

# P I C O R I V E R A



## C O M P R E H E N S I V E Z O N I N G C O D E U P D A T E

STUDY SESSION #4  
PLANNING COMMISSION

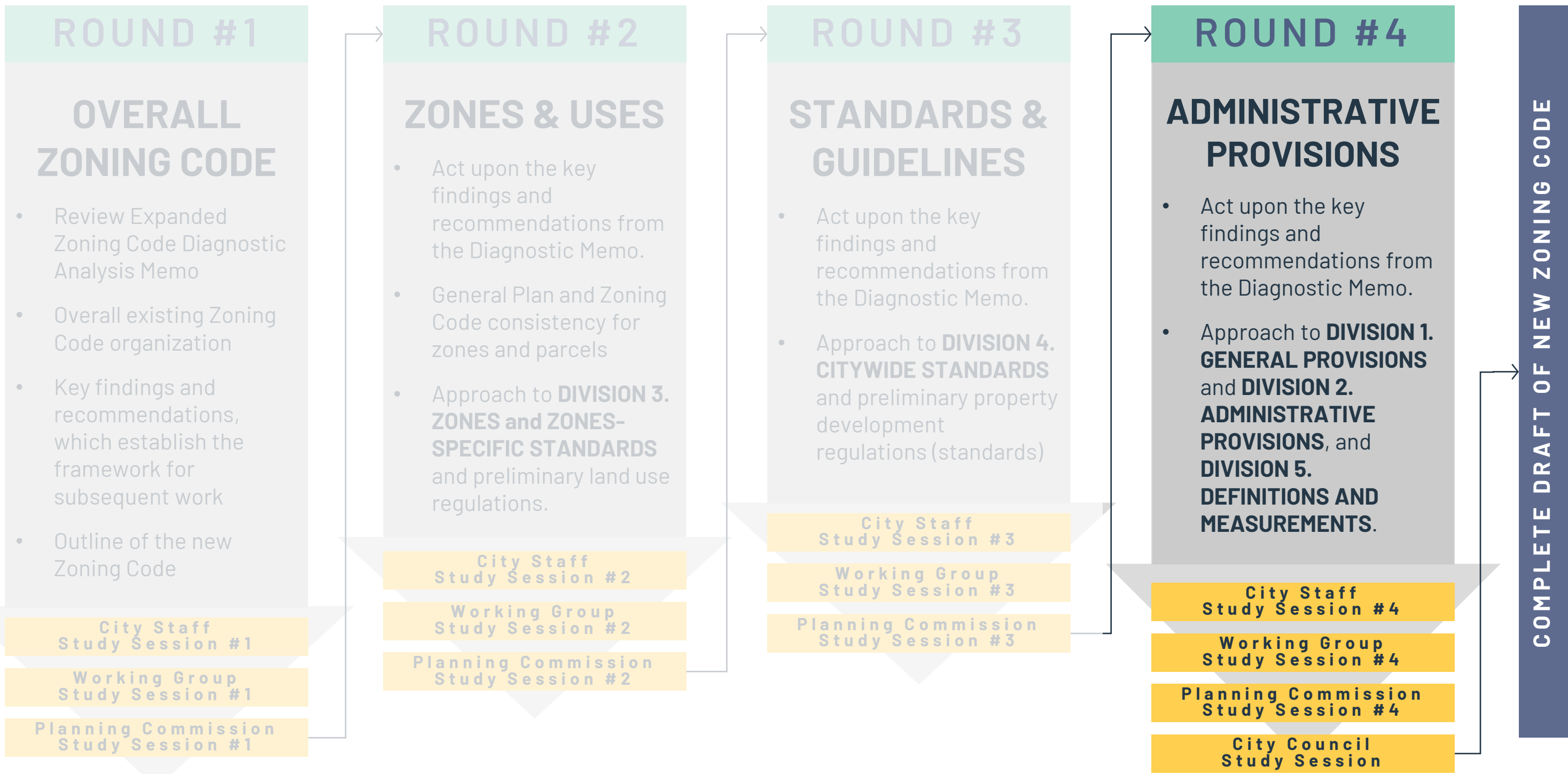
# AGENDA

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1. Introductions
2. Purpose of this Study Session
3. Approach to Round #4 - Administrative and General Provisions
4. Overview Of Select Chapters in Division 2
5. Updates to Development and Design Standards in Division 3 and 4
6. Discussion
7. Next Steps

## **2. Purpose of this Study Session**

# 4 ROUNDS OF STUDY SESSIONS



# 3. Approach to Round #4

# Approach to Round #4 of Work

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1. Revisited identified issues, staff requests, and recommendations
2. Transferred old code language into new code format
3. "Cleaned up" code language
4. Added new procedures and regulations, as necessary

# 4. Overview of Select Chapters in Division 2

## **Division 2. Administrative Provisions**

- Chapter 18.03. Administration
- Chapter 18.04. Procedures
- Chapter 18.05. Permits and Approvals

# Division 2. Administrative Provisions

## ▪ Connect Permit Types to Level of Discretion

- No Permit (Zoning Consistency Review, Building Permit, Home Occupation Permit)
- Administrative Use Permit
- Conditional Use Permit
- Variances





# Division 2. Administrative Provisions

## Chapter 18.03. Administration

- 18.03.010. Purpose
- 18.03.020. Decision Making Bodies and Officials
  - A. City Council**
  - B. Planning Commission**
  - C. Zoning Administrator**

Key updates and revisions:

### 020. Decision Making Bodies and Officials

- Planning Commission may determine interpretation of regulation, conflicting regulations, unlisted uses, etc.
- Hear and decide on violations of permit terms and conditions

# Division 2. Administrative Provisions

## Chapter 18.03. Administration

- 18.03.010. Purpose
- 18.03.020. Decision Making Bodies and Officials

Table 18.08.020.A - Summary of Review and Decision-Making Bodies				
Procedure	Zoning Administrator or Designee	Planning Commission	City Council	Reference
<b>R = Review, RC = Recommendation, D = Decision, A = Appeal</b>				
<b>General Plan and Zoning</b>				
General Plan Amendment	R	RC	D	18.06
Zoning Code and/or Zoning Map Amendment	R	RC	D	18.06
Specific Plans	R	RC	D	18.08
<b>Entitlements</b>				
Administrative Use Permit	D	A		18.05.020
Minor Variance	D	A		18.05.050
Variance	R	D	A	18.05.050
Minor Modification - Conditional Use Permit	D	A		18.05.030
Conditional Use Permit	R	D	A	18.05.030

Key updates and revisions:

### 020. Decision Making Bodies and Officials

- Added a summary table for quick reference for review, recommendation, decision, and appeal responsibility for all permits and approvals, as applicable

# Division 2. Administrative Provisions

## Chapter 18.04. Procedures

- 18.04.010. Purpose
- 18.04.020. Applications and Fees
- 18.04.030. Environmental Review
- 18.04.040. Public Noticing and Hearings
- 18.04.050. Notice of Decision and Findings Required
- 18.04.060. Scope of Approval
- 18.04.070. Effective Dates
- 18.04.080. Expiration and Extension
- 18.04.090. Revocation of Permits
- 18.04.100. Appeals

### Key updates and revisions:

- General procedures that are applicable to most common approval or permit types
- Permit or approval specific procedures are included with their individual section

# Division 2. Administrative Provisions

## Chapter 18.05. Permits and Approvals

- 18.05.010. Purpose
- 18.05.020. Administrative Use Permit
- 18.05.030. Conditional Use Permits
- 18.05.040. Temporary Use Permits
- 18.05.050. Variances
- 18.05.060. Design Review
- 18.05.070. Other Permits and Approvals
- 18.05.080. Reasonable Accommodations

### Key updates and revisions:

- Includes all permits and approvals in one chapter
- Replaced the Precise Plan Design with an Administrative Use Permit, applies to uses only

### **030. Conditional Use Permit**

- Revised required findings
- Conformance/consistency with the zoning code, including design and development standards, the general plan and/or other plans
- Compatibility of building/site design and operating characteristics to surrounding neighborhood and general welfare
- Site suitability for the proposed use of land and development, and access to utilities

# **5. Updates to Development and Design Standards in Division 3/4**

# Division 3. Zones and Zones-Specific Standards

- **Chapter 18.13. Residential Zones**
  - 18.13.010. Purpose and Applicability
  - 18.13.020. Use Regulations for Residential Zones
  - 18.13.030. Development Standards for Residential Zones
  - 18.13.040. Design Standards for Residential Zones
  - 18.13.050. Reference to Supplemental Citywide Standards
- **Chapter 18.14. Commercial Zones**
  - 18.14.010. Purpose and Applicability
  - 18.14.020. Use Regulations for Residential Zones
  - 18.14.030. Development Standards for Commercial Zones
  - 18.14.040. Design Standards for Commercial Zones
  - 18.14.050. Reference to Supplemental Citywide Standards
- **Chapter 18.15. Mixed-Use Zones**
  - 18.15.010. Purpose and Applicability
  - 18.15.020. Use Regulations for Residential Zones
  - 18.15.030. Development Standards for Mixed-Use Zones
  - 18.15.040. Design Standards for Mixed-Use Zones
  - 18.15.050. Reference to Supplemental Citywide Standards
- **Chapter 18.16. Industrial Zones**
  - 18.16.010. Purpose and Applicability
  - 18.16.020. Use Regulations for Residential Zones
  - 18.16.030. Development Standards for Industrial Zones
  - 18.16.040. Design Standards for Industrial Zones
  - 18.16.050. Reference to Supplemental Citywide Standards

In Division 3, this latest round of work focused on edits to:

✓ **Development Standards**

✓ **Design Standards**

- Further addressing all previous “notes” to incorporate, remove, or transfer elsewhere.
- Further streamlining standards based on City and public comments.
- Revisiting all standards to ensure clarity and effectiveness.

# Division 3. Zones and Zones-Specific Standards

## Chapter 18.13. Residential Zones

Table 18.13.XXX.X. Development Standards - Residential Zones						
Standard	R-E	S-F	R-I	R-M-M	R-M-H	Reference
<b>Lot Standards</b>						
Lot Area, minimum. (a)	15,000 s.f.	6,500 s.f.	4,200 s.f.	12,500 s.f.		Section 18.XX.XXX (Calculating Lot Area)
Lot Width, minimum.	100 feet	<del>60 feet</del>	40 feet	<del>60 feet</del>		Section 18.XX.XXX (Measuring Lot Width and Depth)
Lot Depth, minimum.	150 feet	100 feet	<del>70 feet</del>	100 feet		
Lot Coverage, maximum.	40%	50%	50%	50%		Section 18.XX.XXX (Calculating Lot Coverage)
<b>Setback Standards</b>						
Front, first story, minimum.	30 feet	20 feet	<del>15 feet</del>	15 feet		Section 18.XX.XXX (Measuring Setbacks)
Front, second story, minimum.	Second story façade shall setback a minimum of 3 feet from the first story façade for a minimum of 50 percent of the width of the first story façade.			N/A		
Side, street, minimum.	20 feet	10 feet	8 feet	10 feet		
Side, interior, minimum.	10 feet	5 feet	4 feet	5 feet		
Rear, first story, minimum.	5 feet		<del>5 feet</del>	10 feet		
Rear, second story, minimum.	8 feet			13 feet		
<b>Building Height Standards</b>						
Building Height, maximum.	26 feet (b)			42 feet		See Section 18.XX.XXX (Measuring Height)
<b>Density Standards</b>						
Dwelling Unit Density, maximum.	1 DU/lot (c)		1 DU/lot	14 DU/acre	30 DU/acre	Section 18.XX.XXX (Calculating

### NEW STANDARD

- Minimum front setback for second story
- Intended to prevent “mansionization” of single-family homes and better modulate mass and bulk.
- Works in tandem with other standards (setbacks, lot coverage, design) to promote good design, privacy, and compatibility with neighbors.

# Division 3. Zones and Zones-Specific Standards

## Chapter 18.13. Residential Zones

To prevent building masses like this:



- × No second story setback
- × No modulation

And instead promote building masses like this:



- ✓ Second story setback
- ✓ Modulation

VS.



# Division 3. Zones and Zones-Specific Standards

## Chapter 18.14. Commercial Zones

Table 18.XX.XXX.X. Development Standards - Commercial Zones					
Standard	P-A	C-N	C-G	C-M	Reference
<b>Lot Standards</b>					
Lot Area, minimum.	10,000 s.f.		15,000 s.f.	20,000 s.f.	Section 18.XX.XXX. (Calculating Lot Area)
Street Frontage, minimum.	50 feet				Section 18.XX.XXX. (Measuring Street Frontage)
Lot Coverage, maximum.	60%				Section 18.XX.XXX. (Calculating Lot Coverage)
<b>Setback Standards</b>					
Front.	5 feet minimum and 10 feet maximum (a)				Section 18.XX.XXX. (Measuring Street Frontage)
Side, street, minimum.					
Side, interior, minimum.	5 feet, otherwise:				Section 18.XX.XXX. (Measuring Setbacks)
<ul style="list-style-type: none"> <li>&gt;2 stories</li> <li>Corner lot</li> <li>Abutting residential</li> </ul>	<ul style="list-style-type: none"> <li>Additional 5 feet for each story more than two, up to 20 feet.</li> <li>10 feet</li> <li>20 feet</li> </ul>				
Rear, minimum.	5 feet, otherwise:				
<ul style="list-style-type: none"> <li>&gt;2 stories</li> <li>Abutting residential</li> </ul>	<ul style="list-style-type: none"> <li>Additional 5 feet for each story more than two, up to 20 feet.</li> <li>20 feet, regardless of presence of alley.</li> </ul>				
<b>FAR Standards</b>					
Non-Residential Floor Area Ratio, maximum.	0.75 FAR				Section 18.XX.XXX. (Calculating FAR)
<b>Building Height Standards</b>					
Building Height, maximum.	45 feet		55 feet		See Section 18.XX.XXX. (Measuring Height)
<b>Open Space Standards</b>					
Publicly Accessible Open Space, minimum	Publicly accessible open space with an area of a minimum of 5% of gross floor area for developments with a gross floor area greater than 75,000 s.f.				Section 18.XX.XXX. (Publicly Accessible Open Space)

### NEW STANDARD

- Maximum front and side street setback
- Intended to encourage a general shift in land use development practices from automobile dependency to livability and multi-mobility.
- (a) Buildings shall be located within 10 feet of the front and side street property line for at least 50 percent of the length of the street frontage. The front and side street setback shall be improved as an expanded sidewalk, outdoor dining, and/or landscaping.

# Division 3. Zones and Zones-Specific Standards

## Chapter 18.14. Commercial Zones

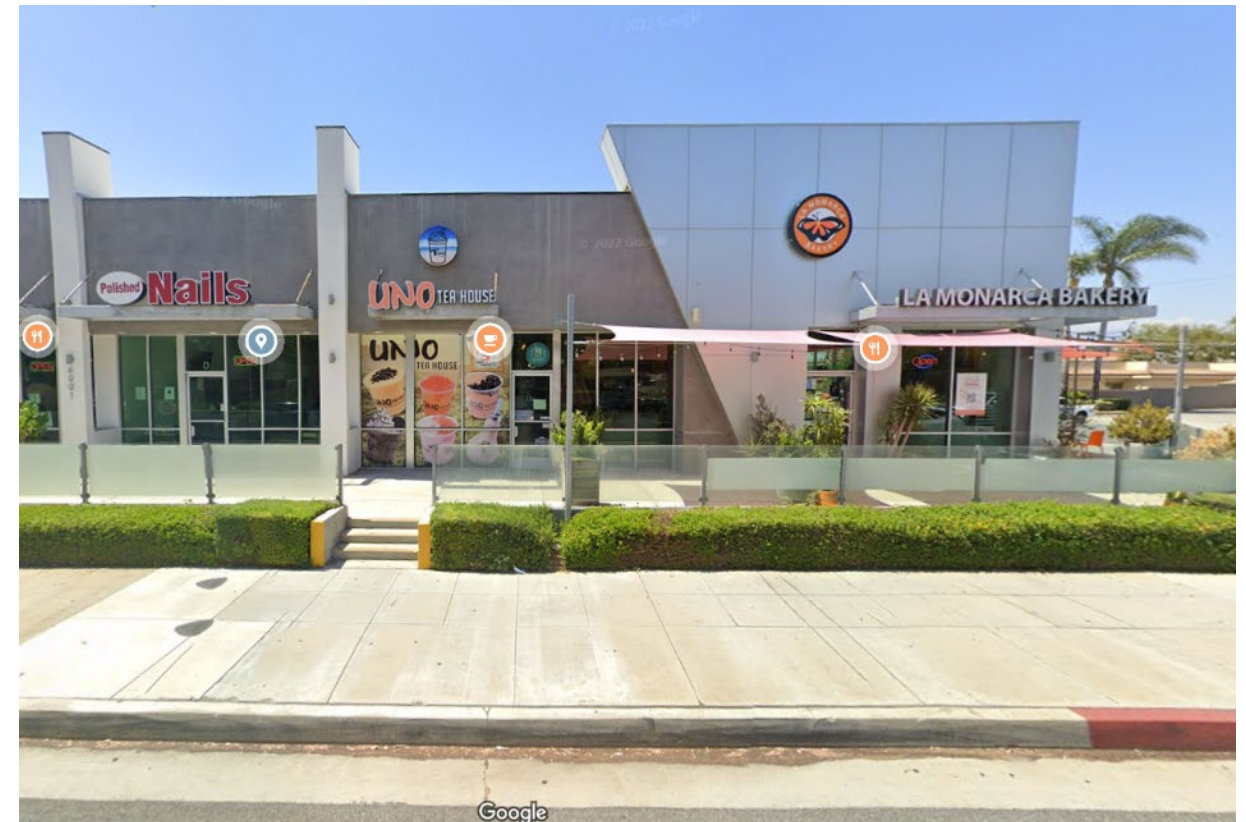
To move away from development types like this:



Rite Aid at Whittier/Passons

- × Min. front setback
- × Locates parking in front setback

And instead promote development types like this:



La Monarca at Rosemead/Mines

- ✓ Max. front setback
- ✓ Locates parking in rear/side setback

vs.

# Division 3. Zones and Zones-Specific Standards

## Chapter 18.14. Commercial Zones

But prevent situations like this...



Pico Rivera Town Center along Washington at Rosemead

- ✓ Max. front setback
- ✓ Locates parking in rear/side setback
- × No windows/doors along front facade

# Division 3. Zones and Zones-Specific Standards

## Chapter 18.14. Commercial Zones

Table 18.XX.XXX.X. Development Standards - Commercial Zones					
Standard	P-A	C-N	C-G	C-M	Reference
<b>Lot Standards</b>					
Lot Area, minimum.	10,000 s.f.		15,000 s.f.	20,000 s.f.	Section 18.XX.XXX. (Calculating Lot Area)
Street Frontage, minimum.	50 feet				Section 18.XX.XXX. (Measuring Street Frontage)
Lot Coverage, maximum.	60%				Section 18.XX.XXX. (Calculating Lot Coverage)
<b>Setback Standards</b>					
Front.	5 feet minimum and 10 feet maximum (a)				Section 18.XX.XXX. (Measuring Street Frontage)
Side, street, minimum.					
Side, interior, minimum. • >2 stories • Corner lot • Abutting residential	5 feet, otherwise: • Additional 5 feet for each story more than two, up to 20 feet. • 10 feet • 20 feet				Section 18.XX.XXX. (Measuring Setbacks)
Rear, minimum. • >2 stories • Abutting residential	5 feet, otherwise: • Additional 5 feet for each story more than two, up to 20 feet. • 20 feet, regardless of presence of alley.				
<b>FAR Standards</b>					
Non-Residential Floor Area Ratio, maximum.	0.75 FAR				Section 18.XX.XXX. (Calculating FAR)
<b>Building Height Standards</b>					
Building Height, maximum.	45 feet		55 feet		See Section 18.XX.XXX. (Measuring Height)
<b>Open Space Standards</b>					
Publicly Accessible Open Space, minimum	Publicly accessible open space with an area of a minimum of 5% of gross floor area for developments with a gross floor area greater than 75,000 s.f.				Section 18.XX.XXX. (Publicly Accessible Open Space)

### → NEW STANDARD

- Minimum publicly accessible open space
- Intended to promote pedestrian activity, community gathering, outdoor amenities, and create a sense of place, etc.
- Shall be landscaped for a min. of 25% of total area.
- Shall be hardscaped for a min. of 25% of total area.
- Shall provide 1 seat for every 200 s.f. of total area.

# Division 3. Zones and Zones-Specific Standards

## Chapter 18.14. Commercial Zones



Americana at Brand, Glendale



The Point, El Segundo



Metlox, Manhattan Beach



Promenade at Downey



Pico Rivera Towne Center

# Division 4. Supplemental Citywide Standards

- **Chapter 18.20. Purpose and Applicability**
- **Chapter 18.21. General Site Standards**
  - 18.21.010. Accessory Structures
  - 18.21.020. Fences, Walls, and Hedges
  - 18.21.030. Grading and Drainage
  - 18.21.040. Landscaping
  - 18.21.050. Lighting
  - 18.21.060. Projections into Setbacks
  - 18.21.070. Screening
  - 18.21.080. Street Improvements
  - 18.21.090. Swimming Pools
  - 18.21.100. Trash and Recycling Areas
  - 18.21.110. Utilities
- **Chapter 18.22. Off-Street Parking and Loading Standards**
  - 18.22.010. Purpose and Applicability
  - 18.22.020. General Provisions
  - 18.22.030. Parking
  - 18.22.040. Loading
  - 18.22.050. Transportation Demand Management
- **Chapter 18.23. Sign Standards**
- **Chapter 18.24. Performance Standards for Non-Residential Uses**
- **Chapter 18.25. Standards for Special Uses and Activities**
- **Chapter 18.26. Affordable Housing Density Bonus**

In Division 4, this latest round of work focused on edits to:

## 18.21. General Site Standards

- Further cleaning up and streamlining each of the general site standards topics.

## 18.22. Off-Street Parking and Loading Standards

- Further cleaning up and streamlining the parking and loading standards.

## 18.24. Performance Standards

- Revising standards to be consistent with General Plan

# Division 4. Supplemental Citywide Standards

## Chapter 18.21. General Site Standards

### Section 18.21.020. Fences, Walls, Hedges

Table 18.XX.XXX.X. Fences, Walls, and Hedges			
Fence, Wall, or Hedge	Height	Setback	Reference
Within the Front and Street Side Setback			
Non-view obscuring fence, wall, or hedge	Max. 4.5 feet (a)	N/A	See Section 18.XX.XXX. (View Obscuring)
View obscuring fence, wall, or hedge	Max. 3.5 feet (a)	N/A	
Columns or pilasters as part of a fence, wall, or hedge system	Max. 4.5 feet (a)	Min. 10 feet from edge of driveway	
Gates, excluding electronically operated gates	Varies	Min. 20 feet from front or side street property line if abutting a major, secondary, or collector street	
Fence or wall enclosing swimming pools	Min. 5 feet in compliance with the Building Code.	N/A	See Section 18.XX.XXX. (Swimming Pools)
Within the Rear or Interior Side Setback			
Any fence, wall, or hedge	6 feet (1) max.	N/A	

(a) Max. height may be exceeded up to 10 feet with a **Minor Variance**.

#### UPDATES:

- Prohibiting chain-link, corrugated metal/plastic in front or side street setback.
- Prohibiting razor, barbed wire throughout.
- Requiring anti-graffiti coating for fences and walls facing streets.

# Division 4. Supplemental Citywide Standards

## Chapter 18.21. General Site Standards

### Section 18.21.040. Landscaping

#### 18.21.040. Landscaping

- A. **Applicability.** Landscaping for all development shall comply with the provisions of this section and the applicable provisions of Chapter 13.90. (Water Efficient Landscaping) of this Title, with the exceptions as listed below. If the provisions of Chapter 13.90 are in conflict with applicable provisions of this section, this section shall govern.
1. **Exception.** The provisions of this section shall NOT apply to the following:
    - a. Registered local, state, or federal historical sites;
    - b. Ecological restoration projects that do not require a permanent irrigation system;
    - c. Mined-land reclamation projects that do not require a permanent irrigation system; or
    - d. Botanical gardens and arboretums open to the public.
- B. **Landscaping**
1. Landscaping shall be installed within all front and street side setbacks, excluding required walkways, parking and loading areas, and driveways.
  2. Landscaping shall be maintained as necessary, including, but not limited to, watering, pruning, trimming, mowing, aerating, fertilizing, weed and brush abatement, trash removal, and replacement of landscape materials.
  3. Landscaping shall consist of native, non-invasive, and/or low-water use species.
  4. The use of artificial or synthetic turf shall be prohibited.
  5. Where landscaping or common open space areas are required, a minimum of **one 24-gallon tree** or larger shall be planted for every **500 square feet** of required area.

#### UPDATES:

- Requiring native, non-invasive, low-water use species
- Requiring 1 tree per 500 sf of landscaping



# Division 4. Supplemental Citywide Standards

## Chapter 18.21. General Site Standards

### Section 18.21.060. Projections into Setbacks

Table 18.XX.XXX.X. Projections into Setbacks				
Projections	R-I, PUD	R-E, S-F	R-M, M-U	All Other Zones
Accessory dwelling units	See Section 18.XX.XXX. (Accessory Dwelling Units).			
Accessory structures, detached	See Section 18.XX.XXX. (Accessory Structures).			
Architectural details such as cornices, roof eaves, belt courses, sills, trims, or similar details	3 feet into front or side street setback only.	3 feet into any setback.		
Façade shade devices, such as awnings, canopies, trellises, or similar devices				
Fireplace structures, such as chimneys, NOT exceeding 12 feet in width				
Façade projections, attached, such as porticos, buttresses, bay windows, balconies, porches, patios, decks, terraces, or similar attached projections	6 feet into front setback, and 3 feet into side street setback only.	10 feet into front setback. 6 feet into side street setback. 3 feet into side interior setback. Permitted in rear setback provided that a 4-foot setback is maintained from the rear property line.		
Structures over driveways, attached, such as porte-cocheres, arbors, pergolas, or similar attached structures				
Stairs or stoops				
Swimming pools or spas	See Section 18.21.090. (Swimming Pools).			N/A

#### UPDATES:

- Transferred all notes into one table
- Simplified permissions

# Division 4. Supplemental Citywide Standards

## Chapter 18.21. General Site Standards

### Section 18.21.070. Screening

#### 18.21.070. Screening

- A. **Applicability.** The provisions of this section shall apply to all development, unless otherwise specified below.
- B. **Mechanical, Plumbing, and Electrical Equipment.** All ground-, wall-, and roof-mounted equipment shall be located or incorporated within a building or structure whenever possible or screened so as NOT to be visible from any street and adjacent property according to the following standards. For purposes of this section, equipment shall include all mechanical, plumbing, and electrical equipment, such as, but not limited to, air conditioning units, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, exhaust fans and ventilators, vents, and ducting for air conditioning, heating, blower systems, and similar equipment.
1. **Roof-Mounted Equipment.** All exterior roof-mounted equipment shall be screened from view according to the following standards. A line-of-sight analysis shall be conducted for all roof-mounted equipment that illustrates in section and elevation the location of the roof-mounted equipment relative to its visibility from the street and adjacent property. Storage shall be prohibited on the roof.
- a. **For flat or partially-flat roofs:** Equipment located on a flat or partially-flat roof shall be screened from view behind a parapet wall on all sides of the roof. Parapets shall have a minimum height of 6 inches greater than the roof-mounted equipment and shall match and/or complement the architectural style, color, material, or finish of the subject building and roof. Parapets shall be capped with precast treatment, continuous banding, or projecting cornices, dentils, or similar edge treatment. Interior side of parapet walls shall not be visible from a common open space or street.
- b. **For pitched roofs:** Equipment located on a pitched roof shall be screened from view by recessing into roof structures, such as hips, gables, or similar roof features, as shown in [Figure X](#).
- c. **Exceptions.**
- i. Roof-mounted solar energy systems without screening shall be permitted.
- ii. For single-family residential buildings, roof-mounted air-conditioning units shall be prohibited, unless the unit is physically unable to be installed in a ground-mounted location as determined by the Zoning Administrator. For single-family residential buildings that are legally non-conforming, roof-mounted air-conditioning units without screening shall be permitted.
2. **Ground- or Wall-Mounted Equipment.** All exterior ground- or wall-mounted equipment shall be prohibited within the front and street side setback, and shall be screened from view using walls, fences, or landscaping, with the exceptions as listed below. Walls and fences shall match and/or complement the architectural style, color, material, or finish of the adjacent building or structure.
- a. **Exception.** For single-family residential buildings, window-mounted air-conditioning units shall be permitted without screening but shall be prohibited on the front and street side facing facades.

#### UPDATES:

- Transferred all notes into one section
- Simplified permissions
- Addressing a variety of situations:
  - Roof-mounted equipment
  - Ground or wall-mounted equipment
  - Drainage gutters and downspouts
  - Parking and loading areas
  - Trash and recycling areas
  - Non-residential properties abutting residential

# Division 4. Supplemental Citywide Standards

## Chapter 18.21. General Site Standards

### Section 18.21.100. Trash and Recycling Areas

#### 18.21.100. Trash and Recycling Areas

- A. **Applicability.** All new construction and existing development that adds 30 percent or more to its existing total floor area shall comply with this section and applicable provisions of **Chapter 8.12 (Garbage and Rubbish)** and **Chapter 8.13 (Mandatory Organic Waste Disposal Reduction)** of this Title to provide adequate, accessible, and convenient areas for depositing, collecting, and hauling trash and recycling materials.
- B. **Trash and Recycling Areas.** The minimum area shall be provided for trash and recycling as follows:
1. **All Development.** Trash and recycling areas shall at a minimum be sufficient in capacity, number, and distribution to serve the development, and shall be located within convenient access to those who deposit, collect, and haul trash and recycling materials.
  2. **Residential.** A minimum **6 square feet** of enclosed area shall be provided for every dwelling unit.
  3. **Non-Residential.** A minimum **36 square feet** of enclosed area for every **5,000 square feet** of gross building floor area.
- C. **Trash and Recycling Enclosures.** Trash and recycling areas, including, but not limited to, receptacles, bins, and containers, located either interior to a building or exterior on site shall be enclosed and screened so as NOT to be visible from any street and adjacent property according to the following standards.
1. Enclosures shall be constructed to match and/or complement the architectural style, color, material, or finish of the primary building on a lot of the development.
  2. Enclosures shall be prohibited within the front or street side setback, and shall NOT obstruct building entries, walkways, sidewalks, parking areas, driveways, and streets.
  3. Enclosures shall be constructed on all sides by walls of a minimum height of 6 feet, in addition to lids, covers, roofs, and/or lockable gates and/or doors to protect against adverse environmental conditions, such as rain or wind, and to prevent against theft of trash and recycling materials.
  4. Enclosures shall mitigate against adverse impacts, such as noise and odor, to adjacent properties by one or more of the following methods:
    - a. Increasing the distance that separates trash and recycling areas from abutting properties;
    - b. Use of landscaping, such as hedges, shrubs, bushes, and trees, in between trash and recycling areas and abutting properties; and/or
    - c. Incorporation of trash and recycling areas within a building.

#### UPDATES:

- Transferred all notes into one section
- Simplified permissions
- Addressing a variety of situations:
  - Provision of area
  - Provision of enclosures

# Division 4. Supplemental Citywide Standards

## Chapter 18.22. Off-Street Parking and Loading

### Chapter 18.20. Off-Street Parking and Loading Standards

18.20.010. Purpose and Applicability  
18.20.020. General Provisions

18.20.021. Existing Parking and Loading Areas  
18.20.022. Limitations to Parking and Loading Areas  
18.20.023. Access and Circulation  
18.20.024. Driveways  
18.20.025. Paving and Landscaping  
18.20.026. Lighting  
18.20.027. Screening  
18.20.028. Visibility

#### 18.20.030. Parking

18.20.031. Required Parking  
18.20.032. Parking Reductions  
18.20.033. Dimensions  
**18.20.034. Location and Orientation**  
18.20.035. Garages and Structures over Driveways

#### 18.20.040. Loading

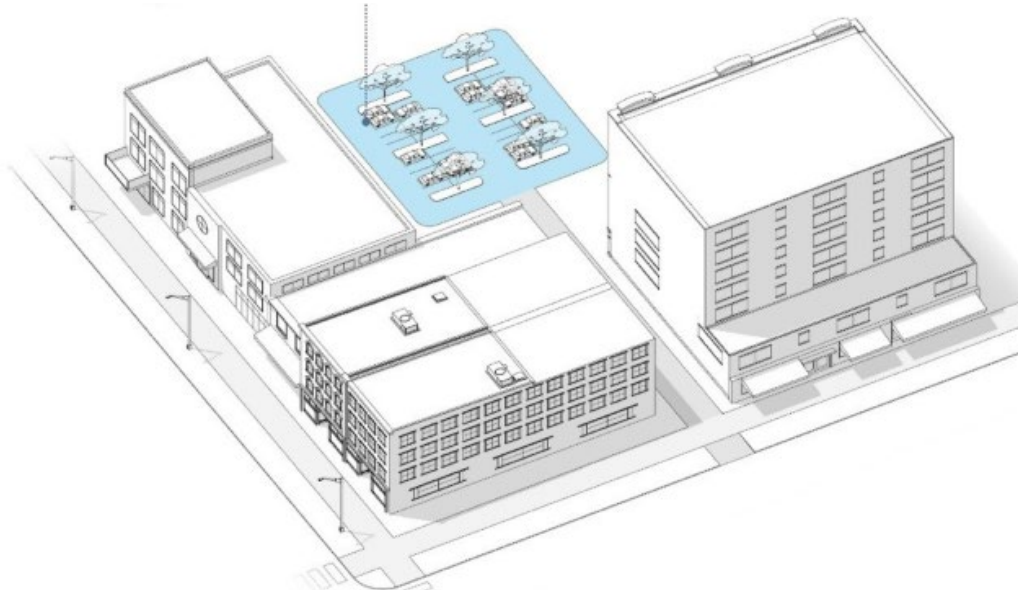
18.20.041. Required Loading  
18.20.042. Location and Orientation

#### NEW STANDARD:

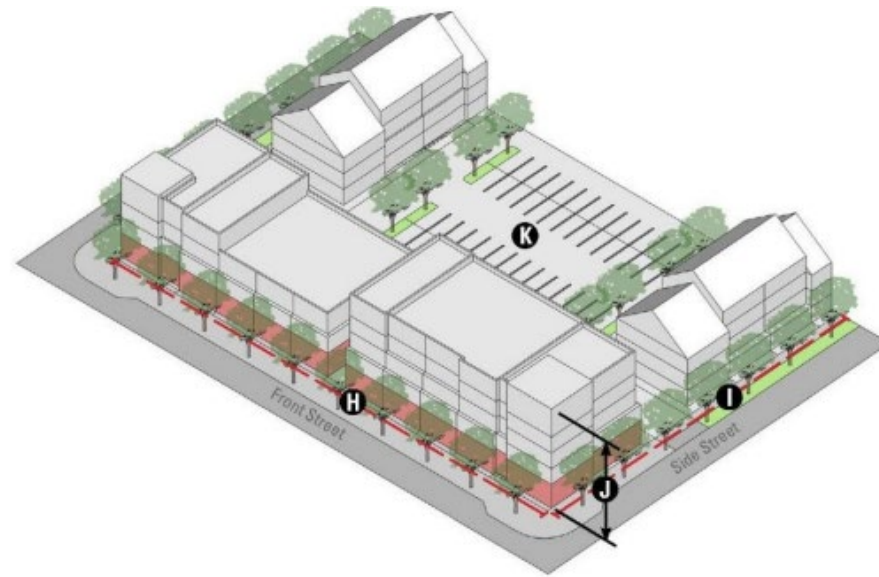
For all development (except residential developments containing less than 5 units) parking areas, with the exception of required driveways and drive aisles, **shall be prohibited within any street setback** and/or shall be located behind a building or within a structure, so that it is not visible from the street.

# Division 4. Supplemental Citywide Standards

## Chapter 18.22. Off-Street Parking and Loading



Surface parking located to rear of parcel and screened by buildings.



Parking garage wrapped by buildings.

# Division 4. Supplemental Citywide Standards

## Chapter 18.22. Off-Street Parking and Loading

### Chapter 18.20. Off-Street Parking and Loading Standards

18.20.010. Purpose and Applicability  
18.20.020. General Provisions

18.20.021. Existing Parking and Loading Areas  
18.20.022. Limitations to Parking and Loading Areas  
18.20.023. Access and Circulation  
18.20.024. Driveways  
18.20.025. Paving and Landscaping  
18.20.026. Lighting  
18.20.027. Screening  
18.20.028. Visibility

#### 18.20.030. Parking

18.20.031. Required Parking  
18.20.032. Parking Reductions  
18.20.033. Dimensions  
18.20.034. Location and Orientation  
18.20.035. Garages and Structures over Driveways

#### 18.20.040. Loading

18.20.041. Required Loading  
18.20.042. Location and Orientation

### UPDATED STANDARD:

- Simplified requirements

Table 18.XX.XXX.X. Required Loading Areas

Total Gross Floor Area (square feet)	Minimum Loading Area (square feet)(a)
10,000 or less	None
10,001 to 20,000	300
20,001 to 50,000	600
50,001 or greater	1,000

(a) The minimum loading area shall NOT be less than 12 feet in width and 25 feet in length, exclusive of required driveways and drive aisles, and shall have an unobstructed height of not less than 14 feet.

# 6. Next Steps

# Next Steps

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- Public Review Draft – Early August