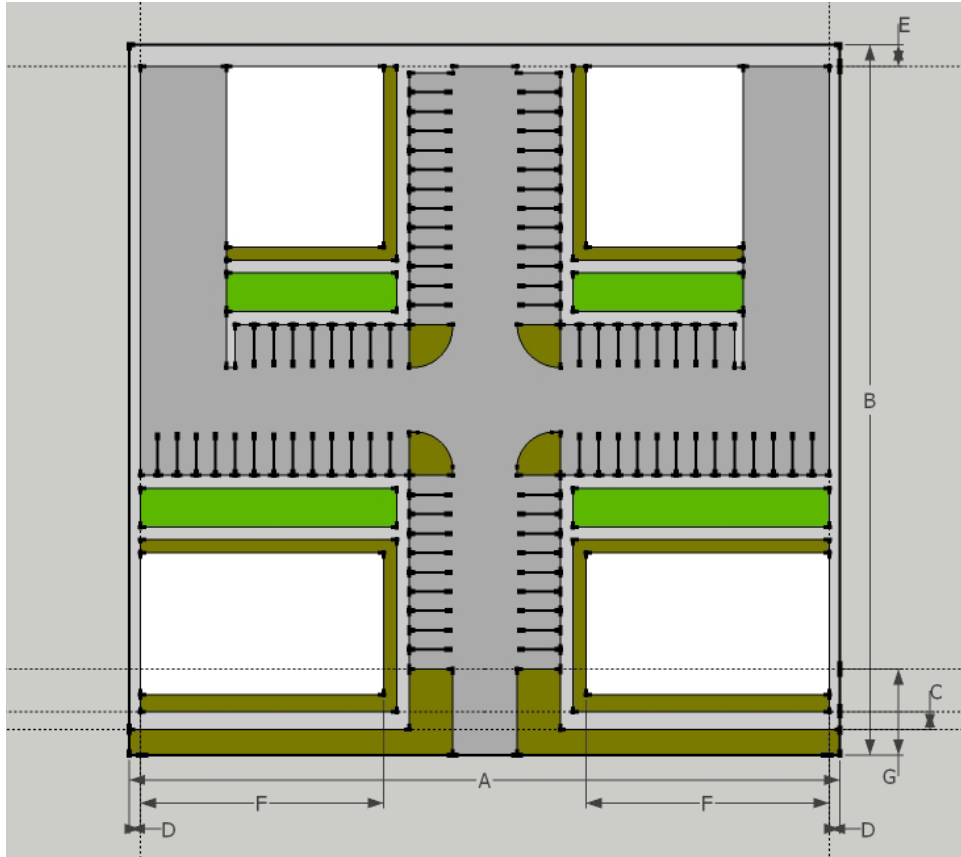
**G. Light-industrial building.**

Light-industrial buildings are allowed in the Mixed Use-Employment zone. These are buildings designed to accommodate office professional, technology and research, and light manufacturing uses, with a screened outdoor area for shipping and deliveries by trucks.

1. Development standards.

<b>Development Standards</b>		
	<b>Front driveway access</b>	
<b>Site specifications.</b>		
Minimum lot size.	15,000 sq. ft.	
Minimum width.	80 ft.	A
Minimum depth.	160 ft.	B
<b>Building placement.</b>		
Front build-to line.	12 to 20 ft.	C
Side yard.	5 ft.	D
Rear yard.	10 ft.	E
Minimum frontage ratio.	60%	F
<b>Building size and massing.</b>		
Building height.	1 to 4 stories	
<b>Parking.</b>		
Location of on-site parking.	Minimum 40' from front property line.	G
Number of parking spaces.	See parking requirements in Section 17.16.210 (Off-street parking standards in Industrial zone.)	
<b>Open space.</b>		
Required usable open space.	3% of lot area.	
<b>Landscaping.</b>		
Required landscaping.	10% of lot area.	
a. Reciprocal driveway access between multiple parcels, connecting adjacent parking lots, is required where feasible. b. Truck loading docks shall be a minimum of 40' from front property line, and screened from street view. c. Signs for light industrial developments shall adhere to the standards in Sections 17.16.140 through 17.16.200 of the Zoning code (Industrial zone), as well as the design and performance standards in Section 17.10.070.		

Site Diagrams – Light Industrial Building



**17.10.070 Design and performance standards.**

The following design and development standards shall be met in all mixed use zones:

- A. Site design.** Develop projects that enhance the sense of place and reflect a commitment to functional efficiency, quality, and neighborhood context.
1. Utilize a grid, or modified-grid block pattern to maximize access and circulation efficiency, with direct pedestrian access to buildings and building entrances that are oriented toward the street, wherever possible. Where cul de sacs do exist, design them open-ended to provide pedestrian and bicycle access to other uses and amenities. Ensure easy access to public transit stops.
  2. For residential developments, utilize alleys for access into rear-loading garages, wherever possible. Articulate alleys using enhanced paving, landscape pockets, and adequate and decorative lighting.
  3. Design loading and service areas away from street frontage.
  4. Carefully design, locate and integrate utilitarian aspects, including trash containers, mail boxes, vending machines, utility boxes, and other similar structures. Use a combination of solid masonry walls, berm and landscaping for screening.
  5. Provide attractive lighting for safety and comfort, consistent with building style, materials, finishes and colors.
  6. Use “safe by design” criteria for visibility, lighting, and access control. Maintain visibility of doors and windows from the street and from within the development.
  7. Provide noise-attenuating protection for noise-sensitive uses and provide privacy for residential uses.
- B. Pedestrian connections and amenities.** Develop projects with safe and aesthetically-pleasing pedestrian connections, bringing varying uses into close proximity to each other.
1. Use a combination of trees and landscaping for all pedestrian areas, including but not limited to plazas and walkways, for shade and definition. Include amenities such as patios, accent lighting, outdoor seating areas, and other similar enhancements to encourage use and social gathering.
  2. Incorporate paseos, or walk/bike trails, separated from vehicular paths, to provide connectivity throughout developments and to adjacent amenities and services.
  3. Where appropriate, use traffic calming measures to reduce the speed of automobiles within developments and in local residential streets through corner bulbouts and mid-block bumpouts, tree plantings, enhanced paving at crosswalks, and traffic circles or round-a-bouts.

**C. Building architecture and form.** Provide articulation on all building facades, and include variation in massing, roof form and wall planes. Architecture shall be provided at a pedestrian scale, through the reduction of large wall planes and massing.

1. Articulate walls using details such as insets, awnings, canopies, wing walls, trellises, arcades and colonnades.
2. Use multiple colors, materials, textures, and applied finishes to help break up wall massing. Avoid blank walls, but also avoid façade repetition.
3. Provide distinctive entries and window treatments.
4. Establish continuity and consistency in the design and location of signage.
5. For all non-residential uses, include parapets to conceal rooftop equipment, chimneys, cooling towers, and solar panels. When possible, place equipment in an enclosure on the ground, in lieu of rooftop.

**D. Transitions and buffering.** Encourage transitions between proposed higher intensity developments and adjacent, less intensive uses to keep disturbance to a minimum.

1. Avoid placement on a project site, elements that may conflict with neighboring residential properties, or other sensitive uses.
2. Carefully examine the placement of buffers, buildings and parking, where more intense uses are adjacent to sensitive uses, such as residential development. At the same time, provide access between uses.
3. Step down heights of structures at the edge of developments to be compatible with those in adjacent projects.
4. Enhance buffers with additional width or increased landscaping. Plant trees and shrubs in voids created by wall variations, at an appropriate scale.
5. Vary setbacks and wall alignments to soften the edge of the development.
6. Offset windows from one another between residential units.
7. Provide a clear distinction between public and private spaces, through the use of height separation, fencing, berm, or a combination of these elements.

**E. Open space and common areas.** Provide open space and common areas to enhance quality of life, and to encourage opportunities for social gathering and interaction.

1. For single-family residential developments, create centralized pocket parks where possible, to serve the neighborhood.
2. For multi-family residential developments, provide centralized open space and community facilities, to serve residents of the development.
3. For commercial, office and employment centers, provide open space plaza areas for activity, interaction and rest. Provide seating with trees and other furniture providing



shade. Decorate plaza areas with enhanced landscaping, lighting, and other ornamental amenities.

4. Create recognizable focal points by using community amenities in public open spaces and other commonly used community spaces.

**F. Parking and access.** Locate parking areas away from street view, while ensuring functional vehicular access.

1. Use a combination of low masonry walls, berm or landscaping, where no building is screening parking from street view.
2. Use reciprocal access drives to connect with adjacent properties.
3. Design on-site circulation system to minimize pedestrian and vehicle conflicts.
4. Design parking lots by dividing a large parking lot into a series of smaller, connected lots.
5. Use paving materials varied in texture and color where pedestrian and vehicular areas overlap to minimize the negative impact of large expanses of asphalt. The use of stamped concrete, stone, brick, or granite pavers, exposed aggregate or colored concrete is preferred.
6. For commercial shopping centers, provide functional, but aesthetically pleasing, cart return areas that are architecturally integrated with the building and site.

**G. Signs.** Promote the reasonable, orderly, and effective display of street graphics to foster high quality developments and enhance the economic vitality of business and industry.

1. Ensure that signs associated with multitenant buildings are complementary to one another; a sign program should be prepared in conjunction with applications for development.
2. Place signs in accordance with façade rhythm, scale and proportion. Signs shall not cover or obscure windows, doors, storefronts, building entrances, cornices, columns, or other architectural elements or details.
3. Offer a clear, simple message that is unique to a particular business. The number of lettering styles should be limited, and the use of identifiable symbols should contrast with back-ground materials to achieve readability.
4. Construct signs with durable and weatherproof materials so that they will not discolor, fade, crack, rust, or erode.
5. Signs should show depth and cast shadows. Depth and shadows can be created by mounting individually cut letters and symbols on the sign base or carving letters and by symbols into the base or carving letters and symbols into the base of the sign.
6. Sign materials and colors should complement the building façade. Basic and simple color applications are encouraged and vibrant and fluorescent colors should be avoided.

7. The color of letters and symbols should contrast the base or background color of the sign to maximize readability.
8. Integrate signage and lighting. Appropriate methods of sign illumination include unobtrusive and attractive external fixtures, individually illuminated letters, and colorful exposed neon tubing script.
9. Sign lighting should be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site.
10. In order to avoid sign clutter, signage shall only be allowed on facades that have building entrances.
11. The following signs are prohibited in the MU zones: internally illuminated plastic cabinet signs (“can signs”), pole-mounted or lollipop signs, roof-mounted signs and billboards.

### **Article III.**

#### **17.10.080 Mixed-use Planned Development (MPD).**

- A. Purpose and intent.** A developer may choose to propose a project that does not entirely meet the standards in Section 17.10.060, but does meet the overall design intent, through the submittal of a mixed-use planned development (MPD) application. The purpose and intent of the MPD is to allow for greater flexibility and creativity in design, to encourage well-planned neighborhoods and developments, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics.
- B. Applicability.** The following standards are applicable for all mixed-use planned developments in zones in which they are allowed, subject to the granting of a conditional use permit.
- C. Standards.** The following standards shall apply to all mixed-use planned development:
  1. **Area.** The proposed development plan shall encompass a gross area of not less than three (3) acres.
  2. **Open Space.** The open space requirements listed in Section 17.10.060 shall apply for mixed-use planned developments.
  3. **Landscaping.** The landscaping requirements listed in Section 17.10.060 shall apply for mixed-use planned developments.
- D. Findings.** In reviewing and approving a mixed-use planned development application for a conditional use permit, the following findings shall be made:
  1. The mixed-use planned development meets the goals of the Lancaster General Plan, pertaining to community design, and the objectives to “enhance overall community form, create a vibrant sense of place,” and to “improve the city’s visual identity by

- utilizing design standards that instill a sense of pride and well-being in the community.”
2. The mixed-use planned development adheres to the Lancaster Design Guidelines, the design and performance standards listed in Section 17.10.070, and is consistent with the mission statement of “implementing quality design for timeless architecture that enhances the community’s image, pride and quality of life.”
  3. The mixed-use planned development is comprehensive, covers a logical planning area, and provides the opportunity for unique and creative designs that are not possible under the city’s typical development regulations.

## EXHIBIT “C”

### PUBLIC, OPEN SPACE AND SPECIAL PURPOSE ZONES

April 19, 2010

#### Chapter 17.20

##### Sections:

##### **Article I. In General**

- 17.20.010 Definition.
- 17.20.020 Prohibition.

##### **Article II. Public Use (P) Zone**

- 17.20.030 Purpose and intent.
- 17.20.040 Permitted uses.
- 17.20.050 Accessory and temporary uses.
- 17.20.060 Uses subject to director’s review and approval.
- 17.20.070 Property development regulations.
- 17.20.080 Signs.
- 17.20.090 Off-street parking.
- 17.20.100 Design and performance standards.

##### **Article III. School (S) Zone**

- 17.20.110 Purpose and intent.
- 17.20.120 Permitted uses.
- 17.20.130 Uses subject to conditional use permit.
- 17.20.140 Accessory and temporary uses.
- 17.20.150 Property development regulations.
- 17.20.160 Design and performance standards.

##### **Article IV. Open Space (O) Zone**

- 17.20.170 Purpose and intent.
- 17.20.180 Permitted uses.
- 17.20.190 Accessory uses.
- 17.20.200 Temporary uses.
- 17.20.210 Uses subject to director’s review and approval.
- 17.20.220 Uses subject to permits.
- 17.20.230 Height regulations.
- 17.20.240 Exception for solar systems.
- 17.20.250 Site plan required.
- 17.20.260 Property development regulations.
- 17.20.270 Signs.
- 17.20.280 Fences.
- 17.20.290 Design requirements.

##### **Article V. Park (Pk) Zone**

- 17.20.300 Purpose and intent.
- 17.20.310 Permitted uses.

- 17.20.320 Accessory uses.
- 17.20.330 Temporary uses.
- 17.20.340 Uses subject to director's review and approval.
- 17.20.350 Uses subject to permits.
- 17.20.360 Height regulations.
- 17.20.370 Exception for solar systems.
- 17.20.380 Site plan required.
- 17.20.390 Property development regulations.
- 17.20.400 Signs.
- 17.20.410 Off-street parking.
- 17.20.420 Design requirements.

**Article VI. Cemetery (Ce) Zone**

- 17.20.430 Purpose and intent.
- 17.20.440 Permitted uses.
- 17.20.450 When deemed established.
- 17.20.460 Permit required.
- 17.20.470 Application for permit.
- 17.20.480 Verification of application.
- 17.20.490 Contents of application.
- 17.20.500 Filing fee.
- 17.20.510 Scheduling of hearings.
- 17.20.520 Notice of hearings.
- 17.20.530 Denial of permit.
- 17.20.540 Dedication of highways.
- 17.20.550 Repeated applications.
- 17.20.560 Assignment.
- 17.20.570 Minor expansion.
- 17.20.580 Reduction in boundaries.

**Article VII. Specific Plan (SP) Zone**

- 17.20.590 Purpose and intent.
- 17.20.600 Prohibition.
- 17.20.610 Permitted uses.
- 17.20.620 Uses subject to director's review and approval.
- 17.20.630 Uses subject to conditional use permit.
- 17.20.640 Interpretation.
- 17.20.650 Specific plan required.
- 17.20.660 Fee required.
- 17.20.670 Property development regulations.
- 17.20.680 Signs.
- 17.20.690 Findings for director's review and conditional use permit.

**Article VIII. Senior Mobilehome Park Overlay (MHP-S) Zone**

- 17.20.700 Purpose and intent.
- 17.20.710 Prohibition.
- 17.20.720 Permitted uses.

**Article I. In General**

**17.20.010 Definition.**

As used in this title, "public," "open space," and "special purpose" zones mean:

- A. Public zones:
  - 1. Public (P)
  - 2. School (S)
- B. Open space zones:
  - 1. Open space (O)
  - 2. Park (Pk)
  - 3. Cemetery (Ce)
- C. Special purpose zones:
  - 1. Specific plan (Sp)
  - 2. Senior Mobilehome Park Overlay zone (MHP-S)

**17.20.020 Prohibition.**

A person shall not use any premises in any public, open space, or special purpose zone except as hereinafter specifically permitted in this title and subject to all regulations and conditions enumerated in this title.

**Article II. Public Use (P) Zone**

**17.20.030 Purpose and intent.**

The purpose and intent of the P Zone is to provide the means necessary to implement the city's general plan, specifically the "public use" category, as set forth in the text of the general plan and as delineated on the general plan map. This zone is intended to be in accordance with applicable goals, objectives, policies and actions set forth by the general plan. This zone is also intended to allow the development of public facilities and uses in order to provide a full range of urban services. It shall also be the intent of this zone to apply the provisions of this zone including, but not limited to, the property development regulations required herein to all new building lots created after the effective date of the ordinance codified in this title.

It shall not be the intent of this title to render previously legally created building lots or legally constructed buildings which do not comply with the new property development regulations or other requirements of this title to be nonconforming where these lots or buildings complied with the ordinances in effect at the time of their creation or construction. However, proof of

compliance with ordinances in effect at the time of creation or construction shall be the sole burden of the applicant or property owner. Such proof may include building permits, minutes of council or commission action, case files, or other documentation.

**17.20.040 Permitted uses.**

The following categories of uses are permitted in the P zone subject to any stated exceptions, development regulations, and approval of the site plan as follows:

- A. Airports—Owned and operated by a public agency.
- B. Animal shelters and related facilities--Operated by a public agency.
- C. Existing residential uses--Such uses may continue to be used as a permitted use provided that such uses may not be expanded by a cumulative total of more than 500 square feet of floor area.
- D. Flood control and drainage facilities--Maintained by a public agency.
- E. Maintenance yards and related activities--Operated by a public agency.
- F. Offices--Government. This category is limited to federal, state, county, city or special district offices, libraries and court facilities, public utilities, and similar office uses.
- G. Prisons--Public or privately operated.
- H. Sewage treatment plants--Operated by a public agency, provided that no stockpiling, commercial composting, processing, or handling of sludge or biosolid material is conducted within an enclosure or inside of a building.
- I. Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal and appurtenant to the storage and distribution of water.
- J. Other uses. This category includes those uses which do not fall into any other category, and are not temporary uses, which in the opinion of the director are consistent with the purpose and intent of this zone and similar to other uses permitted herein.

**17.20.050 Accessory and temporary uses.**

- A. The following uses are considered as accessory uses to the permitted uses in the P Zone:
  - 1. Accessory buildings and structures customarily used in conjunction therewith.
  - 2. Electric Vehicle Charging Station. An electric vehicle charging station (EVCS) shall be permitted as an accessory use within a parking lot or in a parking garage of any publicly owned facility subject to all applicable city code requirements and the following:
    - a. The EVCS's shall be located in a manner which will be easily seen by the public for informational and security purposes and shall be illuminated during evening business hours; and
    - b. Be located in desirable and convenient parking locations which will serve as an incentive for the use of electric vehicles; and

- c. The EVCS pedestals shall be protected as necessary to prevent damage by automobiles; and
  - d. The EVCS pedestals shall be designed to minimize potential damage by vandalism and to be safe for use in inclement weather; and
  - e. Complete instructions and appropriate warnings concerning the use of the EVCS shall be posted on a sign in a prominent location on each station for use by the operator; and
  - f. One standard nonilluminated sign, not to exceed 4 square feet in area and 10 feet in height, may be posted for the purpose of identifying the location of each cluster of EVCS's; and
  - g. The EVCS may be on a timer that limits the use of the station to the normal business hours of the use(s) which it serves to preclude unauthorized use after business hours; and
  - h. Where determined by the director to be necessary, new public uses shall provide the electrical service capacity necessary and all conduits and related equipment necessary to ultimately serve 2% of the total parking spaces with EVCS's in a manner approved by the building and safety official. Of these parking spaces, 1/2 shall initially be provided with the electric vehicle supply equipment necessary to function as on-line EVCS's upon completion of the project. The remainder shall be installed at such time as they are needed for use by customers, employees or other users. EVCS's shall be provided in disabled person parking spaces in accordance with state requirements.
- B. The following uses are considered as temporary uses in the P zone:
1. Building materials, storage of, used in a building or construction project, during the construction and 30 days thereafter, including the contractor's temporary office provided that any lot or parcel of land so used shall be part of the project, or on property adjoining the construction site.
  2. Temporary Commercial Coach. Use of commercial coaches as temporary offices subject to the provisions of Article X of Chapter 17.40 and this zone.

**17.20.060 Uses subject to director's review and approval.**

All permitted, temporary and accessory uses shall be subject to review and approval by the director.

**17.20.070 Property development regulations.**

A. General.

1. No new building or commercial coach shall be erected, constructed, moved onto, or established on an existing legal lot or parcel of land unless said building or temporary commercial coach shall comply with all of the regulations set forth in city ordinances, standards, guidelines or policies and subsection B of this section, or Article X of Chapter 17.40 which are pertinent to its placement on said lot or parcel.



2. No existing building or temporary commercial coach located on an existing legal lot or parcel of land shall be converted, enlarged, or moved unless said building, or addition thereto, shall comply with all of the regulations set forth in city ordinances, standards, guidelines or policies and subsection B of this section, or Article X of Chapter 17.40 which are pertinent to its placement on said lot or parcel.
  3. No new lot shall be created or any building, or portion thereof, existing on such new lot be used, unless said lot and said building location shall comply with all of the regulations set forth in city ordinances, standards, guidelines or policies and subsection B of this section.
- B. P Zone. Wherever property is designated as a P zone on the zoning map, the following regulations shall apply:
1. Lot dimensions and Yard requirements. Lot dimensions and yard requirements for this section shall be determined by the director on a case by case basis. Determination of lot dimensions, yards, setbacks and projections permitted in yards for a proposed public facility shall take into consideration the configuration of the lot, and the type, height layout, and intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In determining lot dimensions, yards and setback requirements for a particular public use, consideration shall be given to similar requirements on adjacent properties and to required lot dimensions and yard requirements in other sections of this title that most closely approximate the intended public use.
  2. Height. The height of buildings and structures shall comply with the following:
    - a. No building in the P zone which is within 100 feet of any RR, SRR or R zone shall exceed a height of 2 stories or 35 feet, whichever is less.
    - b. No building may be constructed which would shade any existing active solar energy system on adjoining property without the consent of the affected property owner. (See subsection 1 in the definition of solar energy system in Section 17.04.240.)
    - c. Exceptions for Solar Systems. Solar collectors may exceed the height limit when mounted on the roof of a legal, conforming building. The right to exceed the height limit shall be exercised only in the event that: there is no other practical means or location for achieving an efficient placement on the building or site in question; such collectors may exceed the height limit only to the extent necessary to achieve efficient placement; in no case shall such solar collectors (or related equipment) encroach more than 5 feet beyond the limit. Also the placement of a solar collector shall not shade or otherwise diminish the efficiency of existing solar collectors on neighboring property, or preclude such property from sufficient solar access to successfully operate a solar energy system sufficient to serve the needs of the business or occupants.
  3. Maximum floor area ratio (FAR): 1.0. (See definition in Section 17.04.240.)
  4. Landscaping. Landscaping requirements for this section shall be determined by the director on a case by case basis. Determination of landscaping requirements for a proposed public facility shall take into consideration the type, height, layout, and the intended use for the facility, the surrounding land uses, and any potentially adverse

impact on surrounding properties from the intended use. In establishing landscaping requirements for a particular public use, consideration shall be given to landscaping requirements in other sections of this title that most closely approximate the intended public use.

5. Outside Storage. Outside storage requirements for this section shall be determined by the director on a case by case basis. Determination of outside storage requirements for a proposed public facility shall take into consideration the type, layout, and the intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In establishing outside storage requirements for a particular public use, consideration shall be given to outside storage requirements in other sections of this title that most closely approximate the intended public use.

#### **17.20.080 Signs.**

Sign requirements for this section shall be determined by the director on a case by case basis. Determination of sign requirements for a proposed public facility shall take into consideration the type, height, layout, and the intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In establishing sign requirements for a particular public use, consideration shall be given to sign requirements in other sections of this title that most closely approximate the intended public use.

#### **17.20.090 Off-street parking.**

The automobile parking facilities required by this section shall be provided and permanently maintained as such unless and until a substitute has been provided which is in full compliance with the provisions of this title. The following parking requirements shall be complied with in the P zone:

- A. Parking Requirements by Use. Parking requirements in the P zone shall be provided as determined by the director to be appropriate on a case by case basis. In general, parking facilities shall comply with the requirements and design standards for similar uses as contained in this title.

#### **17.20.100 Design and performance standards.**

The following design and performance standards shall be met for development in the P zone:

- A. General Requirements. Design and performance standards including access, paving, size and marking of spaces and circulation of parking lots, loading spaces, buffering, building design, landscaping, lighting, outside storage and display, screening, service for utilities, signs and similar requirements not hereafter detailed in this subsection, shall be determined by the director on a case by case basis. Determination of design and performance standards for a proposed public facility shall take into consideration the configuration of the lot, the height, type, layout, and the intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In determining

design and performance standards for a particular public use, consideration shall be given to design and performance standards in other sections of this title that most closely approximate the intended public use.

B. Specific Requirements.

1. Refuse/Recycling Storage Enclosures. All public uses shall have on the same lot or parcel a refuse/recycling storage area at a ratio of 20 square feet of refuse/recycling storage area for each 1,000 square feet or portion thereof of net floor area of the facility or as may be determined necessary by the director. The enclosure shall be a minimum size of 6 feet in width by 18 feet in length (exterior dimension). Such storage areas shall be enclosed on 3 sides by a minimum 5-foot-high reinforced masonry or concrete wall with a sight-obscuring gate (chain link with slats is not acceptable) of noncombustible materials which is substantially the same height as the enclosing walls. The floor of the enclosure shall be of concrete construction. Such storage areas shall not be placed in a location which is openly exposed to a fronting street or a neighboring residential area.
2. Hazardous Materials. Applicants must obtain the approval of the Los Angeles County fire department prior to obtaining any city permits for any use which includes the use of hazardous materials or the storage of hazardous materials or wastes.
3. Radioactive Materials. The use of radioactive materials shall be limited to measuring, gauging or calibration equipment.
4. Noise. Uses which generate noise by the nature of their function and/or processes shall be required to demonstrate that the noise levels emitted from the use shall not exceed 65 dBA at any property line which abuts a residential zone or use. A detailed noise attenuation study by a qualified acoustical engineer may be required by the director to determine appropriate mitigation and methods to incorporate same into project design. Site design methods which may be utilized to reduce noise include:
  - a. The use of building setbacks and dedication of noise easements to increase the distance between the noise source and receiver;
  - b. The location of uses and orientation of buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise-sensitive areas and uses;
  - c. The placement of noise-tolerant land uses, such as parking areas, between the noise source and receiver;
  - d. The placement of noise-tolerant structures to shield noise-sensitive areas.

C. When adjacent to a residential zone or use the following requirements shall also be applied:

1. Artificial lighting used to illuminate the premises shall be directed away from adjacent residential zone or use.
2. Where multistory buildings are to be utilized on lots abutting residentially zoned or used properties, such buildings shall be located or oriented in a manner which will minimize visual intrusion into neighboring property which is residentially zoned or used. (This may be accomplished by setting the building back from the abutting property line beyond the distance required for the yard, selective placement of windows, orienting the building in a

manner which will not give occupants a direct view into the yards or windows of neighboring residents.)

3. No signs shall be placed in a manner which visually intrudes into adjoining property which is residentially zoned or used.
4. Trees shall be utilized as a means of improving the interface between public uses and residential uses where appropriate.
5. Buffering. When abutting property which is residentially zoned or used a masonry wall of not less than 6 feet in height shall be provided at the property line in accordance with the provisions for walls specified in Section 17.28.030C to minimize conflicts between public uses and residential uses. A 10 foot landscaped setback shall be placed next to the wall. This requirement shall be modified, where necessary to preclude interference with line-of-sight of a driver within 10 feet of any street, highway or alley, down to a maximum height of 42 inches. The design of the wall shall be considered as part of the site plan review. The site and any buildings thereof shall be designed to locate noise- and odor-generating equipment and activity in a manner which will have a minimal impact on abutting property which is residentially zoned or used. Such techniques may include, but are not limited to, no windows on the building wall(s) facing residentially zoned property, insulating structures housing equipment against noise, limitation of the hours of equipment operation, and other controls designed for specific problems. It shall be the burden of the applicant to prove that his project will not have a detrimental effect on neighboring residential property at the time of site plan review.

### **Article III. School (S) Zone**

#### **17.20.110 Purpose and intent.**

The purpose of the School (S) zone is to implement policies contained in the Lancaster General Plan, particularly policies pertaining to school facilities, prescribed within the Public Use land use category. It is the further purpose of these regulations to provide the city and public with increased involvement in the planning of future uses at existing school sites, including working with local school districts and neighborhood residents on appropriate land uses for school sites no longer needed for educational purposes, coordination with the school districts on joint use of school facilities for community-wide use, and acquisition of closed school sites for recreation, childcare and other appropriate public purposes.

#### **17.20.120 Permitted uses.**

The following categories of uses are permitted in the S zone subject to any stated exceptions, development regulations, and approval of the site plan as follows:

- A. Schools--Public. This category is limited to elementary, middle, high-school and colleges and associated uses and activities including day care facilities and dormitories as appurtenant uses to public schools.

**17.20.130 Uses subject to conditional use permit.**

The following uses may be permitted in the S zone provided a conditional use permit has first been obtained as provided in Article I of Chapter 17.32, and while such permit is in full force and effect in conformity with conditions of such permit:

- A. Schools--Private. This category is limited to elementary, middle, high-school and colleges and associated uses and activities including day care facilities, dormitories, athletic facilities, and administrative offices as appurtenant uses to private schools.

**17.20.140 Accessory and temporary uses.**

A. The following uses are considered as accessory uses to the permitted uses in the S Zone:

1. Community Education. For purposes of this chapter, community education includes uses customarily accessory to school uses including:
  - a. Citizen/parent-teachers' associations;
  - b. Camp Fire girls;
  - c. Boy and Girl Scout troops;
  - d. Boys and Girls Club;
  - e. School-community advisory councils, senior citizens' organizations, clubs, and associations formed for recreational, educational, political, economic, artistic, or moral activities of the public school districts;
  - f. Public, literary, scientific, recreational, educational, or public agency meetings; administration of examinations for the selection of personnel or the instruction of precinct board members by public agencies; and
  - g. Supervised recreational activities including, but not limited to, sports league activities.

B. The following uses are considered as temporary uses in the S zone:

1. Building materials, storage of, used in a building or construction project, during the construction and 30 days thereafter, including the contractor's temporary office provided that any lot or parcel of land so used shall be part of the project, or on property adjoining the construction site.
2. Temporary Commercial Coach. Use of commercial coaches as temporary offices subject to the provisions of Article X of Chapter 17.40 and this zone.

**17.20.150 Property development regulations.**

A. General.

1. No new building or commercial coach shall be erected, constructed, moved onto, or established on an existing legal lot or parcel of land unless said building or temporary commercial coach shall comply with all of the regulations set forth in city ordinances,

standards, guidelines or policies and subsection B of this section, or Article X of Chapter 17.40 which are pertinent to its placement on said lot or parcel.

2. No existing building or temporary commercial coach located on an existing legal lot or parcel of land shall be converted, enlarged, or moved unless said building, or addition thereto, shall comply with all of the regulations set forth in city ordinances, standards, guidelines or policies and subsection B of this section, or Article X of Chapter 17.40 which are pertinent to its placement on said lot or parcel.
3. No new lot shall be created or any building, or portion thereof, existing on such new lot be used, unless said lot and said building location shall comply with all of the regulations set forth in city ordinances, standards, guidelines or policies and subsection B of this section.

B. S Zone. Wherever property is designated as a S zone on the zoning map, the following regulations shall apply:

1. Lot dimensions and Yard requirements. Lot dimensions and yard requirements for this section shall be determined by the director on a case by case basis. Determination of lot dimensions, yards, setbacks and projections permitted in yards for a proposed public facility shall take into consideration the configuration of the lot, and the type, height layout, and intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In determining lot dimensions, yards and setback requirements for a particular public use, consideration shall be given to similar requirements on adjacent properties and to required lot dimensions and yard requirements in other sections of this title that most closely approximate the intended public use.
2. Height. The height of buildings and structures shall comply with the following:
  - a. No building in the S zone which is within 100 feet of any RR, SRR or R zone shall exceed a height of 2 stories or 35 feet, whichever is less.
  - b. No building may be constructed which would shade any existing active solar energy system on adjoining property without the consent of the affected property owner. (See subsection 1 in the definition of solar energy system in Section 17.04.240.)
  - c. Exceptions for Solar Systems. Solar collectors may exceed the height limit when mounted on the roof of a legal, conforming building. The right to exceed the height limit shall be exercised only in the event that: there is no other practical means or location for achieving an efficient placement on the building or site in question; such collectors may exceed the height limit only to the extent necessary to achieve efficient placement; in no case shall such solar collectors (or related equipment) encroach more than 5 feet beyond the limit. Also the placement of a solar collector shall not shade or otherwise diminish the efficiency of existing solar collectors on neighboring property, or preclude such property from sufficient solar access to successfully operate a solar energy system sufficient to serve the needs of the business or occupants.
3. Maximum floor area ratio (FAR): 1.0. (See definition in Section 17.04.240.)

4. Landscaping. Landscaping requirements for this section shall be determined by the director on a case by case basis. Determination of landscaping requirements for a proposed public facility shall take into consideration the type, height, layout, and the intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In establishing landscaping requirements for a particular public use, consideration shall be given to landscaping requirements in other sections of this title that most closely approximate the intended school use.
5. Outside Storage. Outside storage requirements for this section shall be determined by the director on a case by case basis. Determination of outside storage requirements for a proposed public facility shall take into consideration the type, layout, and the intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In establishing outside storage requirements for a particular public use, consideration shall be given to outside storage requirements in other sections of this title that most closely approximate the intended public use.

**17.20.160 Design and performance standards.**

The following design and performance standards shall be met for development in the S zone:

- A. General Requirements. Design and performance standards including access, paving, size and marking of spaces and circulation of parking lots, loading spaces, buffering, building design, landscaping, lighting, outside storage and display, screening, service for utilities, signs and similar requirements not hereafter detailed in this subsection, shall be determined by the director on a case by case basis. Determination of design and performance standards for a proposed public facility shall take into consideration the configuration of the lot, the height, type, layout, and the intended use for the facility, the surrounding land uses, and any potentially adverse impact on surrounding properties from the intended use. In determining design and performance standards for a particular public use, consideration shall be given to design and performance standards in other sections of this title that most closely approximate the intended public use.
- B. Specific Requirements.
  1. Refuse/Recycling Storage Enclosures. All public uses shall have on the same lot or parcel a refuse/recycling storage area at a ratio of 20 square feet of refuse/recycling storage area for each 1,000 square feet or portion thereof of net floor area of the facility or as may be determined necessary by the director. The enclosure shall be a minimum size of 6 feet in width by 18 feet in length (exterior dimension). Such storage areas shall be enclosed on 3 sides by a minimum 5-foot-high reinforced masonry or concrete wall with a sight-obscuring gate (chain link with slats is not acceptable) of noncombustible materials which is substantially the same height as the enclosing walls. The floor of the enclosure shall be of concrete construction. Such storage areas shall not be placed in a location which is openly exposed to a fronting street or a neighboring residential area.

2. Hazardous Materials. Applicants must obtain the approval of the Los Angeles County fire department prior to obtaining any city permits for any use which includes the use of hazardous materials or the storage of hazardous materials or wastes.
  3. Radioactive Materials. The use of radioactive materials shall be limited to measuring, gauging or calibration equipment.
  4. Noise. Uses which generate noise by the nature of their function and/or processes shall be required to demonstrate that the noise levels emitted from the use shall not exceed 65 dBA at any property line which abuts a residential zone or use. A detailed noise attenuation study by a qualified acoustical engineer may be required by the director to determine appropriate mitigation and methods to incorporate same into project design. Site design methods which may be utilized to reduce noise include:
    - a. The use of building setbacks and dedication of noise easements to increase the distance between the noise source and receiver;
    - b. The location of uses and orientation of buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise-sensitive areas and uses;
    - c. The placement of noise-tolerant land uses, such as parking areas, between the noise source and receiver;
    - d. The placement of noise-tolerant structures to shield noise-sensitive areas.
- C. When adjacent to a residential zone or use the following requirements shall also be applied:
1. Artificial lighting used to illuminate the premises shall be directed away from adjacent residential zone or use.
  2. Where multistory buildings are to be utilized on lots abutting residentially zoned or used properties, such buildings shall be located or oriented in a manner which will minimize visual intrusion into neighboring property which is residentially zoned or used. (This may be accomplished by setting the building back from the abutting property line beyond the distance required for the yard, selective placement of windows, orienting the building in a manner which will not give occupants a direct view into the yards or windows of neighboring residents.)
  3. No signs shall be placed in a manner which visually intrudes into adjoining property which is residentially zoned or used.
  4. Trees shall be utilized as a means of improving the interface between public uses and residential uses where appropriate.
  5. Buffering. When abutting property which is residentially zoned or used a masonry wall of not less than 6 feet in height shall be provided at the property line in accordance with the provisions for walls specified in Section 17.28.030C to minimize conflicts between public uses and residential uses. A 10 foot landscaped setback shall be placed next to the wall. This requirement shall be modified, where necessary to preclude interference with line-of-sight of a driver within 10 feet of any street, highway or alley, down to a maximum height of 42 inches. The design of the wall shall be considered as part of the site plan review. The site and any buildings thereof shall be designed to locate noise- and



odor-generating equipment and activity in a manner which will have a minimal impact on abutting property which is residentially zoned or used. Such techniques may include, but are not limited to, no windows on the building wall(s) facing residentially zoned property, insulating structures housing equipment against noise, limitation of the hours of equipment operation, and other controls designed for specific problems. It shall be the burden of the applicant to prove that his project will not have a detrimental effect on neighboring residential property at the time of site plan review.

#### **Article IV. Open Space (O) Zone**

##### **17.20.170 Purpose and intent.**

The purpose and intent of the O zone is to provide the means necessary to implement the policies of the City's General Plan regarding open space and the land use designations "O" (open space), as delineated on the general plan map, and to designate zoning for those uses which are open in nature and thus contribute to the visual and spatial relief from continuous urban development. The "O" zone also serves to provide opportunities for outdoor recreation; preserve scenic qualities; protect sensitive or fragile environmental areas; preserve the capacity and water quality of the stormwater drainage system; and to provide pedestrian and bicycle transportation connections.

##### **17.20.180 Permitted uses.**

The following uses, excluding uses that stockpile, commercially compost, process, or handle sludge or biosolid materials, are permitted in the O zone:

- A. Crops: field, tree, bush, berry and row including nursery stock in nonurban areas;
- B. Floodways;
- C. Roadside rest area;
- D. Scenic corridor or scenic easement;
- E. Vegetative preservation or management areas;
- F. Wildlife preservation or management areas, except gun clubs and hunting preserves.

##### **17.20.190 Accessory uses.**

The following uses are considered as accessory uses to the permitted uses in the O zone:

- A. Accessory buildings or structures customarily used in conjunction with permitted uses;
- B. Solar energy systems, whether mounted on or attached to a building or mounted on the ground.

##### **17.20.200 Temporary uses.**

The following uses are considered as temporary uses in the O zone:

- A. Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.

**17.20.210 Uses subject to director's review and approval.**

If site plans or other pertinent information for the proposed use are first submitted to and approved by the director in accordance with Article VI of Chapter 17.32, premises in the O zone may be used for the following uses:

- A. Access to property lawfully used for a purpose not permitted in the O zone, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in the O zone.

**17.20.220 Uses subject to permits.**

- A. The following uses, excluding uses that stockpile, commercially compost, process, or handle sludge or biosolid materials, are permitted in the O zone; provided, a conditional use has first been obtained as provided in Article I of Chapter 17.32, and while such permit is in full force and effect in conformity with conditions of such permit for:

1. Arboretum;
2. Botanical garden;
3. Crops: field, tree, bush, berry and row including nursery stock where the site abuts developed, residential property in the R, MHP, MDR or HDR zones;
4. Open spaces as a part of an RPD development, public;
5. Riding, hiking, bicycle trails but not including trails for motor-driven vehicles;

**17.20.230 Height regulations.**

No building in the O zone shall exceed a height of 25 feet. This section does not apply to uses subject to permit which shall be subject to Article I of Chapter 17.32. (See Article XII of Chapter 17.40 for general exceptions.)

**17.20.240 Exception for solar systems.**

Solar collectors may exceed the height limit when mounted on the roof of a legal, conforming building. The right to exceed the height limit shall be exercised only in the event that: there is no practical means or location for achieving an efficient placement on the building or site in question; such collectors may exceed the height limit only to the extent necessary to achieve efficient placement; in no case shall such solar collectors (or related equipment) encroach more than 5 feet beyond the limit. Also the placement of a solar collector shall not shade or otherwise

diminish the efficiency of existing solar collectors on neighboring property, or preclude such property from sufficient solar access to successfully operate a solar energy system sufficient to serve the household needs of the occupants or the intended use.

**17.20.250 Site plan required.**

A site plan drawn to scale shall be required of any person seeking to erect new buildings or structures, make additions to any existing buildings or structures, or otherwise improve or develop any lot or portion thereof for a permitted use prior to the issuance of any building permit.

**17.20.260 Property development regulations.**

- A. No new building shall be erected, constructed, moved onto, or established on an existing legal lot or parcel of land unless said building shall comply with all of the regulations set forth in this section which are pertinent to its placement on said lot or parcel.
- B. No existing building located on an existing legal lot or parcel of land shall be converted, enlarged or moved unless said building, or addition thereto, shall comply with all of the regulations set forth in this section which are pertinent to this placement on said lot or parcel.
- C. No new lot shall be created, or any building, or portion thereof, existing on such new lot be used unless said lot and said building location shall comply with all of the regulations set forth in this section which are pertinent to the area and dimensions for new lots and buildings on said lot.
- D. O zone:
  - 1. Minimum lot area: 10,000 square feet (see Sections 17.40.093, 17.40.095 and 17.40.097 in the event of lot area, width or depth reduction for highway purposes or public use);
  - 2. Yard requirements (see Section 17.28.030 for special provisions concerning yards):  
(See Sections 17.40.093, 17.40.095 and 17.40.097 in the event yard requirements must be reduced for street widening or transit stops.)
    - a. Front yard: 20 feet,
    - b. Interior side yard: 20 feet,
    - c. Street side yard: 20 feet,
    - d. Rear yard\*: 20 feet;
  - 3. Lot coverage:
    - a. Maximum lot coverage: 10% of the lot area;
  - 4. Open space: 70% of the lot area;
  - 5. Landscaping: no landscaping shall be placed in a manner which shades or would ultimately shade any existing solar energy system from the sun on a contiguous lot.

\*EXCEPTION: Solar energy systems are permitted in rear yards and not counted against lot coverage.

**17.20.270 Signs.**

A person shall not use any sign except as specifically permitted in this section and subject to all regulations and conditions set forth in accordance with Article VI of Chapter 17.32, Director's review. The following signs are permitted in the O zone:

- A. Address. Street numbers of all buildings shall be prominently located and of sufficient size to be easily read from the street by public safety personnel (i.e., police, fire, ambulance).
- B. Monument Sign. Twenty-five square feet plus 0.25 square feet for each foot of frontage over 100 feet up to a maximum of 50 square feet.
- C. Wall Sign. One square foot per linear foot of building frontage.
- D. Freestanding signs shall be not less than 25 feet from an interior property line and shall be at least 100 feet from any other freestanding sign.

**17.20.280 Fences.**

- A. Purpose. The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effects of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder emergency access, lessen solar access, hinder the safe movement of pedestrian and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.
- B. Type of fences. The standards apply to walls, fences and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.
- C. Location. Fences may be 6 feet tall at the property line. A fence within 30 feet of a street lot line may not be more than 10 percent sight obscuring.
- D. Building permits. Building permits are required by Building and Safety Division, for fences 6 feet in height.

**17.20.290 Design requirements.**

The following design requirements shall be met by development in the O zone:

- A. Existing topography, hydrology, soil, drainage and vegetation conditions shall be retained on undeveloped land in order to retain the visual appeal and function of the undisturbed open space area. No vehicle, equipment or materials will be operated, stored or placed on the undisturbed area.

- B. All buildings shall be designed to enclose or otherwise screen from view all rooftop mechanical equipment, ducts, tanks, etc., including solar systems. This requirement does not include windpowered turbines used for ventilation.
- C. Where multistory buildings are to be utilized on lots abutting property in the R zone, such buildings shall be located or oriented in a manner which will minimize the visual intrusion into neighboring single-family property. (This may be accomplished by setting the building back from the abutting property line beyond the distance required by the yard, orienting the building in a manner which will not give a view into the back yard of their neighbors, or by other design consideration.)

## **Article V. Park (Pk) Zone**

### **17.20.300 Purpose and intent.**

The purpose and intent of the Pk zone is to provide the means necessary to implement the policies of the City's General Plan regarding parks and the land use designations "O" (open space), as delineated on the general plan map, and to designate zoning for those uses which are park and recreation facilities and thus contribute to the visual and spatial relief from continuous urban development.

### **17.20.310 Permitted uses.**

The following uses, excluding uses that stockpile, commercially compost, process, or handle sludge or biosolid materials, are permitted in the Pk zone:

- B. Parks, public, and associated buildings and recreation facilities.

### **17.20.320 Accessory uses.**

The following uses are considered as accessory uses to the permitted uses in the Pk zone:

- A. Accessory buildings or structures customarily used in conjunction with permitted uses, including but not limited to playground equipment, ball fields and seating, etc.
- B. Solar energy systems, whether mounted on or attached to a building or mounted on the ground.
- C. Electric Vehicle Charging Station. An electric vehicle charging station (EVCS) shall be permitted as an accessory use within any existing legal single-family or multiple-family residential garage or carport, or within any existing legal commercial parking space in a parking lot or in a parking garage, subject to all applicable city code requirements and the following:
  - 1. Electric vehicle charging stations (EVCS) for public use shall be subject to the following requirements:

- a. The EVCSs shall be located in a manner which will be easily seen by the public for informational and security purposes and shall be illuminated during evening business hours; and
  - b. Be located in desirable and convenient parking locations which will serve as an incentive for the use of electric vehicles; and
  - c. The EVCS pedestals shall be protected as necessary to prevent damage by automobiles; and
  - d. The EVCS pedestals shall be designed to minimize potential damage by vandalism and to be safe for use in inclement weather; and
  - e. Complete instructions and appropriate warnings concerning the use of the EVCS shall be posted on a sign in a prominent location on each station for use by the operator; and
  - f. One standard non-illuminated sign, not to exceed 4 square feet in area and 10 feet in height, may be posted for the purpose of identifying the location of each cluster of EVCSs; and
  - g. The EVCS may be on a timer that limits the use of the station to the normal business hours of the use(s) which it serves to preclude unauthorized use after business hours.
2. Electric vehicle charging stations for private use shall:
- a. Be located in a manner which will not allow public access to the charging station; and
  - b. Comply with subsections C.1.c., d. and e. of this section.

**17.20.330 Temporary uses.**

The following uses are considered as temporary uses in the Pk zone:

- A. Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.

**17.20.340 Uses subject to director's review and approval.**

If site plans or other pertinent information for the proposed use are first submitted to and approved by the director in accordance with Article VI of Chapter 17.32, premises in the Pk zone may be used for the following uses:

- A. Access to property lawfully used for a purpose not permitted in the Pk zone, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in the Pk zone;
- B. Carnivals, temporary, not to exceed 4 days within any 6-month period. The sponsorship of such carnival shall be confined to a public agency or religious, fraternal or service organization directly engaged in civic or charitable endeavors. In approving said plan the director shall, in his opinion, determine that the proposed use will be consistent with the

C. Signs, as provided in Section 17.20.260.

**17.20.350 Uses subject to permits.**

- A. The following uses are permitted in the Pk zone; provided, a conditional use has first been obtained as provided in Article I of Chapter 17.32, and while such permit is in full force and effect in conformity with conditions of such permit for:
1. Arboretum;
  2. Archery range;
  3. Athletic range;
  4. Botanical garden;
  5. Campgrounds, publicly or privately owned or operated, containing overnight camping facilities for tents, travel trailers, camper trucks or other recreational vehicles;
  6. Fishing and casting ponds, recreational;
  7. Golf courses, including the customary clubhouse and appurtenant facilities;
  8. Golf or baseball driving ranges;
  9. Open spaces as a part of an RPD development, public;
  10. Parks;
  11. Picnic grounds;
  12. Playgrounds;
  13. Polo grounds;
  14. Radio and television stations and towers including studios. Existing stations may expand their building floor area up to 50% without obtaining a conditional use permit;
  15. Riding, hiking, bicycle trails but not including trails for motor-driven vehicles;
  16. Swimming pool, public;
  17. Utilities, minor, public and private; including telephone repeater stations and microwave stations.

**17.20.360 Height regulations.**

No building in the Pk zone shall exceed a height of 40 feet. This section does not apply to uses subject to permit which shall be subject to Article I of Chapter 17.32. (See Article XII of Chapter 17.40 for general exceptions.)

**17.20.370 Exception for solar systems.**

Solar collectors may exceed the height limit when mounted on the roof of a legal, conforming building. The right to exceed the height limit shall be exercised only in the event that: there is no practical means or location for achieving an efficient placement on the building or site in question; such collectors may exceed the height limit only to the extent necessary to achieve efficient placement; in no case shall such solar collectors (or related equipment) encroach more than 5 feet beyond the limit. Also the placement of a solar collector shall not shade or otherwise diminish the efficiency of existing solar collectors on neighboring property, or preclude such property from sufficient solar access to successfully operate a solar energy system sufficient to serve the household needs of the occupants or the intended use.

**17.20.380 Site plan required.**

A site plan drawn to scale shall be required of any person seeking to erect new buildings or structures, make additions to any existing buildings or structures, or otherwise improve or develop any lot or portion thereof for a permitted use prior to the issuance of any building permit. The director or his designated representative shall review the site plan for conformance with the provisions of this title. The site plan shall demonstrate conformance with height regulations (Section 17.20.350), property development regulations (Section 17.20.380), sign regulations (Section 17.20.390), off-street parking requirements (Section 17.20.400), design requirements (Section 17.20.410) and any other requirements as established for the Pk zone. In addition to the requirements set forth in the Pk zone, the director may place conditions on the approval of the site plan where he finds that such action is necessary to protect the public health, safety, and welfare. At such time as the site plan complies with the intent of this title, the site plan may be approved by the director or his designated representative. The site plan approval shall be valid for one year from the date of approval. A one-year extension of the approval may be granted by the director or his designated representative. In the event the site plan is denied, the applicant may appeal the decision in accordance with Section 17.36.030.

**17.20.390 Property development regulations.**

- A. No new building shall be erected, constructed, moved onto, or established on an existing legal lot or parcel of land unless said building shall comply with all of the regulations set forth in this section which are pertinent to its placement on said lot or parcel.
- B. No existing building located on an existing legal lot or parcel of land shall be converted, enlarged or moved unless said building, or addition thereto, shall comply with all of the regulations set forth in this section which are pertinent to this placement on said lot or parcel.



- C. No new lot shall be created, or any building, or portion thereof, existing on such new lot be used unless said lot and said building location shall comply with all of the regulations set forth in this section which are pertinent to the area and dimensions for new lots and buildings on said lot.
- D. O zone:
1. Minimum lot area: 10,000 square feet (see Sections 17.40.093, 17.40.095 and 17.40.097 in the event of lot area, width or depth reduction for highway purposes or public use);
  2. Yard requirements (see Section 17.28.030 for special provisions concerning yards):  
(See Sections 17.40.093, 17.40.095 and 17.40.097 in the event yard requirements must be reduced for street widening or transit stops.)
    - a. Front yard: 20 feet,
    - b. Interior side yard: 20 feet,
    - c. Street side yard: 20 feet,
    - d. Rear yard\*: 20 feet;
  3. Lot coverage\*\*:
    - b. Maximum lot coverage: 10% of the lot area;
  6. Open space\*\*: 70% of the lot area;
  7. Landscaping: no landscaping shall be placed in a manner which shades or would ultimately shade any existing solar energy system from the sun on a contiguous lot.
- \*EXCEPTION: Solar energy systems are permitted in rear yards and not counted against lot coverage.
- \*\*EXCEPTION: Public community or recreation buildings are exempted from lot coverage and open space requirements.

#### **17.20.400 Signs.**

A person shall not use any sign except as specifically permitted in this section and subject to all regulations and conditions set forth in accordance with Article VI of Chapter 17.32, Director's review. The following signs are permitted in the Pk zone:

- A. Address. Street numbers of all buildings shall be prominently located and of sufficient size to be easily read from the street by public safety personnel (i.e., police, fire, ambulance).
- B. Monument Sign. Twenty-five square feet plus 0.25 square feet for each foot of frontage over 100 feet up to a maximum of 50 square feet.
- C. Wall Sign. One square foot per linear foot of building frontage.
- D. Freestanding signs shall be not less than 25 feet from an interior property line and shall be at least 100 feet from any other freestanding sign.

**17.20.410 Off-street parking.**

- A. The automobile parking facilities required by Section 17.12.220 of this title shall be provided and permanently maintained as such unless and until a substitute has been provided which is in full compliance with the provisions of this title.
- B. Parking in required yards is prohibited.

**17.20.420 Design requirements.**

The following design requirements shall be met by development in the Pk zone:

- A. Existing topography, hydrology, soil, drainage and vegetation conditions shall be retained on undeveloped land in order to retain the visual appeal and function of the undisturbed open space area. No vehicle, equipment or materials will be operated, stored or placed on the undisturbed area.
- B. All buildings shall be designed to enclose or otherwise screen from view all rooftop mechanical equipment, ducts, tanks, etc., including solar systems. This requirement does not include windpowered turbines used for ventilation.
- C. A wall of not less than 5 feet nor greater than 6 feet in height measured from the highest ground elevation on either side of the wall (except where specified otherwise in Section 17.28.030C) may be required by the director to be constructed along all or a portion of the perimeter of the premises as necessary to protect adjoining property.
- D. Where multistory buildings are to be utilized on lots abutting property in the R zone, such buildings shall be located or oriented in a manner which will minimize the visual intrusion into neighboring single-family property. (This may be accomplished by setting the building back from the abutting property line beyond the distance required by the yard, orienting the building in a manner which will not give a view into the back yard of their neighbors, or by other design consideration.)

**Article VI. Cemetery (Ce) Zone**

**17.20.430 Purpose and intent.**

The purpose and intent of the Cemetery (Ce) zone is to implement the cemetery requirements as set forth in the Lancaster Municipal Code. As used in this title, "cemetery" means a place for the permanent interment of dead human bodies or the cremated remains thereof, including a crematory. It may be either a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination of one or more thereof. Properties designated with the Cemetery zone shall conform to the requirements of Section 17.20.430 through 17.20.570.

**17.20.440 Uses subject to permits.**

The following uses may be permitted provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- A. Cemeteries, including columbariums, crematoriums and mausoleums, as provided in Sections 17.20.430 through 17.20.570.

**17.20.450 When deemed established.**

- A. A cemetery shall be deemed to be established or maintained or extended where the interment of one or more dead human bodies or cremated remains is made in or upon any property, whether or not the same has been duly and regularly dedicated for cemetery purposes under the laws of the state of California, and which at the date this article takes effect was not included within the boundaries of a legally existing cemetery.
- B. Any person who makes or causes to be made any interment in or upon such property, and any person having the right of possession of any such property who knowingly permits the interment of a dead body or cremated remains therein or thereupon shall be deemed to have established, or maintained, or extended a cemetery within the meaning of the provisions of this title.

**17.20.460 Permit required.**

A person shall not establish or maintain any cemetery or extend the boundaries of any existing cemetery at any place within the unincorporated territory of the county of Los Angeles without a permit first having been applied for and obtained from the commission. This section does not prevent the maintenance, development and operation within their present boundaries of cemeteries which were legally established on the date this article takes effect.

**17.20.470 Application for permit.**

Any person desiring to obtain a permit required by this article shall file a written application therefore with the director.

**17.20.480 Verification of application.**

The president and secretary of the corporation which will be in charge of the operation of the proposed cemetery and the owner of the land to be included therein shall sign the application for a permit required by this article. Such persons shall also verify the application as provided by the Code of Civil Procedure of the state of California for the verification of pleadings in civil actions.

**17.20.490 Contents of application.**

An application for a permit required by this article shall set forth in separate paragraphs or in exhibits attached thereto the following information:

- A. A list certified to be correct by affidavit or by statement under penalty of perjury pursuant to Section 2015.5. of the Code of Civil Procedure of names and addresses of:
  - 1. All persons owning any part of the property proposed to be used as a cemetery, and
  - 2. All persons owning property within a distance of 1 1/2 miles of said proposed cemetery or extension of an existing cemetery where there are 50 or more buildings used either for residence or business within such distance as shown on the latest available assessment roll of the county of Los Angeles;
- B. The names and addresses of the officers and directors of the corporation which will be in charge of the operation of the cemetery;
- C. A map showing the exact location, exterior boundaries and legal description of the property which it is proposed to use for a cemetery and the location of all buildings, whether public or private, located within a distance of 1 1/2 miles from the exterior boundaries of said premises, and the location and depth of all wells in said area from which domestic or irrigating water is obtained. The map shall also show the location and names of all public highways located within a distance of 1 1/2 miles from the exterior boundaries of the said premises, and if no public highways are located within said distance then said map shall show the location and at least 1/2 mile of the extent of the 3 public highways having a length of at least 1/2 mile which are located nearest to said premises. The map shall further show the elevation in feet above sea level of the highest and lowest points in the said premises and the width, depth and location of all natural watercourses and artificial drains or conduits for the drainage of storm water located upon the said premises or within 2,000 feet from the exterior boundary thereof in any direction;
- D. A financial statement of applicant showing the financial ability of applicant to establish, care for, and maintain the proposed cemetery in such a manner as to prevent the same from being a public nuisance;
- E. A statement setting forth whether the said cemetery is to be established as a perpetual care or nonperpetual care cemetery, and if a perpetual care fund is to be or has been created, the amount then on hand and the method, scheme or plan of continuing and adding to the same in full details sufficient to show that said cemetery will be maintained so as not to become a public nuisance.

**17.20.500 Filing fee.**

When an application is filed it shall be accompanied by the filing fee required by resolution of the city council.

**17.20.510 Scheduling of hearings.**

The commission shall hold 2 public hearings on an application for a cemetery permit. The first such hearing shall be held within 60 days from the date the application is filed.

**17.20.520 Notice of hearings.**

Not less than 20 days prior to the date of a hearing on an application for a cemetery permit, the director shall:

- A. Cause a copy of such notice to be published in a newspaper of general circulation in the county of Los Angeles, the first such publication appearing at least 20 days prior to the date of hearing as follows:
  - 1. Ten publications within such period if in a daily newspaper, or
  - 2. Three publications if in a weekly newspaper;
- B. Cause notices of said hearing to be posted conspicuously along the exterior boundary line of said proposed cemetery, or extension of an existing cemetery, not more than 300 feet apart and at each change of direction of the said boundary line, and also in the same manner along both sides of all public highways within 1 1/2 miles of such exterior boundaries, and in such manner as will reasonably give notice to passersby of the matters contained in such notice. The notices referred to in this subsection shall contain a copy of the notice of hearing, a rough sketch showing the boundaries of the proposed cemetery or extension of an existing cemetery, and all public highways within a distance of 1 1/2 miles of such exterior boundaries and a statement in black face letters not less than one inch high: "NOTICE OF PROPOSAL TO ESTABLISH CEMETERY";
- C. Where there are 50 or more buildings used either for residence or business purposes within a distance of 1 1/2 miles from such exterior boundaries of said proposed cemetery or extension of an existing cemetery, he shall cause a notice of the said hearing to be mailed by first class mail, postage prepaid, to all persons whose names and addresses appear on the verified lists of property owners required to be submitted by the applicant.

**17.20.530 Denial of permit.**

A permit may be denied if it is found that:

- A. The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will or may jeopardize or adversely affect the public health, safety, comfort or welfare; or
- B. Such establishment, maintenance or extension will or may reasonably be expected to be a public nuisance; or
- C. Such establishment, maintenance or extension will tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance or fire equipment, and thus interfere with the convenience of the public or the protection of lives and property of the public; or
- D. That the applicant through the proposed perpetual care fund or otherwise cannot demonstrate adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.

**17.20.540 Dedication of highways.**

Before taking final action either the commission or the board of supervisors may require of the applicant any reasonable dedication of public streets or highways through the premises proposed to be used for the proposed cemetery or extension of an existing cemetery so as to prevent the same from jeopardizing the public safety, comfort or welfare, and if the time required by the commission or the board of supervisors for compliance with such conditions having been met, the commission or the board of supervisors may deny the permit.

**17.20.550 Repeated applications.**

In the event that the commission or the board of supervisors shall have denied its approval of any application heretofore or hereafter made for any permit provided for herein no new or further applications for any such permit shall be made to establish or extend a cemetery upon the same premises, or any portion thereof, as described in such previous applications, until the expiration of one year from and after the date of the denial of such approval.

**17.20.560 Assignment.**

No permit granted as a result of any such application shall be assignable prior to the actual establishment of such cemetery or extension of any existing cemetery, nor shall such permit be used by any other person than applicant in the establishment of such cemetery or extension of an existing cemetery.

**17.20.570 Minor expansion.**

Where an application is filed requesting a cemetery permit for the expansion of the boundaries of an existing cemetery and the area of such proposed expansion: (1) will not exceed the lesser of 10% of the area of the existing cemetery, or 5 acres; and (2) was owned by the cemetery association at the time the existing cemetery was established; and (3) will not extend beyond natural or constructed barriers such as streets and highways, watercourses, drainage channels, and ravines; and (4) no previous expansion has been approved for the existing cemetery utilizing the modified application and notification requirements of this section, the applicant may:

- A. Substitute a distance of 700 feet in lieu of the 1 1/2 mile distance for the certified list of names and addresses required to be submitted by subsection A.2. of Section 17.32.460; and
- B. Substitute a distance of 700 feet in lieu of the 1 1/2 mile distance for maps required by subsection C of Section 17.32.460; and
- C. Substitute a distance of 700 feet in lieu of the 1 1/2 mile distance for posting notices of hearing along public highways as required by subsection B of Section 17.32.490; and
- D. Where there are 50 or more buildings used either for residence or business purposes within a distance of 1 1/2 miles from such exterior boundaries of said proposed expansion, the applicant shall cause a notice of the said hearing to be mailed by first class mail postage prepaid, to all persons whose names and addresses appear on the verified lists of owners of

property within 700 feet of such expansion, which list is required to be submitted by the applicant.

**17.20.580 Reduction in boundaries.**

Where an application is filed requesting a cemetery permit for a reduction in boundaries of an existing cemetery never used the applicant may:

- A. Substitute a distance of 700 feet for filing and application requirements as provided in the case of minor expansions by subsections A, B, C, and D of Section 17.20.560; and
- B. Delete the information required by subsections D and E of Section 17.20.480.

**Article VII. Specific Plan (SP) Zone**

**17.20.590 Purpose and intent.**

The purpose and intent of the SP zone is to provide the means necessary to implement the city general plan; whether it is solely the SP designation, or in conjunction with any other general plan land use designation as set forth in the text of the general plan, and as delineated on the general plan map. The specific plan zone is intended to be in accordance with applicable goals, objectives, policies and specific actions set forth by the plan. It is the intent of the SP zone that specific plans be prepared to regulate the use and development of property prior to, or in conjunction with, the review of development and subdivision proposals. It is intended that these specific plans be comprehensive and cover a logical planning area so that development in the SP zone occurs in a coordinated fashion, with adequate public/private services and infrastructure, rather than as a series of isolated individual projects. It is further intended that these specific plans provide the opportunity for unique and creative designs that are not possible under the city's typical development regulations.

Where so specified on the general plan map, the land use category shall determine the type of land use permitted and/or the density range for the specific plan. Where the SP zone is specified without a land use designation on the general plan map, the specific plan shall include a comprehensive proposal for development, which may include but is not limited to, a variety of mixed land uses and standards to enhance and protect the physical features of the site and surrounding areas.

It shall also be the intent of the SP zone to allow certain individual uses on property where no specific plan has been adopted when such uses will not adversely affect the surrounding area or the city's ability to adopt a future specific plan for the area.

**17.20.600 Prohibition.**

A person shall not use any premises in the SP zone except as hereafter permitted in this title and subject to all regulations and conditions enumerated in this title. Where a specific plan has been adopted by the city, it shall supersede all regulations contained in this article.

**17.20.610 Permitted uses.**

The following uses are permitted within the SP zone:

- A. Agricultural crop production, including necessary on-site processing, sales and storage facilities; provided, that no sludge or biosolid material shall be applied to any land as a soil amendment;
- B. Continued operation of existing uses, including residences, which were legally established prior to the adoption of the SP zone on August 3, 1992. Residences in the C, LI, or HI general plan land use designations may be expanded by a maximum cumulative total of 500 square feet of living area; residences within the UR, MDR or HDR land use designations may be expanded without limitation provided that all applicable property development regulations are met.
- C. Mobilehome on an existing vacant legal lot, in accordance with the design standards as established in Section 17.08.370, with a general plan land use designation of UR, MDR or HDR.
- D. Single-family residence on an existing vacant legal lot, including all typical accessory uses and structures, with a general plan land use designation of UR, MDR or HDR.
- E. Public and quasi-public facilities necessary for the health, safety and welfare of the public, including but not limited to communication facilities, fire stations and utilities.
- F. Re-use of existing vacant premises with new use consistent with the land use designation, including site or structural improvements necessary to meet current codes.

**17.20.620 Uses subject to director's review and approval.**

If site plans or other pertinent information for the proposed use are first submitted to and approved by the director in accordance with Article I of Chapter 17.32 and Section 17.20.680, premises in the SP zone may be used for the following uses:

- A. Establishment of a new use that is not consistent with the underlying land use designation only when:
  - 1. The use will occupy an existing developed site that is appropriate for the use; and
  - 2. The use will not be detrimental to other uses or property in the surrounding area.
- B. Expansion of a legally established commercial or industrial use where the use is consistent with the general plan land use designation of C, LI or HI.
- C. Home occupation subject to the provisions of Section 17.08.320.



- D. One dwelling unit, in accordance with Section 17.16.060A.7., used for residence by a caretaker and his immediate family, where there is a legally operating use that requires continuous supervision on a site with a general plan land use designation of LI or HI.
- E. Raising, training, breeding of animals, including all necessary facilities; slaughtering and packaging operations may be allowed only where the underlying land use is HI provided that no sludge or biosolid material shall be applied to any land as a soil amendment.

**17.20.630 Uses subject to conditional use permit.**

Property within the SP zone may be used for the following uses provided that a conditional use permit has first been obtained in accordance with Article I of Chapter 17.32 and Section 17.20.680:

- A. Churches, temples, or other places used exclusively for religious worship, including incidental education and social activities on a lot with a general plan land use designation of UR, MDR, HDR or C;
- B. Day care center;
- C. Schools, through grade 12 on a site with a general plan land use designation of UR, MDR or HDR;
- D. Second dwelling unit subject to the requirements of Section 17.08.360 on a lot with a general plan land use designation of UR, MDR or HDR;
- E. Recreational facilities, including parks;
- F. Warehousing and mini-storage, including outdoor storage and construction yards subject to screening standards of the corresponding zone on a lot with a general plan land use designation of LI or HI.

**17.20.640 Interpretation.**

Where a conflict in interpretation occurs regarding application of Section 17.20.600, 17.20.610, 17.20.620 or 17.20.640 to any specific case the director shall determine the interpretation.

**17.20.650 Specific plan required.**

An applicant seeking to subdivide property, or to develop or use property in an SP zone except as otherwise allowed by this title, shall present a proposal to the Department of Community Development for a specific plan which complies with the specific plan provisions of California Government Code, Article 8, Section 65450 et seq. An application for a specific plan shall be filed with the Department of Community Development on a form prescribed by the director and shall include such information, maps and data as determined necessary by the director to afford a complete analysis of the proposal and to be in conformance with state law.

**17.20.660 Fee required.**

When an application is filed for a specific plan it shall be accompanied by the filing fee established for a zone change by resolution of the city council.

**17.20.670 Property development regulations.**

Any development within the SP zone, including establishment or enlargement of uses, buildings or structures, shall comply with the property development regulations of the zoning classification that corresponds to the general plan land use designation on the site.

**17.20.680 Signs.**

Signs shall be allowed within the SP zone subject to the requirements of the zoning classification that corresponds with the general plan land use designation of the site. Off-premises advertising signs, including billboard relocations, are strictly prohibited in the SP zone. Uses subject to conditional use permit shall be required to prepare a comprehensive sign plan to regulate the placement of signage.

**17.20.690 Findings for director's review and conditional use permit.**

In approving an application for director's review or conditional use permit, the following findings shall be made in addition to the findings specified elsewhere in this title:

- A. The proposed use will not adversely affect the ability of the city to adopt a comprehensive specific plan on, or in the vicinity of, the subject property.
- B. The proposed use will not result in further subdivision of the subject property.

**Article VIII. Senior Mobilehome Park Overlay (MHP-S) Zone**

**17.20.700 Purpose and intent.**

The purpose and intent of the MHP-S overlay zone is to implement the senior mobilehome park requirements as set forth in Section 17.08.305 of the Lancaster Municipal Code. Properties designated with the MHP-S overlay zone shall conform to the requirements of Section 17.08.305 of the Lancaster Municipal Code and related requirements applicable to senior mobilehome parks as set forth in Title 17 of the Lancaster Municipal Code.

**17.20.710 Prohibition.**

A person shall not use any premises in the MHP-S zone except as hereafter permitted in this title and subject to all regulations and conditions enumerated in this title.

**17.20.720 Permitted uses.**

The following uses are permitted in the MHP-S zone subject to stated regulations and conditions:

- A. Senior mobilehome park as defined in Section 17.04.240 and subject to all requirements as set forth in Section 17.08.305.