

CHAPTER 30.34 – STANDARDS FOR SPECIFIC USES

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30.34.010 – Adult Business Establishment Uses

A. Intent and Purpose.

It is recognized that the concentration of certain adult business and sexual encounter establishment uses tends to result in the blight and deterioration in the areas of such concentration. It is evident that special zoning regulations applicable to adult business and sexual encounter establishment uses are necessary to preserve the integrity of the city of Glendale. Accordingly, it is the purpose of this section to establish a comprehensive set of regulations applicable to adult business and sexual encounter establishment uses as defined herein.

B. Definitions.

For purposes of this title, the following words and phrases used in this section are hereby defined.

1. **"Adult business use"** means and includes the following:
 - a. Adult media store. An establishment having as a significant portion of its stock in trade books, newspapers, magazines, other periodicals, and/or video tapes, film or photographs which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" and which excludes the patronage of minors.
 - b. Adult model studio. Any place where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" are provided to be observed, sketched, drawn, painted, sculptured, video taped, photographed, or similarly depicted by persons paying such consideration or gratuity.

- c. Adult motion picture/video arcade. Any place to which the public is permitted or invited wherein coin- or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices including but not limited to video monitors are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas."
 - d. Adult motion picture/video peep show. An establishment which excludes the patronage of minors, used for presenting material distinguished or characterized by an emphasis on material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" exhibited in a viewing booth, through a small aperture upon deposit of a coin.
 - e. Adult motion picture theater. A building customarily used for presenting motion pictures, videos, slides or other visual material distinguished or characterized by an emphasis on material depicting or describing "specified sexual activities" or "specified anatomical areas."
 - f. Cabaret. A nightclub, concert hall, auditorium, theater or similar establishment which for any form of consideration, regularly features live performances which are characterized by the exposure of "specified anatomical areas" or "specified sexual activities."
 - g. Sexual paraphernalia store. Any retail store specializing in the sale of paraphernalia, devices, or equipment distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or used in connection with "specified sexual activities."
 - h. "Sexual encounter establishment" means an establishment, including but not limited to private and commercial clubs or organizations, where two or more persons congregate, associate or consort for the purpose of conducting "specified sexual activities." This definition does not include a hotel, motel or similar establishment offering public accommodations, nor does this definition include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages, as part of their professional practice, in sexual therapy.
2. **"Specified anatomical areas"** mean the following:
- a. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
 - b. Human male genitals in a discernibly turgid stage, even if completely opaquely covered.
3. **"Specified sexual activities"** means the following:
- a. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;

- c. Masturbation, actual or simulated; or
- d. Excretory functions as part of or in connection with any of the activities set forth in (a) through (c) above.

C. Locational Requirements.

Adult businesses as defined in this section shall be permitted only in those districts of the Downtown Specific Plan Area as given in Section 3.3 of DSP, subject to the following requirements:

- 1. No adult business use shall be permitted within four hundred fifty (450) feet of any church, public or private school or college, park, playground, library, or area zoned for residential use.
- 2. No adult business shall be permitted within seven hundred (700) feet of another adult business.
- 3. The distance provided in this section shall be measured by the shortest distance, without regard to intervening buildings, from the nearest point of the perimeter of the lot upon which the proposed use is to be located, to the nearest point of the perimeter of the lot or land use district boundary from which the proposed land use is separated.

30.34.020 – Gas Stations

Notwithstanding other provisions of this title, all gas stations shall conform to the requirements specified in this section. No building, structure or land shall be used and no building or structure shall be erected, enlarged or established for any gas station and no enclosed area shall be converted to a retail sales area, and no pump island shall be enlarged unless the following limitations listed below are complied with. No sale of non-automotive-related products, including alcoholic beverages, shall be allowed unless the limitations below are complied with:

- A. The minimum lot area shall be fourteen thousand four hundred (14,400) square feet.
- B. The minimum length of the front property line shall be not less than one hundred twenty (120) lineal feet. Where the site also abuts upon a side street or alley, the minimum length of the property line abutting such street or alley shall be ninety (90) lineal feet.
- C. All buildings shall maintain a setback distance of not less than thirty (30) feet from any public street right-of-way line. Pump island canopies shall not be deemed to be a building for the purposes of this subsection.
- D. All gasoline pumps, pump islands and equipment shall be situated not less than fifteen (15) feet from any public right-of-way. Canopies over pump islands shall not be situated less than five (5) feet from any property line.
- E. No mechanical servicing or greasing of trucks in excess of one and one-half (1 ½) ton capacity or industrial equipment of any type or character shall be permitted.
- F. No sale of merchandise not clearly incidental to the automotive industry shall be permitted except within an enclosed building. Merchandise display shall be permitted on each pump island; provided, that the aggregate display area on each island shall not exceed twelve (12) square feet. Automotive

products display shall be permitted along the front of the building; such display shall be located within thirty-six (36) inches of the building, shall not exceed thirty-six (36) inches in height above the sidewalk surface or ground level on which it is located and shall not be more than a total of ten (10) linear feet in length.

- G. No parking area shall block ingress to or egress from pump islands or service bays.
- H. There shall not be more than two (2) vehicular accessways to any one street for each development site.
- I. No driveway access may be located nearer than five (5) feet to the beginning of a curve of a street corner or nearer than five (5) feet from an interior property line.
- J. The outer radius of any turning area to all pump islands shall be a minimum of twenty-five (25) feet.
- K. No miscellaneous items, products, equipment, vehicles or signs shall be permitted on any corner formed by intersecting streets within that triangular area between the property line adjacent to the public right-of-way and a diagonal line joining points on said property lines twenty-five (25) feet from their point of intersection or, in the case of rounded corners, the areas between the tangent to the curve and a diagonal line adjoining points on such tangents twenty-five (25) feet from the point of intersection. Area lighters shall be permitted within the area designated in this subsection, provided the top of such fixture shall not exceed a height of fifteen (15) feet above the sidewalk surface or ground level on which it is located. Such area lighters used to illuminate the lot shall be so arranged as to substantially deflect light away from and avoid undue annoyance to any residential properties and shall not constitute a hazard to vehicle operators on the public street or those entering and leaving the station premises. Landscape lighting fixtures shall be permitted within the area designated in this subsection, provided such fixtures are installed in close proximity to the ground, but in no event to exceed three (3) feet in height, and of such intensity as not to constitute hazard to vehicle operators on the public street or those entering and leaving the station premises.
- L. Minimum five (5) foot wide planters shall be provided along the interior property lines where adjacent to residentially zoned areas that shall be landscaped and irrigated as provided in this chapter.
- M. All utility services which provide service to the property shall, within the exterior boundary lines of such property, be installed underground.
- N. Refuse storage area of sufficient size to accommodate a refuse bin shall be provided on the site in an area enclosed by a minimum five and one-half (5 1/2) foot high masonry wall as provided for in this chapter and shall be located in the rear portion of the property in such manner as to be accessible to refuse collection vehicles.
- O. A planting strip a minimum of five (5) feet wide or a landscaped berm a minimum of four (4) feet wide and two (2) feet high shall be established and continuously maintained and landscaped along any property line abutting a street, except at driveways. Bermed areas may require a two (2) foot high retaining wall on the interior side of the service station site where deemed necessary by the zoning administrator. Any planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches.
- P. Final plans shall be submitted for approval by the director of planning for conformity with the aforesaid requirements precedent to the issuance of a building permit.

- Q. A minimum of one (1) unisex public restroom that meets all ADA requirements shall be provided within a building and maintained in clean and fully functional condition at all times that the facility is open for business.

30.34.030 – Car Washes, Full and Self Service

Notwithstanding other provisions of this chapter, all car washes shall conform to the requirements specified in this section. No building, structure or land shall be used and no building or structure shall be erected, enlarged or established for any car wash unless the following limitations are complied with:

A. Lot Area.

The minimum lot area shall be twenty-five thousand (25,000) square feet except that the lot area for a self-service car wash may be twelve thousand five hundred (12,500) square feet minimum.

B. Site Improvements and Arrangement.

1. All buildings shall maintain a setback distance of not less than ten (10) feet from any public right-of-way.
2. The wash rack and any other enclosed work space shall be constructed and arranged so that entrances, exits and openings therein shall not face any property in any residential zone.
3. No building shall be situated less than twenty-five (25) feet from any interior property lines abutting a residential zone.
4. There shall not be more than two (2) vehicular accessways to any one street for each development site and there shall be no vehicular accessways along any frontage where the property directly across the street is located in any residential zone.
5. No driveway access may be located nearer than five (5) feet to the beginning of a curve of a street corner or nearer than five (5) feet from an interior property line, such dimension to be measured from the edge of the overall apron width including the curb transitional slope.
6. There shall be provided on the same lot or parcel on which any car wash is permitted, except in a self-service car wash, a waiting area for incoming cars accessible to the entrance end of the washing equipment of not less than two thousand (2,000) square feet, and an area beyond the exit end of the washing equipment of not less than three thousand (3,000) square feet to be used for the hand finishing of the washing process, both such areas being exclusive of areas intended for other uses; provided, that where the conveyor space for hand finishing within the enclosed area is a minimum distance of sixty (60) linear feet, the hand finishing area beyond the exit and outside the enclosed area shall not be less than one thousand (1,000) square feet.
7. The dispensing of motor vehicle fuel and lubricants shall be allowed; provided, that all pumps, pump islands, canopies and equipment devoted to such use be set back a minimum distance of fifteen (15) feet from any public street right-of-way, ten (10) feet from any abutting property line and twenty-five (25) feet from any residential zone. No dispensing of motor vehicle fuels and lubricants shall be allowed in self-service car washes.

8. No buildings, equipment, vehicles, signs or miscellaneous items shall be permitted on any corner formed by intersecting streets within that triangular area between the property line adjacent to the public right-of-way and a diagonal line joining points on the said property lines twenty-five (25) feet from their point of intersection or, in the case of rounded corners, the areas between the tangent to the curve and a diagonal line adjoining points on such tangents twenty-five (25) feet from the point of intersection. Area lighters shall be permitted within the area designated in this subsection, provided the top of the actual lighting fixture shall not exceed a height of fifteen (15) feet above the sidewalk surface or ground level on which it is located nor be lower than twelve (12) feet above such surface or level. Landscape lighting fixtures will be permitted within the area designated in this subsection, provided such fixtures are installed in close proximity to the ground, but in no event to exceed eighteen (18) inches in height, and of such intensity as not to constitute a hazard to vehicle operators on the public street or those entering and leaving the premises.

C. Landscaping.

1. Minimum five (5) foot wide planters shall be provided along the interior property lines where adjacent to residentially zoned areas that shall be landscaped and irrigated as provided in this chapter. Planting in such area shall include but not be limited to trees having minimum fifteen (15) gallon size at a maximum spacing of ten (10) feet on center.
2. Landscaping and planting at a width of ten (10) feet shall be provided adjacent to all street frontages except for necessary walkways and driveways.
3. An equivalent area of landscaping may be substituted for the specific locations of landscaped areas required by subsections (a) and (b) above when a landscaping plan is submitted by a landscape architect and approved by the director of planning, provided, that a safety factor as to unobscured site distance is incorporated into said plan.

D. Merchandising.

1. No sale of toys, beverages, or other merchandise except fuel and oil shall be permitted except within an enclosed building or from vending machines. A maximum of two (2) vending machines shall be permitted and shall abut the building.
2. No merchandise display shall be permitted outside of an enclosed building.
3. Subsection (1) notwithstanding, the preparation, sale, and consumption of food in an area of up to 200 square feet is permitted as an accessory use without the need for additional parking.

E. Utilities and Waste Disposal.

1. All utility services which provide service to the property shall, within the exterior boundary lines of such property, be installed underground.
2. Wash and rinse water shall be eighty (80) percent reclaimed and recirculated.
3. Notwithstanding any other provisions of this chapter, all car wash facilities shall comply with the industrial waste permit requirements of chapter 13.40 of this code and the Waste Discharge

Requirements and National Pollutant Discharge Elimination System Permit requirements for municipal storm water and urban runoff discharges, No. 96-054, issued by the California Regional Water Quality Control Board on July 31, 1996, and as subsequently amended.

4. Provisions shall be made to prevent area water from the site from flowing over any public sidewalk.
5. Refuse storage area of sufficient size to accommodate a refuse bin shall be provided on the site in an area enclosed by a six (6) foot masonry wall as provided for in this chapter and shall be located in the rear portion of the property in such manner as to be accessible to refuse collection vehicles.
6. Plan Approval. Final plans shall be submitted for approval by the director of planning for conformity with the aforesaid requirements precedent to the issuance of a building permit.

30.34.040 – Carts

A. Purpose.

The purpose of the regulations of this section is to provide standards for outdoor sales of food and beverages, merchandise, and shoe shining services. It is in the best interest of the city of Glendale to promote small businesses and provide outdoor facilities within the confines of private courtyards, patios, plazas, interior gardens, etc., which will complement and enhance the retail environment and enliven the streetscape in commercial districts.

B. Standards for Carts.

Notwithstanding any other provisions of Title 30 of the Glendale Municipal Code, 1995, the operation of freestanding, non-motorized vending carts for the purpose of selling food and beverages, merchandise, and providing shoe shining services shall be subject to the following requirements:

1. Each cart shall be approved individually as to location, size, design and aesthetic characteristics including signs, by the zoning administrator and shall subsequently be reviewed every two (2) years.
2. A permit to operate shall be obtained from the city clerk pursuant to title 5 of this Code.
3. Each cart shall be fully portable.
4. No cart, portion of a cart, nor seating shall be located within the public right-of-way.
5. Each cart shall be allowed two (2) portable tables and a maximum of four (4) chairs for customer use. The tables and chairs shall be removed from their outdoor location at the close of business.
6. Signs shall be in compliance with section 30.33 of this title.

30.34.050 – Dish Antennae

In addition to the other provisions of the Zoning Ordinance, dish antennae shall be subject to the following requirements:

- A. Open mesh material is recommended over solid material.
- B. The antenna and supporting structure shall be a neutral color, which color, in the opinion of the design review board, blends with the surrounding dominant color, helps camouflage the dish antenna, and is neither bright nor metallic.
- C. No advertising shall be permitted on any part of a dish antenna, except for a six-inch (6”) square displaying the manufacturer's or distributor's name.
- D. The antenna shall be screened by recessing the antenna into the roof line or by constructing a screen out of similarly textured roofing, or exterior wall material, or microwave transparent material.
- E. Not more than twenty-five (25) percent of the dish antenna shall be visible from surrounding streets and properties at ground level.

30.34.060 – Equipment Rental

In addition to the other provisions of the Zoning Ordinance, equipment rental and leasing businesses shall be subject to the following requirements:

- A. All equipment and machinery shall be stored in a neat and organized manner.
- B. Outdoor storage of inoperable vehicles shall not be allowed.
- C. Maintenance and repair of equipment and construction vehicles shall be performed in a completely enclosed building.
- D. Equipment and construction vehicles shall not be stored with their lifting arms, booms, blades, buckets, scrapers, etc. in a position higher than the main body of the equipment or vehicle (e.g., higher than the cab of the vehicle).

30.34.070 – Heating and Air Conditioning Sales and Service (HVAC)

In addition to the other provisions of this chapter, heating and ventilating service shops including the incidental forming of ducts are permitted provided:

- A. All equipment used in the forming of said ducts shall be of low-sound intensity and confined to the building in which the ducts are formed.
- B. The forming of said ducts shall be incidental only to wholesale or retail sales of heating and ventilating equipment.

30.34.080 – This Section left intentionally blank.

30.34.090 – Live/Work Units in the DSP, IND, IMU, IMU-R, and SFMU Zones

In addition to the other provision of the Zoning Ordinance, Live/Work units in the DSP, IND, IMU, IMU-R, and SFMU zones shall be subject to the following requirements:

A. Purpose.

This section provides standards for the development of new live/work units and for the reuse of existing commercial and industrial structures to accommodate live/work opportunities. Live/work units are intended to be occupied by business operators who live in the same structure that contains the commercial or industrial activity. A live/work unit is intended to function predominantly as workspace with incidental residential accommodations.

B. Applicability and Allowed Uses.

The provisions of this section shall apply to live/work units where permitted in the DSP, IND, IMU, IMU-R, and SFMU zones. Allowable uses for the nonresidential portion of the live/work unit shall be those uses permitted or conditionally permitted in the respective zones for the SFMU, IMU and IMU-R zones, or, for the DSP zone, those uses permitted or conditionally permitted pursuant to Section 3.3 of the DSP.

C. Limitations on Use.

All uses shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation, other portions of the title notwithstanding.

A live/work unit shall not be established or used in conjunction with any of the following activities:

1. Adult businesses; or
2. Other activities or uses, not compatible with residential activities and/or that have the possibility of affecting the health or safety of live/work unit residents, because of dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes, as determined by the Zoning Administrator.

D. Development Standards.

1. **Floor area requirements.** The minimum total floor area of a live/work space shall be 1,000 square feet within each unit. Not more than 50 percent of the total floor area of each unit shall be used for living space. Floor areas, other than those reserved for living space, shall be reserved and regularly used for working and display space.
2. **Street frontage treatment.** Each live/work unit fronting a public street, and located at street level, shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the structure.
3. **Access to units.** Where more than one live/work unit is proposed within a single structure, each live/work unit shall be separated from other live/work units and other uses in the structure.

Access to individual units shall be from common access areas, corridors, or hallways. Access to each unit shall be clearly identified to provide for emergency services.

4. Internal layout.

- a. The living space within the live/work unit shall be contiguous with, and an integral part of the working space, with direct access between the two areas, and not as a separate stand-alone dwelling unit.
- b. The residential component shall not have a separate street address from the business component.

E. Operating Standards.

1. **Occupancy.** A live/work unit shall be occupied and used only by a business operator, and/or a household of which at least one member shall be the business operator.
2. **Sale or rental of portions of unit.** No portion of a live/work unit may be separately leased, rented, or sold.
3. **Notice to occupants.** The owner or developer of any structure containing live/work units shall provide written notice to all live/work occupants and users that the surrounding area may be subject to levels of dust, fumes, noise, or other impacts associated with commercial and industrial uses at higher levels than would be expected in more typical residential areas. Noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.
4. **On-premises sales.** On-premises sales of goods is limited to those produced within the live/work unit; provided, the retail sales activity shall be incidental to the primary production work within the unit. These provisions shall allow occasional open studio programs and gallery shows.
5. **Nonresident employees.** Up to 2 persons who do not reside in the live/work unit may work in the unit.

F. Changes in Use.

In all zones except DSP, after approval, a live/work unit shall not be converted to either entirely residential use or entirely business use unless authorized through Conditional Use Permit approval.

30.34.100 – Mixed-Use Development in the DSP, IMU-R and SFMU Zones

In addition to the other provision of the Zoning Ordinance, Mixed-use development in the DSP, IMU-R, and SFMU zones shall be subject to the following requirements:

A. Purpose.

This Section provides locational, developmental, and operational standards for the establishment of mixed-use developments. For the purpose of this section, mixed-use projects are developments that combine commercial retail/office, industrial (except in the DSP and SFMU zones), and residential uses on a single parcel, or as components of a single development.

B. Mix of Uses.

A mixed-use project may only combine commercial retail/office, industrial (except in the SFMU zones), and residential uses. In the SFMU zone, lots having frontage along San Fernando Road, Broadway, and Colorado, require that commercial uses be located along the street frontage.

C. Loading and Storage Facilities.

Loading areas and solid waste storage facilities shall be located as far as possible from the on-site residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of the solid waste enclosures shall account for potential nuisances from odors.

D. Exterior Equipment.

All exterior mounted equipment shall be screened from view. Special consideration shall be given to the location and screening of noise generating equipment (e.g., air conditioning, exhaust fans, refrigeration units, etc.) Noise reducing screens and insulation may be required where equipment has the potential to impact residential uses.

E. Hours of Operation.

The review authority may restrict the hours of operation of nonresidential uses to mitigate adverse impacts on the residential uses.

F. Building Design.

1. Design standards. A mixed-use project shall be designed and constructed to:

- a. Be compatible with and complement adjacent land uses;
- b. Maintain or increase the existing number of residential units generally and specifically those for seniors and low- and moderate-income households; and
- c. Mitigate glare, light, noise, traffic, and other potential environmental impacts to the maximum extent feasible.
- d. Except in the DSP, the architectural style and use of materials shall be consistent throughout the entire project. Differences in materials and/or architectural details shall only occur on a structure where the intent is to differentiate between the residential scale and character of the structure and the commercial scale and character.

2. Separate entrances. Except in the DSP, when residential and commercial uses are provided in the same structure, separate entrances shall be provided for each use.

3. Distance between dwellings. Except in the DSP, a minimum distance of 10 feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any dwelling unit shall not face the windows or window/doors of any other dwelling unit unless separated by a distance of 10 or more feet except where the angle between the walls of the separate dwelling units is 90 degrees or more. Walls parallel to each other shall be considered to be at a zero degree angle.

30.34.110 – This Section left intentionally blank.

30.34.120 – Parking Structures

In addition to the standards required in Chapter 30.32 (Parking and Loading), the following regulations shall apply in the DSP, IND, IMU, IMU-R and SFMU zones.

A. Site Organization.

1. Where appropriate, parking structures shall incorporate ground floor retail adjacent to the public sidewalk.
2. A minimum 5-foot landscaped setback shall be provided on all sides of the parking structure except where ground floor retail space is provided.

B. Access and Circulation.

1. Vehicle stacking areas for entering and exiting traffic shall be sufficiently long to minimize the back up of traffic onto surrounding streets or within the structure. A minimum of 2 vehicle lengths of stacking distance shall be provided between the street and the control gate.
2. One inbound lane shall be provided for a structure with a capacity of up to 500 vehicles. At least 2 inbound lanes shall be provided for structures with a capacity of 500 or more vehicles.
3. Exit lanes shall be provided at a ratio of one lane for each 200-250 vehicles. The maximum aisle length shall not exceed 400 feet without providing a cross aisle.
4. Ramp grades shall not exceed 10 percent and parking areas shall not exceed a slope of 4 to 5 percent.

C. Lighting and Security.

1. A minimum of 5 foot-candles shall be provided inside the structure and a minimum of 3 foot-candles for exterior parking areas. Higher levels are recommended for remote areas subject to security problems (e.g., stairways, elevators, and other pedestrian access points). Minimum illumination, levels measured at the level of the floor, shall be as provided in Table 30.34 - A:

**Table 30.34 -A
Minimum Illumination Levels**

Facility	Illumination Level
Stairways and exits	5 foot-candles
Interior driving aisles, centerline	5
Interior parking areas at barrier railings	0.5
Roof parking areas	0.5

2. Lighting levels shall be equally distributed to provide uniform illumination over all parking areas.
3. Light sources shall be shielded so that the source of the illumination is not seen from outside the structure.

4. The architectural design of the structure should eliminate possible hiding places and openings that could allow random pedestrian access.
5. During periods when parking activity is substantially less than the structure capacity, as during night operations, there shall be a means of securing unused parking levels from use, including stairwells and elevators. If the structure is not operated on a 24-hour basis the entire facility shall be secured from access during hours when the facility is closed.
6. For security reasons, at least one or 2 sides of the stair tower should include glass running vertically the height of the tower. Elevators should be provided with glass-back cabs and shafts.
7. Stairs and elevators should be located adjacent to a street on the exterior of the structure where lobbies can be exposed to outside view.

D. Building Design.

1. Parking structures shall be designed to help reduce the mass and scale of the structure and to ensure their compatibility with surrounding uses. The following design guidelines shall be implemented to the greatest extent feasible whenever they apply.
2. Conceal view of vehicles in the structure through a combination of screen walls and plantings.
3. Design the structure's exterior elevations to avoid a monolithic appearance. This can be accomplished as follows:
 - a. Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - b. Use simple, clean geometric forms, and coordinated massing. Step back upper levels of the structure.
 - c. Coordinate openings in the parking structure with the size and modulation of adjacent windows, structural bays, and storefronts if the parking structure contains other uses.
 - d. Size openings in the parking structure to resemble large windows as in an office building.
 - e. Use masonry materials that are predominantly light in color, but avoid unpainted concrete.
 - f. Avoid a sloping ramp appearance by providing level and uniform spandrels.
 - g. Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing.

30.34.130 – This Section left intentionally blank.

30.34.140 – Tire Stores

Notwithstanding other provisions of this chapter, all tire stores shall conform to the requirements specified in this section. No building, structure or land shall be used and no building or structure shall be erected, enlarged or established for any tire store unless the following limitations are complied with:

- A. Activities must be conducted within a building. There shall be no hoists or wheel alignment racks outside. All goods and equipment shall be stored, and activities maintained or carried on inside a building unless the opening to the service area is inadequate for vehicular entry; in that case the sale and installation of tires, brakes, shock absorbers or batteries may be carried on outside the building.
- B. Tires taken in trade that have no more than a salvage value, or tires taken in trade which require retreading to be saleable to the general public must be stored in a solid wall enclosure a minimum of five and one-half (5 1/2) feet high. No tires or other material shall be stacked higher than the enclosure. Such enclosure shall be located in the rear portion of the property.
- C. No recapping, retreading or tire rebuilding shall be permitted.
- D. Not more than one (1) merchandise display shall be permitted outside the building, which display shall not exceed forty-four (44) inches in height above the sidewalk surface or ground level on which it is located and shall not be more than forty (40) inches in width nor more than a total of ten (10) linear feet in length.
- E. No servicing of trucks in excess of one and one-half (1 ½) ton capacity or industrial equipment of any type or character shall be permitted.
- F. No driveway access may be located nearer than five (5) feet to the beginning of a curve of a street corner or nearer than five (5) feet from an interior property line.
- G. No miscellaneous items, products, equipment, vehicles or signs shall be permitted on any corner formed by intersecting streets within that triangular area between the property line adjacent to the public right-of-way and a diagonal line joining points on said property lines twenty-five (25) feet from their point of intersection or, in the case of rounded corners, the areas between the tangent to the curve and a diagonal line adjoining points on such tangents twenty-five (25) feet from the point of intersection. Area lighters shall be permitted within the area designated in this subsection, provided the top of such fixture shall not exceed a height of fifteen (15) feet above the sidewalk surface or ground level on which it is located. Such area lighters used to illuminate the lot shall be so arranged as to substantially deflect light away from and avoid undue annoyance to any residential properties and shall not constitute a hazard to vehicle operators on the public street or those entering and leaving the premises. Landscape lighting fixtures shall be permitted within the area designated in this subsection, provided such fixtures are installed in close proximity to the ground, but in no event to exceed three (3) feet in height, and of such intensity as not to constitute hazard to vehicle operators on the public street or those entering and leaving the premises.
- H. Minimum five (5) foot wide planters shall be provided along the interior property lines where adjacent to residentially zoned areas that shall be landscaped and irrigated as provided in this chapter. Trees shall be planted along any interior property line abutting a residential zone boundary to provide an effective screen. An average of one (1) tree shall be planted for each twenty (20) feet of such interior property line, exclusive of trees required pursuant to the provisions of section 30.32.120. Such trees shall be provided with sufficient tree well area for the tree type and surrounding area and shall be of a minimum size of twenty-four (24) inches boxed.
- I. Final plans shall be approved by the director of planning as to conformity with the aforesaid requirements precedent to the issuance of a building permit.

30.34.145 – Towing Service and Impound Yard

Impounded or stored vehicles (whether operative, inoperative, or wrecked), or parts thereof, may only be stored for a maximum period of 190 days on the site, except for specific cases where: the City, its Police Department, or another law enforcement agency orders or requests the impounding or storage of a vehicle or parts for a longer period, and an owner or operator of a towing service and impound yard submits a copy of the order or the request to the Zoning Administrator or a designee; or a court with jurisdiction orders the impounding or storage of a vehicle or parts for a longer time period; or an owner or operator of a towing service and impound yard submits a document or other evidence, satisfactory to the Zoning Administrator or a designee, showing that a lawsuit (that opposes or contests the towing service and impound yard’s right to lien sell a vehicle or parts) was filed in court, the lawsuit is pending, and the court has ordered the towing service and impound yard to store the vehicle or parts until the lawsuit’s conclusion. In the above cases, the 190-day time limit shall be extended according to the time period requested or ordered, or until conclusion of the lawsuit.

30.34.150 – Vehicle Repair Garages and Body Shops and Painting Booths

Notwithstanding other provisions of this chapter, all vehicle repair garages and body shops and painting booths shall conform to the requirements specified in this section. No building, structure or land shall be used and no building or structure shall be erected, enlarged or established for any vehicle repair garage unless the following limitations are complied with:

- A. Activities must be conducted within a building. All goods and equipment shall be stored, and activities maintained or carried on inside a building. There shall be no hoists or wheel alignment racks outside of a building.
- B. No work station used for the repair of vehicles, for body work, or for vehicle painting may be credited toward meeting the parking requirement.
- C. In the C3, IMU and IMU-R zones, no servicing of trucks in excess of one and one-half (1 1/2) ton capacity or industrial equipment of any type or character shall be permitted.
- D. In addition to the other requirements of this zone, planters, a minimum of five (5) feet in width shall be provided along the property lines where adjacent to residentially zoned areas. Trees shall be planted along any interior property line abutting a residential zone boundary to provide an effective screen. An average of one (1) tree shall be planted for each twenty (20) feet of such interior property line, exclusive of trees required pursuant to the provisions of section 30.32.120. Such trees shall be provided with sufficient tree well area for the tree type and surrounding area and shall be of a minimum size of twenty-four (24) inches boxed

30.34.160 – Vehicle Sales, Leasing and Rental Agencies

Notwithstanding other provisions of this chapter, all businesses engaged in the sale, leasing or rental of vehicles shall conform to the requirements of the provisions specified in this section. No building, structure or land shall be used, and no building or structure shall be erected, structurally altered, enlarged or established for any vehicle sales, leasing or rental lot unless the following limitations are complied with:

- A. The minimum lot area shall be fifteen thousand (15,000) square feet.

- B. In the C3, IMU and IMU-R zones, gross weight of vehicles for sale, lease or rent shall not exceed fifteen thousand (15,000) pounds.
- C. Where an outdoor vehicle storage or sales display area adjoins a street right-of-way, there shall be a minimum five (5) foot wide, fully landscaped parking setback area along the entire street frontage(s) except at driveways in accordance with the requirements for landscaping of parking areas contained in Chapter 30.32 of this title.
- D. Where outdoor vehicle storage or sales display areas abut a residential zone or an alley, there shall be a minimum five and one-half (5 1/2) foot high decorative masonry wall separating such vehicle storage or display areas from the residentially zoned property or alley. Where a wall abuts an alley, no gate or other opening shall exceed twenty (20) feet in width. No barbed wire, razor wire or other hazardous materials shall be placed on top of the wall.
- E. No part of the outdoor storage area used for the parking of vehicles for sale shall be credited toward the parking requirements set forth in chapter 30.32 of this title.