

Paul Kott Realtors, Inc.

RETAIL · OFFICE · INDUSTRIAL · INVESTMENT

Miss Muffet's Playhouse + SFR

2229 East Lincoln Avenue
Anaheim, CA 92806



Exclusively Listed By:

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OFFERING MEMORANDUM

Miss Muffet's Play House + SFR

Anaheim, CA

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Anaheim, CA

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Anaheim, CA 92806



SECTION ONE PRICING & FINANCIAL ANALYSIS

Miss Muffet's Play House + SFR

Anaheim, CA

Rent Roll

2229 East Lincoln Avenue

Unit	Tenant	SF	Lease Commence	Lease Exp	Monthly Rent	Rent/SF	Lease Type	Monthly Exp Reimbs
2229	Miss Muffet's Play House + SFR	3,785	May/2017	May/2024	\$5,800	\$1.53	Modified Gross	
SubTotal		3,785			\$5,800	\$1.53		N/A
Vacant		0			\$0			N/A
Cumulative Total		3,785			\$5,800	\$1.53		N/A

*Total Annual Gross Income for Occupied Space: **\$69,600**

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2229 East Lincoln Avenue
Anaheim, CA 92806



SECTION TWO PROPERTY DESCRIPTION

2229 East Lincoln Avenue

Anaheim, CA 92806

Property Summary

The Offering

The Offering		Site Description	
Property	Office - Day Care	Parcel Size	22,682 SF
Property Address	2229 East Lincoln Avenue Anaheim, CA 92806	Rentable SF	3,785
Property Type	Commercial	Parking Ratio	2 / 1,000 SF
Property APN	083-344-30	Parking Spaces	TBD

Amenities

Restrooms	Common Area
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General

Foundation	Concrete	Highway Access	91, 57 Freeways
Number of Floors	One	Parking Surface	Asphalt
Topography	Flat	Utilities	All to Site

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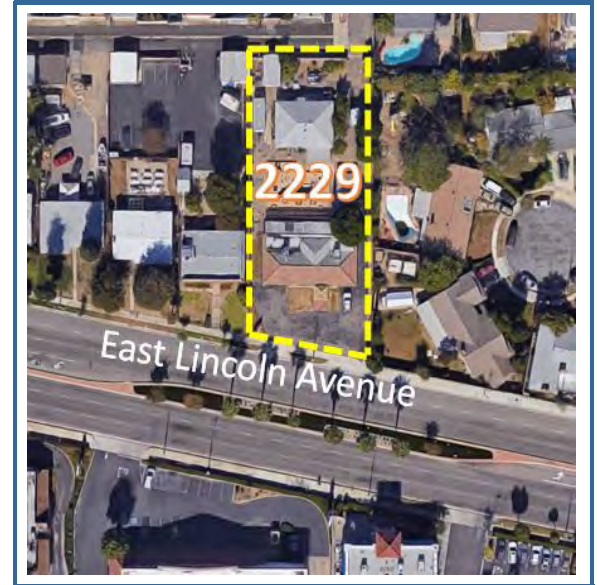
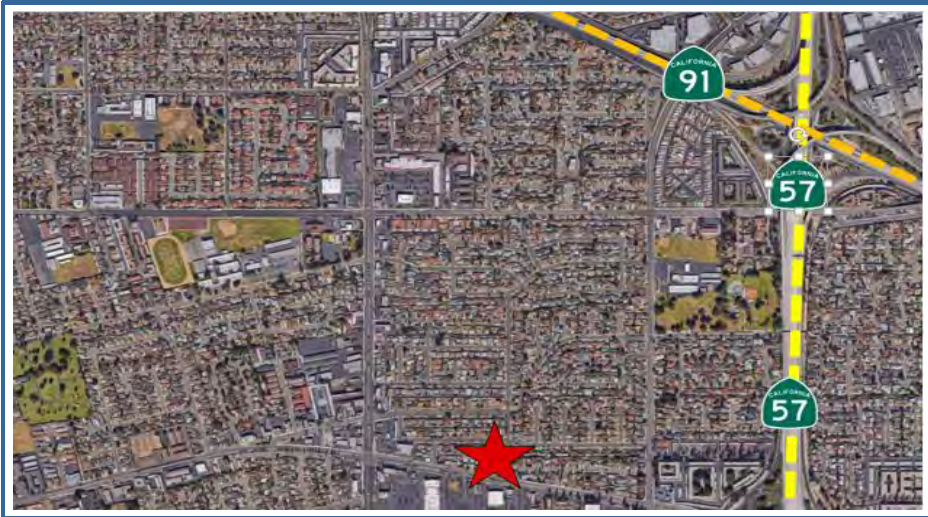
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Aerial



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Demographic Detail Report

Muffet Playhouse

2229 E Lincoln Ave, Anaheim, CA 92806

Building Type: **General Retail**
 Secondary: **Day Care Center**
 GLA: **3,330 SF**
 Year Built: **1962**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	37,505	207,035	612,854
2017 Estimate	36,145	199,849	591,043
2010 Census	34,144	190,530	559,585
Growth 2017 - 2022	3.76%	3.60%	3.69%
Growth 2010 - 2017	5.86%	4.89%	5.62%
2017 Population by Age			
	36,145	199,849	591,043
Age 0 - 4	2,469 6.83%	14,441 7.23%	39,888 6.75%
Age 5 - 9	2,488 6.88%	14,154 7.08%	38,889 6.58%
Age 10 - 14	2,546 7.04%	14,031 7.02%	39,014 6.60%
Age 15 - 19	2,600 7.19%	14,188 7.10%	40,307 6.82%
Age 20 - 24	2,804 7.76%	15,655 7.83%	44,772 7.58%
Age 25 - 29	3,010 8.33%	17,318 8.67%	48,763 8.25%
Age 30 - 34	2,840 7.86%	16,623 8.32%	45,915 7.77%
Age 35 - 39	2,538 7.02%	14,794 7.40%	41,166 6.96%
Age 40 - 44	2,465 6.82%	13,978 6.99%	40,276 6.81%
Age 45 - 49	2,465 6.82%	13,354 6.68%	40,135 6.79%
Age 50 - 54	2,393 6.62%	12,450 6.23%	38,971 6.59%
Age 55 - 59	2,125 5.88%	10,880 5.44%	35,358 5.98%
Age 60 - 64	1,662 4.60%	8,511 4.26%	28,539 4.83%
Age 65 - 69	1,272 3.52%	6,572 3.29%	22,629 3.83%
Age 70 - 74	897 2.48%	4,674 2.34%	16,538 2.80%
Age 75 - 79	628 1.74%	3,281 1.64%	11,804 2.00%
Age 80 - 84	455 1.26%	2,349 1.18%	8,495 1.44%
Age 85+	488 1.35%	2,595 1.30%	9,584 1.62%
Age 65+	3,740 10.35%	19,471 9.74%	69,050 11.68%
Median Age	33.80	33.00	34.80
Average Age	35.20	34.50	36.20

Demographic Detail Report

Muffet Playhouse						
2229 E Lincoln Ave, Anaheim, CA 92806						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	36,145		199,849		591,043	
White	29,640	82.00%	161,941	81.03%	452,754	76.60%
Black	883	2.44%	5,571	2.79%	16,047	2.72%
Am. Indian & Alaskan	637	1.76%	3,602	1.80%	8,566	1.45%
Asian	3,936	10.89%	22,443	11.23%	93,963	15.90%
Hawaiian & Pacific Island	145	0.40%	867	0.43%	2,777	0.47%
Other	904	2.50%	5,424	2.71%	16,935	2.87%
Population by Hispanic Origin	36,145		199,849		591,043	
Non-Hispanic Origin	11,836	32.75%	73,143	36.60%	293,408	49.64%
Hispanic Origin	24,309	67.25%	126,706	63.40%	297,634	50.36%
2017 Median Age, Male	33.20		32.50		34.00	
2017 Average Age, Male	34.60		33.80		35.30	
2017 Median Age, Female	34.40		33.60		35.70	
2017 Average Age, Female	35.90		35.20		37.00	
2017 Population by Occupation Classification	28,123		154,395		465,200	
Civilian Employed	18,414	65.48%	99,872	64.69%	296,088	63.65%
Civilian Unemployed	1,041	3.70%	5,614	3.64%	15,442	3.32%
Civilian Non-Labor Force	8,644	30.74%	48,859	31.65%	153,534	33.00%
Armed Forces	24	0.09%	50	0.03%	136	0.03%
Households by Marital Status						
Married	5,262		28,576		92,894	
Married No Children	2,434		13,006		46,174	
Married w/Children	2,829		15,570		46,721	
2017 Population by Education	25,595		141,504		427,580	
Some High School, No Diploma	7,030	27.47%	37,058	26.19%	86,908	20.33%
High School Grad (Incl Equivalency)	5,549	21.68%	29,666	20.96%	85,270	19.94%
Some College, No Degree	6,612	25.83%	32,674	23.09%	111,646	26.11%
Associate Degree	2,358	9.21%	14,125	9.98%	39,408	9.22%
Bachelor Degree	2,983	11.65%	20,119	14.22%	71,913	16.82%
Advanced Degree	1,063	4.15%	7,862	5.56%	32,435	7.59%

Demographic Detail Report

Muffet Playhouse						
2229 E Lincoln Ave, Anaheim, CA 92806						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	34,080		183,351		544,325	
Real Estate & Finance	1,018	2.99%	5,418	2.95%	19,675	3.61%
Professional & Management	6,463	18.96%	37,325	20.36%	126,512	23.24%
Public Administration	598	1.75%	2,604	1.42%	8,013	1.47%
Education & Health	2,914	8.55%	16,357	8.92%	55,635	10.22%
Services	4,142	12.15%	21,476	11.71%	61,450	11.29%
Information	127	0.37%	1,328	0.72%	4,768	0.88%
Sales	4,932	14.47%	26,137	14.26%	77,394	14.22%
Transportation	831	2.44%	4,988	2.72%	12,005	2.21%
Retail	2,180	6.40%	11,665	6.36%	33,305	6.12%
Wholesale	753	2.21%	4,005	2.18%	11,307	2.08%
Manufacturing	2,947	8.65%	15,283	8.34%	40,272	7.40%
Production	3,263	9.57%	16,965	9.25%	39,772	7.31%
Construction	1,781	5.23%	9,488	5.17%	24,944	4.58%
Utilities	811	2.38%	3,357	1.83%	9,703	1.78%
Agriculture & Mining	96	0.28%	528	0.29%	1,356	0.25%
Farming, Fishing, Forestry	84	0.25%	556	0.30%	1,125	0.21%
Other Services	1,140	3.35%	5,871	3.20%	17,089	3.14%
2017 Worker Travel Time to Job	17,986		97,085		287,046	
<30 Minutes	11,036	61.36%	59,421	61.21%	176,003	61.32%
30-60 Minutes	5,071	28.19%	28,282	29.13%	85,490	29.78%
60+ Minutes	1,879	10.45%	9,382	9.66%	25,553	8.90%
2010 Households by HH Size	8,999		54,320		167,863	
1-Person Households	1,348	14.98%	9,959	18.33%	31,564	18.80%
2-Person Households	1,959	21.77%	13,213	24.32%	44,602	26.57%
3-Person Households	1,417	15.75%	8,520	15.68%	27,477	16.37%
4-Person Households	1,438	15.98%	8,392	15.45%	26,742	15.93%
5-Person Households	1,077	11.97%	5,823	10.72%	16,545	9.86%
6-Person Households	730	8.11%	3,543	6.52%	9,108	5.43%
7 or more Person Households	1,030	11.45%	4,870	8.97%	11,825	7.04%
2017 Average Household Size	3.70		3.40		3.20	
Households						
2022 Projection	9,941		59,472		184,603	
2017 Estimate	9,570		57,326		177,825	
2010 Census	9,000		54,321		167,864	
Growth 2017 - 2022	3.88%		3.74%		3.81%	
Growth 2010 - 2017	6.33%		5.53%		5.93%	

Demographic Detail Report

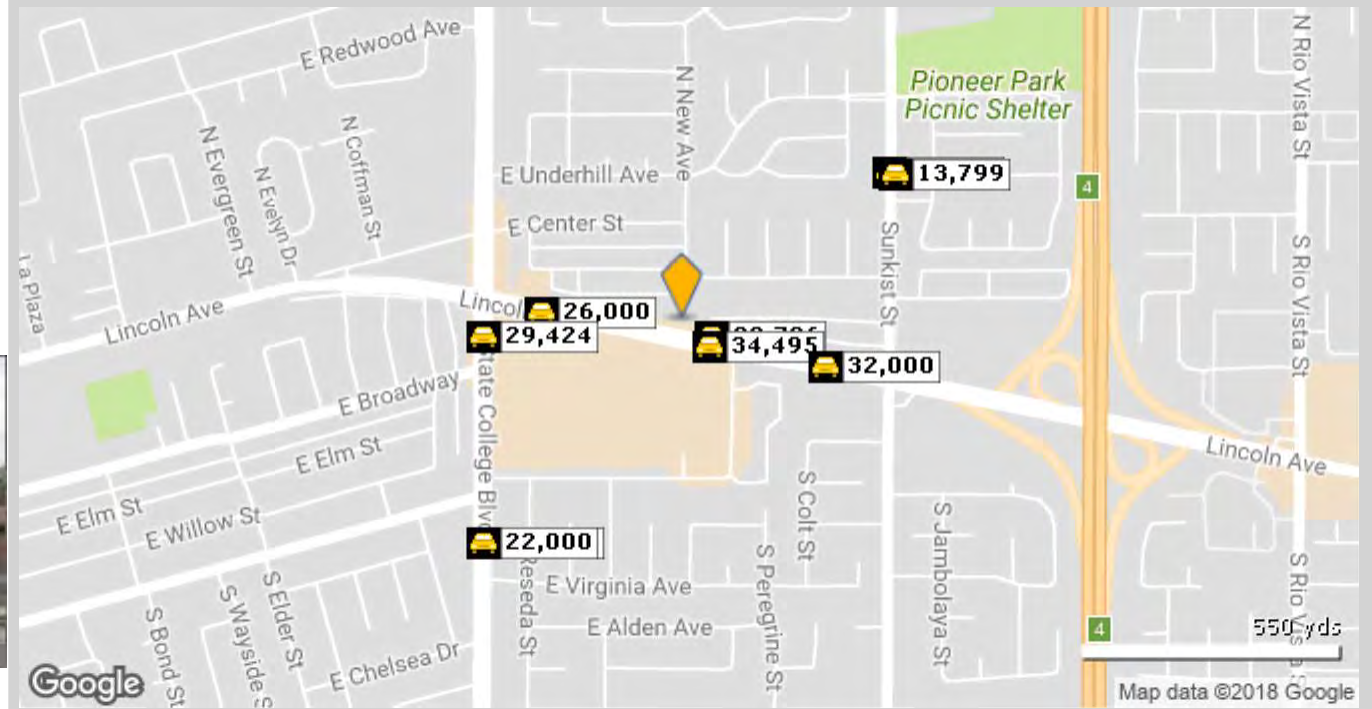
Muffet Playhouse						
2229 E Lincoln Ave, Anaheim, CA 92806						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	9,568		57,325		177,825	
<\$25,000	1,612	16.85%	11,731	20.46%	31,943	17.96%
\$25,000 - \$50,000	2,101	21.96%	12,471	21.75%	34,358	19.32%
\$50,000 - \$75,000	1,806	18.88%	10,521	18.35%	30,861	17.35%
\$75,000 - \$100,000	1,467	15.33%	7,845	13.69%	25,648	14.42%
\$100,000 - \$125,000	894	9.34%	5,191	9.06%	17,614	9.91%
\$125,000 - \$150,000	686	7.17%	3,262	5.69%	12,014	6.76%
\$150,000 - \$200,000	521	5.45%	3,725	6.50%	12,884	7.25%
\$200,000+	481	5.03%	2,579	4.50%	12,503	7.03%
2017 Avg Household Income	\$81,178		\$77,630		\$88,056	
2017 Med Household Income	\$63,715		\$59,567		\$67,962	
2017 Occupied Housing	9,570		57,325		177,825	
Owner Occupied	5,107	53.36%	25,378	44.27%	91,885	51.67%
Renter Occupied	4,463	46.64%	31,947	55.73%	85,940	48.33%
2010 Housing Units	9,421		57,269		177,648	
1 Unit	5,803	61.60%	29,206	51.00%	105,997	59.67%
2 - 4 Units	648	6.88%	7,330	12.80%	18,818	10.59%
5 - 19 Units	1,380	14.65%	9,546	16.67%	22,946	12.92%
20+ Units	1,590	16.88%	11,187	19.53%	29,887	16.82%
2017 Housing Value	5,106		25,378		91,887	
<\$100,000	228	4.47%	1,682	6.63%	4,311	4.69%
\$100,000 - \$200,000	41	0.80%	775	3.05%	1,645	1.79%
\$200,000 - \$300,000	221	4.33%	1,610	6.34%	4,375	4.76%
\$300,000 - \$400,000	919	18.00%	4,225	16.65%	12,501	13.60%
\$400,000 - \$500,000	1,674	32.78%	7,140	28.13%	20,774	22.61%
\$500,000 - \$1,000,000	1,984	38.86%	9,570	37.71%	43,136	46.94%
\$1,000,000+	39	0.76%	376	1.48%	5,145	5.60%
2017 Median Home Value	\$468,339		\$461,582		\$527,094	
2017 Housing Units by Yr Built	9,830		59,915		183,858	
Built 2010+	364	3.70%	2,524	4.21%	8,460	4.60%
Built 2000 - 2010	232	2.36%	5,021	8.38%	11,834	6.44%
Built 1990 - 1999	448	4.56%	3,453	5.76%	12,287	6.68%
Built 1980 - 1989	1,121	11.40%	6,283	10.49%	18,425	10.02%
Built 1970 - 1979	2,174	22.12%	13,221	22.07%	42,312	23.01%
Built 1960 - 1969	2,914	29.64%	13,753	22.95%	41,137	22.37%
Built 1950 - 1959	2,244	22.83%	10,461	17.46%	36,048	19.61%
Built <1949	333	3.39%	5,199	8.68%	13,355	7.26%
2017 Median Year Built	1967		1969		1969	

Traffic Count Report

Muffet Playhouse

2229 E Lincoln Ave, Anaheim, CA 92806

Building Type: **General Retail**
 Secondary: **Day Care Center**
 GLA: **3,330 SF**
 Year Built: **1962**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Lincoln Ave	S Peregrine St	0.01 E	2010	33,786	MPSI	.04
2	E Lincoln Ave	S Peregrine St	0.03 E	2014	34,495	MPSI	.05
3	E Lincoln Ave	Olana Way	0.05 E	2012	26,000	AWDT	.17
4	E Lincoln Ave	S Sunkist St	0.08 E	2016	32,000	MPSI	.19
5	S State College Blvd	E Broadway	0.04 S	2016	27,000	MPSI	.24
6	S State College Blvd	E Broadway	0.04 S	2014	29,424	MPSI	.24
7	N Sunkist St	E Underhill Ave	0.09 N	2016	16,000	MPSI	.32
8	N Sunkist St	E Underhill Ave	0.10 N	2010	13,799	MPSI	.32
9	S State College Blvd	E Virginia Ave	0.04 S	2010	26,591	MPSI	.36
10	S State College Blvd	E Virginia Ave	0.05 S	2016	22,000	MPSI	.36

Anaheim Municipal Code

Chapter 18.08 COMMERCIAL ZONES

Sections:

- 18.08.010 Purpose.
- 18.08.020 Intent of individual zones.
- 18.08.030 Uses.
- 18.08.040 Site and building area.
- 18.08.045 Floor area ratio.
- 18.08.050 Structural heights.
- 18.08.060 Structural setbacks.
- 18.08.070 Parking and loading.
- 18.08.080 Signs.
- 18.08.090 Landscaping.
- 18.08.100 Fences, walls and hedges.
- 18.08.110 Refuse storage and recycling facilities.

18.08.010 PURPOSE.

The purpose of this chapter is to define allowable land uses and property development standards, including intensity of development, to provide for and encourage the orderly development of safe, attractive and healthy commercial areas within the City of Anaheim, consistent with the policy direction in the Anaheim General Plan. (Ord. 5920 § 1 (part); June 8, 2004.)

18.08.020 INTENT OF INDIVIDUAL ZONES.

.010 "C-G" General Commercial Zone. The intent of the "C-G" Zone is to allow a variety of land uses, including some identified for the Neighborhood Center Commercial Zone described below. Areas designated as "C-G" General Commercial do not necessarily serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial centers zones, they typically include highway-serving uses such as fast food restaurants, auto-oriented uses such as tire stores and auto parts stores, and stand-alone retail uses. This zone implements the General Commercial land use designation in the General Plan.

.020 "C-NC" Neighborhood Center Commercial Zone. The intent of the "C-NC" Zone is to serve surrounding neighborhoods. It is intended to provide convenience uses such as grocery stores, drug stores, sporting goods stores, small retail stores, hair salons, dry cleaners, nail salons, hardware stores (excluding big-box retail), appliance stores, neighborhood-serving restaurants, bakeries, banks, specialty shops, and civic uses such as fire stations, post offices, community centers, and child care centers. It is intended to encourage clusters of commercial uses, not strip commercial development. Projects should be compatible in scale and design with adjacent residential areas and should be designed to encourage pedestrian usage. Properties located within the "C-NC" Zone are typically one (1) to fifteen (15) acres in size. This zone implements the Neighborhood Center land use designation in the General Plan.

.030 "C-R" Regional Commercial Zone. The intent of the "C-R" Zone is to serve a larger area than the "C-NC" Zone and to include some regional commercial uses. Allowable uses could include national retail chains, department stores, specialty stores, theatres, regional-serving restaurants, and big-box retail. The "C-R" Zone also allows for limited professional offices. Properties located within the "C-R" Zone are typically eight (8) to sixty-five (65) acres in size. This zone implements the Regional Commercial land use designation in the General Plan.

.040 "O-L" Low Intensity Office Zone. The intent of the "O-L" Zone is to provide for a variety of low-intensity office uses that are typically three (3) stories or less, including local branches of financial institutions, legal services, insurance services, real estate, consulting services, professional offices, and medical or dental offices and support services. This zone implements the Office-Low land use designation in the General Plan.

.050 "O-H" High Intensity Office Zone. The intent of the "O-H" Zone is to provide for higher density office uses that have at least four (4) stories. This zone is intended to be applied in areas planned for more concentrated urban uses such as The Platinum Triangle, or in key locations at potential transit locations, major intersections, or in close proximity to activity centers such as the Community College in the North Euclid Street area. This zone implements the Office-High land use designation in the General Plan. (Ord. 5920 § 1 (part); June 8, 2004.)

18.08.030 USES.

.010 Primary Uses. Table 8-A (Primary Uses: Commercial Zones) identifies allowable primary uses, listed by classes of uses as defined in Section 18.36.030 and Section 18.36.040 of Chapter 18.36 (Types of Uses).

.020 Accessory Uses. Table 8-B (Accessory Uses and Structures: Commercial Zones) identifies allowable accessory uses and structures, listed by classes of uses as defined in Section 18.36.050 of Chapter 18.36 (Types of Uses).

.030 Temporary Uses. Table 8-C (Temporary Uses and Structures: Commercial Zones) identifies allowable temporary uses and structures, listed by classes of uses as defined in Section 18.36.060 of Chapter 18.36 (Types of Uses).

.040 The allowable uses in Tables 8-A, 8-B and 8-C for each zone are established by letter designations as follows:

.0401 "P" designates classes of uses permitted by right;

.0402 "C" designates classes of uses permitted with a conditional use permit;

.0403 "N" designates classes of uses that are prohibited; and

.0404 "T" designates classes of uses permitted with a telecommunications antenna review permit.

.050 Interpreting Classes of Uses. The provisions for interpreting the classes of uses in Tables 8-A, 8-B or 8-C are set forth in Section 18.36.020 (Classification of Uses) of Chapter 18.36 (Types of Uses).

.060 Unlisted Uses. Any class of use that is not listed in Table 8-A, Table 8-B, or Table 8-C is not permitted.

.070 Sites Formerly Used for Service Stations. In addition to the provisions of Table 8-A, any use of a building or service station canopy on a site that was formerly used as an automobile service station shall require a conditional use permit.

.080 Conversion of Residential Structures. In addition to the provisions of Table 8-A, the conversion of a residential structure within the "C-G" or "O-L" zone to a commercial use requires a conditional use permit and compliance with Section 18.38.120 (Commercial Use of a Residential Structure) of Chapter 18.38 (Supplemental Use Regulations).

.090 Destroyed Homes. Notwithstanding the provisions of Table 8-A, a legally established single-family residence, existing on the date of adoption of the ordinance codified in this subsection, that is damaged or destroyed by earthquake, fire, wind, flood, explosion or other disaster, casualty or act of God, or of a public enemy, may be reconstructed subject to development standards contained within either the RS-2 or RS-3 Zone, based on lot size; provided that a complete and proper application for a building permit is filed with the Building Division within two (2) years of the date of the event that caused the damage or destruction.

.100 Commercial Retail Centers. A combination of permitted uses that constitute a "commercial retail center," as defined in Chapter 18.92 (Definitions), shall be permitted if the commercial retail center complies with the provisions of Section 18.38.115; otherwise, a conditional use permit is required pursuant to Chapter 18.66 (Conditional Use Permits).

.110 Temporary Modular Units. All uses that are visible to a public or private right of way that are conducted with temporary modular units shall obtain a conditional use permit pursuant to Chapter 18.66 (Conditional Use Permits). Modular units which do not occupy required parking and are not visible to the public right of way are permitted without a conditional use permit. Modular units must meet all development standards of the underlying zone.

.120 Operational Characteristics. Uses shall be conducted as set forth in this section.

.1201 All uses except the following shall be conducted wholly within a building: normal service station operations; those uses whose description in Chapter 18.36 (Types of Uses) allows for outdoor activities; and those uses specifically allowed by this chapter to have outdoor activities.

.1202 All uses shall be conducted in a manner so as not to be objectionable by reason of noise, odor, dust, fumes, smoke, vibrations, excessive lighting (glare) or other similar causes.

.130 Special Provisions. Special provisions related to a use are referenced in the "Special Provisions" column of Tables 8-A, 8-B and 8-C. Such provisions may include references to other applicable code sections or limitations to the specified land use.

.140 Overlay Zones. Any property that is located within an overlay zone may be subject to additional requirements as specified in the overlay zone.

Table 8-A PRIMARY USES: COMMERCIAL ZONES					P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required	
	C- NC	C-R	C- G	O-L	O-H	Special Provisions
Residential Classes of Uses						

Mobile Home Parks	N	N	C	N	N	
Senior Citizens' Housing	C	C	C	N	N	Senior Citizens' Apartment projects subject to Chapter 18.50
Non-Residential Classes of Uses						
Alcoholic Beverage Manufacturing	N	P/C	P/C	N	N	Subject to § 18.38.025. Buildings larger than 6,000 square feet are subject to a Conditional Use Permit.
Alcoholic Beverage Sales–Off-Sale	P/C	P/C	P/C	P/C	P/C	Conditional use permit not required if use is in conjunction with Markets–Large. In O-L and O-H Zones, must be clearly accessory to and integrated with an office building
Alcoholic Beverage Sales–On-Sale	C	C	C	C	C	
Ambulance Services	N	C	C	N	N	
Animal Boarding	P/C	P/C	P/C	P/C	P/C	Permitted without a conditional use permit when conducted entirely indoors subject to § 18.38.270; otherwise a Conditional Use Permit is required.
Animal Grooming	P	P	P	P	P	
Antennas–Broadcasting	P/C	P/C	P/C	P/C	P/C	Permitted without a conditional use permit if designed similar to stealth telecommunications facility as defined in § 18.38.060.030.0312
Antennas–Telecommunications-Stealth Building-Mounted	T	T	T	T	T	Subject to § 18.38.060 and § 18.62.020
Antennas–Telecommunications-Stealth Ground-Mounted	T	T	T	T	T	Subject to § 18.38.060
Antennas–Telecommunications Ground-Mounted (Non-Stealth)	N	N	N	N	N	
Automatic Teller Machines (ATM's)	P	P	P	P	P	Subject to § 18.36.040
Automotive–Vehicle Sales, Lease & Rental	N	N	C	N	N	Subject to § 18.38.200
Automotive–Sales Agency Office (Retail)	N	N	C	C	C	Subject to § 18.38.065
Automotive–Sales Agency Office (Wholesale)	P/C	P/C	P/C	P/C	P/C	Subject to §§ 18.16.055 and 18.38.065. Conditional Use Permit required for on-site storage, display or parking of any vehicle being held as inventory
Automotive–Public Parking	C	C	C	C	C	
Automotive–Parts Sales	P	P	P	N	N	
Automotive–Repair & Modification	C	C	C	N	N	
Automotive–Service Stations	C	C	C	C	C	Subject to § 18.38.070

Automotive–Washing	N	C	C	C	C	In O-L and O-H Zones, must be accessory to an Automotive–Service Station use
Banquet Halls	C	C	C	C	C	
Bars & Nightclubs	C	C	C	C	C	In O-L and O-H Zones, must be accessory to and integrated with an office building
Bed & Breakfast Inns	C	C	C	C	C	Subject to § 18.38.080
Billboards	N	N	N	N	N	
Boat & RV Sales	N	N	C	N	N	Subject to § 18.38.200
Business & Financial Services	P	P	P	P	P	
Cemeteries	N	N	C	N	N	
Commercial Retail Centers	P/C	P/C	P/C	N	N	Subject to § 18.38.115; otherwise a Conditional Use Permit is required.
Community & Religious Assembly	C	C	C	C	C	In O-H Zone, must be clearly accessory to and integrated with an office building
Computer Internet & Amusement Facilities	N	N	N	N	N	
Convalescent & Rest Homes	N	N	C	N	N	
Convenience Stores	P/C	P/C	P/C	P/C	P/C	Subject to § 18.38.110; otherwise a Conditional Use Permit is required. In O-L and O-H Zones, must be clearly accessory to and integrated with an office building.
Dance & Fitness Studios–Large	N	P	P	P	P	In O-H Zone, must be clearly accessory to and integrated with an office building
Dance & Fitness Studios–Small	P	P	P	P	P	In O-H Zone, must be clearly accessory to and integrated with an office building, otherwise requires a conditional use permit
Day Care Centers	C	C	C	P/C	P/C	Permitted without Conditional Use Permit if integrated within a multi-tenant office building as an accessory use to serve
Drive-Through Facilities	C	C	C	C	C	Permitted without a conditional use permit as an accessory use if in conjunction with Business and Financial Services as the primary use
Educational Institutions–Business	P/C	P/C	P/C	P/C	P/C	Institutions with ten students or less do not require a conditional use permit
Educational Institutions–General	N	C	C	C	C	
Educational Institutions–	P	P	P	P	P	Subject to § 18.36.040.050

Tutoring						
Entertainment Venue	C	C	C	C	C	In O-L and O-H Zones, must be clearly accessory to and integrated with an office building
Equipment Rental–Large	P/C	P/C	P/C	N	N	Permitted if equipment is completely screened from view. Conditional Use Permit required if equipment cannot be screened.
Equipment Rental–Small	P/C	P/C	P/C	P/C	P/C	In O-H and O-L Zones, must be clearly accessory to and integrated with an office building. Conditional Use Permit required if conducted outdoors.
Group Care Facilities	C	C	C	C	C	Subject to § 18.36.040.070
Helipads	N	N	C	N	N	Allowed only in conjunction with a hospital
Hospitals	N	N	C	C	C	
Hotels & Motels	N	C	C	N	N	
Markets–Large	P	P	P	N	N	
Markets–Small	P/C	P/C	P/C	C	C	Subject to § 18.38.155, otherwise a Conditional Use Permit is required.
Medical & Dental Offices	P	P	P	P	P	
Mortuaries	N	N	P	N	N	
Offices	P	P	P	P	P	
Personal Services–General	P/C	P/C	P/C	P/C	P/C	Laundromats are subject to § 18.38.150; otherwise a Conditional Use Permit is required. In O-L and O-H Zones, must be clearly accessory to and integrated with an office building. Massage subject to § 18.16.070.
Personal Services–Restricted	C	C	C	C	C	In O-L and O-H Zones, must be clearly accessory to and integrated with an office building
Plant Nurseries	N	P/C	P/C	N	N	Subject to §§ 18.38.190, 18.38.200 and 18.38.205; otherwise a Conditional Use Permit is required.
Public Services	C	C	P	C	C	
Recreation–Billiards	P/C	P/C	P/C	P/C	P/C	In O-L and O-H Zones, must be clearly accessory to and integrated with an office building. Facilities with alcohol consumption require a Conditional Use Permit. Subject to § 18.38.085, otherwise a Conditional Use Permit is required.
Recreation–Commercial Indoor	C	C	C	C	C	In O-L and O-H Zones, must be clearly accessory to

						and integrated with an office building
Recreation–Commercial Outdoor	C	C	C	C	C	
Recreation–Low-Impact	C	C	C	P	P	In O-L and O-H Zones, must be clearly accessory to and integrated with an office building
Recreation–Swimming & Tennis	P/C	P/C	P/C	P/C	P/C	Permitted without Conditional Use Permit when conducted completely indoors
Repair Services–General	P	N	P	N	N	
Repair Services–Limited	P	P	P	C	C	In O-L and O-H Zones, must be clearly accessory to and integrated with an office building
Research & Development	N	C	C	C	P	
Restaurants–Full Service	P	P	P	C	C	
Restaurants–General	P	P	P	C	C	
Restaurants–Outdoor Dining	P/C	P/C	P/C	P/C	P/C	Subject to § 18.38.220
Retail Sales–General	P	P	P	P	P	
Retail Sales–Kiosks	C	C	C	C	C	
Retail Sales–Outdoor	C	C	C	N	N	Subject to § 18.38.190 and § 18.38.200
Retail Sales–Used Merchandise	P	P	P	N	N	
Room & Board	N	N	C	N	N	
Self-Storage	N	N	C	N	N	Subject to City Council Policy No. 7.2
Sex-Oriented Businesses	N	N	P	N	N	Subject to Chapter 18.54
Smoking Lounge	P/C	P/C	P/C	N	N	Subject to § 18.16.080; otherwise a Conditional Use Permit is required.
Studios–Broadcasting	P/C	P/C	P/C	P/C	P/C	Permitted without a Conditional Use Permit if there is no live audience.
Studios–Recording	N	N	P	C	C	In O-L and O-H Zones, must be clearly accessory to and integrated with an office building
Transit Facilities	C	C	C	C	C	
Utilities–Major	C	C	C	N	C	
Utilities–Minor	P	P	P	P	P	Pay phones are permitted by right in all zones if located on the interior of a building or attached to the exterior within 10 feet of the main building's entrance
Veterinary Services	P/C	P/C	P/C	N	N	Subject to § 18.38.270; otherwise a Conditional Use Permit is required.
Wholesaling	N	C	C	N	N	Shall be accessory to a

						Retail Sales use
Wine Bars	C	C	C	C	C	

Table 8-B ACCESSORY USES AND STRUCTURES: COMMERCIAL ZONES					P=Permitted by Right C=Conditional Use Permit Required N=Prohibited	
	C-NC	C-R	C-G	O-L	O-H	Special Provisions
Accessory Entertainment	P	P	P	P	P	Subject to § 18.16.060 in conjunction with a commercial use
Amusement Devices	P	P	P	N	N	Subject to § 18.16.050
Animal Keeping	N	P	P	N	N	Subject to § 18.38.030
Antennas–Dish	P	P	P	P	P	Subject to § 18.38.050
Antennas–Receiving	P	P	P	P	P	Subject to § 18.38.050
Automatic Teller Machines (ATM’s)	P	P	P	P	P	Subject to § 18.36.050.035
Bingo Establishments	P	P	P	P	P	Subject to Chapter 7.34
Caretaker Units	N	P	P	N	N	Subject to § 18.38.090
Fences & Walls	P	P	P	P	P	Subject to § 18.40.050; this use may occur on a lot without a primary use
Home Occupations	N	P	P	N	N	Subject to § 18.38.130
Landscaping & Gardens	P	P	P	P	P	Subject to Chapter 18.46; this use may occur on a lot without a primary use
Mechanical & Utility Equipment–Ground Mounted	P	P	P	P	P	Subject to § 18.38.160
Mechanical & Utility Equipment–Roof Mounted	P	P	P	P	P	Subject to § 18.38.170
Outdoor Displays	N	P	P	N	N	Subject to § 18.38.190
Parking Lots & Garages	P	P	P	P	P	To serve needs of on-site primary use only
Portable Food Carts	N	P	P	N	N	Subject to § 18.38.210
Recreation Buildings & Structures	N	N	P	P	N	Only in conjunction with non-conforming single-family residence
Recycling Facilities	P	N	P	N	N	Subject to Chapter 18.48
Signs	P	P	P	P	P	Subject to Chapter 18.44
Solar Energy Panels	P	P	P	P	P	Must be mounted on the roof and, if visible from the street level, must be parallel to the roof plane
Vending Machines	P	P	P	P	P	Shall be screened from view from public rights-of-way and

						shall not encroach onto sidewalks
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Table 8-C TEMPORARY USES AND STRUCTURES: COMMERCIAL ZONES					P=Permitted by Right C=Conditional Use Permit Required N=Prohibited	
	C-NC	C-R	C-G	O-L	O-H	Special Provisions
Carnivals & Circuses	P	P	P	N	N	Subject to § 18.38.095 and Chapter 3.32
Christmas Tree & Pumpkin Sales	N	P	P	N	N	Subject to § 18.38.240
Contractor's Office & Storage	P	P	P	P	P	Subject to § 18.38.105
Sale of Fireworks	P	P	P	N	N	Only permitted on C-G, C- NC and C-R zoned properties located west of State Route (SR) 57, subject to Chapter 6.40 (Fireworks) of Title 6 (Public Health and Safety).
Special Events	P	P	P	P	P	Subject to § 18.38.240

(Ord. 5920 § 1 (part); June 8, 2004: Ord. 5998 §§ 7, 8; October 25, 2005: Ord. 5999 § 2; December 6, 2005: Ord. 6007 §§ 4, 5; November 11, 2005: Ord. 6031 §§ 13, 14; August 22, 2006: Ord. 6042 § 2; October 3, 2006: Ord. 6100 § 1; March 18, 2008: Ord. 6101 § 6; April 22, 2008: Ord. 6116 § 3; October 14, 2008: Ord. 6245 §§ 21-23; June 5, 2012: Ord. 6286 §§ 5, 6; September 3, 2013: Ord. 6296 § 6; March 4, 2014: Ord. 6317 § 3; March 3, 2015: Ord. 6351 §§ 3, 4; December 15, 2015: Ord. 6366 § 1; April 12, 2016: Ord. 6382 §§ 2, 6; October 18, 2016: Ord. 6408 § 1; April 25, 2017: Ord. 6425 § 3; December 19, 2017.)

18.08.040 SITE AND BUILDING AREA.

.010 Minimum Site Area. The minimum site area for commercial zones is shown in Table 8-D.

Table 8-D MINIMUM SITE AREA: COMMERCIAL ZONES	
Zone	Minimum Site Area
C-NC	1 acre
C-R	8 acres
C-G	None, except as provided in subsection .020 below
O-L	Twenty thousand (20,000) square feet, except where an area development plan, as set forth in Chapter 18.64 (Area Development Plans), allowing for a different site area, has been adopted by resolution of the Planning Commission and/or the City Council
O-H	3 acres

.020 Additional Site Requirements. In addition to the provisions of Table 8-D, the following provisions apply in all commercial zones.

.0201 The size and shape of the site proposed for the use shall be adequate to allow the full development of the proposed use in a manner consistent with the stated purpose and intent of the zone.

.0202 Adequate provisions shall be made for the safe and orderly circulation of both pedestrian and vehicular traffic between the proposed site and all streets and highways, and between coordinated facilities, accessways or parking areas on adjacent sites.

.0203 Adequate provisions shall be made for loading and unloading of supplies and materials, and collection of refuse in a manner that is screened from view and does not obstruct required parking and accessways or impact adjacent land uses.

.0204 The proposed development shall not limit or adversely affect the growth and development potential of adjoining lands or the general area in which it is proposed to be located.

.030 Building Size. No commercial building shall be less than four hundred (400) square feet in size, excluding kiosks. (Ord. 5920 § 1 (part); June 8, 2004.)

18.08.045 FLOOR AREA RATIO.

The maximum floor area ratio for commercial zones is shown in Table 8-E. An increase in the maximum floor area ratio is permitted subject to the approval of a conditional use permit in accordance with Chapter 18.66 (Conditional Use Permits) and subject to the requirement that the evidence presented shows that all of the conditions set forth in Section 18.66.060 exist, as well as the condition that all potential environmental impacts associated with the proposed use of the structure(s) have been duly analyzed and mitigated.

Zone	Maximum floor area ratio
C-NC	.45 FAR
C-R	.50 FAR
C-G	.50 FAR
O-L	.50 FAR
O-H	2.00 FAR

(Ord. 6101 § 7; April 22, 2008; Ord. 6351 § 5; December 15, 2015.)

18.08.050 STRUCTURAL HEIGHTS.

.010 Maximum Heights. The maximum structural heights for commercial zones are shown in Table 8-F. Structures exceeding the maximum height requirement may be permitted with the approval of a conditional use permit, as set forth in Chapter 18.66 (Conditional Use Permit), and subject to the following additional finding:

.0101 The proposed increase in structural height shall not create significant impacts onto surrounding properties related to glare, shadow, noise and privacy. Such impacts shall be assessed and determined through studies to be submitted to the Planning and Building Department. Additional studies may be required to analyze other impacts as determined by the Planning and Building Director.

Zone	Maximum Structural Height														
	75 feet, except as provided below														
	<ul style="list-style-type: none"> The maximum height of any building or structure within 150 feet of any single-family residential zone boundary (other than property under a resolution of intent to any non-residential or multiple-family zone) shall be as follows, based on the distance from the building or structure to the zone boundary: 														
	<table border="1"> <thead> <tr> <th>Distance</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>20-50 feet</td> <td>1 story (20 feet)</td> </tr> <tr> <td>51-75 feet</td> <td>2 stories (28 feet)</td> </tr> <tr> <td>76-100 feet</td> <td>3 stories (38 feet)</td> </tr> <tr> <td>101-125 feet</td> <td>4 stories (50 feet)</td> </tr> <tr> <td>126-150 feet</td> <td>5 stories (63 feet)</td> </tr> <tr> <td>Over 150 feet</td> <td>6 stories (75 feet)</td> </tr> </tbody> </table>	Distance	Height	20-50 feet	1 story (20 feet)	51-75 feet	2 stories (28 feet)	76-100 feet	3 stories (38 feet)	101-125 feet	4 stories (50 feet)	126-150 feet	5 stories (63 feet)	Over 150 feet	6 stories (75 feet)
Distance	Height														
20-50 feet	1 story (20 feet)														
51-75 feet	2 stories (28 feet)														
76-100 feet	3 stories (38 feet)														
101-125 feet	4 stories (50 feet)														
126-150 feet	5 stories (63 feet)														
Over 150 feet	6 stories (75 feet)														
C-NC	75 feet, except as provided below														
C-R	75 feet, except as provided below														

- The maximum height of any building or structure within 150 feet of any single-family residential zone boundary (other than property under a resolution of intent to any non-residential or multiple-family zone) shall be as follows, based on the distance from the building or structure to the zone boundary:

<u>Distance</u>	<u>Height</u>
20-50 feet	1 story (20 feet)
51-75 feet	2 stories (28 feet)
76-100 feet	3 stories (38 feet)
101-125 feet	4 stories (50 feet)
126-150 feet	5 stories (63 feet)
Over 150 feet	6 stories (75 feet)

C-G Same as C-NC

50 feet, except as provided below

- The maximum height of any building or structure within 100 feet of any single-family residential zone boundary (other than property under a resolution of intent to any non-residential or multiple-family zone) shall be as follows, based on the distance from the building or structure to the zone boundary:

O-L

<u>Distance</u>	<u>Height</u>
20-50 feet	1 story (20 feet)
51-75 feet	2 stories (35 feet)
Over 100 feet	3 stories (50 feet)

150 feet, except as provided below

- The maximum height of any building or structure within 150 feet of any single-family residential zone boundary (other than property under a resolution of intent to any non-residential or multiple-family zone) shall be as follows, based on the distance from the building or structure to the zone boundary:

<u>Distance</u>	<u>Height</u>
20-50 feet	1 story (20 feet)
51-100 feet	2 stories (35 feet)
101-150 feet	3 stories (50 feet)
Over 150 feet	12 stories (150 feet)

.020 Projections. Projections above the height limit are permitted as set forth in Section 18.40.030 in Chapter 18.40 (General Development Standards).

.030 Dedicated streets or alleys may be included in calculating distance requirements. (Ord. 5920 § 1 (part); June 8, 2004: Ord. 6101 § 6 (part); April 22, 2008: Ord. 6425 § 4; December 19, 2017.)

18.08.060 STRUCTURAL SETBACKS.

.010 Setbacks. The minimum setbacks for commercial zones are set forth in Table 8-G. These setbacks apply in addition to the setback and yard requirements of Sections 18.40.040 (Structural Setbacks and Yards) and 18.40.050 (Special Area Setbacks) of Chapter 18.40 (General Development Standards).

.0101 Landscaped setbacks are set forth in Part 1 of Table 8-G; these areas shall be landscaped with lawns, trees, shrubs or other plants as set forth in Chapter 18.46 (Landscaping and Screening) and shall not contain any portion of any structure except as specifically allowed by this section.

.0102 Structural setbacks are set forth in Part 2 of Table 8-G; these areas shall not contain any portion of any structure except as specifically allowed by this section. Landscaping is required only within any required landscaped setbacks.

.0103 Encroachments into setback areas are set forth in subsection .030 below.

Table 8-G MINIMUM SETBACKS: COMMERCIAL ZONES	
Zone	Minimum Setbacks
Part 1 – Landscaped Setbacks	
C-NC	<ul style="list-style-type: none"> Abutting Any Arterial Highway: 15 feet, as measured from the ultimate highway right-of-way line as designated on the Circulation Element of the General Plan
	<ul style="list-style-type: none"> Abutting Any Local Street: 10 feet, as measured from the planned street right-of-way line; provided, however, that where more than two-thirds of the property in the block on the opposite side of the local street are zoned for single-family residential use and, if parking is provided between the landscaped setback and any building, a 3-foot high earthen berm or masonry wall, screened with clinging vines and/or shrubs on both sides, shall be provided to the rear of the 10-foot landscaped area
	<ul style="list-style-type: none"> Abutting Any Non-Residential Interior Site Boundary Lines: None
	<ul style="list-style-type: none"> Abutting Any Residential Zone Boundary: 10 feet
	<ul style="list-style-type: none"> Abutting Any Alley: None
C-R	<ul style="list-style-type: none"> Abutting any freeway right-of-way (including any freeway transition and on or off ramp): 10 feet
	<ul style="list-style-type: none"> Abutting Any Arterial Highway: 20 feet, as measured from the ultimate highway right-of-way line as designated on the Circulation Element of the General Plan
	<ul style="list-style-type: none"> Abutting Any Local Street: 15 feet, as measured from the planned street right-of-way line; provided, however, that where more than two-thirds of the property in the block on the opposite side of the local street are zoned for single-family residential use and, if parking is provided between the landscaped setback and any building, a 3-foot high earthen berm or masonry wall, screened with clinging vines and/or shrubs on both sides, shall be provided to the rear of the 15-foot landscaped area
	<ul style="list-style-type: none"> Abutting Any Non-Residential Interior Site Boundary Lines: None
	<ul style="list-style-type: none"> Abutting Any Residential Zone Boundary: 15 feet
C-G	<ul style="list-style-type: none"> Abutting any freeway right-of-way (including any freeway transition and on or off ramp): 10 feet
	<ul style="list-style-type: none"> Abutting Any Arterial Highway: 15 feet, as measured from the ultimate highway right-of-way line as designated on the Circulation Element of the General Plan
	<ul style="list-style-type: none"> Abutting Any Local Street: 10 feet, as measured from the planned street right-of-way line; provided, however, that where more than two-thirds of the property in the block on the opposite side of the local street are zoned for single-family residential use and, if parking is provided between the landscaped setback and any building, a 3-foot high earthen berm or masonry wall, screened with clinging vines and/or shrubs on both sides, shall be provided to the rear of the 10-foot landscaped area.
	<ul style="list-style-type: none"> Abutting Any Non-Residential Interior Site Boundary Lines: None
	<ul style="list-style-type: none"> Abutting Any Residential Zone Boundary: 10 feet, with trees planted on maximum 20-foot centers to provide an effective visual screen between the C-G and Residential zones.
	<ul style="list-style-type: none"> Abutting Any Alley: None
O-L	Same as C-NC
O-H	Same as C-R

Table 8-G MINIMUM SETBACKS: COMMERCIAL ZONES	
Zone	Minimum Setbacks
Part 2 – Structural Setbacks	

C-NC	• Abutting Any Arterial Highway: Same as Landscape Setback
	• Abutting Any Local Street: Same as Landscape Setback
	• Abutting Any Non-Residential Interior Site Boundary Lines: None
	• Abutting Any Residential Zone Boundary:
	◦ A one-story building: 20 feet
	◦ A two-story building: 51 feet
	◦ A three-story building: 76 feet
	◦ A four-story building: 101 feet
	◦ A five-story building: 126 feet
	◦ A six-story building: 151 feet
• Abutting Any Alley: 10 feet; provided, however, that one-half (1/2) the width of the alley may be applied in measuring the setback	
C-R	• Abutting any freeway right-of-way (including any freeway transition and one or off ramp): Same as Landscape Setback
	• Abutting Any Arterial Highway: Same as Landscape Setback
	• Abutting Any Local Street: Same as Landscape Setback
	• Abutting Any Non-Residential Interior Site Boundary Lines: None
	• Abutting Any Residential Zone Boundary:
	◦ A one-story building: 25 feet
	◦ A two-story building: 51 feet
	◦ A three-story building: 76 feet
	◦ A four-story building: 101 feet
	◦ A five-story building: 126 feet
◦ A six-story building: 151 feet	
• Abutting Any Alley: 10 feet; provided, however, that one-half (1/2) the width of the alley may be applied in measuring the setback	
C-G	Same as C-NC, except where abutting any freeway right-of-way (including any freeway transition and on or off ramp): Same as Landscape Setback
O-L	• Abutting Any Arterial Highway: Same as Landscape Setback
	• Abutting Any Local Street: Same as Landscape Setback
	• Abutting Any Non-Residential Interior Site Boundary Lines: None
	• Abutting Any Residential Zone Boundary:
	◦ A one-story building: 20 feet
	◦ A two-story building: 51 feet
	◦ A three-story building: 101 feet
	• Abutting Any Alley: 10 feet; provided, however, that one-half (1/2) the width of the alley may be applied in measuring the setback
O-H	• Abutting Any Arterial Highway: Same as Landscape Setback
	• Abutting Any Local Street: Same as Landscape Setback
	• Abutting Any Non-Residential Interior Site Boundary Lines: None

<ul style="list-style-type: none"> • Abutting Any Residential Zone Boundary:
<ul style="list-style-type: none"> ◦ A one-story building: 20 feet
<ul style="list-style-type: none"> ◦ A two-story building: 51 feet
<ul style="list-style-type: none"> ◦ A three-story building: 101 feet
<ul style="list-style-type: none"> ◦ A four-story building: 151 feet
<ul style="list-style-type: none"> ◦ A five-story building: 201 feet
<ul style="list-style-type: none"> ◦ A six- or more story building: 226 feet
<ul style="list-style-type: none"> • Abutting Any Alley: 10 feet; provided, however, that one-half (1/2) the width of the alley may be applied in measuring the setback

.020 Building Setbacks. Where trash enclosures, trash compactors, loading and delivery areas or bays, compressors or other mechanical equipment are proposed in setback areas adjacent to residential uses and residential zones, the minimum setback between these structures and uses and the residential zone boundary shall be not less than ten (10) feet.

.030 Encroachments. Allowable encroachments into the setback requirements in Table 8-G are set forth below. Any encroachment that conflicts with the Uniform Building Code, as adopted by the City, shall not be permitted.

.0301 Canopies (fixed) or trellises may encroach into a required setback on a public street no more than three (3) feet.

.0302 Cornices, eaves, sills, belt courses, buttresses and fireplaces may encroach into any required setback not more than two (2) feet.

.0303 Driveways providing access from adjacent streets or private accessways may encroach into any required street landscape and structural setback.

.0304 Fences and walls that comply with Section 18.46.110 of Chapter 18.46 (Landscaping and Screening) may encroach into any required setback.

.0305 Three (3) flagpoles for the display of national, state, city and/or company trademark or logo, not to exceed the maximum structural height.

.0306 Guard railings for safety protection around hazardous areas as required by City codes may encroach into any required setback.

.0307 Light fixtures may encroach into any required setback, except required setbacks adjacent to residential zones where developed with residential uses or residential uses in any zone.

.0308 Parking spaces (open) and open vehicular accessways may encroach into required structural setback areas, but shall not encroach into minimum required landscape setbacks.

.0309 Signs that comply with Section 18.08.080 of this chapter may encroach into any required setback.

.0310 Trees, shrubs, flowers or plants shall be permitted in any required setback as permitted in Chapter 18.46 (Landscaping and Screening).

.0311 Walkways leading from parking areas and public sidewalks may encroach into any required landscaped setback, provided the walkway is integrated with the landscape design and does not significantly reduce the landscape area. (Ord. 5920 § 1 (part); June 8, 2004; Ord. 5998 § 9; October 25, 2005; Ord. 6101 § 6 (part); April 22, 2008.)

18.08.070 PARKING AND LOADING.

Parking and loading requirements for commercial zones are set forth in Chapter 18.42 (Parking and Loading). (Ord. 5920 § 1 (part); June 8, 2004; Ord. 5944 7; September 28, 2004.)

18.08.080 SIGNS.

Sign requirements for commercial zones are set forth in Chapter 18.44 (Signs). (Ord. 5920 § 1 (part); June 8, 2004.)

18.08.090 LANDSCAPING.

Landscaping shall be permitted and/or required in commercial zones, subject to the conditions and limitations set forth in Chapter 18.46 (Landscaping and Screening). (Ord. 5920 § 1 (part); June 8, 2004.)

18.08.100 FENCES, WALLS AND HEDGES.

Fences, walls, hedges and berms shall be permitted and/or required in commercial zones, subject to the conditions and limitations set forth in Section 18.46.110 of Chapter 18.46 (Landscaping and Screening). (Ord. 5920 § 1 (part); June 8, 2004.)

18.08.110 REFUSE STORAGE AND RECYCLING FACILITIES.

Lots containing other than a single-family dwelling shall provide refuse storage that conforms to the document "Minimum Acceptable Trash Collection Areas" on file with the Public Works Department. The storage shall be designed, located and/or screened so as not to be readily identifiable or visible from adjacent streets, adjacent residential uses and zones, or other public rights-of-way. Recycling bins shall also be provided as required by the Public Works Department. (Ord. 5920 § 1 (part); June 8, 2004.)