

7.04.010 Offensive odors--Noises--Insects.

It is unlawful for any person to keep, maintain or cause or allow to be kept or maintained within the city limits of the city any animal that causes odor, noise or the gathering of insects which is offensive to the senses of any person when the offended person is situated off of the lot or lots on which the animal is kept or maintained. (Ord. 3070 § 1; Ord. 3069 § 1)

21.53.084 Keeping of dogs, cats and household pets.

Ordinary household pets, including but not limited to dogs and cats, may be kept in any zone. **Not more than three adult dogs or cats** in any combination are permitted for each dwelling unit, together with offspring under four months of age. Such keeping shall conform to the requirements of Chapters 7.04 and 7.08. (Ord. 9804 § 5 (part), 1986; Ord. 9502 § 9, 1978)

21.10.040 Home occupations.

A. Home occupations which are not disruptive to the residential character of the neighborhood shall be permitted as an accessory use, subject to the following conditions:

1. Home occupations shall be conducted as a secondary use by a resident or residents of the premises;
2. No employees shall be employed on the premises;
3. All home occupation activities shall be conducted entirely within the residential structure, except for permitted agricultural or horticultural uses;
4. There shall be no external alteration to the appearance of the residential structure that would reflect the existence of the home occupation;
5. No storage of materials, goods, equipment or stock in trade shall be permitted where visible from the exterior of the property;
6. No deliveries or pickups by heavy duty commercial vehicles shall be permitted;
7. Sale of goods or services shall not be conducted on the property, except for agricultural goods grown on the premises. This provision shall not be construed to prohibit taking orders for sale where delivery of goods or performance of services does not occur on the property;
8. The home occupation shall not cause any external effect that is inconsistent with the residential zone or disrupts the neighborhood, including, but not limited to, noise from equipment, traffic, lighting, offensive odor or electrical interference;
9. No advertising, signs or displays of any kind indicating the existence of the home occupation shall be permitted on the premises;
10. The home occupation shall not cause the elimination of required off-street parking;
11. The home occupation may not utilize an area greater than twenty percent of the combined total floor area of all on-site structures; and
12. A city business license is required for the conduct of a home occupation. (Ord. NS-718 § 7 (part), 2004)

21.09.140 Parking.

Notwithstanding parking requirements of Chapter 21.44, not fewer than two off-street parking spaces shall be provided for each residence. The required two spaces shall be covered by a garage or carport, and the driveway adequately paved with either concrete or asphalt cement prepared over adequate base. The following is an exception to the two parking space requirement:

(1) One additional paved off-street (covered or uncovered) parking space shall be provided for a second dwelling unit and shall comply with the requirements of Chapter 21.44 of this title. The additional parking space may be provided through tandem parking (provided that the garage is set back a minimum of twenty feet from the property line) or in the front yard setback. (Ord. NS-283 § 13, 1994; Ord. 9498 § 4 (part), 1978)

21.44.060 Off-street parking--Residential zones.

In all residential zones the following parking regulations shall apply:

(1) Passenger Vehicles. Passenger vehicles including light-duty commercial vehicles used as a principal means of transportation for the occupant of the residence may be parked in the required front yard in single-family zones on a paved driveway or parking area which does not exceed thirty percent of the required front yard area or an area that is comprised of twenty-four feet of width extended from the property line to the rear of the required front yard whichever is greater. Passenger vehicles may also be parked in a paved area between the required front yard and the actual front of the building as long as it is an extension and does not exceed the width of the area described above. Passenger vehicles may be parked in any other area of the lot provided that they are screened from view from the public right-of-way. For corner lots, the provisions of this subsection shall apply to the required street side yard; however, in no case, shall the provisions of this section allow parking in both the required front yard and the required street sideyard.

(2) Recreational Vehicles. Recreational vehicles, boats and trailers may be parked in single-family zones as follows:

(A) In an enclosed structure observing all required setbacks;

(B) Open parking in the side yard or the rear yard;

(C) Open parking in the required front yard if the planning director determines after giving the same notice as provided for administrative variances in Section 21.51.040 of this code that access to the side or rear yard cannot be provided. In making this determination, the planning director shall consider:

(i) Whether parking in or access to the side or rear yard would require structural alteration to the existing residence or would require the removal of significant or unique landscaping. A fence shall not be deemed to prevent access to the side or rear yard;

(ii) Whether parking in or access to the side or rear yard would require extensive grading,

(iii) Whether because of the configuration of the lot, existing landscaping, the location of the structures on the lot, and the size of the recreational vehicle, parking of the recreational vehicle in the front yard would interfere with visibility to or from any street,

(iv) Whether allowing parking of the recreational vehicle in the front yard would interfere with traffic on the street or sidewalk or would encroach into the street and utility right-of-way.

The area for the parking of the recreation vehicle in the front yard shall not exceed the maximum paved area permitted for passenger vehicles. A corner lot is deemed to have reasonable access to the rear yard;

(D) Notwithstanding the above, during the construction of a permanent single-family residence on a lot, the owner of the lot may live in a recreational vehicle upon said lot during construction of said residence for a period not to exceed six months;

(E) The provisions listed in this section are not intended to supersede more restrictive homeowner provisions contained in approved conditions, covenants and restrictions. If the

provisions of any such conditions, covenants and restrictions are less restrictive than the ordinance codified in this section, then the provisions contained herein shall apply.

(3) Inoperable Vehicles. Storage or parking of inoperable, wrecked, dismantled or abandoned vehicles shall be regulated by Chapter 10.52 of this code; provided, however, that not more than two vehicles in any inoperable, wrecked or dismantled condition may be parked in the side yard or rear yard while said vehicles are being repaired or restored by the owner of the property provided the vehicles are visually screened from the public right-of-way.

(4) Heavy-Duty Commercial Vehicles. No heavy-duty commercial vehicles as defined by Section 10.40.075 of this code except for trailers as permitted in subsection (2) above shall be parked on any residential lot except while loading or unloading property; or when such vehicle is parked in connection with, and in aid of, the performance of a service to the property on which the vehicle is parked.

(5) Multiple-Family Projects. The location of vehicle parking for multiple-family residential projects shall be regulated by Sections 21.44.050, 21.44.060 and 21.44.070 of this code.

(6) Planned Development. For residential projects developed under Chapter 21.45, parking shall be regulated by the planned development permit.

(7) Administrative Hearing. Any person objecting to a decision made pursuant to subsection (2)(C) above may request in writing within ten days of the determination by the planning director, an administrative hearing with the planning director. The planning director shall apply the criteria of this section in making his determination. The decision of the director shall be final unless the director's decision is appealed to the planning commission. The effective date of the planning director's decision and method of appeal of such decision shall be governed by Section 21.54.140 of this code. (Ord. NS-675 § 39, 2003; Ord. 9804 § 4 (part), 1986)

10.40.075 Commercial vehicles in residential district.

(a) No person shall stop, park or leave standing any commercial vehicle having a manufacturer's gross vehicle weight rating of ten thousand pounds or more on a street in any residential district whether attended or unattended except:

(1) While making pickups or deliveries of goods, wares and merchandise from or to any building or structure located within any residential district; or

(2) While delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building within two hundred feet of the parked vehicle when a permit has previously been obtained; or

(3) When such vehicle is parked in connection with, and in aid of, the performance of a service to or on a property on the block in which such vehicle is parked, so long as the commercial vehicle's presence is required to provide the service; or

(4) Buses when loading or unloading passengers at established zones.

(b) For the purpose of this section:

(1) A "commercial vehicle" is a motor vehicle of a type required to be registered under the California Vehicle Code used or maintained for the transportation of persons for hire, compensation or profit or designed, used or maintained primarily for the transportation of property.

(2) Passenger vehicles which are not used for the transportation of persons for hire, compensation or profit and housecars are not commercial vehicles. This subdivision shall not apply to California Vehicle Code Chapter 4 (commencing with Section 6700) of Division 3.

(3) Any vanpool vehicle is not a commercial vehicle.

(4) The term "residential district" shall be defined as any property or portion thereof zoned R-A (residential agricultural zone), R-E (rural residential estate zone), R-1 (one-family residential zone), R-2 (two-family residential zone), R-3 (multiple-family residential zone), R-T (residential tourist zone), R-W (residential waterway zone), P-C (planned community

zone), or RD-M (residential density multiple zone) as defined in Title 21 of this code. (Ord. NS-650 § 1, 2002: Ord. 3037 § 1)

10.40.005 Application of regulations.

(a) The provisions of this chapter prohibiting the stopping, standing or parking of a vehicle shall apply at all times or at those times specified in this chapter, except when it is necessary to stop a vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic-control device.

(b) The provisions of this chapter imposing a time limit on standing or parking shall not relieve any person from the duty to observe other and more restrictive provisions of the state Vehicle Code or the ordinances of the city, prohibiting or limiting the standing or parking of vehicles in specified places or at specified times. (Ord. 3005 § 55)

10.40.010 Parking for seventy-two or more consecutive hours prohibited--Removal of vehicle.

(a) No person shall cause or allow any vehicle owned by him or in his possession, custody or control, to be parked upon any street, alley or publicly owned parking lot for seventy-two or more consecutive hours.

(b) For the purpose of this section, a vehicle shall be deemed to be left standing when such vehicle has not been moved more than one-tenth of a mile (five hundred twenty-eight feet) under its own power from its original stopped position.

(c) Any member of the police department may remove any vehicle parked upon any street, alley or publicly owned parking lot for seventy-two or more consecutive hours and shall, upon such removal, deal with such vehicle as provided in Sections 22650 through 22856 of the Vehicle Code of the state. (NS-238 § 1, 1993: Ord. 3135 § 1, 1981: Ord. 3067 § 1; Ord. 3005 § 56)

10.40.015 Prohibited purposes for parking on roadway.

(a) No person shall stand or park any commercial vehicle on any street for the purpose of loading or unloading any merchandise or goods except in authorized loading zones as provided in Section 10.40.085.

(b) (1) No person shall stand or park any vehicle on any street or public right-of-way when it appears because of a sign or placard on the vehicle that the primary purpose of parking the vehicle at that location is to advertise to the public the private sale of that vehicle.

(2) Any peace officer or regularly employed and salaried employee engaged in directing traffic or enforcing parking laws and regulations of the city may remove a vehicle located within the territorial limits in which the officer or employee may act when the vehicle is found upon a street or public lands if:

(A) Because of a sign or placard on the vehicle it appears that the primary purpose of parking the vehicle at that location is to advertise to the public the private sale of that vehicle; and

(B) Within the past thirty days the vehicle is known to have been previously issued a notice of parking violation, under subsection (b)(1) of this section which was accompanied by a notice containing all of the following:

(i) A warning that an additional parking violation may result in the impoundment of the vehicle;

(ii) A warning that the vehicle may be impounded pursuant to Vehicle Code Section 22651.9, even if moved to another street, so long as the signs or placards offering the vehicle for sale remain on the vehicle;

(iii) A statement that all city streets and public lands are subject to the

provisions of Section 10.40.015(b)(1) and (2);

(C) The notice of parking violation was issued at least twenty-four hours prior to the removal of the vehicle.

(D) Vehicle Code Section 22852, incorporated herein by reference, applies to the removal of any vehicle pursuant to this section. (Ord. NS-625 § 1, 2002; Ord. NS-608 § 1, 2001; Ord. NS-358 § 1, 1996; Ord. 3175 § 1, 1984; Ord. 3005 § 57)

10.40.020 Parking parallel with curb.

(a) Subject to other and more restrictive limitations, a vehicle may be stopped or parked within eighteen inches of the lefthand curb facing in the direction of traffic movement upon any one-way street unless signs are in place prohibiting such stopping or standing.

(b) In the event a highway includes two or more separate roadways and traffic is restricted to one direction upon any such roadway, no person shall stand or park a vehicle upon the left-hand side of such one-way roadway unless signs are in place permitting such standing or parking.

(c) The city traffic engineer is authorized to determine when standing or parking shall be prohibited upon the left-hand side of any one-way street or when standing or parking may be permitted upon the left-hand side of any one-way roadway of a highway having two or more separate roadways and shall

2. Association's Duties. The Association shall maintain all utility installations located in the Common Area except for those installations maintained by utility companies, public, private or municipal. The Association shall pay all charges for utilities supplied to the Common Area.

ARTICLE IX

USE RESTRICTIONS

In addition to all of the covenants contained herein, the use of the Project and each lot therein is subject to the following:

1. Lot Use. No lot shall be occupied or used except for residential purposes by the owners, their tenants, and social guests, and no trade or business shall be conducted therein, except that Declarant, its successors, or assigns, may use any lot or lots in the Project owned by Declarant for a model site or sites and display and sales office during construction, development and sales of the Project. Such right shall terminate on the date which is three (3) years from the date of the first close of escrow for the sale of a lot in the final building/construction phase of the Project.

2. Right to Use Common Area. Each owner and the general public may use the Common Area in accordance with the purposes for which it is intended without hindering the exercise of or encroaching upon the rights of any other owners.

3. Nuisances. No noxious or offensive activities shall be carried on upon any lot, or in any part of the Project, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of each of the owners of his respective lot, or which shall in any way increase the rate of insurance for the Project, or cause any insurance policy to be cancelled or to cause a refusal to renew the same, or which will impair the structural integrity of any building.

4. Signs. No signs shall be displayed to the public view on any lots or on any portion of the Project unless such signs are approved by the Board; provided, however, that one "For Sale" or "For Rent" sign of customary and reasonable dimensions and as permitted by law may be displayed from a lot without approval of the Board.

5. Animals. No animals or birds of any kind shall be raised, bred, or kept in any lot, or on any portion of the Project, except that usual and ordinary household pets such as dogs, cats, birds, etc. may be kept, provided that they are not kept, bred, or maintained for any commercial purpose, and further