

Public Review Draft

City of Pico Rivera

Title 18 Zoning Code

DECEMBER 2024

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Division 1. General Provisions

Chapter 18.01. Title, Authority, Purpose

18.01.010. Title

Title 18 of the Pico Rivera Municipal Code shall hereinafter be known as “Title 18, The Zoning Code of the City of Pico Rivera.” Said Title 18 may also be referred to simply as “Title” or as “Zoning Code,” provided, however, that such reference is not in conflict with any other codes or ordinances.

18.01.020. Authority

Authority for planning and zoning and the adoption of the Zoning Code set out in Title 18 is hereby granted and established pursuant to the provisions of Chapters 3 and 4, Division 1, Title 7 of the Government Code of the state of California (Government Code), and as may thereafter be amended.

18.01.030. Purpose

A. The intent and purpose of this Title is to establish and set forth such regulations and procedures that will implement the City of Pico Rivera General Plan (General Plan) and provide a comprehensive planning program consistent with the principles and practice of land use planning. More specifically, this Title is adopted to achieve the following objectives:

1. Guide and control the use of land in the City through various land use zone classifications to serve as the primary implementation tool of the City’s General Plan land uses, consistent with the goals, policies, and actions of the City’s General Plan.
2. Provide standards and regulations for the use of land, buildings, and other structures and facilities in the City to promote, protect, and maintain the environmental quality and public health, peace, safety, order, and general welfare.
3. Encourage a wide range of land uses that contribute to the City’s economic vitality and provide job opportunities for the City’s residents, while ensuring compatibility with nearby neighborhoods.
4. Promote high-quality design in new development, or redevelopment, and ongoing maintenance and improvement of existing development.
5. Facilitate a mix of governmental, educational, recreational, and open space facilities that provide adequate conservation of open space, public safety, environmental welfare, and other elements that serve the community’s needs.
6. Facilitate new growth and redevelopment that is carefully planned and efficient and contributes positively to the overall growth, safety, economic welfare, and urban development of the community.
7. Define the administrative procedures and provisions and the duties and powers of decision-making bodies and officials responsible for implementation of this Title.

18.01.040. Applicability

A. No building or other structure shall be erected, reconstructed, or structurally altered, nor shall any building, other structure, or land be used for any purpose whatsoever, except as specifically provided for and allowed in this Title. The regulations contained in this Title apply to all land uses, structures, subdivisions, and development and shall be deemed to be minimum and not all inclusive. The Zoning Administrator shall determine the specific applicability of the Title to all developments and applications within the City.

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- B. No permit or license for any use, structure, or purpose whatsoever shall be issued by any official or employee of the City unless the permit, license, or other proposed activity complies with the provisions of this Title and requirements under California state law (state law). No official or employee of the City vested with the duty or authority to issue permits or licenses shall legalize, authorize, waive, or excuse the violation of any provisions of this Title.

18.01.050. Interpretation of Regulations

- A. **Purpose.** It is the intent and purpose of this Section to establish criteria, rules, and regulations governing any unlisted uses, ambiguities, and interpretations which may arise during the administration and enforcement of this Title.
- B. **Applicability.** The following interpretation and penalties set out in this Section and Section 18.01.070 (Code Violations) shall apply relative to the administration and enforcement of this Title. The interpretation and application of this Title shall be held to the minimum requirement consistent with the intent and purpose set forth in this Chapter.
- C. **Review Authority.** The Zoning Administrator shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this Title or may refer the matter to the Planning Commission for determination.
- D. **Appeals.** Decisions and determination of the Review Authority under this Section may be appealed as described in Section 18.04.100 (Appeals).
- E. **Conflicting Regulations.** This Title is not intended to interfere with, repeal, or annul any easement, covenant, or other agreement between parties, or any other regulations or requirements of the state of California (California), or any federal agency that has jurisdiction by law over uses and development authorized by this Title. However, when this Title imposes greater restrictions upon the uses of buildings or land, including property development regulations, than those imposed or required by other provisions of the Pico Rivera Municipal Code, rules, regulations, or by easements, covenants, or agreements, the provisions of this Title shall prevail and control, unless otherwise stated in this Title.
- F. **Clarification of Ambiguities.** The following criteria, rules, and regulations shall be used as the procedure for reconciling ambiguities and interpretations:
1. The Zoning Administrator shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this Title.
 2. Any person, firm, or corporation may file an application with the Zoning Administrator for interpretation of ambiguity pursuant to Section 18.04.020 (Applications and Fees) if an ambiguity arises during the administration and enforcement of this Title concerning the appropriate zone for a particular use of land, matters of zone boundary locations, or any matters regulated by this Title based on unforeseen circumstances.
 3. After review of the application for interpretation of ambiguity, the Zoning Administrator shall announce their findings and decisions by formal written declaration in accordance with the procedures in Section 18.04.050 (Notice of Decision and Findings Required) within 30 days after receipt of an application for interpretation of ambiguity.
- G. **Unlisted Uses or Similar Compatible Uses.** If a use is not listed or is not substantially similar in character to a use classification provided in this Title, the use shall not be allowed. When a use is not specifically listed in this Title, the use may be permitted if the Zoning Administrator determines that the use is substantially similar in character to other listed land uses. Such use shall be subject to Zoning Administrator approval of a ministerial

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or discretionary permit. In evaluating an unlisted use pursuant to this subsection, the degree of compatibility of any such use of land to any other land use shall be fully evaluated based on the performance standards and criteria identified in Section 18.21.020 (Performance Standards).

18.01.060. Inspection of Premises

During the course of administration and enforcement of this Title, any duly authorized official or employee of the City shall have the authority to enter any building or premises for the purpose of conducting investigations and inspections. The right of entry to any building or premises shall only be exercised during the daylight hours, and no dwelling shall be entered without the consent of the occupant unless a 24-hour notice of intention to enter has been provided to the occupant. No person shall refuse to permit an inspection or investigation of premises after service of such notice.

18.01.070. Code Violations

A. Penalties for any violation of this Title shall be as follows:

1. **Violation of This Title.** Any person, firm, or corporation in violation of any provision of this Title or any conditions imposed on discretionary applications shall be deemed guilty of a misdemeanor and upon conviction shall be issued a fine established by resolution. Failure to comply with any of the conditions imposed on discretionary applications shall also be subject to revocation proceedings under Section 18.04.090 (Revocation of Permits or Entitlements).
2. **Separate Offense and Nuisance.** Each day during any portion of which any violation of any provision of this Title is committed, continued, or permitted by such person, firm, or corporation, shall be deemed a separate violation and shall be punishable as provided for in this Section, and such violation shall constitute a public nuisance, subject to Chapter 1.20 (General Penalty) of Title 1 (General Provision) and Chapter 8.16 (Property Maintenance, Nuisance and Administrative Citations of Title 8 (Health and Safety) of the Pico Rivera Municipal Code. The City reserves the right to any available remedies under the law.

18.01.080. Severability

If any chapter, section, subsection, clause, phrase, sentence, or word of this Title is for any reason held or declared to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Title as a whole or any remaining parts or portions thereof other than that which has been specifically so held or declared invalid or unconstitutional.

Division 2. Administrative Provisions

Chapter 18.02. Purpose

The intent and purpose of this Division is to regulate the development and uses of public and private land through the administration and enforcement of planning and zoning pursuant to the City’s police power. Regulations governing the administration and enforcement of the provisions and regulations of this Title shall be as set out in this Division.

Chapter 18.03. Administration

18.03.010. Purpose

The intent and purpose of this Chapter to set forth and establish such regulations as deemed necessary and essential to effectively carry out and implement the administration and enforcement of the provisions of this Title.

18.03.020. Decision-Making Bodies and Officials

- A. **General.** All departments, officials, agencies, boards, commissions, and public employees vested with the duty, responsibility, or authority to issue permits or licenses when required by law or any of the provisions of the Pico Rivera Municipal Code shall comply with all the provisions of this Title as may be applicable thereto.
- B. **City Council.** The powers and duties of the City Council under this Title include, but are not limited to, the following:
 - 1. Consider and adopt, deny, or modify amendments to the General Plan map and text, Zoning Code text and map, Development Agreements, and Specific Plans, following a public hearing and recommended action by the Planning Commission.
 - 2. Hear and decide appeals from decisions of the Planning Commission.
 - 3. Call for review of Zoning Administrator or Planning Commission decisions.
 - 4. Assign other duties and powers to the Zoning Administrator or Planning Commission.
 - 5. Establish, by resolution, a Municipal Fee Schedule listing fees, charges, and deposits for various applications and services provided under this Title.
 - 6. Determine expenditures from the Public Image Enhancement fund and establish the Priority Program for the Public Image Enhancement Program.
- C. **Planning Commission.** The powers and duties of the Planning Commission under this Title include, but are not limited to, the following:
 - 1. Review and determine interpretation of regulations, conflicting regulations, clarification of ambiguities, and unlisted uses or similar compatible uses, when deferred to by the Zoning Administrator.
 - 2. Hear and decide to approve, conditionally approve, or deny applications for any zoning permit or other entitlement it has the authority considered necessary to carry out the purpose and provisions of this Title.
 - 3. Make environmental determinations on any approvals it grants that are subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to state law.
 - 4. Conduct hearings and make recommendations to the City Council on proposed amendments to the General Plan map and text, Zoning Code text and map, Development Agreements, and Specific Plans.

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5. Act as the advisory body to the City Council involving expenditures from the Public Image Enhancement fund and the Priority Program for the Public Image Enhancement Program.
 6. Hear and decide appeals from decisions of the Zoning Administrator on decisions, determinations, or interpretations made in the enforcement of this Title and any other decisions that are subject to appeal.
 7. Hear and decide on violations of permit terms and conditions when the City has initiated revocation procedures.
 8. Perform such other duties and powers as assigned or directed by the City Council.
- D. **Zoning Administrator.** The powers and duties of the Zoning Administrator under this Title include, but are not limited to, the following:
1. Enforce and administer the provisions of this Title, including processing of applications, abatements, and other enforcement actions.
 2. The Director of Community and Economic Development shall serve as the Zoning Administrator and may be assisted in this duty by their designee.
 3. Review applications for permits and approvals pursuant to Chapter 18.04 (Procedures) for conformance with applicable submission requirements and time limits as specified in this Title.
 4. Review applications for discretionary permits and approvals to determine whether the application is exempt from review under CEQA.
 5. Approve, conditionally approve, or deny applications for any zoning permit or other entitlement where they have the authority considered necessary to carry out the purpose and provisions of this Title.
 6. Review applications for conformance with this Title through a Zoning Consistency Review prior to the plan check or permit issuance of any development or sign plans by the Building Division.
 7. Review applications for conformance with this Title prior to the authorization or issuance of any business license, or any other permit by the Director of Finance.
 8. Review and determine interpretation of regulations, conflicting regulations, clarification of ambiguities, and unlisted uses or compatible uses.
 9. Determine and substantiate the existence of any nonconforming use or structure.
 10. Initiate, investigate, and submit reports to the Planning Commission on violations of permit terms and conditions when the City has initiated revocation procedures.
 11. Process and draft reports for the Planning Commission and City Council on all applications, appeals, and other matters upon which the Planning Commission and City Council have the authority and the duty to act under this Title.
 12. Refer items to the Planning Commission where, in their opinion, the public interest would be better served by a Planning Commission public hearing and action, and/or determination.
 13. Approve, modify, or deny requests for extensions for any zoning permit or other entitlement.
 14. Delegate administrative functions to members of the Planning Division.
 15. Review and approve design review applications and/or delegate this authority to a designee.
 16. Such other powers and responsibilities as assigned or directed by the City Council.

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E. **Summary of Review and Decision-Making Bodies.** Table 18.03.020.A (Summary of Review and Decision-Making Bodies) summarizes the powers and duties that each Review Authority has under this Title.

Table 18.03.020.A Summary of Review and Decision-Making Bodies				
Procedure	Zoning Administrator or Designee	Planning Commission	City Council	Reference
R = Review, RC = Recommendation, D = Decision, A = Appeal				
General Plan and Zoning				
General Plan Amendment	R	RC	D	Chapter 18.06 (Amendments to the General Plan, Zoning Map, and Text)
Specific Plan or Specific Plan Amendment	R	RC	D	Consistent with Government Code Section 65450 et seq., a Specific Plan shall be adopted and amended in the same manner as a general plan, except that a Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the Review Authority.
Zoning Code and/or Zoning Map Amendment	R	RC	D	Chapter 18.06 (Amendments to the General Plan, Zoning Map, and Text)
Entitlements				
Administrative Use Permit	D	A	—	Section 18.05.020 (Administrative Use Permits)
Appeal of Planning Commission Decision	R	—	D	Section 18.04.100 (Appeals)
Appeal of Zoning Administrator Decision	R	D	A	Section 18.04.100 (Appeals)
Conditional Use Permit	R	D	A	Section 18.05.030 (Conditional Use Permits)
Entitlement Extension	D	A	—	Section 18.04.080 (Expiration and Extension)
Home Occupation Permit	D	A	—	Section 18.05.060 (Other Permits and Approvals)
Minor Modification – Conditional Use Permit	D	A	—	Section 18.05.030 (Conditional Use Permits)
Minor Variance	D	A	—	Section 18.05.050 (Variances)
Permit Revocation	R	D	A	Section 18.04.090 (Revocation of Permits or Entitlements)
Sign Permit	D	A	—	Chapter 18.20 (Sign Standards)
Temporary Use Permit	D	A	—	Section 18.05.040 (Temporary Use Permits)

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Table 18.03.020.A Summary of Review and Decision-Making Bodies				
Procedure	Zoning Administrator or Designee	Planning Commission	City Council	Reference
R = Review, RC = Recommendation, D = Decision, A = Appeal				
Variance	R	D	A	Section 18.05.050 (Variances)
Other Procedures				
Development Agreement	R	RC	D	Chapter 18.08 (Development Agreements)
Environmental Review	D	A	–	Section 18.04.030 (Environmental Review)
Interpretations	D	A	–	Section 18.01.050 (Interpretation of Regulations)
Reasonable Accommodations	D	A	–	Section 18.05.070 (Reasonable Accommodations)
Zoning Consistency Review	D	A	–	Section 18.05.060 (Other Permits and Approvals)

Chapter 18.04. Procedures

18.04.010. Purpose

The intent and purpose of this Chapter is to set forth and establish general procedures that are applicable to the application and processing of all permits or other approvals or entitlements provided for in this Title unless specific requirements are provided in the individual sections of this Title.

18.04.020. Applications and Fees

A. Application Forms and Materials.

- 1. Applicant.** Applications shall be completed by the person or persons, firm, or corporation that owns the property or the authorized agent or representative. If the applicant does not own the property, proof, satisfactory to the Zoning Administrator, of consent from the property owner to submit the application shall accompany the application.
- 2. Application Forms and Supporting Materials.** Applications for permits or other approvals authorized or required by this Title shall be made in writing on forms approved and made available by the Zoning Administrator. The applications shall specify the supporting information or documentation that will be required by the applicant and may include other items necessary to describe existing conditions and the proposed development and to determine the level of environmental review pursuant to CEQA.

B. Application Fees.

- 1. Schedule of Fees.** Fees for permits and other such items or applications authorized or required by this Title shall be assessed in accordance with the City’s Fee Schedule established by resolution of the City Council.
- 2. Payment of Fees.** All applications shall be accompanied by any required fees at the time an application is filed, and no permits and/or other entitlements shall take effect until a fee in the amount established by

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resolution of the City Council has been paid. However, no fee shall be required when the applicant is the City.

3. **Multiple Applications.** If a proposed development requires multiple applications, the applicant shall pay 100% of all required application fees and/or deposits in accordance with the City's Fee Schedule.
 4. **Refund of Fees.** No refund due to application denial shall be allowed. In the case of a withdrawal, the Zoning Administrator shall have the discretion to authorize a partial refund based upon the pro-rated costs to-date and the status of the application at the time of withdrawal.
- C. **Concurrent Applications.** When a development requires two or more applications to be considered by different Review Authorities, all applications for the development shall be filed concurrently, together with all application fees, and shall be reviewed and decided on by the highest Review Authority for any of the permits.
- D. **Review of Application.**
1. **Review Process.** The Zoning Administrator shall determine whether an application is complete and notify the applicant in writing within 30 days of the date the application is filed with the required fee unless specific requirements are provided in the individual sections of this Title or as required by state law.
 2. **Incomplete Application.** If the Zoning Administrator deems an application to be incomplete, they shall notify the applicant in writing and provide a list of the information, forms, additional permit(s), or fees that are necessary to complete the application.
 - a. **Submittal of Additional Information.** The applicant shall provide the additional information within the time limit specified by the Zoning Administrator, which shall be no later than 60 days. The Zoning Administrator may grant one extension of up to 90 days.
 - b. **Resubmittal Review.** Upon receipt and resubmittal of any incomplete application, a new 30-calendar day period shall begin during which the Zoning Administrator shall determine the completeness of the application.
 - c. **Expiration of Application.** If an applicant fails to correct the specified deficiencies within the specified time limit, the application shall expire and be deemed withdrawn. After the expiration of an application, development review shall require the submittal of a new, complete application, along with all required fees.
 3. **Complete Application.** If the Zoning Administrator deems an application to be complete, they shall make note of the date of completion and notify the applicant in writing and shall distribute the application to the various City departments and agencies, as applicable. After examination of the application by the applicable City departments, any comments and/or conditions shall be provided to the Planning Division in writing by the other departments and agencies. If an application requires a public hearing, the City shall schedule it in a reasonable and timely manner, in accordance with Section 18.04.040 (Public Noticing and Hearings).
- E. **Public Image Enhancement Program Fee.**
1. **Purpose.** The purpose of the Public Image Enhance Program is to enhance the overall image of the City through aesthetic and cultural improvements. The “public image enhancement fund” is created to account for fees paid in accordance with this Subsection. The fund shall be maintained by the City treasurer and shall be used solely for the implementation of the Public Image Enhancement Program.
 2. **Applicability.**
 - a. The provisions of this Subsection shall apply to all new development in residential zones of building valuation of \$100,000 dollars or more or for new or remodeled development in all commercial and

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industrial zones of building valuation of \$150,000 or more. The applicability shall be determined by the overall estimated development valuation upon completion of the ultimate development proposal or final phase, as applicable. Building valuation shall be computed using the latest building valuation data as set forth by the City Building Division.

- b. **Exemptions.** The following developments are exempt from the provisions of this Subsection:
 - i. Remodel of existing single-family development where such remodeling does not entail the complete demolition of the unit down to foundation;
 - ii. Residential units covenanted for low or moderate income housing;
 - iii. Seismic retrofit;
 - iv. Reconstruction due to damage inflicted by an earthquake or natural disaster if so declared by the mayor of the City.
3. **Fees.** Fees are to be paid at time of certificate of occupancy issuance in the following amounts:
 - a. **Residential:** 0.5% of building valuation. For an owner-constructed and -occupied single-family residential unit, the first \$100,000 of building valuation is exempt from fee calculations; fees shall be calculated based on valuations greater than \$100,000. For all other uses, fees shall include the first \$100,000 of building valuation.
 - b. **Commercial or industrial:** 1.0% of building valuation. Expenditure of fee may only be allotted for public space and right-of-way improvements.
4. **Priority Program.** The public image enhancement fund shall be prioritized for developments including, but not limited to, signage, landscape, or median improvements at key entry points to the City; art in public places; street banners or pole flags; railroad overpass or overhead pedestrian crosswalk signage; median and parkway improvements; or similar image enhancement programs as determined by the City Council. The actual list of program priorities shall be adopted or amended by resolution of the City Council upon recommendation by the Planning Commission. Specific development enhancements or expenditures from the public image enhancement fund can only be made for those enhancements contained in the priority program.
5. **Review Authority.** The Planning Commission shall act as the advisory body to the City Council involving expenditures from the public image enhancement fund.
6. **Return of Fees.**
 - a. Fees paid into the Public Image Enhancement fund which are not committed within 5 years from the date of payment may be returned to the current owner of the development, with all interest earned, if a written request for return is filed with the City Clerk after the date, and refund of fees is approved by the City Council.
 - b. No refund shall be appropriate if the City Council determines that the fee is needed for the Public Image Enhancement Program within an additional 2 years or that the administrative costs of refunding uncommitted fees pursuant to this Subsection exceeds the amount to be refunded.

18.04.030. Environmental Review

- A. All discretionary approvals by the City under this Title shall be reviewed for compliance with or exemption from CEQA. Environmental review, including time limits concerning CEQA implementation, will be conducted pursuant to the State CEQA Guidelines (State Guidelines), Title 14 of the California Code of Regulations.

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- B. The Zoning Administrator shall review applications to determine whether the application is exempt from review under CEQA pursuant to state law and notify the applicant if any additional information is necessary to conduct the review.
- C. The State Guidelines are hereby incorporated by reference. If any portion of the procedures in this Title conflict with any provision of CEQA or the State Guidelines, the provisions of CEQA and the State Guidelines shall prevail.

18.04.040. Public Noticing and Hearings

- A. **Noticing.** Whenever public noticing is required by the provisions of this Title, the City shall provide public noticing in compliance with state law and the following provisions.
 - 1. **Mailed Notice for Public Hearings.** A notice of time, date, and place of the public hearing shall be mailed not less than 10 days prior to the date set for such hearing to the owner, applicant, lessee and/or other persons having a vested interest therein, and to all owners of property within a radius of 500 feet, or as determined by the Zoning Administrator, measured from the external boundaries of the subject property described in said notice of which such owners of property appear on copies of the equalized assessment roll of the Los Angeles County on file in the office of the county assessor. Any error in the copy of the assessment roll shall not invalidate any act of the Review Authority. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph is greater than one thousand (1,000), the City, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth (1/8) page in at least one (1) newspaper of general circulation within the City at least ten (10) days prior to the hearing.
 - 2. **Location for Posting Notices.** At least 10 days before the day of the public hearing notice shall be posted in the following five public places:
 - a. City Hall, 6615 Passons Boulevard;
 - b. United States Post Office, 6320 Passons Boulevard;
 - c. Rivera Park;
 - d. Pico Park;
 - e. Smith Park.
 - 3. **Newspaper Notice for Public Hearings.** A notice of time, date, and place of the public hearing shall be published in at least one newspaper of general circulation within the City in an edition published therefor not less than 10 days prior to the date set for the public hearing.
 - 4. **Form, Wording, and Contents of Notices.** The form, wording, and content of notices for public hearings shall set forth the day of the week, date, place or exact location, time, file number or other identification, name of the applicant or initiator, description of the matter under consideration, and the address or general location thereof, relative to the public hearing or hearings to be held on the matter. Such notices shall appear in a format acceptable to the Zoning Administrator.
- B. **Hearings.** Whenever the provisions of this Title require a public hearing, the hearing shall be conducted in compliance with state law and the following provisions:
 - 1. **Date and Time of Hearing.** When an application requires a public hearing, the Zoning Administrator or City Clerk shall schedule the date and time for the public hearing.
 - 2. **Hearing on Application.** The Zoning Administrator shall prepare and transmit a written report, based upon an examination and review of the application and other written investigations, and complete record of the application to the Review Authority, or as otherwise provided in this Title.

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3. **Conduct of Public Hearings.** Whenever the provisions of this Title require a public hearing, the hearing shall be conducted in compliance with the requirements in Pico Rivera Municipal Code Chapter 2.44 Planning Commission of Title 2 (Administration and Personnel).

18.04.050. Notice of Decision and Findings Required

- A. **Timing of Decision.** The Review Authority shall announce its findings and decisions by formal written resolution within 40 days after conclusion of the public hearing or proceeding unless specific requirements are provided in the individual sections of this Title. If no public hearing is required, the findings and decisions must be made within the time periods set by statutory requirements (e.g., Permit Streamlining Act, Housing Accountability Act).
- B. **Findings.** Findings, when required by state law or this Title, shall be based upon consideration of the application, plans, testimony, reports, and other materials or pertinent facts that constitute the administrative record and shall be stated in the written resolution or record of the action on the permit.
- C. **Notice of Decision.** The Review Authority shall give written notice of their findings and decisions to the owner, applicant, and/or any other persons connected with or having an interest in the application, including other City departments and agencies, accompanied by the declaration of findings, decisions, and actions. Such declaration shall recite and set forth the facts, reasons, and/or conditions and other applicable matters, which make the determination, approval, conditional approval, modification, revocation, or denial of any permit under this Title considered necessary to carry out and implement the purpose and provisions of this Title.

18.04.060. Scope of Approval

The application exhibits, including, development description, uses and activities proposed, site plan, floor plans, building elevations, and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process, are the scope for which a determination or approval is made and shall be deemed conditions of approval.

18.04.070. Effective Dates

A final decision on an application for any approval subject to appeal shall become effective after the expiration of the 14-day appeal period following the date of action unless an appeal is filed.

18.04.080. Expiration and Extension

- A. **Time Limits and Expiration.**
 1. All conditions of approval as set forth by the Review Authority shall be fully complied with and must be undertaken, or completed, within the time period specified in the granting of any permit or approval. If no time period is specified by the Review Authority, other provisions of this Title, or state law, any permit or approval granted under this Title must be undertaken or exercised within 2 years from the effective date of approval.
 2. Failure to comply with the specified time periods shall automatically render the permit or approval null and void, and it shall not be reconsidered except upon filing a new application.
- B. **Extensions of Time.** Upon written request, the Zoning Administrator may approve an extension of time for any permit or approval granted under this Title. An applicant shall file a written request for an extension of time with the Zoning Administrator at least 30 days before the expiration date of the permit or approval and pay required fees, if applicable.

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18.04.090. Revocation of Permits or Entitlements

Any permit or entitlement granted under this Title may be revoked if any conditions or terms of the permit are violated or are in violation of the law or provisions of the Pico Rivera Municipal Code, in compliance with the procedures in this Section.

A. Initiation and Review Authority.

1. **Initiation.** The Zoning Administrator may initiate the revocation of a permit or entitlement.
2. **Review Authority.** The Planning Commission is the Review Authority for the revocation of a permit or entitlement.

B. Proceedings and Required Findings

1. **Noticing and Hearing.** The Zoning Administrator shall inspect the property, other written reports, and investigations, shall review all facts which may warrant revocation, shall set the matter of revocation for hearing before the Planning Commission, in accordance with Section 18.04.040 (Public Noticing and Hearings), and shall provide the permit holder 15 days written notice prior to the hearing. The permit holder may present evidence and contest the revocation.
2. **Required Findings.** In reviewing the factors for revocation, the Review Authority shall consider the following:
 - a. That the permit holder is in violation of any of the terms and conditions of approval set forth in the permit;
 - b. That the permit holder is in violation of any provision of the California Health and Safety Code (Health and Safety Code) or the permit is being exercised in such a manner as to constitute a public nuisance by improper operation or maintenance of the property and or structures;
 - c. That the permit was obtained in a fraudulent manner.

- C. **Notice of Action.** Following Planning Commission action to revoke or modify a permit, the Zoning Administrator shall issue a Notice of Action within 15 days of the hearing in accordance with the Findings and Notice of Decision provisions under Section 18.04.050 (Notice of Decision and Findings Required).

18.04.100. Appeals

- A. **Purpose.** The intent and purpose of this Section is to establish provisions and regulations to appeal any action by the Planning Commission or Zoning Administrator.

- B. **Applicability.** Any person who is not satisfied with or who is aggrieved by the decisions made relative to the administration and enforcement of this Title may file an appeal in compliance with this Section.

C. Review Authority.

1. **Appeals of Zoning Administrator Decisions.** The Planning Commission is the appeal body for decisions of the Zoning Administrator.
2. **Appeals of Planning Commission Decisions.** The City Council is the appeal body for decisions of the Planning Commission.

D. Procedures.

1. **Application and Fees.** An application for an appeal shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). The application shall be filed with the Planning Division for Zoning Administrator decisions or City Clerk for Planning Commission decisions and include any information the Zoning Administrator may require.

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2. **Time Limits.** Application and fees for appeals shall be filed not more than 14 calendar days after the decision or action has been taken.
 3. **Standards for Review.** Upon the filing of a verified application, the Zoning Administrator shall transmit the application forthwith to the Review Authority, and the Review Authority shall investigate, examine, review, hear testimony from and on behalf of the applicant, and render its findings and decisions on the matter using the same standards for decision-making required for the original decision.
 4. **Public Noticing and Hearing.** Appeals of permits, approvals, or decisions shall require a public hearing if the original decision required a public hearing. Public noticing shall be issued in the same manner as the original decision in compliance with Section 18.04.040 (Public Noticing and Hearings).
- E. **Notice of Decision.** The Review Authority shall announce its findings and decisions for upholding or reversing the actions and decisions of the original Review Authority pursuant to Section 18.04.050 (Notice of Decision and Findings Required). The actions and decisions of the City Council shall be final and conclusive.
- F. **Calls for Review.** The City Council may call an action or decision of the Zoning Administrator or Planning Commission for review, at its own discretion, in compliance with the appeal time limits in this Section. A call for review is not subject to the appeal application and payment fees. The call for review otherwise will be processed as an appeal.

Chapter 18.05. Permits and Approvals

18.05.010. Purpose

The intent and purpose of this Chapter is to set forth and establish the provisions for permits and approvals for new and existing uses and development.

18.05.020. Administrative Use Permits

- A. **Purpose.** The intent and purpose of this Section is to set forth and establish procedures and requirements for Administrative Use Permits (AUPs) to ensure uses are consistent with the goals, policies, and actions of the City's General Plan and purpose of the zone where they are proposed (Formerly known as Precise Plan of Design prior to DATE OF ADOPTION).
- B. **Applicability.**
1. An AUP is required for uses and developments identified in Division 3 (Zones and Zone-Specific Standards) of this Title and/or any other section of this Title which requires approval of an AUP. The use shall be subject to the provisions of this Section prior to the issuance of any permit or approval.
 2. An AUP applies to uses and developments that require special consideration and application of specific conditions of approval, including operation, design, and location, to minimize potential impacts and ensure that the proposed use can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of and/or minimize incompatibility with surrounding uses.
- C. **Review Authority.** The Zoning Administrator shall act as the Review Authority and approve, conditionally approve, or deny applications for AUPs in accordance with the requirements of this Section.
- D. **Application and Fees.** An application for an AUP shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). The application shall be filed with the Planning Division and include any information the Zoning Administrator may require.
- E. **Required Findings.** AUP findings are the same as findings for a CUP, provided in Section 18.05.030 (Conditional Use Permits).

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- F. **Conditions of Approval.** The Review Authority shall impose conditions or restrictions to address anticipated impacts and may modify or add conditions after the issuance of the AUP to address new impacts that adversely affect the public health, safety, or general welfare of the community that were not previously documented at the time of approval.
- G. **Notice of Decision, Appeals, Expiration and Extension, and Revocation.**
1. **Notice of Decision.** The Zoning Administrator shall announce their findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required).
 2. **Appeals.** The actions and decisions of the Zoning Administrator may be appealed as provided for in Section 18.04.100 (Appeals).
 3. **Expiration and Extension.** AUPs may only be extended or may expire as provided for in Section 18.04.080 (Expiration and Extension).
 4. **Revocation.** AUPs are effective and may be revoked as provided in Section 18.04.090 (Revocation of Permits or Entitlements).

18.05.030. Conditional Use Permits

- A. **Purpose.** The intent and purpose of this Section is to set forth and establish procedures and requirements for Conditional Use Permits (CUPs) to ensure uses are consistent with the goals, policies, and actions of the City's General Plan and purpose of the zone where they are proposed.
- B. **Applicability.**
1. A CUP is required for uses and developments identified in Division 3 (Zones and Zone-Specific Standards) of this Title and/or any other section of this Title which requires approval of a CUP. The use shall be subject to the provisions of this Section prior to the issuance of any permit or approval.
 2. A CUP applies to uses and developments that require special consideration and application of specific conditions of approval, including operation, design, and location, to minimize potential impacts and ensure that the proposed use can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of and/or minimize incompatibility with the surrounding uses.
- C. **Review Authority.** The Planning Commission shall act as the Review Authority and approve, conditionally approve, or deny applications for a CUP in accordance with the requirements of this Section.
- D. **Application and Fees.** An application for a CUP shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). The application shall be filed with the Planning Division and include any information the Zoning Administrator may require.
- E. **Required Findings.** Prior to the granting of any CUP, the Review Authority shall make the following findings:
1. The proposed use of land and development is allowed within the applicable zone and complies with all other applicable provision of the Pico Rivera Municipal Code and this Title;
 2. The proposed use is consistent with the provisions and objectives of the General Plan and any applicable specific plan;
 3. The proposed use of land and development complies with any design or development standards applicable to the zone or use;
 4. That adequate consideration for the protection of the environment has been satisfactorily demonstrated;

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5. The operating characteristics of the proposed use, including traffic, noise, light, and others performance standards, will be compatible with and will not adversely affect or degrade the character of the surrounding neighborhood, other adjacent uses or uses in the vicinity, public health, safety, or general welfare of the community; and
 6. The site is physically suitable for the proposed use of land and development and has adequate access to public facilities and utilities, or will have access concurrent with the proposed development, and shall not place a demand for or burden upon other municipal improvements, services, or utilities.
- F. **Conditions of Approval.** The Review Authority shall impose reasonable conditions or restrictions to address anticipated impacts and may modify or add conditions after the issuance of the CUP to address new impacts that adversely affect the public health, safety, or general welfare of the community that were not previously documented at the time of approval.
- G. **Public Notice and Hearing.** The Zoning Administrator shall transmit an application for a CUP to the Planning Commission, and the Planning Commission shall hold a public hearing in a reasonable and timely manner in compliance with Section 18.04.040 (Public Noticing and Hearings).
- H. **Notice of Decision, Appeals, Expiration and Extension, and Revocation.**
1. **Notice of Decision.** The Review Authority shall announce its findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required).
 2. **Appeals.** The actions and decisions of the Planning Commission may be appealed as provided for in Section 18.04.100 (Appeals).
 3. **Expiration and Extension.** CUPs may only be extended or may expire as provided for in Section 18.04.080 (Expiration and Extension).
 4. **Revocation.** CUPs are effective and may be revoked as provided in Section 18.04.090 (Revocation of Permits or Entitlements).
- I. **Minor Modification Permit.**
1. **Purpose.** The intent and purpose of the Minor Modification permit is to establish procedures and requirements for revising and modifying an approved CUP in accordance with this Subsection.
 2. **Applicability.** A CUP may be modified whenever a practical difficulty occurs or unforeseen circumstances arise during the exercising of a CUP provided that the CUP is in effect, there are no existing violations, and requested revisions are consistent with the original findings approved by the original Review Authority and are limited to the following, at the discretion of the Zoning Administrator:
 - a. Site plan;
 - b. Conditions of approval;
 - c. Interior or exterior modifications to buildings adequate to accommodate the use
 3. **Application Requirements.** An application for a Minor Modification permit shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). The application shall be filed with the Planning Division and include any information the Zoning Administrator may require.
 4. **Review Authority.** The Zoning Administrator shall act as the Review Authority and approve, conditionally approve, or deny applications for Minor Modifications in accordance with the requirements of this Subsection.

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5. **Required Findings.** Prior to the granting of any Minor Modification permit the Review Authority shall determine whether the applicability requirements for qualification have been met and shall make the findings required for the original CUP, or as provided for in this Section.
6. **Public Noticing and Hearing.** A public hearing and subsequent noticing are not required for a Minor Modification permit. The Zoning Administrator may require a public hearing if they determine the development may generate substantial public interest, in which case it shall be held in the same manner as required for a CUP, if applicable.
7. **Notice of Decision.** The Zoning Administrator shall announce its findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required).

18.05.040. Temporary Use Permits

- A. **Purpose.** The intent and purpose of this Section is to set forth and establish procedures and requirements to permit short-term uses and activities in temporary facilities or outdoors, which will not alter the character or physical facilities of the site.
- B. **Applicability.** A Temporary Use Permit (TUP) shall be required for the following uses subject to the provisions of this Section prior to the issuance of any permit or approval, and other applicable approvals and licenses and inspections as required by state law. In addition to the required fee for a TUP, a cash bond in an amount established by a resolution of the City Council shall be posted with the City to guarantee the removal of all merchandise. A TUP may be issued for the following uses:
 1. Christmas Tree/Pumpkin Patch Sales Lots. Permitted on a temporary basis for a maximum of 30 days in the CPD, C-G, C-M, I-L, I-G, and IPD zones. Also permitted in the R-E and S-F zones if operated by a community or nonprofit group.
 2. Circuses, Carnivals, and fundraising events. When sponsored by a community nonprofit organization.
 3. Fairs, Festivals, and Concerts. When not held within premises designed to accommodate such events, such as auditoriums, stadiums, or other public assembly facilities.
 4. Movie production.
 5. Off-site contractor’s construction yard related to an active construction development.
 6. Promotional Sales. Temporary outdoor display/sales of merchandise permitted in any commercial zone, provided that there shall be no more than three such displays/sales in any one 12-month period and are not conducted for a period of more than 4 consecutive days, that such merchandise is customarily sold on the premises, and that such premises are utilized for a permanently established business.
 7. Similar temporary uses which, in the opinion of the Zoning Administrator, are compatible with the zone and surrounding land uses.
- C. **Exception.** Garage Sales are permitted as a temporary use in residential zones and are exempt from a TUP, subject to the following requirements:
 1. No more than four times on any lot per calendar year.
 2. No such sale shall last more than 2 consecutive calendar days.
 3. The merchandise offered for sale shall only be used household goods belonging to the property owner or occupant. Merchandise which is obtained for the sole purpose of resale is considered a business and is strictly prohibited. Not more than five items of the same kind, type, or model shall be displayed at any time, and not more than two residential appliances can be displayed at any time.

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4. No signs shall be erected within any public right-of-way,
 5. Merchandise for sale shall only be displayed or sold within the hours of 7 a.m. and 7 p.m.
 6. Canopies, tables, racks, and other fixtures associated with the set-up of a permitted yard sale may be placed outside as early as 5 p.m. on the day prior to the first day of the sale and shall be removed from public view by 9 p.m. on the final day of the sale.
 7. None of the following items shall be sold, exchanged, or bartered at any garage or yard sale: food or beverages, alcoholic beverages, tobacco products, controlled substances, illegal substances, commercial appliances and equipment, firearms, ammunition, explosives, animals and livestock, items where the serial number has been removed, stolen merchandise, or any item prohibited by the City, county, state, or federal government.
- D. **Review Authority.** The Zoning Administrator shall act as the Review Authority and approve, conditionally approve, or deny applications for TUPs in accordance with the requirements of this Section.
- E. **Application.** An application for a TUP shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). The application shall be filed with the Planning Division and include any information the Zoning Administrator may require.
- F. **Required Findings.** Prior to the granting of any TUP, the Zoning Administrator shall make the following findings:
1. The operation of the requested use at the location proposed and within the time period specified will not adversely affect the public health, safety, or general welfare of the community;
 2. The proposed site is adequate in size and shape to accommodate the temporary use;
 3. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quality of traffic that such temporary use will or could reasonably generate;
 4. Adequate temporary parking to accommodate vehicular traffic to be generated by such use will be available either on site or at alternate locations acceptable to the Zoning Administrator; and
 5. The use would not jeopardize the public peace, safety, or general welfare, or be injurious or detrimental to properties adjacent to, or in the vicinity of, the proposed location of the activity.
- G. **Conditions of Approval.** The Zoning Administrator may impose conditions deemed necessary to ensure compliance with the required findings provided in Subsection F (Required Findings) of this Section. The conditions of approval shall address pertinent factors affecting the operation of the temporary use and will include but are not limited to:
1. Provision of temporary parking areas, including vehicular access;
 2. Regulation of nuisance factors such as, but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, odors, gases, and heat;
 3. Regulation of temporary buildings, structures, and facilities, including placement, height and size, location of equipment, and open spaces, including buffer areas and other yards;
 4. Provision of sanitary and medical facilities, solid waste collection and disposal, and security and safety measures;
 5. Regulation of signs;
 6. Regulation of operating hours and days, including limitation of the duration of the temporary use to a shorter time period than that requested;

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7. Submission of a performance bond or other surety device to ensure that any temporary facilities or structures used for such proposed temporary use will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition with no trash or debris remaining in the surrounding area; and
8. Such other conditions which will ensure the operation of the requested temporary use in an orderly and efficient manner and in accordance with the intent of this Section.

H. Notice of Decision, Effective Date, Appeals, and Revocation.

1. **Notice of Decision.** The Review Authority shall announce its findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required).
2. **Effective Date.** All temporary uses shall obtain a City business license to operate. Issuance of TUPs shall not become effective until a business license has been obtained.
3. **Appeals.** The actions and decisions of the Zoning Administrator may be appealed as provided for in Section 18.04.100 (Appeals), except that the appeal may be filed no more than 3 days after the decision of the Zoning Administrator.
4. **Revocation.** TUPs may be revoked as provided in Section 18.04.090 (Revocation of Permits or Entitlements).

18.05.050. Variances

- A. **Purpose.** The intent and purpose of this Section is to establish regulations and procedures to provide relief from the strict and literal administration, enforcement, and interpretation of this Title where it creates practical difficulties, unnecessary hardships, or inconsistencies, or deprives the property owner of privileges enjoyed by other property in the same vicinity and zone.
- B. **Applicability.** A Variance or Minor Variance permit is only applicable to those regulations governing the physical development of property, including development and design standards provided in Division 3 (Zones and Zone-Specific Standards) and Division 4 (Supplemental Citywide Regulations) of this Title and shall not in any manner apply to uses of land.
- C. **Review Authority.**
 1. **Minor Variance.** The Zoning Administrator shall act as the Review Authority and approve or deny applications for Minor Variances in accordance with the requirements of this Section.
 2. **Variance.** The Planning Commission shall act as the Review Authority and approve or deny applications for Variances in accordance with the requirements of this Section.
- D. **Application Requirements.** An application for a Variance or Minor Variance shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). The application shall be filed with the Planning Division and include any information the Zoning Administrator may require.
- E. **Minor Variances.** Specific requirements for a Minor Variance permit and approval are provided for in this Subsection.
 1. **Applicability.** A Minor Variance permit may not exceed a 25 percent increase or reduction of the minimum or maximum regulation, or as otherwise provided in this Title, and shall not involve a request from more than three regulations.
 2. **Notice of Decision.** The Zoning Administrator shall announce its findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required).

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- F. **VariANCES.** Specific requirements for a Variance permit and approval are provided for in this Subsection.
1. **Applicability.** Any variations exceeding the requirements for Minor Variances as provided for above in Subsection E (Minor Variances) of this Section shall be subject to a Variance.
 2. **Public Notice and Hearing.** The Zoning Administrator shall transmit an application for a Variance to the Planning Commission, and the Planning Commission shall hold a public hearing in a reasonable and timely manner and in compliance with Section 18.04.040 (Public Noticing and Hearings).
 3. **Notice of Decision.** The Planning Commission shall announce its findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required).
- G. **Required Findings.** Prior to the granting of any Variance or Minor Variance permit, the Review Authority shall make the following findings:
- a. There are exceptional and extraordinary circumstances and conditions which apply to the subject property or affect the intended use that do not generally apply to other property or similar uses in the same vicinity and zone;
 - b. The strict and literal enforcement of specified regulations of the Zoning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property involved;
 - c. The granting of the application is necessary for the preservation and enjoyment of a substantial property development right possessed by other property in the same vicinity and zone but which is denied to the property involved;
 - d. The granting of the application will not be materially detrimental to the public health, safety, environment, and general welfare, or materially injurious to other properties, improvements, or uses in the same vicinity or zone; and
 - e. The granting of the application will be in harmony with and will not adversely affect the provisions of this Title and the goals, policies, and actions of the General Plan.
- H. **Conditions of Approval.** The Review Authority may impose reasonable conditions deemed necessary to comply with the findings as required in Subsection G (Required Findings) of this Section and may require additional conditions of approval considered necessary to assure the integrity of the permit and property in the area, vicinity, and zone.
- I. **Appeals, Revocation, and Expiration and Extension.**
1. **Appeals.** The actions and decisions of the Review Authority may be appealed as provided for in Section 18.04.100 (Appeals).
 2. **Revocation.** Variances and Minor Variances are effective and may be revoked as provided for in Section 18.04.090 (Revocation of Permits or Entitlements).
 3. **Expiration and Extension.** A Variance or Minor Variance may only be extended or may expire as provided for in Section 18.04.080 (Expiration and Extension).

18.05.060. Other Permits and Approvals

- A. **Zoning Consistency Review.**
1. **Purpose.** The intent and purpose of this Subsection is to set forth and establish standard planning review procedures for ministerial applications used to ensure that uses and structures are in accordance with the applicable requirements of this Title.

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2. **Applicability.** A Zoning Consistency Review is required for all new and modified uses and structures proposed as part of any nondiscretionary construction or installation application. Ministerial developments subject to a Zoning Consistency Review shall meet all objective standards provided in this Title.
3. **Review Authority.** The Zoning Administrator or designee shall have the authority to review and approve Zoning Consistency Reviews in accordance with the procedures and requirements of this Subsection.
4. **Application and Fees.**

- a. **Submission Requirements.** A set of architectural plans shall be submitted for review to the Planning Division. The Zoning Administrator may request additional information and supporting documentation necessary to confirm that the proposed use of the site complies with all the applicable provisions of this Title.

- i. **For multifamily developments the following items shall be submitted:**

- (a) Architectural plans.
- (b) Planning Application Form.
- (c) Project and Environmental Information Form.
- (d) Colored elevations, materials sheet and color 3D renderings.
- (e) Public Noticing Certification and labels for community meeting. 1,000-foot radius from property boundaries.
- (f) Title Report.
- (g) Traffic Study, Noise Study. Vibration Study, Queuing Study and any additional studies and/or information may be required as deemed necessary by staff to adequately review the project.
- (h) Phase and/or Phase II report.
- (i) Landscape Plans.

- b. **Fees.** Fees for a Zoning Consistency Review shall be paid to the City in accordance with Section 18.04.020 (Applications and Fees).

5. **Procedures.**

- a. The Zoning Administrator shall make a determination whether a proposed use, activity, or structure is allowed without requiring discretionary review by this Title and that it conforms to all applicable development and use standards, including applicable objective standards.
- b. The Zoning Administrator shall ensure the proposed use of the site complies with all the applicable provisions of this Title prior to approving a Zoning Consistency Review.

B. Home Occupation Permit.

1. **Purpose.** The intent and purpose of this Subsection is to set forth and establish procedures and requirements governing home occupations, in conjunction with the requirements in Section 18.22.120 (Home Occupations).
2. **Applicability.** Pursuant to the requirements of this Title, home occupations are allowed as an accessory use in any lawfully constructed and occupied dwelling units as permitted by this Title. A Home Occupation permit shall be required for all home occupations in legally permitted dwelling units.

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3. **Review Authority.** The Zoning Administrator shall have the authority to review and approve Home Occupation Permits in accordance with the procedures and requirements of this Section.
 4. **Application and Fees.** Any owner or occupant as permitted by this Title may file an application for a Home Occupation Permit with the Planning Division, verified by said owner or occupant. The application shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees).
 5. **Procedures.**
 - a. Nothing in this Subsection shall require the Zoning Administrator to issue a Home Occupation Permit to any applicant, and no home occupation shall be permitted unless the Zoning Administrator certifies that it conforms to the home occupation regulations of this Title. The Zoning Administrator may require additional terms and conditions considered necessary to assure the integrity of the Home Occupation Permit and the zone in which it is proposed to be located.
 - b. **Business License Required.** All home occupations must obtain a City business license to operate. Issuance of a Home Occupation Permit shall not become effective until a business license has been obtained.
 - c. **Expiration and Extension.** All Home Occupation Permits shall expire at the same time the corresponding business license issued expires and shall not remain in effect unless and/or until such business license has been renewed by the Director of Finance, provided such renewal takes place at least 30 days before the expiration date of the business license.
 - d. **Revocation.** If the Zoning Administrator conducts an investigation and finds that the operation of a home occupation is in violation of the provisions of this Title, such violations shall be considered a misdemeanor as set forth in Section 18.01.070 (Code Violations). The Zoning Administrator shall by declaration serve notice of revocation of the Home Occupation Permit pursuant to Section 18.04.090 (Revocation of Permits or Entitlements).
 - e. Any Home Occupation Permit issued to an illegal dwelling in error shall become null and void.
 6. **Appeals.** The actions and decisions of the Zoning Administrator may be appealed as provided in Section 18.04.100 (Appeals).
- C. **Cottage Food Operations.**
1. **Purpose.** The intent and purpose of this Subsection is to set forth and establish procedures and requirements for cottage food operations, in conjunction with the requirements in Section 18.22.090 (Cottage Food Operations).
 2. **Applicability.** Pursuant to the requirements of this Title, cottage food operations are allowed as an accessory use in any lawfully constructed and occupied dwelling units as permitted by this Title. A Home Occupation Permit shall be required for all cottage food operations in legally permitted dwelling units.
 3. **Review Authority.** The Zoning Administrator shall have the authority to review and approve applications for cottage food operations in accordance with the procedures and requirements of this Subsection.
 4. **Application and Fees.**
 - a. **Applicant.** The applicant must be the “cottage food operator,” as that term is defined in Health and Safety Code Section 113758(b).
 - b. **Application Form and Fees.** A Home Occupation Permit application for a cottage food operation shall be prepared, filed, and processed in compliance with 18.04.020 (Applications and Fees) and shall include, but not be limited to, the following:

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- i. The applicant name, household member names, and address. Name, address, and contact information for the property owner, landlord, homeowners’ association, or management company, as well as the signature consenting to the use;
 - ii. A copy of the “Self Certification Checklist” registration for a Class A operation or a Class B Permit issued by the Los Angeles County department of public health environmental health division;
 - iii. Name of each individual involved and/or employed, whether they are a family member of the operator, and the number of vehicles registered to the address and license plate number;
 - iv. Statement of whether the proposed use will involve “direct sales” known as a Class A Permit or “indirect sales” known as a Class B Permit as those terms are defined in the Health and Safety Code Section 113758(b) as may be amended;
 - v. Frequency of loading and deliveries and anticipated consumer or third-party retailer visits to the subject residence;
 - vi. A scaled site plan showing: (a) location of all the structures on site, (b) all vehicle parking spaces for the home or complex, (c) all delivery and/or loading areas, (d) the location of streets and property lines, driveway, pedestrian walkways, etc.; and
 - vii. A scaled floor plan showing: (a) all rooms for structures on site, (b) areas registered and/or permitted by Los Angeles County Department of Public Health Environmental Health Division for cottage food preparation, packaging, and related exclusive storage, (c) all doors and exits, (d) location of fire extinguishers, etc.
5. **Review of Application.** Within 60 days after submittal of a complete application and fee as required by this Subsection, the Zoning Administrator shall approve, approve in modified form, or deny the application in compliance with the authority and requirements set forth in Government Code Section 51035, as may be amended.
6. **Conditions of Approval.** Cottage food operations shall be approved by the Zoning Administrator, if the proposed cottage food operation as applied for or as modified, complies with the standards set forth in this Title. However, the Zoning Administrator may conditionally approve the use with any additional standards, related to spacing and concentration, traffic control, parking, or noise which the Zoning Administrator deems necessary to mitigate the impact of the proposed use on the surrounding residential neighborhood.
7. **Notice of Decision.** The Zoning Administrator shall announce their findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required).
8. **Revocation.**
 - a. A permit to operate a cottage food operation obtained under this Subsection is revocable at any time by the Zoning Administrator if any of the following conditions exist:
 - i. The condition of the cottage food operation permit or provision for this Title has been violated.
 - ii. The cottage food operation has become detrimental to the public health or safety or constitutes a nuisance as designated in Chapter 8.16 (Nuisance Abatement and Administrative Citations) of Title 8 (Health and Safety) of the Pico Rivera Municipal Code.
 - iii. The permit was obtained in a fraudulent manner.
 - iv. The cottage food operation no longer maintains a valid Class A or Class B Permit.

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- b. If the Zoning Administrator finds that the operation of a cottage food operation is in violation of the provisions of this Title and/or the terms and conditions of the permit approval, the Zoning Administrator shall by declaration serve notice of revocation of the cottage food operation permit in accordance with Section 18.04.090 (Revocation of Permits or Entitlements).

9. **Appeals.** The actions and decisions of the Zoning Administrator may be appealed as provided in Section 18.04.100 (Appeals).

18.05.070. Reasonable Accommodations

- A. **Purpose.** The intent and purpose of this Section is to set forth and establish procedures and requirements to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of this Title and other land use regulations, policies, and procedures.

- B. **Applicability.**

1. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.
2. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment. This Chapter applies only to those persons who are defined as disabled under the Acts.
3. A request for reasonable accommodation may be made by any person with a disability, their representative, or any other entity, when the application of zoning law or other land use regulation, policy, or procedure acts as a barrier to fair housing opportunities.

- C. **Review Authority.** The Zoning Administrator shall act as the Review Authority and approve, conditionally approve, or deny requests for reasonable accommodation.

- D. **Application Requirements.**

1. Requests for reasonable accommodation shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). Requests for reasonable accommodation shall be filed in writing with the Planning Division and provide the following information:
 - a. Name and address of the individual(s) requesting reasonable accommodation;
 - b. Name and address of the property owner(s);
 - c. Address of the property for which accommodation is requested;
 - d. Description of the requested accommodation and the regulation(s), policy, or procedure for which accommodation is sought; and
 - e. Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.
2. If necessary to reach a determination on the request for reasonable accommodation, the Reviewing Authority may request further information from the applicant consistent with fair housing laws and the privacy rights of the individual with a disability. If the Reviewing Authority requests additional information from the applicant consistent with fair housing law protections and privacy rights, the 30-day time period for making a

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determination on the request, pursuant to Subsection H (Notice of Decision) of this Section, stops running until the additional information is provided to the Reviewing Authority.

3. **Concurrent Application.** If the development for which the request for reasonable accommodation is being made also requires some other discretionary approval under this Title, the request shall be submitted and reviewed concurrently with the application for discretionary approval in accordance with the procedures in Section 18.04.020 (Application and Fees).
- E. **Required Findings.** Prior to the granting of a reasonable accommodation, the Review Authority shall make the following findings:
1. The housing, which is the subject of the request, will be used by an individual disabled as defined under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
 2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
 3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.
 4. The requested reasonable accommodation would not adversely impact surrounding properties or uses, based on the criteria set forth in Section 12179 of the California Administrative Code.
 5. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City’s applicable rules, standards, and practices.
- F. **Conditions of Approval.** The Review Authority may impose reasonable conditions deemed necessary to comply with the required findings.
- G. **Public Notice and Hearing.** No noticing or public hearing are required for a reasonable accommodation request.
1. **Notice of Decision.** Except as specified in Subsection D (Application Requirements) of this Section, the Zoning Administrator shall make a written determination within 30 days for non-concurrent review requests after the application is deemed complete to announce their findings and decisions, pursuant to Section 18.04.050 (Notice of Decision and Findings Required). If the reasonable accommodation request is submitted for concurrent review with another discretionary land use application, the decision to approve, conditionally approve, or deny a request shall be made at the same time as the decision for the discretionary land use application(s).
- H. **Appeals, Expiration and Extension.**
1. **Appeals.** The actions and decisions of the Review Authority may be appealed as provided for in Section 18.04.100 (Appeals).
 2. **Expiration and Extension.** Reasonable accommodations may only be extended or may expire as provided for in Section 18.04.080 (Expiration and Extension). A reasonable accommodation shall expire if the accommodation is no longer required or if the recipient of the accommodation no longer resides at the property.

Chapter 18.06. Amendments to the General Plan, Zoning Map, and Text

18.06.010. Purpose

The intent and purpose of this Chapter is to establish and set forth provisions and regulations for amendments or modifications to the General Plan or any element, Zoning Code text (Zoning Text), and/or Official Zoning Map (Zoning Map).

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18.06.020. Applicability

- A. The procedures and requirements for amendments or modifications to the General Plan, Zoning Map, and Zoning Text shall apply as follows:
1. **Zoning Map and Text.** Whenever the public necessity, convenience, or general welfare justify or deem essential an amendment or modification of the Zoning Map or Text consistent with the General Plan such changes or modifications shall be made in the form of an amendment by ordinance.
 2. **General Plan.** Whenever public necessity, convenience and general welfare require changes in or modifications of the General Plan or any element, or to address changes in state or federal law and problems and opportunities that were unanticipated at the time of adoption or the last General Plan amendment, such changes or modifications shall only be made in the form of an amendment.

18.06.030. Review Authority

The Planning Commission shall act as the recommending body for all amendments to the General Plan, Zoning Map, and Zoning Text and provide recommendations to the City Council. The City Council shall act as the Review Authority and may adopt, deny, or modify amendments to the General Plan, Zoning Map, and Zoning Text in accordance with the requirements of this Chapter.

18.06.040. Initiation of Amendment and Criteria

- A. **Initiation.** Amendments to the General Plan, Zoning Map, and Zoning Text may be initiated by the City Council, Planning Commission, or the Zoning Administrator. In the case of a Zoning Map amendment, it may also be initiation by a property owner, or by any qualified applicant identified in Section 18.04.020 (Application and Fees).
1. **Criteria for Zoning Map Changes or Amendments.**
 - a. Prior to the adoption of any ordinance changing or modifying any zone, it shall first be found and determined that a zone change is fully consistent with the provisions of the General Plan.
 - b. No ordinance shall be adopted for zone changes unless and/or until the zone change proposed has been modified so that it is consistent with the General Plan, or the General Plan has been amended so that the proposed zone change is consistent with the amended General Plan.
 - c. Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) in Section 18.10.010 (Zones and Overlays Established) shall be used in determining whether a proposed Zoning Map amendment is consistent with the General Plan.

18.06.050. Review Procedures

- A. **Application and Fees.** The application shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees). The application shall be filed with the Planning Division and include any information the Zoning Administrator may require. Once the application is deemed complete, the Zoning Administrator shall process the application in accordance with this Chapter and any requirements under state law.
- B. **Public Notice and Hearing.**
1. The Review Authority shall notice and hold a public hearing in compliance with Section 18.04.040 (Public Noticing and Hearings) and as provided below. Notice of the hearings shall also be mailed or delivered to any other local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the property that is the subject of the proposed amendment.

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2. **Public Noticing.** At least 10 days before the day of the public hearing for a General Plan, Zoning Text, and/or Zoning Map amendment, notice shall be published in at least one newspaper of general circulation in the City, and notice shall be posted in the following five public places:
 - a. City Hall, 6615 Passons Boulevard;
 - b. United States Post Office, 6320 Passons Boulevard;
 - c. Rivera Park;
 - d. Pico Park;
 - e. Smith Park.
 3. **Public Noticing – Mailing for Zoning Map Amendments.** In addition to the public noticing requirements in Subsection B(2) (Public Noticing) above, a mailed notice shall be mailed or delivered to all property owners within a 500-foot radius of the subject property as shown on the latest available assessment roll at least 10 days before the day of the public hearing. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph is greater than one thousand (1,000), the City, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one (1) newspaper of general circulation within the City at least ten (10) days prior to the hearing.
- C. **Planning Commission Hearing and Recommendation.**
1. **Planning Commission Notice and Hearing.** The Planning Commission shall notice and hold a public hearing in compliance with Section 18.04.040 (Public Noticing and Hearings) and as provided in this Chapter.
 2. **Recommendation to City Council.** Following the public hearing, the Planning Commission shall make a written recommendation to City Council on the proposed adoption or amendment of a General Plan, Zoning Text, and/or Zoning Map, pursuant to Section 18.04.050 (Notice of Decision and Findings Required).
- D. **City Council Hearing and Action.**
1. **City Council Notice and Hearing.** After receiving the recommendation report from the Planning Commission, the City Council shall hold a public hearing in compliance with Section 18.04.040 (Public Noticing and Hearings) and as provided in this Chapter.
 2. **City Council Action.** After the conclusion of the public hearing, the City Council may approve, modify, or deny the proposed amendment and shall give the Planning Commission and applicant written notice of its actions and decision. If the City Council proposes any substantial revision not previously considered by the Planning Commission during its hearings, the proposed revision shall be referred to the Planning Commission for review, report, and recommendation but the Planning Commission shall not be required to hold a public hearing. The failure of the Planning Commission to report within 45 calendar days after the reference shall be deemed a recommendation for approval, and the amendment shall be returned to City Council for action.

18.06.060. Effective Dates

A General Plan amendment shall become effective immediately upon the adoption of a resolution by the City Council. A Zoning Map and/or Text amendment shall become effective 30 days after final reading and adoption of an ordinance by City Council.

18.06.070. Pre-Zoning

Prior to the annexation of unincorporated land or property adjacent to the City, the land or property may be pre-zoned for the purpose of determining a zone which will apply to the property in the event of subsequent annexation.

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The procedure to establish a pre-zoning designation shall be the same as the process for changing or modifying a zone on property within the City in accordance with this Chapter and any requirements under state law.

Chapter 18.07. Nonconforming Provisions

18.07.010. Purpose

The intent and purpose of this Chapter is to set forth and establish procedures and regulations governing nonconforming uses.

18.07.020. Applicability

The provisions set out in this Chapter shall apply to all nonconforming uses of land, including any nonconforming uses, sites, and structures in existence that were legally established on the effective date of the ordinance codified in this Title but have become nonconforming by adoption of this Title, as well as uses, sites, and structures that have become nonconforming due to subsequent amendments to the text of this Title, or the Zoning Map.

18.07.030. Review and Determination

The Zoning Administrator shall have the authority to determine and substantiate the existence of any nonconforming use in accordance with the procedures and requirements of this Chapter.

18.07.040. Nonconforming Lots

Any legally existing lot of record which is vacant and/or otherwise unimproved and is only considered to be substandard by reason of lot area or applicable dimensional requirements that are less than the minimum required under the current zone classification provisions shall be considered a lawful nonconforming lot. A nonconforming lot may be developed and used as a building site subject to compliance with all applicable requirements and zone classification regulations, unless a variance or other modification or exception is approved, as provided for in this Title.

18.07.050. Nonconforming Uses and Structures

A. Continuation and Maintenance of Nonconforming Uses and Structures.

1. **Right to Continue.** A legally established nonconforming use may be continued and maintained provided there is no addition, enlargement, alteration, or other change to any use, building, or structure, except as otherwise permitted by this Chapter.
 - a. **Maintenance and Nonstructural Repairs.** Maintenance, nonstructural repairs, and nonstructural interior alterations to a nonconforming structure may be permitted if the changes and improvements do not enlarge or extend the structure.
 - b. **Structural Repairs.** Structural repairs as required by state law that do not enlarge or extend the structure may be constructed as determined by the Building Division; however, the cost of such structural repairs shall not exceed 50 percent of the replacement cost of the legal nonconforming structure, as determined pursuant to Section 18.07.060 (Repair and Replacement of Damaged or Destroyed Nonconforming Structures).
2. No intensification, expansion, or other change in use and no alteration or other change in structures is permitted, except as otherwise provided in this Chapter.

B. Modifications to Nonconforming Uses or Nonconforming Structures.

1. **Residential Uses or Structures.**
 - a. Alterations or additions to nonconforming single-family dwellings may be made without complying with the parking regulations of this Title provided that:

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- i. The existing dwelling contains a legally permitted one-car garage or carport.
 - ii. The existing driveway leading to the garage or carport shall be widened to accommodate a 9-foot by 20-foot open parking space in compliance with Chapter 18.19 (Off-Street Parking and Loading Standards). In the event that the existing driveway cannot be widened due to existing physical obstructions, the existing driveway shall be considered to comply with required parking provisions of this Title.
 - iii. Garage conversions with the exception of ADUs and junior accessory dwelling units (JADUs), as defined in Chapter 18.25 (Definitions and Measurements), shall not be exempt from the parking regulations of this Title.
- b. **Nonconforming Driveways.** Driveways not leading to permitted garages or carports shall be removed with the exception of ADUs and junior accessory dwelling units (JADUs) garage conversions.
 - c. **Side Yard Setbacks.** Side yard setbacks for nonconforming single-family dwellings and attached/detached accessory structures may be reduced to a minimum of 3 feet to permit expansion in line with existing building walls.
 - d. **Live-Work Conversion.** Nonconforming single-family dwellings on major thoroughfares can be converted to live-work subject to approval of an AUP under Section 18.05.020 (Administrative Use Permits). Development of new single-family homes for the conversion to live/work space is not permitted. Only office uses permitted provided the applicant can provide parking for the required office and residential unit.

C. **Abandonment and Discontinuation of Nonconforming Use.**

1. Any nonconforming use of land shall be terminated if it has been non-operational and/or vacated for a continuous period of 6 months, and any subsequent uses shall comply fully with the provisions of this Title.
2. For the purposes of determining whether a use has been discontinued, the property owner shall have the burden of proof in demonstrating a continuation of use.

18.07.060. Repair and Replacement of Damaged or Destroyed Nonconforming Structures

- A. Any legal nonconforming building or structure that is damaged or partially destroyed by fire, explosion, earthquake, or natural disaster which is not caused by an act or deliberate omission of a property owner, their agent, or person acting on their behalf or in concert with may be restored or rebuilt subject to the provisions in this Section.
- B. **Restoration When Damage Is 50 Percent or Less of Value.**
 1. If the cost of repair or reconstruction is less than or equal to 50 percent of the replacement value of the structure, replacement of the damaged portions of the structure is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed.
 2. The determination of the extent of damage or partial destruction shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage or partial destruction to the estimated cost of rebuilding the entire structure as it existed prior to the damage. Estimates for this purpose shall be made by or shall be reviewed and approved by the Building Official and shall be based on the minimum cost of construction in compliance with the Building Code.
- C. **Restoration When Damage Exceeds 50 Percent of Value.** If the cost of repair or reconstruction exceeds 50 percent of the replacement value of the structure, as determined pursuant to Subsection A above, the land and building shall be subject to the requirements of this Title, except as provided below.

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1. **Residential Structures.** Any nonconforming residential use may be reconstructed, restored, or rebuilt up to the size and number of dwelling units prior to the damage, and the nonconforming use, if any, may be resumed subject to a Zoning Consistency Review in the case of single-unit dwellings or as required under Division 3 (Zones and Zone-Specific Standards) of this Title in the case of other residential uses, unless the Zoning Administrator finds that:
 - a. The reconstruction, restoration, or rebuilding will be detrimental or injurious to the health, safety, or general welfare of persons residing or working in the neighborhood or will be detrimental or injurious to property and improvements in the neighborhood; or
 - b. The existing nonconforming use of the building or structure can be more appropriately moved to a zone in which the use is permitted, or there no longer exists a zone in which the existing nonconforming use is permitted.
2. Building permits for any reconstruction, restoration, or rebuilding undertaken must be obtained within 2 years after the date of the damage or destruction.

18.07.070. Time for Elimination When Use or Structure Becomes Nonconforming

- A. Any nonconforming use of land shall be abated, and usage shall be terminated upon the expiration of the periods of time set forth in this Section. If a nonconforming use of a building or land has been discontinued for a period of five (5) years, the nonconforming use shall not be reestablished. Subsequent use of the building and/or land shall conform to the regulations of the zone in which the land is located. For the purposes of determining whether a use has been discontinued, the property owner shall have the burden of proof in demonstrating a continuation of use.
- B. Nonconforming Adult Establishments, Businesses, or Other Adult Uses Discontinuance Required Within 3 Years. Notwithstanding other provisions of this Zoning Code, within 3 years after the effective date of the ordinance codified in those sections of this Zoning Code relating to land uses characterized by their emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas, such uses shall be discontinued or shall be brought into full compliance with local regulations.
 1. Where the property is unimproved, including, but not limited to, areas used for vehicle off-street parking facilities, one year.
 2. Where the property is unimproved, except for structures of a type for which the building code does not require a building permit, three years.
 3. Where the property is unimproved except for a structure which contains less than one hundred square feet of gross floor area, three years.
 4. Termination of Nonconforming Buildings or Structures by Operation of Law. Nonconforming buildings or structures shall be abated and usage thereof shall be terminated upon the expiration of the period of time indicated hereafter.
 - a. Type IV and type V buildings (light incombustible frame and wood frame), thirty-five years;
 - b. Type III building (heavy timber construction and ordinary masonry), forty years;
 - c. Type I and type II buildings (fire resistive), fifty years.

18.07.080. Abatement of Nonconforming Uses and Structures

The right to continue a nonconforming use or structure shall not apply to uses or structures deemed to be a public nuisance, as defined in the Civil Code of the State of California, arising from conditions that constitute a threat to

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public health, safety, or general welfare. Any nonconforming use may be abated or, alternatively, terminated in compliance with the provisions and procedures as set forth in Article I, Nuisance Abatement, Chapter 8.16 in Title 8 (Health and Safety) of the Pico Rivera Municipal Code.

Chapter 18.08. Development Agreements

18.08.010. Purpose

The purpose of this Chapter is to establish procedures and requirements for which the City may enter into a development agreement with an applicant for developments subject to the regulation and requirements of Government Code Section 65864 as may be amended from time to time.

18.08.020. Applicability

- A. Development Agreements may be considered for developments where an increased certainty in the approval of development would create a substantial community benefit, including developments that encourage private participation in comprehensive planning or that provide substantial provisions of public facilities or dedication of land.
- B. The City incorporates by reference the provisions of Government Code Sections 65864–65869.5. In the event of any conflict between the statutory provisions of state law and this Chapter, the statutes under state law shall control.

18.08.030. Review Authority

- A. The Zoning Administrator shall negotiate the specific components and provisions of the Development Agreement on behalf of the City for Planning Commission review and recommendation to City Council.
- B. The Planning Commission shall act as the recommending body for Development Agreements and shall review and make recommendations to the City Council.
- C. The City Council shall act as the Review Authority and, after receiving recommendations from the Planning Commission, shall adopt, modify, or deny a Development Agreement.

18.08.040. Procedures

- A. The Zoning Administrator shall review an application for a proposed Development Agreement and determine its completeness. Once the Zoning Administrator has deemed a Development Agreement application complete, they shall process the application in accordance with this Chapter and any requirements under state law.
- B. **Application Requirements.**
 1. Any property owner may file an application for a proposed Development Agreement with the Zoning Administrator. The application shall be prepared, filed, and processed in compliance with Section 18.04.020 (Applications and Fees) and as provided in this Chapter.
 2. The Zoning Administrator may obtain the opinion of the City Attorney as to the sufficiency of the applicant's interest in the real property to enter into the Development Agreement.
 3. If the application is found to be complete, the Zoning Administrator shall accept the application for filing and forward a copy of the proposed Development Agreement to the City Attorney for review.
- C. **Development Agreement Contents.**
 1. **Required Contents.** A Development Agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes.

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2. **Supplemental Contents.** Development Agreements may also include the following:
 - a. **Conditions.** Development Agreements may include conditions, terms, and restrictions, but such conditions shall not prevent development of the property for the uses of and to the density or intensity of development set forth in the agreement.
 - b. **Approval and Permits.** Development Agreements may include requirements for subsequent approvals and permits, if applicable.
 - c. **Phasing.** Development Agreements may provide that the development be constructed within specified phases, specify the start of construction, and specify the development or construction phase(s) completion time.
 - d. **Financing.** Development Agreements may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time.
 - e. **Obligations.** Development Agreements may include provisions to guarantee the obligations of the applicant/developer and/or the City as stated in the agreement.
 - f. **Public Benefit.** Public benefit offered by the applicant as consideration for entering into the Development Agreement.
 - g. **Other Items.** Other components and provisions as negotiated by the City, and/or any other information deemed necessary by the City Attorney in consultation with the Zoning Administrator. Any subsequent rule, regulation, or policy, which conflicts with the rules, regulations, or policies in force at the time of execution of the Development Agreement, shall not be applicable to the development project unless otherwise provided for in the Development Agreement. However, nothing in this Subsection shall prevent the City from denying or conditionally approving any subsequent development project application on the basis of such subsequent rule, regulation, or policy pursuant to Government Code 65866. At a minimum, the Development Agreement shall include an obligation for the applicant to defend, indemnify, and hold harmless the City, in a form approved by the City Attorney's Office.
- D. **Public Notice and Hearing.** The Review Authority shall notice and hold a public hearing in compliance with Section 18.04.040 (Public Noticing and Hearings) and as provided below. Notice of the hearings shall also be mailed or delivered to any other local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the property that is the subject of the Development Agreement.
- E. **Planning Commission Hearing and Recommendation.**
 1. **Planning Commission Notice and Hearing.** The Planning Commission shall issue a notice of intention and hold a public hearing in compliance with Section 18.04.040 (Public Noticing and Hearings) and as provided in this Chapter.
 2. **Recommendation to City Council.** Following the public hearing, the Planning Commission shall make a written recommendation to City Council on the proposed Development Agreement pursuant to Section 18.04.050 (Notice of Decision and Findings Required).
- F. **City Council Hearing and Action.**
 1. **Applicant Execution of Agreement.** A proposed Development Agreement shall be executed by the applicant before it is placed before City Council for consideration at a public hearing.
 2. **City Council Notice and Hearing.** After receiving the recommendation report from the Planning Commission, the City Council shall issue a notice of intention and hold a public hearing in compliance with Section 18.04.040 (Public Noticing and Hearings) and as provided in this Chapter.

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3. **City Council Action.** After the conclusion of the hearing, the City Council may approve, modify, or deny the proposed Development Agreement, shall announce its findings and decisions pursuant to Section 18.04.050 (Notice of Decision and Findings Required), and shall give the Planning Commission and applicant written notice of its actions and decision. If public testimony or City Council proposes any substantial revision not previously considered by the Planning Commission during its hearings, the proposed revision may be referred to the Planning Commission for review, report, and recommendation, but the Planning Commission shall not be required to hold a public hearing.
4. **Adoption by Ordinance.** Approval of a Development Agreement shall be by ordinance and shall incorporate by reference the text of the agreement.

18.08.050. Required Findings

- A. After the public hearing, the City Council may approve, modify, or disapprove the proposed Development Agreement. The City Council shall make the following findings for the approval of a Development Agreement:
 1. The Development Agreement provides benefit to the City.
 2. The proposed Development Agreement is in conformance with the goals, policies, and actions of the City's General Plan and the intent and purpose of any applicable specific plan and this Zoning Code (Title 18).
 3. The Development Agreement promotes the public health, safety and welfare of the city.
 4. The Development Agreement has a positive effect on orderly development of property and preservation of neighboring property values.

18.08.060. Execution and Recordation

- A. **Execution.** The City Manager, or their designee, shall execute a Development Agreement on behalf of the City within 10 days after the ordinance approving the Development Agreement takes effect.
- B. **Recordation.** The City Clerk shall record the fully executed agreement, which shall include a description of the subject land, with the County Recorder within 10 days after the City executes the Development Agreement.

18.08.070. Periodic Review

- A. **Applicant Submission.** The applicant shall be required to report to the City at least once a year to demonstrate good faith compliance with the terms and provisions of the Development Agreement, at which time the Zoning Administrator or designee shall serve as the Review Authority and review each approved Development Agreement.
- B. **Review of Compliance**
 1. **Compliant Development Agreements.** If the Zoning Administrator finds and determines, on the basis of substantial evidence, that the applicant or successor has complied in good faith with the terms or conditions of the agreement, no action is required.
 2. **Noncompliant Development Agreement.** If the Zoning Administrator finds and determines, on the basis of substantial evidence, that the applicant or successor has not complied in good faith with the terms or conditions of the agreement, the City may terminate or modify the agreement in compliance with this Chapter.
 - a. **Finding of Noncompliance.** If the Zoning Administrator finds the applicant or successor has not complied with the provisions of the Development Agreement, the Zoning Administrator may issue a finding of noncompliance which may be recorded by the City with the County Recorder after it becomes final. The Zoning Administrator shall specify in writing the terms or conditions of the agreement which

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the applicant has failed to comply with and shall set forth terms of compliance and specify a reasonable time for the applicant to meet the terms of compliance. If the applicant does not comply with the terms of compliance within the prescribed time limits, the Development Agreement shall be subject to termination or revision pursuant to this Chapter.

3. **Appeal of Determination.** Findings made pursuant to this Section may be appealed to the City Council in accordance with Section 18.04.100 (Appeals). The issuance of a finding of compliance or noncompliance and the expiration of the appeal period without appeal, or the confirmation by the City Council of the issuance of the finding on such appeal, shall conclude the review for the applicable period and such determination shall be final.

18.08.080. Amendments or Cancellation

- A. Any portion of a Development Agreement may be canceled or amended by mutual consent of the parties or initiated by the City for noncompliance. A City Council public hearing and notice of intent to amend or cancel the agreement shall be provided in compliance with the requirements of this Chapter.
 1. **Mutual Agreement.** Any Development Agreement may be canceled or amended by mutual consent of the parties following compliance with the procedures specified in this Section.
 2. **After Finding of Noncompliance.** If a finding of noncompliance does not include terms of compliance, or if the applicant does not comply with the terms of compliance within the prescribed time limits, the Zoning Administrator may refer the Development Agreement to the City Council for termination or revision. After issuing a notice of intention and holding a public hearing, the City Council may terminate the Development Agreement, modify the finding of noncompliance, or rescind the finding of noncompliance and issue a finding of compliance.
- B. If the parties to the agreement amend or cancel the Development Agreement or if the City terminates or modifies the Development Agreement, the City Clerk shall record notice of such action with the County Recorder.

Division 3. Zones and Zone-Specific Standards

Chapter 18.09. Purpose and Intent

- A. The purpose of this Division is to promote and protect the public health, safety, peace, comfort, convenience, and general welfare in accordance with the City’s adopted General Plan, and to accomplish this purpose, it is the intent of this Division to:
 - 1. Achieve the arrangement of land uses depicted in the City’s adopted General Plan, in a manner consistent with the goals and policies of the General Plan.
 - 2. Provide standards for the orderly growth and development of the City.
 - 3. Guide, control, and regulate the use of land to foster compatibility among land uses.
 - 4. Promote high-quality design in the development process so that new development enhances the appearance of the City over time.
 - 5. Ensure that lands are used for the purposes which are most appropriate and most beneficial to the City as a whole.
 - 6. Revitalize and connect communities to preserve and enhance quality of life in the City.

Chapter 18.10. Zones and Zoning Map

18.10.010. Zones and Overlays Established

- A. In order to classify and regulate the uses of land, the height and bulk of buildings, the area of yards and other open spaces surrounding buildings, and environmental quality in a manner consistent with the goals and policies of the General Plan, this Section establishes the zones, overlay zones, and specific plans applied to property in City.
- B. The establishment of zones, overlay zones, and specific plans have the following intent:
 - 1. Zones are established to implement the City’s adopted General Plan land use designations by providing specific areas for each category of land use.
 - 2. Overlay zones are established to provide additional regulations to address special or unique needs or characteristics of certain geographic areas in the City, or to limit or expand uses or development standards in the underlying zones due to the special characteristics of the site.
 - 3. Specific plans are established to guide new development through detailed development standards and implementation measures at the neighborhood scale on areas defined as specific plan on the City’s Zoning Map.
 - 4. Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) below identifies the established zones, overlay zones, and specific plans and their respective corresponding land use designation, consistent with the adopted General Plan land use diagram.

Table 18.10.010.A Zones, Overlay Zones, and Specific Plans		
Zone Symbol	Zone Classification	General Plan Land Use Designation
Residential Zones		
R-E	Single-Family Residential Estate	Rural Residential

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Table 18.10.010.A Zones, Overlay Zones, and Specific Plans		
Zone Symbol	Zone Classification	General Plan Land Use Designation
S-F	Single-Family Residential	Low Density Residential
R-I	Residential Infill	Low Density Residential
R-M-M	Multiple-Family Residential Medium Density	Medium Density Residential
R-M-H	Multiple-Family Residential High Density	High Density Residential
PUD	Planned Residential Unit Development	May be consistent with more than one land use designation.
Commercial Zones		
C-G	General Commercial	Commercial
C-C	Community Commercial	Commercial
C-M	Commercial Manufacturing	Commercial, Light Industrial
P-A	Professional Administrative	Commercial
CPD	Commercial Planned Development	May be consistent with more than one land use designation.
Industrial Zones		
I-G	General Industrial	General Industrial
I-L	Limited Industrial	Light Industrial
IPD	Industrial Planned Development	May be consistent with more than one industrial land use designation.
Special Purpose Zones		
O-S	Open Space	Park/Open Space
P-F	Public Facilities	Public Facilities
P	Parking	May be consistent with more than one land use designation.
Overlay Zones		
M-U-30	Mixed-Use Overlay	May be consistent with more than one land use designation.
M-U-40	Mixed-Use Overlay	May be consistent with more than one land use designation.
E-S	Emergency Shelter	May be consistent with more than one land use designation.
Specific Plans		
SP 301	Specific Plan 301	Specific Plan
SP 400	Specific Plan 400 (City of Pico Rivera Rancho De Bartolo Specific Plan)	Specific Plan

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18.10.020. Zoning Map

Zones, overlay zones, and specific plans listed in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) are represented on the City's "Official Zone Map of the City of Pico Rivera" or "Zoning Map." The "Official Zone Map of the City of Pico Rivera" is hereby adopted and made a part of this Title pursuant to the provisions of Chapter 4, Division 1, Title 7 of the Government Code of the state of California.

18.10.030. Interpretation of Boundaries

- A. Wherever uncertainty exists as to the boundaries of any zone or other features shown on the Zoning Map, the precise location of the boundary shall be determined by the Zoning Administrator in accordance with Section 18.01.050 (Interpretation of Regulations) and as follows:
1. Where such zone boundaries are indicated as approximately following public street and alley right-of-way or lot lines, such right-of-way or lot lines shall be construed to be such zone boundaries;
 2. In the case of unsubdivided property and where a zone boundary divides a parcel of land, the location of such zone boundary or boundaries, unless otherwise indicated by dimensions, shall be determined by use of the scale appearing on the official Zoning Map; and
 3. Where a public street or alley is officially vacated or abandoned, the area comprising such vacated street or alley shall automatically acquire the zone classification of the property to which it reverts.

Chapter 18.11. Residential Zones

18.11.010. Purpose and Applicability

- A. The purpose of the residential zones is to provide for areas of residential development at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing. The purpose and applicability of each residential zone identified in Table 18.10.010.A (Zones, Overlays Zones, and Specific Plans) are as follows:
1. **Single-Family Residential Estate (R-E) zone.** The intent and purpose of the R-E zone is to designate areas within the City that may best facilitate the development and use of single-family homes on large parcels, where a rural character and atmosphere can be maintained and preserved in an urban setting.
 2. **Single-Family Residential (S-F) zone.** The intent and purpose of the S-F zone is to designate certain residential areas within the City that may best facilitate the development of single-family homes and other compatible uses in a low-density residential neighborhood setting, where development characteristics promote neighborhood quality and livability. Compatible uses may include recreational, religious, and educational facilities, when deemed to be essential elements of a balanced neighborhood, while minimizing adverse impacts to adjacent properties.
 3. **Residential Infill (R-I) zone.** The intent and purpose of the R-I zone is to designate certain residential areas within the City that may best facilitate smaller-sized, low-density residential developments that accommodate attached and detached residential dwelling types and allow for sufficient design flexibility in order to utilize unique physical land characteristics such as size, shape, and configuration while preserving the nature of single-family neighborhoods.
 4. **Multiple-Family Residential, Medium Density (R-M-M) zone.** The intent and purpose of the R-M-M zone is to designate certain areas within the City that may best facilitate the development of medium-density residential housing types such as multifamily residential housing, including detached and attached dwellings, apartment complexes, and other compatible uses of land that can serve as a transition between more intense residential uses of land and single-family residential neighborhoods. The R-M-M zone can

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provide compatible development along principal streets and highways, and in transitional areas can provide for developments and uses of land closely related to multifamily residential characteristics best suited to carry out the needs of the community. Other compatible uses of land may include public, semipublic, institutional, and other transitional land uses which may contribute to a variety of community needs and may not necessarily be compatible with solely residential or limited commercial uses.

5. **Multiple-Family Residential, High Density (R-M-H) zone.** The intent and purpose of the R-M-H zone is to designate certain areas in the City that may best accommodate high-density residential housing types, such as townhouses, condominiums, and apartments primarily along major street corridors, near major activity centers, and adjacent to large-scale commercial developments to act as a transitional zone.
6. **Planned Residential Unit Development (PUD) zone.**
 - a. **Purpose.** The intent and purpose of the PUD zone is to principally designate and distinguish certain areas within the City that can best be utilized to attain the following:
 - i. To create a better living environment;
 - ii. To promote the achievement of residential land use amenities that could not otherwise be obtained under more conventional methods and development;
 - iii. To achieve greater design flexibility of residential acreage than could otherwise be possible through the application of more conventional residential zone regulations;
 - iv. To encourage well-planned developments through more creative, innovative, and imaginative planning principles, practices, and techniques;
 - v. To reserve a greater proportion of open space land for recreation, conservation, park, and other similar kinds of use facilities than is otherwise required by more conventional residential zone regulations;
 - vi. To provide for a more efficient, appropriate, and desirable use of land which is sufficiently unique in its physical characteristics and other circumstances to warrant special methods of development;
 - vii. To provide areas of natural scenic beauty, vistas, landmarks, promontories, and other environmental features through integrated land planning, design, and unified control of physical development patterns; and
 - viii. To set forth use regulations and property development regulations that will best assure that the intent and purpose of this Chapter are carried out.
 - b. The PUD zone is a land use classification which, in part, assists in the implementation of the residential land use, housing, and environmental elements of the General Plan. It is a zone classification designed to be applied on selective areas of the community where the land is of sufficient size, shape, and configuration, and possesses the characteristics to warrant a planned residential unit development. The development of property herein shall be determined by and subject to a Conditional Use Permit in accordance with Section 18.05.030 (Conditional Use Permits).

18.11.020. Use Regulations for Residential Zones

Table 18.11.020.A (Allowed Uses and Regulations in Residential Zones) establishes the uses allowed in each residential zone and the land use permit required to establish each use. Section numbers in the right-hand column refer to other sections of this Title. Uses of land and development which are not specifically permitted are hereby expressly prohibited. In cases where a specific land use or activity is not defined, the Zoning Administrator shall

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assign the land use or activity to a classification that is substantially similar in character as provided in Section 18.01.050 (Interpretation of Regulations).

Symbol	Permit Requirement	Procedure Section
P	Permitted, Zoning Consistency Review, and Certificate of Occupancy required.	18.05.060
AUP	Administrative Use Permit required.	18.05.020
CUP	Conditional Use Permit required.	18.05.030
–	Use Not Allowed	

Table 18.11.020.A Allowed Uses and Regulations in Residential Zones							
Land Use	R-E	S-F	R-I	R-M-M	R-M-H	PUD	Additional Regulations
Residential Uses							
Assisted Living	–	–	–	CUP	CUP	–	
Employee Housing	P	P	P	P	P		
Foster Care Homes ≤3 foster children	P	P	–	–	–	–	
Foster Care Homes >4 foster children	CUP	CUP	–	–	–	–	
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	
Residential Care Facility (7+ persons)	CUP	CUP	CUP	CUP	CUP	CUP	
Residential Care Facility (≤6 persons)	P	P	P	P	P	P	Residential Care Facilities (less than 6 persons) constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zone.
<i>Residential Dwelling Types</i>	<i>See subclassification below.</i>						
Single-Unit Dwelling	P	P	P	P	P	P	
Two-Unit Dwelling (SB 9 Projects)	–	P1	–	–	–	–	1. Refer to Government Code Section 65852.21 for additional procedures and requirements.
Multifamily Dwelling	–	–	–	P	P	–	Section 18.05.060 (A) Zoning Consistency Review
Single Room Occupancy Units	–	–	CUP	P	P	–	Section 18.22.180 (Single Room Occupancy Housing)
Supportive Housing	P	P	P	P	P	P	Supportive Housing and Transitional Housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zone.
Transitional Housing	P	P	P	P	P	P	
Communication and Utilities							
Electric Distribution Substations	CUP	CUP	CUP	CUP	CUP	CUP	
Water Facilities	CUP	CUP	CUP	CUP	CUP	CUP	

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Table 18.11.020.A Allowed Uses and Regulations in Residential Zones							
Land Use	R-E	S-F	R-I	R-M-M	R-M-H	PUD	Additional Regulations
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	CUP	CUP	Section 18.22.190 (Telecommunication Facilities)
Public and Semi-Public							
Community Assembly	CUP	CUP	CUP	CUP	CUP	CUP	
Day Care Centers	AUP	AUP	AUP	AUP	AUP	AUP	
Educational Institutions, Private	AUP	AUP	–	AUP	AUP	–	
Recreational Facility	–	AUP	–	AUP	AUP	AUP	
Other Uses							
Accessory Buildings and Uses	P	P	P	P	P	P	
Accessory Dwelling Unit	P	P	P	P	P	P	Section 18.22.030 (Accessory Dwelling Unit)
Cottage Food Operations	See Section 18.22.090 (Cottage Food Operations).						
Family Day Care Homes Small or Large	P	P	P	P	P	P	Section 18.22.110 (Family Day Care Homes) Health and Safety Code Chapter 3.6. Family Day Care Homes [1597.30 - 1597.622]
Farms	P	P	P	P	P	P	
Home Occupations	See Section 18.22.120 (Home Occupations).						
Microenterprise Home Kitchen Operations	Refer to Health and Safety Code Section 114367 et. seq. Los Angeles County Code Title 8 – Consumer Protection, Business and Wage Regulations of the Los Angeles County Code and Title 11 – Health and Safety						
Temporary Uses	See Section 18.05.040 (Temporary Use Permits).						

18.11.030. Development Standards for Residential Zones

A. **Applicability.** The provisions of this Section shall apply to residential development in residential zones as established in Table 18.11.030.A (Development Standards – Residential Zones), with the exceptions and additional standards as listed in this Section. Letters in parentheses refer to additional development standards that immediately follow the table.

Table 18.11.030.A Development Standards – Residential Zones						
Standard	R-E	S-F	R-I	R-M-M	R-M-H	Reference
Lot Standards						
Lot Area, minimum	15,000 square feet	6,000 square feet	4,200 square feet	12,500 square feet		Section 18.26.030 (Measuring Area, Lot Width, and Depth)
Lot Width, minimum	100 feet	50 feet	40 feet	60 feet		
Lot Depth, minimum	150 feet	100 feet	70 feet	100 feet		
Lot Coverage, maximum	35%	40%	40%	50%		Section 18.26.070 (Calculating Lot Coverage)

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Table 18.11.030.A Development Standards – Residential Zones						
Standard	R-E	S-F	R-I	R-M-M	R-M-H	Reference
Floor Area Ratio	0.5	0.5	0.5	N/A		Section 18.26.080 (Calculating Floor Area Ratio [FAR])
Setback Standards						
Front, minimum (a)	30 feet	20 feet	20 feet	15 feet		Section 18.26.060 (Measuring Setbacks)
Side, street, minimum (a)	20 feet	10 feet				
Side, interior, minimum	5 feet					
Rear, first story, minimum	5 feet		5 feet	10 feet		
Rear, second story, minimum	7 feet					
Separation between Structures Standards						
From detached accessory structures, minimum	5 feet					Section 18.26.020. (Measuring Distances)
From other habitable buildings on the same lot, minimum	10 feet					
Building Height Standards						
Building Height, maximum (b)	26 feet			42 feet		Section 18.26.040 (Measuring Height)
Density Standards						
Dwelling Unit Density, maximum	1 DU/lot		1 DU/lot	14 DU/acre	30 DU/acre	Section 18.26.090 (Calculating Dwelling Unit Density)
Private Open Space Standards						
Area of private open space per dwelling unit, minimum	N/A			For townhomes: 200 square feet per unit shall be located at the ground floor only. For all other multifamily dwelling units: 80 square feet per unit.		Section 18.11.040. (Design Standards for Residential Buildings) for Private Open Space requirements.
Common Open Space Standards						
Area of common open space per dwelling unit, minimum	N/A			For developments with >40 units: 200 square feet per unit.		Section 18.11.040. (Design Standards for Residential Buildings for Common Open Space requirements)

(a) Subject to 18.18.110 (Visibility at Driveways and Intersections).

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(b) Up to 6 feet additional height shall be permitted for roof elements that match and/or complement the architectural style, color, material, and finish of the primary building, such as parapets, chimneys, cupolas, skylights, or similar elements, as approved by the Zoning Administrator.

18.11.040. Design Standards for Residential Buildings

A. Applicability.

1. The provisions of this Section shall apply to all residential buildings in any zone, including, but not limited to, a residential building in a commercial zone, or the residential component in a mixed-use building, with the exceptions and additional standards as listed in this Section. In the event of a conflict, the more stringent standard shall apply.
 - a. For commercial buildings, including the commercial component in a mixed-use building, the provisions of Section 18.12.050 (Design Standards for Commercial Buildings) shall apply.
2. Exceptions or modifications to the design standards of this Section may be granted as specifically stated or subject to the approval of the Zoning Administrator, where they find that an alternative design has been incorporated to meet the overall design intent of the standard.

B. Design Standards for Residential Buildings.

1. Accessory Structures.

- a. Accessory structures may be attached or detached from the primary residential building and include, but are not limited to, garages, carports, sheds, gazebos, porches, cabanas, covered patios, and greenhouses.
- b. Accessory dwelling units, whether attached or detached, shall comply with the provisions of Section 18.22.030 (Accessory Dwelling Units).
- c. If attached, accessory structures shall be attached to the primary residential building by a common wall of at least 5 feet in length.
- d. Accessory structures shall not exceed a height of 16 feet.
- e. Accessory structures shall maintain a minimum 4 feet setback from rear and side property lines and a minimum 5 feet setback from any other building or structure on the same lot.

2. **Architectural styles.** Each residential building, inclusive of additions and renovations to the building, shall be consistent with a singular architectural style and its associated materials, finishes, and colors.

3. **Building Entries.** All primary residential building entries with frontage along a street shall be visible from the street, be oriented towards the street, and provide a pedestrian walkway to the public sidewalk. Entries in multifamily residential buildings with no frontage along a street, with the exception of back-of-house entries, shall be oriented towards common areas, such as courtyards, plazas, and paseos. Every primary residential building entry shall incorporate a minimum of two of the following design features:

- a. A roofed element over the entry, such as a portico, awning, canopy, trellis, or overhang.
- b. A change in roof height from the rest of the building façade, such as a tower element.
- c. A projected or recessed area, such as a porch, terrace, or stoop.

4. **Façade Articulation.** All façades of a residential building shall receive equivalent architectural detailing and articulation utilizing similar and complementary application of materials and modulation.

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5. **Façade Articulation, Blank Façades.** Residential building façades without the use of windows or doors shall not span a continuous horizontal length or vertical height greater than 10 feet.
6. **Façade Articulation, Corners.** Materials shall wrap all exterior corners of every residential building by a minimum of 2 feet in length. In addition, multifamily residential buildings with frontage along two intersecting public streets shall incorporate a minimum of one of the following design features at the building's corner:
 - a. A building façade projection or recess, such as a wrap-around porch, corner bay window, recessed corner entry, corner overhang, or similar corner element.
 - b. A change in roof height from the rest of the building façade, in addition to a change in material, finish, or color from the rest of the building façade.
7. **Façade Colors.** With the exception of applications to façade trim or accent detailing, but not inclusive of a façade's base color, prohibited façade colors shall include those colors defined, described, marketed, sold, or distributed with terms such as neon, fluorescent, luminescent, iridescent, ultra-violet, electric, metallic, glow, Day-Glo, and similar terms.
8. **Façade Modulation.** Multifamily residential building façades with frontage along a street shall provide a minimum of one façade break measuring at least 4 feet deep by 8 feet long from ground to sky such that no façade exceeds a continuous length of 100 feet, as illustrated in Figure 18.11.040.A.

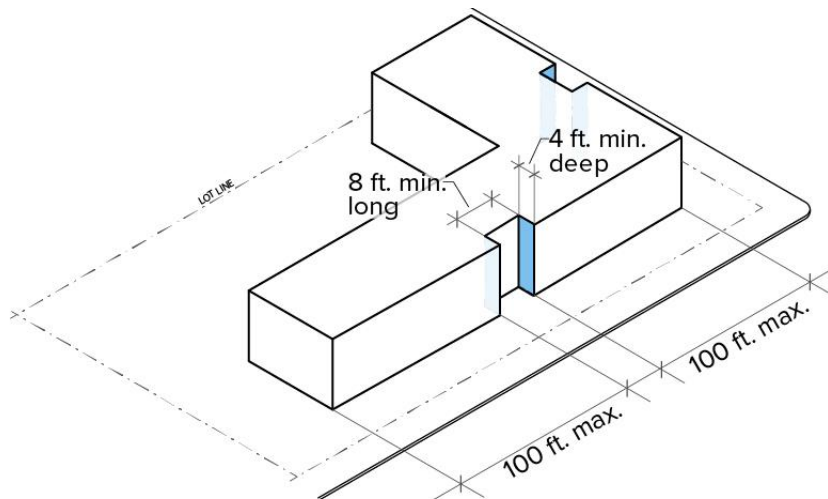


Figure 18.11.040.A. Residential Façade Modulation.

9. **Façade Hierarchy.** Residential buildings of three or more stories in height shall incorporate one of the following design features, as illustrated in Figure 18.11.040.B:
 - a. A change in façade material and color between the ground floor and the upper floors, where the ground floor is distinguished through the application of brick, stone, concrete, wood, or similar material or color, and the upper floors vary in material and color from the ground floor.

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- b. Recess or projection of the upper floors from the ground floor for a minimum of 3 feet in depth.



Figure 18.11.040.B. Residential Façade Hierarchy.

- 10. Ground Floor Transparency.** Ground floor residential building façades with frontage along a street and visible from a street shall include windows and doors for a minimum of 25 percent of the ground floor façade area. The use of tinted, mirrored, or reflective glass is prohibited.
- 11. Open Space, Common.** For multifamily residential developments, common open space shall comply with the following:
- Shall provide the minimum area for common open space per Table 18.11.030.A (Development Standards – Residential Zones).
 - Shall be for the common use of all residents of dwelling units in a residential development and shall be conveniently located and accessible to all residents of dwelling units in a residential development.
 - May be an indoor or outdoor area and may include, but is not limited to, terraces, courtyards, plazas, usable landscaped areas, swimming pools, picnic/barbeque areas, sports courts, recreational rooms, game areas, dog wash area, playgrounds, or other similar common open space areas that allow for public leisure, recreation, and/or gathering.
 - Ground-mounted building or mechanical equipment, such as air conditioning units, heaters, or utility boxes, shall not occupy required common open space area.
 - Shall provide at least one contiguous area with a minimum area of 200 square feet and a minimum length and width of 10 feet.
 - Shall provide at least one outdoor portion, which shall be landscaped for a minimum of 25 percent of the total required common open space area and provide a minimum of one 24-inch box tree for every 500 square feet of landscaped area. The outdoor area shall provide a minimum of two of the following amenities:
 - Dog park
 - Patio area with barbeque amenity
 - Pool
 - Patio area with seating
 - Playground

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12. **Open Space, Private.** For all multifamily residential buildings, private open space shall comply with the following:
- Shall provide the minimum area for private open space per Table 18.11.030.A (Development Standards – Residential Zones).
 - Shall be for the exclusive use of a single dwelling unit and shall be contiguous to and directly accessible from the dwelling unit.
 - For ground floor units, there shall be a ground-level outdoor area that is enclosed by a fence or wall of a minimum height of 3 feet.
 - Shall maintain a minimum length and width of 5 feet.
13. **Roofs.** Roofs shall maintain a consistency of a singular style characterized by shape, slope, pitch, and material. Accessory structures within single-family residential developments; garages, carports, porte cocheres, and front porches shall match and complement the shape, slope, pitch, and material of the primary building. Use of sheet metal and plastic panels for roofing shall be prohibited.
14. **Windows, Alignment.** Windows shall not directly align with windows of adjacent dwelling units. Windows located within 20 feet of an adjacent dwelling unit shall be horizontally offset a minimum of 12 inches from windows of adjacent dwelling units so as not to produce a direct line-of-sight into adjacent dwelling units, as illustrated in Figure 18.11.040.C. In addition, windows located on upper floors within 20 feet of an adjacent dwelling shall incorporate the use of landscaping to obscure the view.

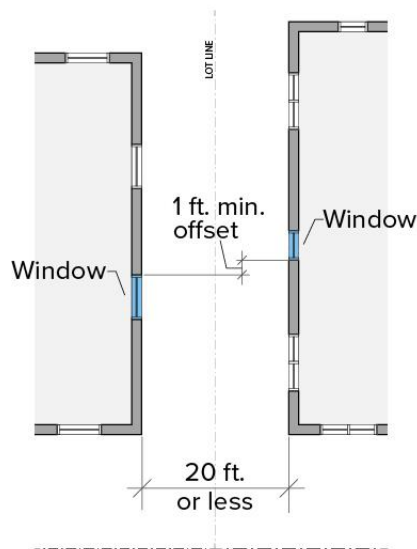


Figure 18.11.040.C. Residential Window Alignment.

15. **Windows, Detailing.** All windows shall either be recessed a minimum of 2 inches from the building façade or shall incorporate a trim of a minimum of one-half inch in depth. Windows with frontage along a street shall incorporate a minimum of one of the following design features:
- Sills, aprons, or lintels
 - Shutters, awnings, or trellises

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- c. Faux balconies or window planter boxes
- d. Decorative grillwork

18.11.050. Supplemental Citywide Standards

The applicable standards in Division 4 (Supplemental Citywide Standards) of this Title shall also apply to residential development.

Chapter 18.12. Commercial Zones

18.12.010. Purpose and Applicability

- A. The purpose of the commercial zones is to provide for the employment, shopping, services, and resource needs of residents, property owners, employees, and visitors to the City. The intent of the commercial zones is to provide distinct regulations for size, intensity, and design to reflect the variety of desired development patterns. The purpose and applicability of each commercial zone identified in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) are as follows:
1. **General Commercial (C-G) zone.** The intent and purpose of the C-G zone is to designate areas within the City for providing a full range and wide variety of retail commercial stores and service establishments along major corridors to serve residents and the broader community. The C-G zone should be protected from uses of land that are more compatible with industrial activities.
 2. **Community Commercial (C-C) zone.** The intent and purpose of the C-C zone is to designate certain areas for the development of neighborhood shopping areas and individual or multi-tenant development, adjacent to or within residential neighborhoods of the City. Neighborhood shopping areas shall provide commercial goods and services appropriate and compatible with the residential area and patterns of development. The C-C zone should provide for land uses and development that provide a convenient neighborhood commercial function to serve surrounding residential neighborhoods.
 3. **Commercial Manufacturing (C-M) zone.** The intent and purpose of the C-M zone is to designate certain areas of the City for the development of general commercial uses with functions that involve wholesaling and limited manufacturing uses. The C-M zone should provide for land uses and development that does not conflict with adjacent properties while acting as a buffer near more intensive uses.
 4. **Professional Administrative (P-A) zone.**
 - a. **Purpose.** The intent and purpose of the P-A zone is to designate certain areas within the City for the use and development of business office centers and complexes; institutional, professional, and administrative facilities; and other similar uses of land specializing in the rendering of services. The zone classification is designed to be applied on areas of the community of a general business nature and to limit and restrict uses of land wherein the general development of mixed commercial uses would not be appropriate or compatible.
 - b. **Applicability.** Application of the P-A zone must be clearly defined and protected from the encroachment of land uses and development that do not exhibit or perform a service rendering function and purpose.
 5. **Commercial Planned Development (CPD) zone.**
 - a. **Purpose.** The intent and purpose of the CPD zone is to provide for a more efficient, appropriate, and desirable commercial use of land which integrates land planning, design, and physical characteristics sufficiently unique, creative, innovative, and imaginative in nature and scope and to provide for the unified control of architectural design features and a method by which existing deteriorating commercial activity can be revitalized through both private and public interests.

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- b. **Applicability.** In order to qualify for application of the CPD zone, land must first be recognized in the commercial land use element of the General Plan; be of sufficient size, shape, and configuration for the division of land and interests in common; and demonstrate a clear need for revitalization and commercial land use distributions that cannot be adequately provided for in the P-A, C-N, C-C, or C-G zones. The development of property herein shall be determined by and subject to a conditional use permit.

18.12.020. Use Regulations for Commercial Zones

A. **Commercial Zoning Land Uses and Permit Requirements.** Table 18.12.020.A (Allowed Uses and Regulations in Commercial Zones) establishes the uses allowed in each commercial zone and the land use permit required to establish each use. Section numbers in the right-hand column refer to other sections of this Title. Additional permit requirements may apply per Subsection B (New Development and Additions in Commercial Zones Permit Requirements). Uses of land and development which are not specifically permitted are hereby expressly prohibited. In cases where a specific land use or activity is not defined, the Zoning Administrator shall assign the land use or activity to a classification that is substantially similar in character as provided in Section 18.01.050 (Interpretation of Regulations). Uses in the Retail and Commercial and Professional and Personal Services shall be conducted entirely within an enclosed building except as otherwise permitted in this Section. Outdoor storage is prohibited in all commercial zones.

Symbol	Permit Requirement	Procedure Section
P	Permitted, Zoning Consistency Review, and Certificate of Occupancy required.	18.05.060
AUP	Administrative Use Permit required.	18.05.020
CUP	Conditional Use Permit required.	18.05.030
—	Use Not Allowed	—

Table 18.12.020.A Allowed Uses and Regulations in Commercial Zones						
Land Use	P-A	C-M	C-C	C-G	CPD	Additional Regulations
Residential Uses and Lodging						
Hotels and Motels	—	—	—	CUP	—	
<i>Residential Uses</i>	<i>See subclassifications below.</i>					
Assisted Living	AUP	—	AUP	AUP	—	
Live-Work	---	—	---	AUP	AUP	Live/work lofts permitted in vertical mixed-used developments only with direct access to street.
Multifamily Dwelling	P	—	P	P	P	Permitted as a standalone use or as part of a Mixed-Use Development. Multifamily Dwellings as part of a mixed-use development are only permitted above the first floor. Section 18.05.060 (A) Zoning Consistency Review
Communication and Utilities						

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Table 18.12.020.A Allowed Uses and Regulations in Commercial Zones						
Land Use	P-A	C-M	C-C	C-G	CPD	Additional Regulations
Electric Distribution Substation	CUP	—	CUP	CUP	—	
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	CUP	Section 18.22.190 (Telecommunication Facilities)
Assembly, Manufacturing, and Repairs						
Appliance Repair Services	—	P	—	—	—	
Assembly and Packaging of Non-Hazardous Products	—	P	—	—	—	
Minor Manufacturing	—	P	—	—	—	
Recycling Collection Center	—	CUP	—	CUP	—	Section 18.22.160 (Recycling Facilities)
Reverse Vending Machine	—	CUP	CUP	CUP	—	Section 18.22.160 (Recycling Facilities)
Public/Semi-Public Uses						
Community Assembly	CUP	—	CUP	—	—	
Medical Clinic	AUP	AUP	AUP	AUP	AUP	
Medical Facilities/Hospitals	CUP	—	—	CUP	—	
Trade Schools	CUP	CUP	—	CUP	CUP	
Retail and Commercial Uses						
Adult Uses	—	P	—	—	—	Section 18.22.040 (Adult-Oriented Businesses)
Animal Hospitals	—	P	P	P	—	
Automated Teller Machines, Freestanding Drive-Through	AUP	AUP	—	AUP	AUP	Permitted only in conjunction with a Bank or Financial Service. Section 18.22.070 (Automated Teller Machine (ATM)) Section 18.22.100 (Drive-Through Establishments)
Bank and Financial Services	P	P	—	P	P	
Barbershops and Beauty Shops	P	—	P	P	P	
Commercial Recreation	—	—	CUP	CUP	CUP	Use may include limited outdoor operation subject to the regulation in Chapter 18.21 (Performance Standards for Non-Residential Uses).
Drive-Through Business	—	—	CUP	CUP	CUP	Section 18.22.100 (Drive-Through Establishments)

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Table 18.12.020.A Allowed Uses and Regulations in Commercial Zones						
Land Use	P-A	C-M	C-C	C-G	CPD	Additional Regulations
Dry Cleaning and Laundry Establishments	P	—	P	P	P	
<i>Eating and Drinking Establishments</i>	<i>See subclassifications below.</i>					Section 18.22.150 (Outdoor Dining)
Bars	—	—	—	CUP	CUP	
Brewery	—	CUP	CUP	CUP	CUP	
Restaurant, Full-Service	P	P	P	P	P	Section 12.22.050 (Alcohol Sales)
Restaurant, Limited-Service (Fast Food)	P	P	P	P	P	
Food and Beverage Sales	—	P	P	P	P	
Fortune Telling	—	—	—	CUP	—	This use shall only be operated between 7 a.m. and 10 p.m. and shall not be conducted within 1,000 feet of another such use nor an Adult Use.
Grocery Stores	—	—	P	P	P	
Galleries, Works of Art and Collections	P	—	—	P	P	
Laundromats	—	—	AUP	AUP	AUP	
Massage Establishments	—	—	—	CUP	—	Section 18.22.140 (Massage Establishments)
Nightclubs/Banquet Hall	—	—	—	CUP	—	
Secondhand Stores	P	P	P	P	P	
Studios	—	—	—/AUP	AUP	AUP	
<i>Offices</i>	<i>See subclassifications below.</i>					
Business Offices and Services	P	P	P	P	P	
Medical and Dental Laboratories	AUP	AUP	—	AUP	—	
Medical Offices - Specialist Services	—	—	P	P	P	
<i>Physical Fitness Clubs</i>	<i>See subclassifications below.</i>					
≤ 10,000 square feet	—	AUP	—	AUP	AUP	
>10,000 square feet	—	CUP	—	CUP	CUP	
Retail and Merchandise, General	P	P	P	P	P	
Self-Storage Facility	CUP	—	—	—	—	Shall not be conducted within 1,000 feet of another self-storage facility.
Theaters	—	—	—	CUP	CUP	
<i>Vehicle Sales and Services</i>	<i>See subclassification below.</i>					
Automobile Gas Station	—	CUP	CUP	CUP	CUP	

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Table 18.12.020.A Allowed Uses and Regulations in Commercial Zones						
Land Use	P-A	C-M	C-C	C-G	CPD	Additional Regulations
Carwashes	—	CUP	CUP	CUP	CUP	Permitted only in conjunction with an Automobile Gas Station.
Automobile Renting	—	—	—	CUP	—	Use shall have a minimum lot size of 20,000 square feet.
New/Used Vehicles Leasing and Sales: Passenger, Commercial Trucks, Boats, Motorcycles, RVs, and Trailers	—	CUP	—	—	—	Use shall have a minimum lot size of 20,000 square feet.
Other Uses						
Accessory Uses	See subclassifications below.					
Automated Teller Machines, Wall-Mounted	See Section 18.22.070 (Automated Teller Machines [ATM]).					
Cottage Food Operations	See Section 18.22.090 (Cottage Food Operations).					
Home Occupations	See Section 18.22.120 (Home Occupations).					
Instructional Tasting, Off-Sale	See Section 18.22.050 (Alcohol Sales).					
Microenterprise Home Kitchen Operations	Refer to Health and Safety Code Section 114367 et. seq. Los Angeles County Code Title 8 – Consumer Protection, Business and Wage Regulations of the Los Angeles County Code and Title 11 – Health and Safety					
Off-Sale Alcohol	—	— CUP	CUP	CUP	CUP	Section 18.22.050 (Alcohol Sales)
On-Sale Alcohol	—	CUP	CUP	CUP	CUP	
Temporary Uses	See Section 18.05.040 (Temporary Use Permits).					
Vending Machines and Lockers	—	—	—	P	—	Section 18.22.200 (Vending Machines and Lockers)

B. New Development and Additions in Commercial Zones Permit Requirements. All new development and additions in the Commercial Zones are permitted in accordance with Table 18.12.020.B (New Development and Additions in Commercial Zones - Permits and Approvals)

Table 18.12.020.B New Development and Additions in Commercial Zones - Permits and Approvals	
Square Footage (sq. ft.) of New Development or Addition	Permit and Approval Requirement
≤ 999 sq. ft.	Zoning Consistency Review (ZCR)
1,000-2,499 sq. ft.	Administrative Use Permit (AUP)
≥ 2,500 sq. ft.	Conditional Use Permit (CUP)

C. Nonpermitted Uses. The following uses are expressly prohibited in the Commercial Zones:

1. Automobile Repair Facilities, Minor

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2. Building Materials Supply Store
3. Carwashes, Standalone - Automatic or Coin-Operated
4. Check Cashing Establishments

18.12.030. Development Standards for Commercial Zones

A. **Applicability.** The provisions of this Section shall apply to commercial development in commercial zones as established in Table 18.12.030.A (Development Standards – Commercial Zones), with the exceptions and additional standards as listed in this Section. Letters in parentheses refer to additional development standards that immediately follow the table.

- a. For multi-family residential development in a commercial zone or mixed-use overlay zone on a lot with an area greater than 20,000 square feet, the provisions of the applicable R-M zone in Section 18.11.030. (Development Standards for Residential Zones) shall apply.
- b. For multi-family residential development in a commercial zone or mixed-use overlay zone on a lot with an area of 20,000 square feet or less, the provisions of 18.12.040 (Development Standards for Multifamily Residential Development in Commercial Zones) shall apply.

Table 18.12.030.A Development Standards - Commercial Zones					
Standard	P-A	C-C	C-G	C-M	Reference
Lot Standards					
Lot Area, minimum	10,000 square feet		15,000 square feet	20,000 square feet	Section 18.26.030 (Measuring Area, Lot Width, and Depth)
Street Frontage, minimum	50 feet				Section 18.26.050 (Measuring Street Frontage)
Lot Coverage, maximum	60%				Section 18.26.070 (Calculating Lot Coverage)
Setback Standards					
Front (a)	5 feet minimum and 20 feet maximum (b)				Section 18.26.060 (Measuring Setbacks)
Side, street, minimum (a)	5 feet				
Side, interior, minimum: • Abutting non-residential • Abutting residential	As noted below: • 5 feet, and an additional 5 feet for each story greater than two, up to 20 feet • 15 feet for first and second story, and 20 feet for third story and above				
Rear, minimum: • Abutting non-residential • Abutting residential	As noted below: • 5 feet • 15 feet for first and second story, and 20 feet for third story and above				
FAR Standards					
Floor Area Ratio, maximum	2.5 FAR				Section 18.26.080 (Calculating Floor Area Ratio [FAR])
Building Height Standards					
Building Height, maximum	45 feet		55 feet		Section 18.26.040 (Measuring Height)

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Open Space Standards		
Publicly Accessible Open Space, minimum	5% of the gross floor area for commercial developments with a gross floor area greater than 75,000 square feet	Section 18.12.050. (Design Standards for Commercial Buildings for Publicly Accessible Space requirements)

(a) Subject to 18.18.110 (Visibility at Driveways and Intersections).

(b) Buildings shall be located within 20 feet of the front property line for at least 50 percent of the length of the street frontage. Setbacks less than the minimum shall be prohibited. The front street setback shall be improved as a widened sidewalk with landscaping and may include outdoor dining.

18.12.040. Development Standards for Multifamily Residential Development in Commercial Zones

- A. **Purpose.** The purpose of this section is to provide standards for multifamily residential development in commercial zones thereby encouraging the use of otherwise unused or underutilized commercial land in a way that promotes more vibrant, balanced, and complete communities with housing and jobs.
- B. **Applicability.** The provisions of this Section shall apply to multifamily residential development on lots in commercial zones that meet all of the following criteria:
 - 1. Vacant or underutilized lots with an area of 20,000 square feet or less.
 - 2. Lots bounded on at least two sides by existing development.
- C. **Development Standards for Multifamily Residential Development in Commercial Zones.** Multifamily residential development in commercial zones shall comply with Table 18.12.040.A (Development Standards – Multifamily Residential Development in Commercial Zones) with the exceptions and additional standards listed in this Section.
 - 1. For residential buildings, including a residential building in a commercial zone or the residential component in a mixed-use building, the provisions of Section 18.11.040 (Design Standards for Residential Buildings) shall apply.

Table 18.12.040.A Development Standards – Multifamily Residential Development in Commercial Zones		
Standard		Reference
Lot Standards		
Lot Area, minimum	20,000 square feet	Section 18.26.030 (Measuring Area, Lot Width, and Depth)
Lot Width, minimum	Same as underlying base zone	
Lot Depth, minimum	Same as underlying base zone	
Lot Coverage, maximum	75%	Section 18.26.070 (Calculating Lot Coverage)
Floor Area Ratio	2.0	Section 18.26.080 (Calculating Floor Area Ratio [FAR])
Setback Standards		
Front, minimum (a)	5 feet	Section 18.26.060 (Measuring Setbacks)
Side, street, minimum (a)	5 feet	
Side, interior, minimum	<ul style="list-style-type: none"> • 1st and 2nd story: 5 feet 	

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Table 18.12.040.A Development Standards – Multifamily Residential Development in Commercial Zones		
Standard		Reference
	<ul style="list-style-type: none"> 3rd story, 10 feet 	
Rear, minimum	<ul style="list-style-type: none"> 1st and 2nd story: 5 feet 3rd story, 10 feet 	
Separation between Structures Standards		
From detached accessory structures, minimum	The provisions for R-M-H in Section 18.11.030 (Development Standards for Residential Zones) shall apply.	Section 18.26.020. (Measuring Distances)
From other habitable buildings on the same lot, minimum		
Building Height Standards		
Building Height, maximum (b)	42 feet	Section 18.26.040 (Measuring Height)
Density Standards		
Dwelling Unit Density, maximum	30 du/ac	Section 18.26.090 (Calculating Dwelling Unit Density)
Private Open Space Standards		
Area of private open space per dwelling unit, minimum	The provisions for R-M-H in Section 18.11.030 (Development Standards for Residential Zones) shall apply.	Section 18.11.040. (Design Standards for Residential Buildings) for Private Open Space requirements.
Common Open Space Standards		
Area of common open space per dwelling unit, minimum	The provisions for R-M-H in Section 18.11.030 (Development Standards for Residential Zones) shall apply.	Section 18.11.040. (Design Standards for Residential Buildings) for Common Open Space requirements.

(a) Subject to 18.18.110 (Visibility at Driveways and Intersections).

(a) Up to 6 feet additional height shall be permitted for roof elements that match and/or complement the architectural style, color, material, and finish of the primary building, such as parapets, chimneys, cupolas, skylights, or similar elements, as approved by the Zoning Administrator.

18.12.050. Design Standards for Commercial Buildings

A. Applicability.

1. The provisions of this Section shall apply to all commercial buildings in any zone, including, but not limited to, the commercial component in a mixed-use building, with the exceptions and additional standards as listed in this Section. In the event of a conflict, the more stringent standard shall apply.
 - a. For residential buildings, including a residential building in a commercial zone or the residential component in a mixed-use building, the provisions of Section 18.11.040 (Design Standards for Residential Buildings) shall apply.
2. Exceptions or modifications to the design standards of this Section may be granted as specifically stated or subject to the approval of the Zoning Administrator, where they find that an alternative design has been incorporated to meet the overall design intent of the standard.

B. Design Standards for Commercial Buildings.

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1. **Building Entries.** Commercial building facades with frontage along a street shall provide a minimum of one primary ground floor building entry for every 100 feet of frontage. All primary building entries shall be visible from the street, be oriented towards the street, and provide a pedestrian walkway to the public sidewalk. Building entries with no frontage along a street, with the exception of back-of-house entries, shall be oriented towards common areas, such as courtyards, plazas, and paseos. Primary building entries shall be clearly demarcated and discernable from the rest of the building through the use of a change in color or material from the rest of the façade and shall additionally incorporate a minimum of one of the following design features:
 - a. A roofed element over the entry, such as a portico, awning, canopy, trellis, or overhang.
 - b. A change in roof height from the rest of the building façade, such as a tower element.
 - c. A projected or recessed area, such as a terrace, forecourt, or gateway entry.
 - d. Flanking structural elements, such as columns or similar structures.
2. **Façade Articulation.** All facades of a commercial building shall receive equivalent architectural detailing and articulation utilizing a similar and complementary application of materials and modulation.
3. **Façade Articulation, Blank Facades.** Commercial building facades without the use of windows or doors shall not span a continuous horizontal length or vertical height greater than 20 feet, unless it incorporates a minimum of two of the following design features, as illustrated in Figure 18.12.050.A:
 - a. Surface detailing, such as score or reveal lines and a change in color or material.
 - b. Landscaping, such as espalier, green or living walls, or other similar landscaping techniques.
 - c. Lattices, louvers, trellises, or grillwork, or other similar decorative façade applications.
 - d. Façade projections or recesses, such as pilasters.

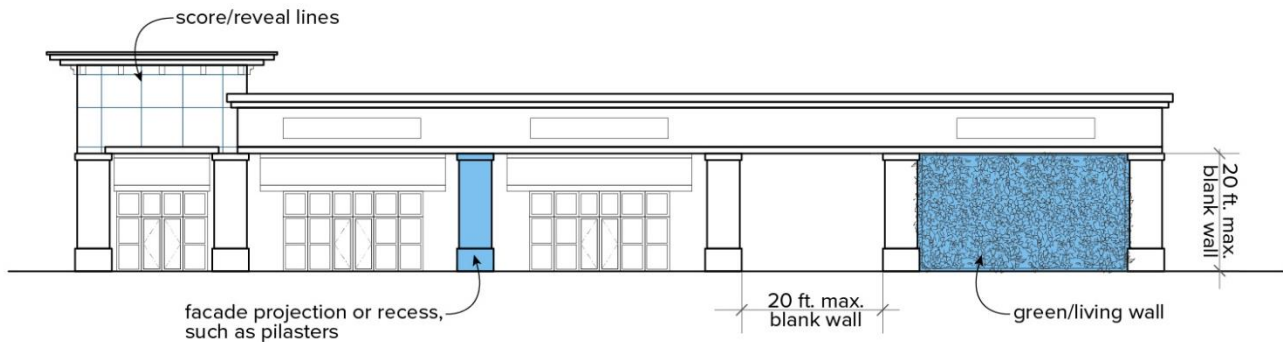


Figure 18.12.050.A. Commercial Façade Articulation.

4. **Façade Articulation, Corners.** Materials shall wrap all exterior corners of every commercial building by a minimum of 2 feet in length. In addition, commercial buildings with frontage along two intersecting public streets shall provide a change in color or material to distinguish the building's corner and incorporate a minimum of one of the following design features at the building's corner:
 - a. A roofed element, such as an awning, canopy, trellis, or overhang.
 - b. A change in roof height from the rest of the building façade, such as a tower element.
 - c. A façade projection or recess, such as a corner entry or gateway entry.
 - d. A primary building entry.

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- d. Shall be a usable outdoor space and may include, but is not limited to, parks, plazas, courtyards, paseos, arcades, or other similar open spaces that allow for public leisure, recreation, and/or gathering.
- e. Shall provide at least one contiguous area with a minimum area of 400 square feet and a minimum length or width of 20 feet.
- f. Shall be landscaped for a minimum of 25 percent of the total area, inclusive of plants and trees.
- g. Shall be hardscaped for a minimum of 25 percent of the total area.
- h. Shall provide a minimum of 1 seat for every 200 square feet of the total area, where seating may be permanent or movable and may be in the form of a chair, bench, ledge, low wall, or similar usable seating arrangement.

18.12.060. Supplemental Citywide Standards

- A. The applicable standards in Division 4 (Supplemental Citywide Standards) of this Title shall also apply to commercial development.

Chapter 18.13. Industrial Zones

18.13.010. Purpose and Applicability

- A. The purpose and applicability of each industrial zone identified in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) are as follows:
 - 1. **General Industrial (I-G) zone.** The intent and purpose of the I-G zone is to designate selected areas within the City for providing a wide variety and range of heavy manufacturing, the processing of limited raw materials, large-scale assembly, warehousing and distribution uses, and wholesale activities, and may include other uses which by the nature and scope of operation more closely resemble heavy industry and large-scale industrial operations to carry out the mass production of goods and materials and provide for an employment base vital to the City as a whole. The I-G zone should provide for land uses and development that protects base employment while preventing uses that can create detrimental impacts or create a nuisance that would adversely affect the community.
 - 2. **Limited Industrial (I-L) zone.** The intent and purpose of the I-L zone is to designate areas within the City for providing a variety of light industrial uses, including light manufacturing, warehousing, distribution, assembly, mini-storage and storage of products, materials and equipment, repair facilities, and research and development activities in conjunction with product manufacturing and wholesaling operations. The I-L zone should provide for land uses and development in a manner that protects the base employment provided and prevents encroachment from other types of industrial uses that do not meet the intent of the I-L zone.
 - 3. **Industrial Planned Development (IPD) zone.**
 - a. **Purpose.** The intent and purpose of the IPD zone is to establish certain areas within the City that would promote desirable industrial and certain sales-related uses conducive to the physical characteristics of the land and surrounding development through development flexibility and innovative architectural design. The IPD should encourage high-quality industrial development in areas where existing unimproved land or underutilized and/or deteriorating industrial activity should be revitalized..
 - b. **Applicability.** In order to qualify for application of the IPD zone, land must first be designated for industrial development in the land use element of the General Plan; be of commensurate size, shape, and configuration for industrial development; and demonstrate a clear need for revitalization. The development of property herein shall be determined by and subject to a conditional use permit.

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18.13.020. Use Regulations for Industrial Zones

A. **Industrial Zoning Land Uses and Permit Requirements.** Table 18.13.020.A (Allowed Uses and Regulations in Industrial Zones) establishes the uses allowed in each industrial zone and the land use permit required to establish each use. Section numbers in the right-hand column refer to other sections of this Title. Additional permit requirements may apply per Subsection B (New Development and Additions in Industrial Zones Permit Requirements). Uses of land and development which are not specifically permitted are hereby expressly prohibited. In cases where a specific land use or activity is not defined, the Zoning Administrator shall assign the land use or activity to a classification that is substantially similar in character as provided in Section 18.01.050 (Interpretation of Regulations). Incidental outdoor storage in conjunction with the uses below shall comply with screening requirements provided in Chapter 18.21 (Performance Standards for Non-Residential Uses) and any other applicable regulations as approved with a Zoning Consistency Review (ZCR).

Symbol	Permit Requirement	Procedure Section
P	Permitted, Zoning Consistency Review, and Certificate of Occupancy required.	18.05.060
AUP	Administrative Use Permit required.	18.05.020
CUP	Conditional Use Permit required.	18.05.030
—	Use Not Allowed	

Table 18.13.020.A Allowed Uses and Regulations in Industrial Zones				
Land Use	I-L	I-G	IPD	Additional Regulations
Assembly, Manufacturing, and Processing				
General Industrial	CUP	CUP	CUP	
Light Industrial	P	P	CUP	
Manufacturing of Food Products	CUP	CUP	CUP	
Manufacturing of Meat, Poultry, Fish, or Similar Products	—	CUP	—	Excludes slaughterhouses.
Research and Development	P	P	P	
Storage, Distribution, and Warehouse				
Contracting Equipment Storage and Rental Yards	—	CUP	CUP	
Distribution Plants and Warehouses	CUP	CUP	CUP	
Logistics	—	CUP	—	
Moving Storage Facilities	CUP	CUP	CUP	
Wholesaling and Warehousing	CUP	CUP	CUP	
Retail and Commercial Uses				
<i>Automobile-Related Services</i>	<i>See subclassification below.</i>			
Automobile Gas Stations	—	AUP	—	
Automobile Repair Facilities, Minor and Major	CUP	CUP	CUP	
Towing Service	—	CUP	—	
Building Materials Supply Stores	CUP	CUP	CUP	
Business Offices and Services	P	P	P	

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Table 18.13.020.A Allowed Uses and Regulations in Industrial Zones				
Land Use	I-L	I-G	IPD	Additional Regulations
Commercial Recreation	CUP	CUP	CUP	
Drive-Through Business	CUP	CUP	CUP	
<i>Eating and Drinking Establishments</i>	<i>See subclassification below.</i>			Section 18.22.150 (Outdoor Dining)
Brewery	CUP	CUP	CUP	Section 18.22.050 (Alcohol Sales)
Restaurants, Full-Service	P	P	P	
Restaurants, Limited-Service (Fast Food)	P	P	P	
General Retail and Merchandise	AUP	AUP	AUP	
Nightclubs/Banquet Hall	—	CUP	—	
Physical Fitness Clubs	AUP	AUP	AUP	
Theaters, Walk-In	—	—	CUP	
Public and Semi-Public Uses				
Community Assembly	CUP	CUP	—	
Medical Facilities/ Hospitals	—	—	CUP	
Trade Schools	CUP	CUP	—	
Communication and Utilities				
Electric Distribution Substation	CUP	CUP	CUP	
Public Utility Service Yards	CUP	CUP	CUP	
Recycling Collection Center	CUP	CUP	—	Section 18.22.160 (Recycling Facilities)
Reverse Vending Machine	CUP	CUP	CUP	Section 18.22.160 (Recycling Facilities)
Water Facilities	CUP	CUP	CUP	
Wireless Telecommunication Facilities	AUP	AUP	AUP	Section 18.22.190 (Telecommunication Facilities)
Other Uses				
<i>Accessory Uses</i>	<i>See subclassification below.</i>			
Automated Teller Machines (ATM)	P	P	P	ATMs shall only be located within the interior of a building. Section 18.22.070 (Automated Teller Machine [ATM])
Off-Sale Alcohol	CUP	CUP	CUP	Section 18.22.050 (Alcohol Sales) Off-Sale Alcohol not permitted in conjunction with a liquor store.
On-Sale Alcohol	CUP	CUP	CUP	Section 18.22.050 (Alcohol Sales)
Temporary Uses	See Section 18.05.040 (Temporary Use Permits).			

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B. New Development and Additions in Industrial Zones Permit Requirements All new development and additions in the Industrial Zones are permitted in accordance with Table 18.13.020.B (New Development and Additions in Industrial Zones - Permits and Approvals).

Table 18.13.020.B New Development and Additions in Industrial Zones - Permits and Approvals	
Square Footage (sq. ft.) of New Development or Addition	Permit and Approval Requirement
≤ 2,499 sq. ft.	Zoning Consistency Review (ZCR)
2,500-7,499 sq. ft.	Administrative Use Permit (AUP)
≥ 7,500 sq. ft.	Conditional Use Permit (CUP)

C. Nonpermitted Uses. The following uses are expressly prohibited in the Industrial Zones:

1. Carwashes, Standalone - Automatic or Coin-Operated
2. On-Site and Off-Site Hazardous Waste Facilities
3. Slaughterhouse

18.13.030. Development Standards for Industrial Zones

A. Applicability. The provisions of this Section shall apply to industrial development in industrial zones as established in Table 18.13.030.A (Development Standards - Industrial Zones), with the exceptions and additional standards as listed in this Section. Letters in paratheses refer to additional development standards that immediately follow the table.

Table 18.13.030.A Development Standards – Industrial Zones			
Standard	I-L	I-G	Reference
Lot Standards			
Lot Area, minimum	20,000 square feet		Section 18.26.030 (Measuring Area, Lot Width, and Depth)
Street Frontage, minimum	50 feet		Section 18.26.050 (Measuring Street Frontage)
Lot Coverage, maximum	60%		Section 18.26.070 (Calculating Lot Coverage)
Setback Standards			
Front, minimum (a)	15 feet		Section 18.26.060 (Measuring Setbacks)
Side, street, minimum (a)	10 feet		
Side, interior, and rear, minimum: <ul style="list-style-type: none"> • >2 stories • Abutting residential 	5 feet, otherwise: <ul style="list-style-type: none"> • Additional 5 feet for each story more than two, up to 20 feet • 20 feet, regardless of presence of alley 		
FAR Standards			
Floor Area Ratio, maximum	0.6 FAR		Section 18.26.080 (Calculating Floor Area Ratio [FAR])

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Table 18.13.030.A Development Standards – Industrial Zones			
Standard	I-L	I-G	Reference
Building Height Standards			
Building Height, maximum	45 feet	55 feet	See Section 18.26.040 (Measuring Height)
Open Space Standards			
Publicly Accessible Open Space, minimum	None		N/A

(a) Subject to 18.18.110 (Visibility at Driveways and Intersections).

18.13.040. Design Standards for Industrial Buildings

A. Applicability.

1. The provisions of this Section shall apply to all industrial buildings in any zone. In the event of a conflict, the more stringent standard shall apply.
2. Exceptions or modifications to the design standards of this Section may be granted as specifically stated or subject to the approval of the Zoning Administrator, where they find that an alternative design has been incorporated to meet the overall design intent of the standard.

B. Design Standards for Industrial Buildings.

1. **Building Entries.** Industrial building façades with frontage along a street shall provide a minimum of one primary ground floor building entry for every 200 feet of frontage. Primary building entries shall be visible from the street, be oriented towards the street, and provide a pedestrian walkway to the public sidewalk. Building entries, with the exception of back-of-house entries, with no frontage along a street shall be oriented towards common areas, such as courtyards, plazas, and paseos. Primary building entries shall be clearly demarcated and discernable from the rest of the building through the use of a change in color or material from the rest of the façade and shall additionally incorporate a minimum of one of the following design features:
 - a. A roofed element over the entry, such as an awning, canopy, trellis, or overhang.
 - b. A change in roof height from the rest of the building façade, such as a tower element.
 - c. A projected or recessed area, such as a gateway entry.
2. **Façade Articulation.** All façades of an industrial building shall receive equivalent architectural detailing and articulation utilizing a similar and complementary application of materials and modulation.
3. **Façade Articulation, Blank Façades.** Industrial building façades without the use of windows or doors shall not span a continuous horizontal length or vertical height greater than 20 feet, unless it incorporates a minimum of two of the following design features, as illustrated in Figure 18.13.040.A.
 - a. Surface detailing, such as score or reveal lines and a change in color or material.
 - b. Landscaping, such as espalier, green or living walls, or other landscaping techniques.
 - c. Lattices, louvers, trellises, or other decorative façade applications.

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- d. Façade projections or recesses, such as pilasters.



Figure 18.13.040.A. Industrial Façade Articulation.

4. **Façade Articulation, Corners.** Materials shall wrap all exterior corners of every industrial building by a minimum of 2 feet in length. In addition, industrial buildings with frontage along two intersecting public streets shall provide a change in color or material to distinguish the building's corner and incorporate a minimum of two of the following design features at the building's corner:
 - a. A roofed element, such as an awning, canopy, trellis, or overhang.
 - b. A change in roof height from the rest of the building façade, such as a tower element.
 - c. A façade projection or recess, such as a corner entry or gateway entry.
 - d. A primary building entry.
5. **Façade Colors.** With the exception of applications to façade trim or accent detailing, not inclusive of a façade's base color, prohibited façade colors shall include those colors defined, described, marketed, sold, or distributed with terms such as neon, fluorescent, luminescent, iridescent, ultra-violet, electric, metallic, glow, Day-Glo, and similar terms.
6. **Façade Modulation.** Industrial building façades with frontage along a street shall provide a minimum of one façade break measuring at least 5 feet deep by 15 feet long from ground to sky such that no façade exceeds a continuous length of 200 feet, as illustrated in Figure 18.13.040.B.

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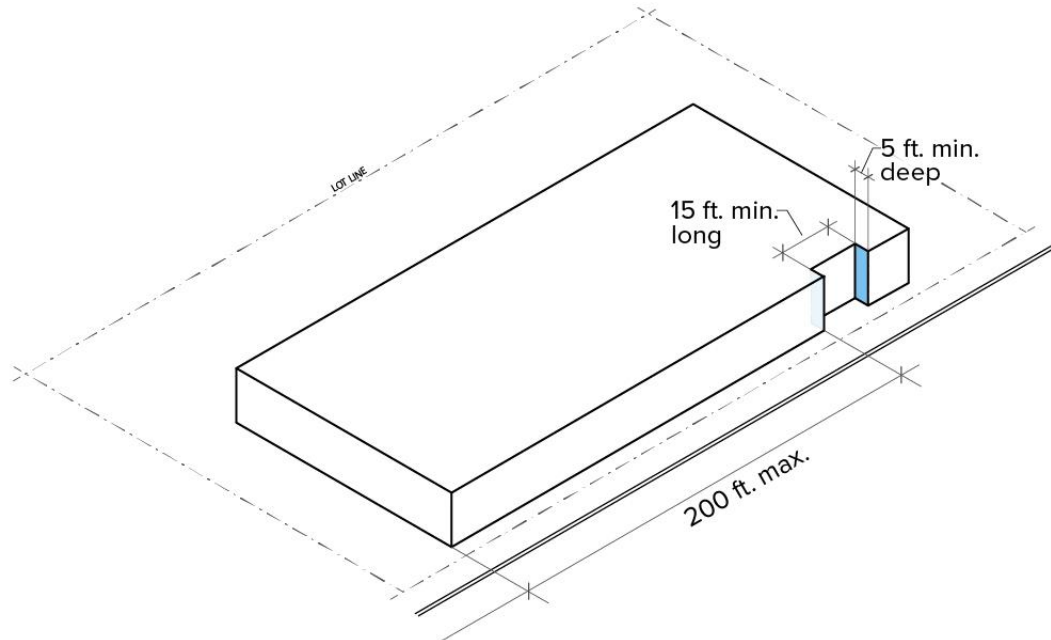


Figure 18.13.040.B. Industrial Façade Modulation.

7. **Facade Transparency.** Industrial building facades with frontage along a street shall include windows and doors for a minimum of 50 percent of the facade area.
8. **Ground Floor Height.** The ground floor of an industrial building shall have a minimum height of 12 feet, measured from floor to floor.

18.13.050. Supplemental Citywide Standards

- A. The applicable standards in Division 4 (Supplemental Citywide Standards) of this Title shall also apply to industrial development.

Chapter 18.14. Special Purpose Zones

18.14.010. Purpose and Applicability

The purpose of this Chapter is to establish the purpose and applicability of Special Purpose Zones identified in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) and establish allowed land uses and corresponding requirements for permits.

18.14.020. Open Space Zone

- A. **Purpose.** The intent and purpose of the Open Space (O-S) zone are:
 1. To principally designate and classify certain lands within the City for providing both interim and permanent open space areas;
 2. To recognize those other open space lands generally oriented to public interests and owned or controlled by a governmental or quasi-public agency;
 3. To recognize and restrict development and uses to such functions that primarily serve the interest of the community as a whole; and
 4. To function and serve as the instrument by which the preservation and conservation of open space areas can be attained.

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- B. **Applicability.** The O-S zone is a land use classification which, in part, assists in the implementation of the environmental and public facilities elements of the General Plan. It is a zone classification designed to be applied on land for the purpose of providing permanent open space lands such as public schools, parks, recreational facilities, and other publicly oriented uses.
1. Application of the O-S zone must be clearly defined within the scope and purpose qualifying land for an open space function and must be protected from the encroachment of land uses and development not performing such overall function and purpose.
- C. **Use Regulations and Development Standards.** Use regulations and development standards of property shall be determined by the applicable permit and additional regulations required as provided in Table 18.14.050.A (Allowed Uses and Regulations in Special Use Zones).
- D. **Supplement Citywide Standards.** The applicable standards in Division 4 (Supplemental Citywide Standards) of this Title shall also apply to applicable development.

18.14.030. Public Facilities Zone

- A. **Purpose.** The intent and purpose of the Public Facilities (P-F) zone is to recognize existing publicly owned facilities and to clearly distinguish certain areas within the City that will best facilitate the development of government- and public-related institutional activities.
- B. **Applicability.** The P-F zone is a land use classification which, in part, assists in the implementation of the community facilities element of the General Plan. It is a zone classification designed to be applied on selective areas of the community most appropriately located for public and public-oriented institutional activities.
1. Application of the P-F zone must identify and define those specific public and/or public-oriented institutional uses, facilities, and agencies that preserve and maintain civic integrity and public services and must be fully protected from the encroachment of land uses and development which may tend to deteriorate or destroy its function and purpose.
- C. **Use Regulations and Development Standards.** Use regulations and development standards of property shall be determined by the applicable permit and additional regulations required as provided in Table 18.14.050.A (Allowed Uses and Regulations in Special Use Zones) and as follows:
1. The maximum non-residential floor area ratio is 1.0.
- D. **Supplement Citywide Standards.** The applicable standards in Division 4 (Supplemental Citywide Standards) of this Title shall also apply to applicable development.

18.14.040. Parking Zone

- A. **Purpose.** The intent and purpose of the Parking (P) zone is to designate selected areas within the City which assist in the implementation of multiple General Plan land use designations including commercial, public facilities, and industrial.
- B. **Applicability.**
1. The P zone is limited to property that was previously zoned B, buffer zone, in which the use and development property was restricted to off-street parking areas and related purposes but is no longer in effect.
 2. Application of the P zone must identify and define the specific communication, or utility uses which maintain the integrity of the applicable General Plan land use designation.

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- C. **Use Regulations and Development Standards.** Use regulations and development standards of property shall be determined by the applicable permit and additional regulations required as provided in Table 18.14.050.A (Allowed Uses and Regulations in Special Use Zones).
- D. **Supplement Citywide Standards.** The applicable standards in Division 4 (Supplemental Citywide Standards) of this Title shall also apply to applicable development.

18.14.050. Use Regulations

Table 18.14.050.A (Allowed Uses and Regulations in Special Use Zones) establishes the uses allowed in each zone identified as a special use zone category in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) and the land use permit required to establish each use. Section numbers in the right-hand column refer to other sections of this Title. Uses of land and development which are not specifically permitted are hereby expressly prohibited. In cases where a specific land use or activity is not defined, the Zoning Administrator shall assign the land use or activity to a classification that is substantially similar in character as provided in Section 18.01.050 (Interpretation of Regulations).

Symbol	Permit Requirement	Procedure Section
P	Permitted, Zoning Consistency Review, and Certificate of Occupancy required.	18.05.060
AUP	Administrative Use Permit required.	18.05.020
CUP	Conditional Use Permit required.	18.05.030
—	Use Not Allowed	

Table 18.14.050.A Allowed Uses and Regulations in Special Purpose Zones				
Land Use	O-S	P-F	P	Additional Regulations
Public and Semi-Public				
Civic or Social Associations	—	AUP	—	
Educational Institutions, Public	P	P	—	
Public Services, General		AUP	—	
Public Recreation and Open Space	P	—	—	
Communication and Utilities				
Electric Distribution Substations	—	—	—	
Flood Control Facilities	P	P	—	
Public Parking Lots and Structures	—	—	P	
Public Utility Facilities and Structures	AUP	AUP	—	
Water Facilities	—	—	CUP	
Wireless Telecommunication Facilities	AUP	AUP	AUP	Section 18.22.190 (Telecommunication Facilities)
Other				
Temporary Uses	See Section 18.05.040 (Temporary Use Permits).			

Chapter 18.15. Overlay Zones

18.15.010. Purpose and Applicability

The purpose of this Chapter is to establish the purpose and applicability of Overlay Zones identified in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) and provide additional regulations to address special or unique needs or characteristics of certain geographic areas in the City.

18.15.020. Emergency Shelter Overlay Zone

- A. **Purpose.** The E-S zone is a land use classification which, in part, assists in the implementation of the land use and housing elements of the General Plan. It is a zone classification designed to be applied on selective areas of the community where an emergency shelter can be located and served by accessible public transportation, job centers, and public and community services.
- B. **Applicability.** Application of the E-S zone must be clearly defined within the scope and purpose of qualifying land for an emergency shelter and should account for environmental constraints, such as flooding, seismic hazards, chemical contamination, slope instability, or erosion that could make building an emergency shelter infeasible.
- C. **Standards and Regulations.**
 1. **Capacity and Permitting Requirements.** A single emergency shelter for 20 occupants, or a combination of multiple shelters with a combined capacity not to exceed 20 occupants, shall be allowed as a permitted use, consistent with Section 65583(4)(A) of the Government Code. All emergency shelters, regardless of the number of occupants, shall meet all applicable development standards of the base zones in which they are permitted in addition to the standards contained herein below. Any emergency shelter with a capacity greater than 20 occupants shall also be subject to the approval of a conditional use permit, as provided in Section 18.05.030 (Conditional Use Permits).
 2. A single emergency shelter for 20 occupants or a combination of multiple shelters with a combined capacity not to exceed 20 occupants shall be permitted in accordance with the E-S zone, located south of Beverly Boulevard, north of the Union Pacific Railroad, east of Tobias Avenue, and west of the San Gabriel River.
 3. **Distance Requirements.** To avoid over-concentration of emergency shelter facilities, a minimum distance of 300 feet shall be maintained from any other emergency shelter, as measured from the property line.
 4. **Outdoor Storage.** Any outdoor storage, including, but not limited to, items brought on site by clients for overnight stays, shall be screened from public view by a minimum 6-foot-tall wall or fence in accordance with the regulations and materials provided in Section 18.18.020 (Fences, Walls, and Hedges). Shopping carts are not permitted on site.
 5. **Waiting Areas.** Adequate waiting areas must be provided within the premises for clients and prospective clients including 10 square feet per bed, minimum 100 square feet to ensure that public sidewalks or private walkways are not used as queuing or waiting areas.
 6. **Shelter Management Plan.** Similar types of facilities to address the needs of homeless clients, as determined by the Zoning Administrator. A shelter management plan shall be submitted as a part of the permit application, which addresses all of the following:
 - a. A minimum of one staff member per 15 beds shall be awake and on duty when the facility is open. Facility staff shall be trained in operating procedures, safety plans, and assisting clients. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under Penal Code Section 290.

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- b. Service providers shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provider because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where they may seek similar service.
 - c. Service providers will educate on-site staff to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income, including referrals to outside assistance agencies. An annual report on this activity will be provided to the City.
7. **Parking.** An emergency shelter facility shall provide off-street parking based on the required standards for residential uses or commercial uses within the same zone as provided in Section 18.19.030 (Parking).
 8. **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of Section 18.18.050 (Outdoor Lighting) and Section 18.19.030 (Parking).
 9. **Facility Services.** The facility may provide the following services in a designated area separate from sleeping areas:
 - a. A recreation area inside the shelter or in an outdoor area visually separated from public view by a minimum 6-foot tall, visually screening decorative wall or fence.
 - b. A counseling center for job placement, educational, health care, legal, or mental health services.
 - c. Laundry facilities to serve the number of clients at the shelter.
 - d. Kitchen and dining area.
 - e. Client storage area.
 10. **Conformance with Applicable Regulations.** The facility shall comply with all other laws, rules, and regulations that apply, including, but not limited to, Building and Fire Codes and applicable standards in Division 4 (Supplemental Citywide Standards) of this Title.

18.15.030. Mixed-Use Overlay Zones

- A. **Purpose.** The purpose of the mixed-use (M-U) overlay zone identified in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans) is to allow for a variety of housing types through an overlay, while permitting uses consistent with the underlying base zone. The M-U overlay zone is intended to support the development of higher density housing and promote the development of residential uses in non-residential areas to create a balance within the City. The M-U overlay should encourage mixed-use and residential development that is pedestrian-oriented with storefront-style shopping to create additional employment opportunities and accommodate housing for a diversity of multifamily housing types to meet varying housing needs including housing for those with special housing needs and large families. The M-U overlay zone includes the following objectives:
 1. Implement the City's 6th cycle 2021–2029 Housing Element by facilitating residential development on identified parcels and enabling the development of affordable housing consistent with the requirements of Government Code Article 10.6 (65580).
 2. Facilitate well-designed standalone residential and mixed-use developments that promote pedestrian-oriented design that creates a more vibrant and active street environment.
 3. Contribute to the City's mix of housing types.
 4. Promote a compatible mix of residential, commercial, and service uses with strong functional relationships.

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5. Strengthen the City’s economic base and provide employment opportunities close to home for residents of the City.
 6. The designation of property in the M-U overlay zone shall include the Zoning Map showing a numerical suffix to the M-U map symbol (e.g., “M-U-30”) which shall note the maximum number of dwelling units allowed per acre of site area for residential development.
- B. Applicability.** For properties within the M-U overlay zone, the regulations allow standalone residential and mixed-use development as an alternative to the stand-alone base zone development allowed under the base (underlying) zone standards.
1. **Base Zone Standards.**
 - a. New development may be developed in compliance with the existing underlying base zone, provided that all standards and requirements of the underlying base zone are met, or may be developed in compliance with the M-U overlay zone, provided that all standards and requirements of the M-U overlay zone are met.
 - b. Regulations, development standards, and requirements in the underlying base zone shall continue to apply to those developments that are currently developed according to the existing standards.
 - c. An applicant may choose to develop standalone multifamily developments or mixed-use developments within the M-U overlay zone.
 - i. Any standalone multifamily residential development proposed in the overlay zones must meet the development and design standards of the R-M zone.
 - d. **Exception.** Properties zoned I-L developing as mixed-use may not include an industrial land use component. The property owner may not subdivide properties for the purpose of allocating land uses. The property owner must choose to continue the existing industrial land use or choose to develop the entire property under the M-U overlay zone.
- C. Permitted Uses.** For properties within the M-U overlay zone, the permitted uses shall include residential uses, including multifamily dwellings, senior citizen housing, single room occupancy units, and transitional and supportive housing, in addition to the allowed uses as permitted in the underlying zone and any applicable specific plan governing uses on the property. In cases where a specific land use or activity is not defined, the Zoning Administrator shall assign the land use or activity to a classification that is substantially similar in character.
- D. Parking Standards.**
1. Regulations governing off-street parking requirements for uses and development of property in the M-U overlay zone are calculated per the land use proposed to be developed as specifically set forth in Chapter 18.19 (Off-Street Parking and Loading Standards), except as provided below.
 2. Minimum off-street parking requirements, inclusive of accessible parking and guest parking, shall comply with California Density Bonus Law (Government Code Section 65915).
- E. Procedures.** Qualifying multifamily developments located on sites identified in the Housing Element sites inventory (Appendix B, Candidate Sites Analysis, of the 2021–2029 Housing Element in the General Plan) in which at least 20 percent of the units are affordable to lower-income households are permitted by-right pursuant to Government Code Sections 65583.2(h) and (i), provided the development standards for the M-U overlay zone are met. Qualifying developments shall be approved with an administrative Zoning Consistency Review as provided in Section 18.05.060 (Other Permits and Approvals) and the provisions of this Section.

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1. **Findings.** The Zoning Administrator shall make the following findings in approving an application for review:
 - a. That the site plan is consistent with the goals and policies of the General Plan;
 - b. That the proposed development is in accordance with all applicable and objective provisions of the Pico Rivera Municipal Code; and
 - c. That the proposed development shall not have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or General Plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.
2. **Building Permit.** A building permit shall be issued pursuant to an administrative Zoning Consistency Review approval. If there is a substantial change from the original site plan as determined by the Zoning Administrator, a revised application shall be resubmitted.
3. **Appeal.** The actions and decisions of the Zoning Administrator may be appealed as provided in Section 18.04.100 (Appeals).

F. Development Standards for Mixed-Use Overlay Zones.

1. The provisions of this Section shall apply to mixed-use development in M-U overlay zones as established in Table 18.15.030.A (Development Standards – Mixed-Use Overlay Zones), with the exceptions and additional standards as listed in this Section. Letters in parentheses refer to additional development standards that immediately follow the table.
 - a. For stand-alone multifamily residential development in an M-U overlay zone, the provisions of the applicable R-M zone in Section 18.11.030 (Development Standards for Residential Buildings) shall apply.
 - b. For standalone commercial development in an M-U overlay zone, the provisions of the C-G zone in Section 18.12.030 (Development Standards for Commercial Zones) shall apply.

Table 18.15.030.A Development Standards – Mixed-Use Overlay Zones			
Standard	M-U-30	M-U-40	Reference
Lot Standards			
Lot Area, minimum	Per underlying zone		Section 18.26.030 (Measuring Area, Lot Width, and Depth)
Lot Width, minimum	100 feet		
Lot Coverage, maximum	Per underlying zone		Section 18.26.070 (Calculating Lot Coverage)
Setback Standards			
Front (a)	5 feet minimum and 20 feet maximum (b)		Section 18.26.060 (Measuring Setbacks)
Side, street, minimum (b)	5 feet		
Side, interior, minimum: <ul style="list-style-type: none"> • Building <42 feet in height and/or located along a Major Roadway 	As noted below: <ul style="list-style-type: none"> • 5 feet • 10 feet 		

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Table 18.15.030.A Development Standards – Mixed-Use Overlay Zones			
Standard	M-U-30	M-U-40	Reference
<ul style="list-style-type: none"> Building ≥42 feet in height and/or NOT located along a Major Roadway 			
Rear, minimum:	5 feet, otherwise:		
<ul style="list-style-type: none"> Abutting residential 	<ul style="list-style-type: none"> 20 feet 		
Building Separation Standards			
Separation between buildings, minimum:	As noted below:		Section 18.26.020. (Measuring Distances)
<ul style="list-style-type: none"> Building <25 feet in height Building ≥25 feet in height 	<ul style="list-style-type: none"> 15 feet 25 feet 		
Building Height Standards			
Building Height, maximum:	As noted below:		Section 18.26.040 (Measuring Height)
<ul style="list-style-type: none"> Lots along a major arterial Lots not along a major arterial 	<ul style="list-style-type: none"> 5 stories and/or 60 feet Per underlying zone 		
Density and FAR Standards			
Dwelling Unit Density, maximum	30 DU/acre	40 DU/acre	Section 18.26.090 (Calculating Dwelling Unit Density)
Dwelling Unit Density, minimum (c)	N/A	20 DUs/acre	
FAR, maximum	1.0 FAR		Section 18.26.080 (Calculating Floor Area Ratio [FAR])
Private Open Space Standards			
Area of private open space per dwelling unit, minimum	The provisions for R-M-H in Section 18.11.030 (Development Standards for Residential Zones) shall apply..		Section 18.11.040. (Design Standards for Residential Buildings) for Private Open Space requirements
Width or depth of private open space, minimum			
Common Open Space Standards			
Area of common open space per dwelling unit, minimum	The provisions for R-M-H in Section 18.11.030 (Development Standards for Residential Zones) shall apply.		Section 18.11.040. (Design Standards for Residential Buildings) for Common Open Space requirements..
Width or depth of common open space, minimum			
Publicly Accessible Open Space			
Publicly Accessible Open Space, minimum	The provisions for Publicly Accessible Open Space in Chapter 18.12 (Commercial Zones) shall apply to the commercial component of a mixed-use development.		Section 18.12.050 (Design Standards for Commercial Buildings) for Publicly Accessible Open Space requirements.

(a) Subject to 18.18.110 (Visibility at Driveways and Intersections).

(b) Buildings shall be located within 20 feet of the front property line for at least 50 percent of the length of the street frontage. Setbacks less than the minimum shall be prohibited. The front and side street setback shall be improved as a widened sidewalk with landscaping and may include outdoor dining.

(c) Mixed-use developments shall provide residential uses for at least 50 percent of the gross floor area.

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G. Design Standards for Mixed-Use Overlay Zones.

1. The provisions of this Section shall apply to all mixed-use buildings in all zones, including, with the exceptions and additional standards as listed in this Section. In the event of a conflict, the more stringent standard shall apply.
 - a. For the residential use component in a vertical mixed-use building, the provisions of Section 18.11.040 (Design Standards for Residential Buildings) shall apply.
 - b. For the commercial use component in a vertical mixed-use building, the provisions of Section 18.12.050 (Design Standards for Commercial Buildings) shall apply.
 - c. For stand-alone multifamily residential development in an M-U overlay zone, the provisions of the applicable R-M zone in Section 18.11.040 (Design Standards for Residential Buildings) shall apply.
 - d. For standalone commercial development in an M-U overlay zone, the provisions of the C-G zone in Section 18.12.050 (Design Standards for Commercial Buildings) shall apply.

H. **Supplement Citywide Standards.** The applicable standards in Division 4 (Supplemental Citywide Standards) of this Title shall also apply to mixed-use development.

Chapter 18.16. Specific Plan Zones

18.16.010. Purpose and Applicability

The purpose of this Chapter is to establish the specific plans identified in Table 18.10.010.A (Zones, Overlay Zones, and Specific Plans).

18.16.020. Specific Plan 301

- A. **Establishment.** There is established a zone which shall hereinafter be known as the “Specific Plan 301 zone,” (SP-301 zone) and which shall function and serve as set out in this Chapter. All development in this zone requires the approval of a CUP in accordance with Section 18.05.030 (Conditional Use Permit). (Ord. 877 § 3, 1996)
- B. **Scope and Purpose.** The intent and purpose of the Specific Plan 301 zone is to provide a comprehensive set of guidelines, regulations, and implementation programs to guide the future development of a 12.84-acre site located at the southeast corner of Rosemead Boulevard and Washington Boulevard. The primary objective of this specific plan is to ensure that the future development of this area mirrors the City’s land use and development objectives outlined in the City’s General Plan. (Ord. 877 § 3, 1996)
- C. **Land Use Development Concepts.**
 1. Specific Plan 301 provides for four distinct development components:
 - a. A single-family neighborhood composed of 113 single-family detached dwellings on 8.13 net acres;
 - b. A common recreation area which should serve the single-family residential development consisting of approximately 14,000 square feet;
 - c. A senior housing development consisting of up to four stories and 128 units located within a 1.93-acre parcel; and
 - d. An existing commercial retail use located on a 0.28-acre parcel at the corner of Washington and Rosemead Boulevards should be retained and any future commercial use should be consistent with the requirements and standards outlined in this specific plan.
 2. **Design Concepts.**

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- a. **Density Transitions.** Density increases should be transitioned from the streetscape to ensure that the scale of the development is compatible with the neighborhood streetscape. New development should be consistent in density and form with the existing specific plan area.
- b. **Respect Setbacks.** Residential infill on vacant parcels should respect existing setbacks along the streetscape.
- c. **Design Compatibility.** New infill developments should be designed to be compatible with surrounding development so as to enhance and not detract from the character of the existing neighborhood.
- d. **Bungalow Theme.** Residential development should combine aspects of a contemporary planned development with aspects of neighborhoods established in California during the early decades of the twentieth century. The architectural style of the California Craftsman Bungalow should be used as the model for development due to its inherent attractiveness, informality, elegance, and compatibility with contemporary housing. (Ord. 877 § 3, 1996)

D. Single-Family Residential Development Standards.

1. **Density Standards.** The maximum density applicable to the 113 single-family units should not be permitted to exceed 14 units per net acre. However, surplus density entitlement will be transferable to the senior development so that the overall net density of Specific Plan 301 shall not exceed the highest density residential designation outlined in the land use element (30 units/acre).
2. **Permitted Uses.** Land uses permitted within this portion of the planning area are restricted to single-family detached residential homes and the open space areas used for landscaping and common recreation. Single-family homes refer to a detached structure located on a separate lot or parcel of land that has been designed and constructed exclusively for the use and occupancy of one household for living purposes. Limited accessory uses may be permitted when that use is clearly incidental and subordinate to the primary structure and use. Accessory uses may include terraces, decks, spas, barbecue areas, patios, etc.
3. **Lot Size and Dimensions.** Except as otherwise approved by an amendment of this specific plan, no further division of parcels should be allowed beyond those contemplated under Specific Plan 301. The maximum lot coverage is 50 percent for all structures. The minimum lot size permitted is 2,600 square feet, the minimum lot depth is 63 feet, and the minimum lot width is 42 feet. In cases where these standards cannot be complied with due to physical constraints, the minimum lot depths and lot widths should be established through a CUP.
4. **Buffers.** Buffers (berms, landscaping, etc.) between commercial and residential areas should be required to reduce potential land use-related conflicts. A parkway area with a variable depth of 4 feet to 8 feet should be landscaped within the Washington Boulevard and Rosemead Boulevard frontages.
5. **Setback Requirements.** Specific Plan 301 setback standards for front yard setbacks, side yard setbacks, and rear yard setbacks are as follows:
 - a. Front yard areas refer to the open yard area extending across the full width of a lot between the front lot line to the front of the housing unit. The front of the housing unit is defined as that portion of the unit containing the main entryway and the garage entryway. The minimum front yard setback is 10 feet excluding the porch, except those lots fronting a street radius. In such cases, the front yard setback should be no less than 7 feet to the residence. In addition, an average 18-foot setback to the garage should be provided.
 - b. Rear yard refers to the open rear yard area extending from the rear of the lot line to the wall of the structure opposite the front wall. The minimum rear yard setback should be no less than 15 feet for 50 percent of the

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rear yard area. The minimum setback in the remaining 50 percent of the rear yard area should be no less than 12 feet. Projections are excluded from these requirements.

- c. Side yard setback refers to the open area extending across the full depth of a lot between the front yard and rear yard setbacks, between the side lot line and the side wall of the housing unit. The minimum side yard setback is 4 feet (a minimum separation of 8 feet should be provided between adjacent housing units).
6. **Maximum Building Height.** Building heights of the single-family detached homes should be no greater than two stories or 28 feet, whichever is less. No structures or accessory structures should be allowed to exceed this standard.
 7. **Projections Permitted into Front Yards.** A covered porch may project into the front yard, but in no instance may the projection exceed 3 feet.
 8. **Projections Permitted into Side Yards.** Fireplaces and/or chimneys may encroach into the side yard setback, though in no case can this encroachment exceed 1 foot.
 9. **Projections Permitted into Rear Yards.** The following may project into the rear yard setback area: open-sided roofed patios, barbecues, terraces, decks, and spas. Patios should maintain a 5-foot rear yard setback (inclusive of overhang). Patio coverage may not exceed 50 percent of the rear yard area.
 10. **Exterior Fences, Hedges, and Walls.** A 6-foot-high block wall should be required along the perimeter of the subdivision. The masonry wall should consist of earth-tone slump stone with select locations of stucco with randomly placed river rock in the wall facing street frontages. River rock pilasters should be placed at a minimum of 80-foot intervals. The balance of the development perimeter should be provided with a 6-foot-high tan precision block wall.
 11. **Interior Fence.** Interior fences should be consistent with the overall California Bungalow design theme established in Specific Plan 301. The maximum permitted height is 6 feet from the finished grade of the subject property. Fences within front yard areas are prohibited.
 12. **Parking Requirements.** Two enclosed parking spaces should be provided for each single-family dwelling unit, with no less than an 18-foot by 19-foot interior space provided within the garage area, and no obstructions should be permitted.
 13. **Signage.** Signage should conform to Chapter 18.20 (Sign Standards).
 14. **Animals, Poultry, and Livestock.** Property owners and/or occupants shall conform to all regulations set forth in Section 18.22.060 (Animal Keeping), except that no more than two dogs or cats, or any combination of the two being more than 3 months of age, are permitted. The keeping of pigeons or outdoor aviaries are prohibited.
 15. **Home Occupations.** Property owners and/or occupants are permitted in conformance with Section 18.05.060 (Other Permits and Approvals).
 16. **Architectural Elements.**
 - a. **Doors and Entryway.** Proper use of roof elements, columns, feature windows, and architectural forms contribute to the overall impact of the entry. The entry may serve as a living activity area (i.e., porch or veranda) and still has an important function as a semi-private transition between the public walkway and the private interior.
 - i. The entire door assembly should be treated as a single design element including surrounding frame, molding, and glass side lights.

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- ii. The door should be covered by an overhead element or recessed into the wall plane, and single or double doors may be used.
 - iii. The color of the door may match or contrast the accent trim but should be differentiated from the wall color.
 - iv. Typically, wood should be used for the entry door. Metal entry doors, if used, should have the appearance of wood grain and panels.
- b. **Roof Form.** The following standards apply to the architectural design of the roof and upper floor elevations. These standards discuss allowable roof pitch, roof types, colors, and other design elements.
- i. The principal roof forms should have a pitch between 4:12 and 5:12. A single roof pitch should be used on opposite sides of a ridge. This shallower pitch should lessen the apparent building mass.
 - ii. Low-pitched (4:12) gabled roof with eave overhangs and elaborate, exposed rafter tails should be provided, and decorative beams and braces under the gables should be used.
 - iii. Primarily horizontal wood siding, shingles, and stucco; stone or brick used for the porch base, lower half of columns, and chimney.
 - iv. Colors should range from earth tones to pastels, with low contrasts between colors and materials.
 - v. Horizontal groups of three or more windows on second floor should be provided.
- c. **Window Treatment.** Window placement and organization should positively contribute to the architectural character of the individual homes. Windows greatly enhance the elevation through vertical or horizontal groupings and coordination with other design elements. Windows are to be used as a focal point to decrease the visual impact of the garage door, draw attention to the entry, or emphasize some other element of the building. Greater design emphasis should be given to windows on the sides and second-story rear windows.
- i. A visual hierarchy of windows which relate and complement one another should be used as a design element. Within the window hierarchy, the front window should create the dominate theme or form and act as a strong visual focal point.
 - ii. Bronze anodized aluminum frames or those complementary to the color pallet may be used. Natural, silver, or gold anodized frames should not be used.
 - iii. Aluminum framed windows should be accentuated with other design elements including wood trim, stucco surrounds, shutters, or recessed openings.
 - iv. The placement of windows in architectural projection or recesses incorporated with gable, hip, or shed roof overhangs should be used where practical to create visual focal points.
 - v. Overhangs and projections should be used to shade windows with south and west exposures.
 - vi. If utilized, skylights should be weatherproofed. The skylight should be designed to appear as an integral part of the roof plane. Skylights should be clear or bronzed with the framework matching the roof or trim color.
- d. **Garage Doors.** Care needs to be taken so the garage doors do not dominate the front elevation and streetscape. Utilizing a variety of garage types, door designs, and siting techniques should lessen the impact of repetitious garage doors lining the residential streets. The visual impact of the garage door shall be mitigated by any of the following measures:

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- i. The overall width of the unit should be great enough to allow the living area to be wide enough to minimize the impact of the garage.
 - ii. The second floor level should have a strong elevation.
 - iii. The living area, porch, or stoop element should be forward of the garage, and emphasis should be placed on the design and impact of the front door and windows.
 - iv. The architectural and site design should utilize second story feature windows above the garage and strong architectural entry elements.
 - v. The development should incorporate 8-foot setbacks between adjacent garages where possible.
 - vi. Garage doors should be recessed 6 to 12 inches from the face of the building to decrease the impact of the door.
 - vii. Sectional garage doors should be used to maximize the availability of usable driveway length.
 - viii. Metal doors may only be used when they include either texture or raised panels.
 - ix. The design of garage doors should reflect the theme or style of the overall unit design.
 - x. Accent colors should complement the architecture and provide visual variety along the streetscape.
 - xi. The door design should break up the expanse of the door plane while not being so excessively decorative as to draw attention away from the unit's architectural elevation.
- e. **Accessory Elements.**
- i. It is important that both columns and posts project a substantial and durable image.
 - (a) Posts should be of wood, not less than 6 inches in diameter, and may be built up from multiple pieces. Use of 4-inch posts and metal pipe columns is prohibited.
 - (b) The post supported on a masonry base should typically be used as it is most representative of the Craftsman Bungalow style. Columns may be clad in masonry or stucco. They should be square, rectangular, or round and should be at least 14 inches wide with a height of approximately four to five times the width.
 - ii. The type of exterior railing used on balconies, decks, and stairs, creates a significant impact on the elevation. An extensive variety of rail types are available, including closed stucco, open wrought iron, and wood picket.
 - (a) Choice of rail type should be consistent or be historically correct for the Bungalow style. Functional equipment should be covered or designed as integral visual element.
 - (b) Exposed gutters should be colored to match fascia material. Exposed downspouts should be likewise colored to match the surface to which they are attached unless copper is used.
 - (c) All mechanical equipment should be screened from public view. Air conditioning pad placement should be within the rear yard to minimize impact on yard use layout.
 - iii. Properly designed and located chimneys can serve as a major design element and focal point for the building elevation. It is frequently the major architectural element on an exposed side or a rear elevation. The use of steps and banding on the shaft and capital have major visual impact against the sky and roof plane.

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- (a) Fireplaces shall be provided for no less than 50 percent of the homes. Chimneys shall be finished with unpainted masonry or the dominant wall material.
- (b) Any chimney accent materials or cap design shall be historically correct for the Bungalow style.
- iv. Building plans allow space for the later addition of usable patio covers within the buildable envelope and setbacks. Patio covers, trellises, pergolas, and other exterior structures reflect the character, color, and materials of the building to which they are related.
 - (a) Supports, columns, and posts are to be architecturally compatible to the residence.
 - (b) The materials for the horizontal elements should be limited to either wood or the dwelling's roof material. The pitch of the patio roof may be less than the adjacent building.
 - (c) The side elevation of the patio structure should not be enclosed except in the case where a wall of the dwelling forms a natural enclosure.
 - (d) Patio additions cannot exceed 50 percent of the usable rear yard area.
 - (e) Awnings of solid accent color may be permitted with moderation. Metal awnings are prohibited.
- v. Individual and group mailboxes reflect the architectural and community theme. This can be either the theme of the entire development or of the individual architectural detailing of the adjacent dwelling. Mailbox location should be placed to minimize visual impact while ensuring easy accessibility. When common mailboxes are provided, they be near either the development entryway or recreation facility.
- vi. **Lighting Plan.** The single-family units should require security lighting on walkways and along the internal streets. The following standards should be followed:
 - (a) Exterior building materials and the on-site lighting plan should be reviewed by the Planning Division to minimize the potential for light and glare impacts.
 - (b) The site lighting plan should be designed to direct all light sources downward and into the site. Landscaping and other buffering measures should be provided where lighting poles and vehicle headlights would directly cause spillover light to adjacent residential uses.
 - (c) Outdoor lighting should be designed and installed so that all direct illumination is confined to the site and adjacent properties are protected from spillover illumination.
 - (d) Low wattage security lighting directed away from light-sensitive uses should be utilized and should be shielded so as not to be visible from off-site locations.
 - (e) Street lights should be consistent with the development in terms of scale and design. (Ord. 877 § 3, 1996)

E. Common recreation area development standards.

1. **Development Timing.** The recreation area should be fully developed prior to the final inspection of the first 40 percent of the 113 single-family homes to be constructed.
2. **Land Area.** The area to be devoted to common recreation should reflect the design and location depicted in Specific Plan 301. No less than 14,000 square feet of land area should be included within the recreation area.

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3. **Maintenance.** The City of Pico Rivera should not be responsible for the maintenance and operation of the recreation area. The maintenance of the recreation area should be the responsibility of the property owners (or homeowner’s association), and this area should be maintained in good conditions at all times.
 4. **Amenities.** The amenities provided within the recreation should include a 20-foot by 40-foot pool for swimming, an 8-foot spa, restrooms, a tot lot with a sand area and play equipment, and a picnic area containing at least five covered tables and five barbecues. Access should conform to Americans with Disabilities Act (ADA) guidelines, and playground equipment should conform to NRPA (National Recreational Parks Association) safety requirements.
 5. **Landscaping.** The portion of the recreation area not devoted to the aforementioned amenities should be turfed, and a sprinkler system should be provided.
 6. **Architecture.** All structures, including the restrooms, table coverings, and fences, should be consistent in style and constructed of materials compatible with the surrounding residential development.
 7. **Safety.** The recreation area should be fully enclosed by a fence, and an additional safety fence should be placed around the pool area. Pedestrian crossings across Blossom Court and Orchid Lane should be clearly delineated. The pavement materials around the pool and spa areas should consist of slip-resistant paving materials. No stairways will be permitted within the recreation area.
 8. **Lighting.** Nighttime lighting should be provided, and lighting placement and shielding should be effective in eliminating light spillover to adjacent residences. Lighting plans should be approved by the department of community development. (Ord. 877 § 3, 1996)
- F. **Senior housing development standards.** All development standards for the senior housing component of this plan shall be established through the CUP process in accordance with Section 18.05.030 (Conditional Use Permits). (Ord. 986 § 5, 2001)
- G. **Commercial Development Standards.**
1. **Permitted Uses.** Use regulations in the C-G zone shall govern existing and future permitted uses in accordance Section 18.12.020 (Use Regulations for Commercial Zones).
 2. **Setback Requirements.** The setback standards for front yard setbacks, rear yard setbacks, and buffering shall be as follows:
 - a. **Washington/Rosemead Setbacks.** The minimum setback along Washington Boulevard and Rosemead Boulevard is 15 feet.
 - b. **Rear/Side Yard.** The minimum rear and side yard setbacks should be no less than 25 feet. A landscaped buffer with a minimum depth of 5 feet should be provided along the south and east property lines adjacent to residential development.
 3. **Parking Requirements.** One open parking space should be provided for each 250 square feet of net building floor area.
 4. **Signs and Advertising.** Signs and advertising should be enforced according to Chapter 18.20 (Sign Standards).
 5. **Nonconforming Requirements.** Building expansions of 100 square feet or less are permitted provided that all other setback and parking provisions can be complied with. (Ord. 877 § 3, 1996)
- H. **Consistency and Compliance with Specific Plan 301.** All development shall be consistent with the provisions of Specific Plan 301 and shall comply with the land use plan, urban design plan, and infrastructure plan contained in Specific Plan 301. (Ord. 877 § 3, 1996)

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I. Administration.

1. The Zoning Administrator shall have the duty to enforce the provisions of the Specific Plan 301 zone. Any use of a building or structure hereafter erected, built, maintained, or used contrary to the provisions of the SP-301 zone is prohibited.
2. The Zoning Administrator shall have the duty to interpret the provisions of this SP-301 zone. All such interpretations shall be prepared in written form and should be permanently maintained. Any person aggrieved by such an interpretation may appeal the decision to the Planning Commission and if denied by the Planning Commission, the decision may be appealed to the City Council in accordance with Section 18.04.100 (Appeals).
3. All development within the planning area should comply with the terms of Specific Plan 301. However, upon application by the developer and upon good cause shown, the Zoning Administrator may allow minor variations from the urban design plan upon a finding that such variation is consistent with the design concepts contained in this Specific Plan 301. The decision of the Zoning Administrator may be appealed to the Planning Commission and City Council in the same manner as a CUP in accordance with Section 18.04.100 (Appeals). (Ord. 877 § 3, 1996)

18.16.030. Rancho De Bartolo Specific Plan 400

- A. **Establishment.** There is established a zone which shall hereinafter be known as the “Specific Plan 400 zone” (SP-400) and which shall function and serve as set out in this Section. Prior to commencement of any development within the subject planning area, approval of a CUP and phased time line agreement for sub-areas 1 through 8 is required. (Ord. 902 § 3(part), 1997)
- B. **Scope and Purpose.**
 1. The intent and purpose of the Specific Plan 400 zone is to provide a comprehensive set of guidelines, regulations, and implementation programs to guide the future redevelopment of a 235-acre site bounded by Washington Boulevard, Rosemead Boulevard, and Paramount Boulevard.
 2. The primary objective of this specific plan is to ensure that development of this planning area mirrors the City’s land use and development objectives outlined in the City’s General Plan. (Ord. 902 § 3(part), 1997)
- C. **Land Use and Development Standards.**
 1. The specific land use and development standards for Specific Plan 400 are contained in the Specific Plan 400 document contained in Table C to the Pico Rivera Municipal Code.
 2. Specific Plan 400 provides for four distinct, mutually exclusive development scenarios.
 - a. The manufacturing retention scenario allows heavy industrial uses within sub-area 8 and expansion of the existing facility within sub-areas 1 through 8 with a maximum build-out capacity ranging between four million twenty thousand to four million two hundred thirty-eight thousand square feet.
 - b. The mega-mall scenario allows optional commercial or office/institutional uses ranging between one million nine hundred seventy-one thousand to two million one hundred twenty-six thousand square feet within sub-areas 1 through 8.
 - c. The theme park scenario allows optional commercial, office/institutional, hotel and entertainment uses ranging between to two million eight hundred thirty-five thousand to three million six hundred thirty-three thousand square feet within sub-areas 1 through 8.

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- d. The mixed-use scenario allows optional commercial, office/institutional, entertainment, manufacturing R&D and heavy industrial uses ranging between three million twenty-six thousand three hundred to four million three hundred eleven thousand square feet within sub-areas 1 through 8.

3. Development Standards.

a. Manufacturing Retention.

- i. The Specific Plan 400 land use plan provides for retention and a 10 percent expansion of the existing facility to accommodate a potential user. This scenario assumes that the majority of the existing facility will be retained and permits sub-area 8 south of Rex Road to be developed as a business park or heavy manufacturing.
- ii. The specific development standards and requirements are set forth in the Specific Plan 400 document contained in Table C to the Pico Rivera Municipal Code.

b. Mega-Mall.

- i. The Specific Plan 400 land use plan provides for commercial retailing uses to be constructed as part of a larger regional shopping center within sub-areas 1 through 8, and office/institutional uses in sub-areas 2 and 4.
- ii. The specific development standards and requirements are set forth in the Specific Plan 400 document contained in Table C to the Pico Rivera Municipal Code.

c. Theme Park.

- i. The Specific Plan 400 provides for sub-areas 4 through 8 to be developed in theme park-related uses while commercial development is permitted in sub-areas 1, 2, and 3; commercial entertainment is permitted in sub-areas 3 and 8; the amphitheater is permitted in sub-areas 7 and the west portion of sub-area 8; the hotel is permitted in sub-areas 3, 4, 5, and 7; and office/institutional is permitted in sub-areas 1, 2, and 4.
- ii. The specific development standards and requirements are set forth in the Specific Plan 400 document contained in Table C to the Pico Rivera Municipal Code.

d. Mixed-Use.

- i. The Specific Plan 400 provides for commercial uses in sub-area 1, office/institutional uses in sub-areas 2 and 4, entertainment and commercial uses in sub-area 3, and manufacturing/R&D in sub-areas 4 through 8. Heavy industrial uses are permitted in sub-areas 7 and 8.
- ii. The specific development standards and requirements are set forth in the Specific Plan 400 document contained in Table C to the Pico Rivera Municipal Code as amended by Specific Plan Amendment 400.4.

e. Rail Yard.

- i. The Specific Plan 400 provides for retention of the rail yard and the potential for a Metrolink station within sub-area 9.
- ii. The specific development standards and requirements are set forth in the Specific Plan 400 document contained in Table C to the Pico Rivera Municipal Code. (Ord. 993 §§ 4, 5, 2003; Ord. 961 § 4, 2001; Ord. 920 § 4, 1998; Ord. 902 § 3(part), 1997)

D. Urban design concepts and development standards.

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1. Future development of each sub-area will conform to design standards which will be specifically established by a CUP in accordance with Section 18.05.030 (Conditional Use Permits).
 2. The submitted development shall conform to the design concepts and development standards set forth in the urban design plan of Specific Plan 400 contained in Table C to the Pico Rivera Municipal Code. (Ord. 920 § 5, 1998; Ord. 902 § 3(part), 1997)
- E. **Consistency and compliance with Specific Plan 400.** All development shall be consistent with the provisions of Specific Plan 400, and shall comply with the land use plan, urban design plan, and infrastructure plan contained in Specific Plan 400 contained in Table C to the Pico Rivera Municipal Code. (Ord. 902 § 3(part), 1997)
- F. **Administration.**
1. The Zoning Administrator shall have the duty to enforce the provisions of the Specific Plan 400 zone. Any use of a building or structure hereafter erected, built, maintained, or used contrary to provisions of the SP-400 zone is prohibited.
 2. The Zoning Administrator shall have the duty to interpret the provisions of this SP-400 zone. All such interpretations shall be prepared in written form and should be permanently maintained. Any person aggrieved by such an interpretation may appeal the decision to the Planning Commission and if denied by the Planning Commission, the decision may be appealed to the City Council in accordance with Section 18.04.100 (Appeals).
 3. All development within the planning area should comply with the terms of Specific Plan 400. However, upon application by the developer and upon good cause shown, the Zoning Administrator may allow minor variations from the urban design plan upon a finding that such variation is consistent with the design concepts contained in this Specific Plan 400. The decision of the Zoning Administrator may be appealed to the Planning Commission and City Council in the same manner as a CUP in accordance with Section 18.04.100 (Appeals).. (Ord. 902 § 3(part), 1997)

Division 4. Supplemental Citywide Standards

Chapter 18.17. Purpose and Intent

The intent and purpose of this Division is to establish supplemental standards governing the development of property for uses of land in all zones, except where specifically stated. These standards shall be used in conjunction with the zone-specific standards established in Division 3 (Zones and Zone-Specific Standards) of this Title. In the case of a conflict, the more stringent standard shall apply.

Chapter 18.18. General Site Standards

18.18.010. Access and Circulation

- A. **Applicability.** All development shall comply with the provisions of this Section, unless otherwise specified in this Section.
- B. **Pedestrian Access and Circulation.** Pedestrian walkways shall connect in a development all primary building entries to on-site parking areas, to on-site publicly accessible open spaces, to other on-site amenities, and to the public sidewalk along each abutting public right-of way. Pedestrian walkways shall be continuous. Where an interruption occurs, such as at a driveway, drive aisle, or street, the pedestrian walkway shall maintain a direct connection via a marked crosswalk or similar crossing feature.
- C. **Pedestrian Walkways.** Required pedestrian walkways shall comply with the following:
 - 1. Walkways shall be a minimum of 4 feet in width, with the exception of single-family residential developments, where the maximum walkway width shall be 4 feet.
 - 2. Walkways shall be clearly differentiated from driveways, parking aisles, and parking and loading areas through grade separation and/or the use of a different paving material, including, but not limited to, brick or concrete pavers, scored or tinted concrete, exposed aggregate concrete, or similar material in compliance with the Building Code. Loose or moveable materials, including, but not limited to, stepping stones, cobblestones, pebbles, river rocks, and gravel, shall be prohibited.
- D. **Vehicular Access and Circulation.** For vehicular access and circulation, the provisions of Chapter 18.19 (Off-Street Parking and Loading Standards) shall apply.

18.18.020. Fences, Walls, and Hedges

- A. **Applicability.** Fences, walls, and hedges in all developments shall comply with the provisions for this Section and Chapter 17.28 (Design Standards) of Title 17 (Subdivisions) of the Pico Rivera Municipal Code. If the provisions of Chapter 17.28 (Design Standards) are in conflict with applicable provisions of this Section, this Section shall govern.
- B. **Height and Setbacks.** Table 18.18.020.A (Fences, Walls, and Hedges) shall establish the standards regarding height and setbacks for fences, walls, and hedges for all zones.

Table 18.18.020.A Fences, Walls, and Hedges			
Fence, Wall, or Hedge	Height	Setback	Reference
Within the Front Setback			
Non-view-obscuring fence, wall, or hedge	Max. 4.5 feet	N/A	See Section 18.25.220 (Definitions, "V", [View Obscuring])
View-obscuring fence, wall, or hedge	Max. 3.5 feet	N/A	

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Table 18.18.020.A Fences, Walls, and Hedges			
Fence, Wall, or Hedge	Height	Setback	Reference
Columns or pilasters as part of a fence, wall, or hedge system	Max. 4.5 feet	Min. 10 feet from edge of driveway	
Fence or wall enclosing swimming pools	Min. 5 feet in compliance with the Building Code	N/A	See Section 18.18.090 (Swimming Pools)
Beyond the Front Setback			
Any fence, wall, or hedge	Max. 8 feet Max. 10 feet Industrial Zones only	Min. 10 feet from edge of driveway	
At Driveways and Intersections			
Any fence, wall, or hedge	See Section 18.18.110 (Visibility at Driveways and Intersections).		

C. Materials.

1. Fences and walls shall be constructed to match and/or complement the architectural style, color, material, or finish of the primary building.
2. Permitted fence and wall materials and finishes shall include precast concrete, concrete block, brick, stone, wood, metal (such as wrought iron or tube steel), vinyl, or similar material that resembles wood or masonry.
3. Fences or walls constructed of chain-link shall be prohibited within the front and side street setback. Corrugated metal or plastic shall be prohibited throughout.
4. Fences or walls constructed of materials that create a hazard to life, health, or safety, such as razor wire, barbed wire, electrification, or similar hazardous material shall be prohibited, except that such materials may be used for security purposes in industrial zones as approved by the Zoning Administrator.
5. Where fences and walls of varying materials or finishes intersect, an architectural transition or break (such as a gap, column, pilaster, or trim) shall be provided. Fences and walls constructed whether of a singular material or multiple materials shall comply with the maximum height requirements for fences, walls, and hedges.
6. Fences and walls shall be finished (such as painted, sealed, or stained) on all surfaces.
7. For all developments, with the exception of single-family residential developments, fences and walls within the front and side street setback shall be treated with anti-graffiti coating. Additional methods to deter graffiti, such as landscaping, espalier, green or living walls, or other façade landscaping techniques, shall be used in conjunction with anti-graffiti coating.

D. Screening. For required screening utilizing fences, walls, and hedges, the provisions of Section 18.18.070 (Screening) shall apply.

E. Animal Keeping. For walls, fences, and hedges utilized for animal keeping, the provisions of Section 18.22.060 (Animal Keeping) shall apply.

18.18.030. Grading and Drainage

All property shall be graded to drain to such drainage facilities subject to the approval of the City Engineer. A grading and/or drainage plan shall be prepared and shall be submitted to and approved by the building and safety division, and such grading and/or drainage shall take place in accordance with such approved plan. Any change in grading

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and/or drainage shall first be approved by the City Engineer prior to the commencement of such grading and/or drainage development.

18.18.040. 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 Title 13 (Water and Sewers) of the Pico Rivera Municipal Code, with the exceptions listed in Chapter 13.90 (Water Efficient Landscaping). If the provisions of Chapter 13.90 (Water Efficient Landscaping) are in conflict with applicable provisions of this Section, this Section shall govern.
- B. **Landscaping.**
1. Landscaping shall be installed within all front and street side setbacks, excluding required walkways, parking and loading areas, and driveways. In the S-F, R-E, R-I, and PUD zones, a minimum of 50 percent of the front setback shall be landscaped with natural planting elements.
 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 Mediterranean or California native, non-invasive, and/or low-water use species.
 4. The use of artificial plants and/or synthetic turf shall be prohibited.
 5. Landscaping consisting of varying materials, colors, and textures shall be used to distinguish and demarcate all driveway entries, primary building entries, and common open space areas.

18.18.050. Outdoor Lighting

- A. **Applicability.** Outdoor lighting for all development shall comply with the provisions of this Section, unless otherwise specified in this Section.
1. **Special Uses and Activities.** Unless otherwise noted in Chapter 18.22 (Standards for Special Uses and Activities), outdoor lighting for special uses and activities shall be in accordance with the provisions of this Section.
 2. **Off-Street Parking and Loading.** Outdoor lighting for off-street parking and loading areas shall be in accordance with Chapter 18.19 (Off-Street Parking and Loading Standards).
- B. **Lighting.**
1. Outdoor lighting fixtures shall be installed and maintained to match and/or complement the architectural style, color, material, or finish of the primary building.
 2. For all development, with the exception of single-family residential development, outdoor lighting shall be provided and maintained for all building entries, pedestrian pathways, off-street parking and loading areas, trash and storage areas, and other common areas for safety and security purposes.
 3. Outdoor lighting shall be directed downward (i.e., not above the horizontal plane), recessed, and/or shielded to prevent light or glare beyond the required area and onto an abutting property, except within the public right-of-way at the discretion of the Public Works Director.
 4. Freestanding outdoor lighting shall not exceed 20 feet in height.
 5. Pedestrian scaled outdoor lighting, such as light poles and bollards, shall be provided along required pedestrian pathways and shall not exceed 15 feet in height.

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18.18.060. Projections into Setbacks

All setbacks shall be unobstructed by structures from the ground to the sky, except for those elements as established in Table 18.18.060.A (Projections into Setbacks) where such projection shall not occupy more than 50 percent of any required setback area.

Table 18.18.060.A Projections into Setbacks				
Projections	R-I, PUD	R-E, S-F	R-M, M-U	All Other Zones
Accessory dwelling units	See Section 18.22.030 (Accessory Dwelling Units).			N/A
Accessory structures in residential zones	See Section 18.11.040 (Design Standards for Residential Buildings, Accessory Structures)			N/A
Architectural details such as cornices, roof eaves, belt courses, sills, trims, or similar details	2 feet into front or side street setback only.	2 feet into any setback.		
Fireplace structures, such as chimneys, not exceeding 12 feet in width				
Façade projections, attached, such as porticos, buttresses, bay windows, porches, or similar attached projections	6 feet into front setback, and 3 feet into side street setback only.	6 feet into front setback. 6 feet into side street setback. 2 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				
Stairs or stoops				
Entrance arbors over walkways (limited to one per property with a maximum height of 8 feet, and one post on either side of walkway)	None. Shall be limited to front property line.			N/A
Swimming pools or spas	See Section 18.18.090 (Swimming Pools).			N/A

18.18.070. Screening

- A. **Applicability.** All development shall comply with the provisions of this Section, unless otherwise specified in this Section.
- 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, irrigation controllers, 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. Elevation and section drawings shall be provided indicating the height of the parapet and height of the equipment. 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

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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 and Domed Roofs in Commercial and Industrial Zones.** Screening requirements for equipment on pitched and domed roofs in commercial and industrial zones shall be subject to Zoning Administrator approval.
- 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 have legally nonconforming, roof-mounted air-conditioning units without screening shall be permitted. Legally nonconforming roof mounted air conditioning unit change outs shall be of similar dimensions.
2. **Ground- or Wall-Mounted Equipment.** All exterior ground- or wall-mounted equipment shall be prohibited within the front setback and shall be screened from view using view-obscuring walls, fences, or hedges unless otherwise specified in this Subsection. Walls and fences shall match and/or complement the architectural style, color, material, or finish of the adjacent building or structure. Walls and fences shall be view-obscuring to screen views of equipment from a street and/or adjacent uses.
 - a. **Exception.** For single-family residential buildings, window-mounted air-conditioning units without screening shall be permitted but shall be prohibited on the front and street side facing façades.
 - b. **Exception.** Electric vehicle charging equipment without screening in residential zones shall be permitted.
- C. **Antennas.** Satellite dish receiving antennas and amateur radio/citizen band radio antennas shall be screened from view.
- D. **Drainage Gutters and Downspouts.** Drainage systems, including gutters and downspouts, shall be concealed within wall and roof systems when facing a street, unless otherwise specified in this subsection. Downspouts shall extend to grade level.
 1. **Exception.** For single-family residential buildings, non-concealed gutters and downspouts shall be permitted but shall match and/or complement the architectural style, color, material, or finish of the building or structure.
- E. **Parking and Loading Areas.** Parking and loading areas, including parking lots and garages, with the exception of required driveways and drive aisles, shall be screened from view in compliance with the provisions of Chapter 18.19 (Off-Street Parking and Loading Standards).
- F. **Trash and Recycling Areas.** Trash and recycling areas, including interior and exterior areas, shall be screened from view in compliance with the provisions of Section 18.18.100 (Trash and Recycling Areas).
- G. **Properties Abutting Residential.** Where a multifamily residential, commercial, or industrial development shares a rear or interior side property line with any residential use, the following shall be provided for privacy purposes along the abutting property lines, except within required driveways, drive aisles, and walkways:
 1. A view-obscuring masonry wall consisting of split-face concrete block, brick, or plaster/stucco of a minimum of 6 feet in height. All walls shall provide a wall cap and shall be in compliance with Section 18.18.020 (Fences, Walls, and Hedges); and

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2. A minimum 5-foot-wide landscaping edge, strip, or planter consisting of hedges and/or evergreen trees, where trees shall be spaced to screen views at maturity a minimum 75 percent of the overall length of the landscaping edge, strip, or planter.

18.18.080. Street Improvements

- A. **Applicability.** Any owner, lessee, or agent proposing to develop any lot, or arranging for the construction of a building, dwelling, or other structure, or portion thereof, on such lot shall also construct and install or cause to be constructed or installed all off-site street improvements, as set forth in Chapter 12.44 (Street Improvements) of Title 12 (Streets, Sidewalks, and Public Spaces) of the Pico Rivera Municipal Code.
- B. **Private Streets.** Private streets shall be designed and constructed to the same structural, geometric, lighting, landscaping, and drainage standards as dedicated public streets subject to the approval of the City Engineer.

18.18.090. Swimming Pools

- A. **Applicability.** All swimming pools, both in-ground and aboveground structures, including, but not limited to, hot tubs, spas, portable spas, and nonportable wading pools, shall comply with the provisions of this Section.
- B. **Setbacks.** Swimming pools shall maintain the following setbacks, as measured from the water line:
 1. Swimming pools shall be prohibited within the front and street side setback.
 2. Minimum 4 feet setback from interior side and rear property lines; and
 3. Minimum 5 feet setback from any other building or structure on the same lot.
- C. **Required enclosure.** Swimming pools shall be enclosed by a fence, portion of building, wall, or other enclosure of a minimum height of 5 feet in compliance with the Building Code.
- D. **Bathrooms.** Bathrooms may be located within accessory structures in conjunction with a swimming pool.

18.18.100. 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 Title 8 (Health and Safety) of the Pico Rivera Municipal Code to provide adequate, accessible, and convenient areas for depositing, storing, and hauling trash, recycling, and organic materials. Trash, recycling, and organics shall be collectively referred to as “trash and recycling.” All applicable development shall provide either individual and/or shared trash and recycling areas consistent with this Section.
- B. **Access.** Trash and recycling areas shall not obstruct building entries, walkways, sidewalks, driveways, streets, alleys, and other required means of access and shall be prohibited within required front and street side setbacks, required parking areas, and required landscaped areas.
- C. **Individual Trash and Recycling Areas.**
 1. **Required Minimum Area.** Individual trash and recycling areas shall allow for the individual storage of receptacles for each unit or tenant of a development as listed in this subsection.
 - a. Single-family residential and townhouse developments shall provide a minimum of 20 square feet of individual area for each dwelling unit.
 - b. Where the Zoning Administrator finds that a non-residential development can be adequately served with an individual trash and recycling area, the non-residential development shall provide an individual area as determined by the Zoning Administrator.

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D. Location.

1. **Single-Family Residential Developments.** When trash and recycling areas are provided exterior to the building, receptacles shall be screened from view so as not to be visible from any street utilizing view-obscuring walls, fences, and/or landscaping.
2. **Townhouse Developments.** Trash and recycling areas may be provided as individual or shared areas. If individual, they shall be provided interior to the building within garages, exclusive of required parking areas.

E. Shared Trash and Recycling Areas.

1. **Required Minimum Area.** Shared trash and recycling areas shall allow for the shared depositing, storing, and hauling of trash and recycling for multiple units or tenants within a development as listed in this subsection.
 - a. Multifamily residential developments shall provide a minimum of 100 square feet of shared area for every 30 dwelling units.
 - b. Non-residential development shall provide a minimum of 36 square feet of shared area for every 5,000 square feet of gross building floor area.
2. **Enclosure of Shared Area.** Shared trash and recycling areas shall be located either interior to a building, such as in a garage or basement, or exterior to the building on site. All shared trash and recycling areas shall be enclosed and screened from view consistent with this subsection.
 - a. Enclosures shall be located within 150 feet of the building's access point they serve, while maintaining required vehicular access for hauling.
 - b. 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.
 - c. Enclosures shall be constructed on all sides by view-obscuring walls of a minimum height of 6 feet and view-obscuring and latching gates or doors to prevent theft of materials. When located exterior to the building, enclosures shall include a roof structure to protect against adverse environmental conditions, such as rain and wind.

F. Signage.

1. Trash and recycling receptacles shall be clearly marked to identify acceptable trash, recycling, and organic materials. General instructions on what and how to recycle shall be posted in a visible location within the enclosure.
2. A minimum of one sign of a maximum area of 1 square foot shall be placed on the exterior of each enclosure adjacent to its access point, such as the door or gate.
3. A minimum of one international recycling logo of a maximum area of 1 square foot shall be placed on the exterior of each enclosure.

18.18.110. Visibility at Driveways and Intersections

- A. **Applicability.** Buildings, structures, landscaping, signage, and other obstructions near driveways and intersections shall comply with safety and visibility requirements as determined by the City Engineer.

18.18.120. Utilities

- A. **Undergrounding Utilities.** For new subdivisions, multifamily residential, commercial, and industrial developments, utility services and appurtenances, including electrical and communication services, shall be

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installed and located underground within the boundaries of the subject property and shall be completely concealed from view. In no case shall there be any new or additional overhead electrical or communication facilities or utility poles placed, installed, or erected in order to provide underground utility service facilities.

- B. **Sewerage.** All developments shall be served by and connected to a public sanitary sewer approved by and to the satisfaction of the City Engineer.

Chapter 18.19. Off-Street Parking and Loading Standards

18.19.010. Purpose and Applicability

- A. **Purpose.** The purpose of this Chapter is to establish regulations governing off-street parking and loading facilities that:
1. Require parking and loading spaces for land uses to adequately serve the need created by such use;
 2. Encourage a general shift in land use development practices from automobile dependency to a focus on livability and multi-modal mobility;
 3. Reduce the visual and physical prominence of parking and loading areas by requiring safe and well-designed areas that minimize or altogether prevent negative impacts and conflicts with other modes of travel and uses, such as pedestrians and residential uses; and
 4. Offer flexible means of minimizing amount of area devoted to parking and loading by allowing reductions, opportunities for shared parking areas, and other special situations that can lower parking and loading demand.
- B. **Applicability.** The provisions of this Chapter shall apply to every land use, including the new construction, expansion, or change in any building, structure, or use as provided in this Section.
1. **New Buildings and Land Uses.** Parking and loading facilities shall be provided any time a new building or structure is constructed, or any new land use is established on a site.
 2. **Existing Buildings and Land Uses.** Parking and loading facilities shall be provided for existing buildings and land uses as follows:
 - a. **Residential.** When an existing building or structure is intensified by the addition of floor space, or the addition of dwelling units.
 - b. **Non-Residential.** When the use is intensified by the addition of floor space, seating capacity, or change of use.
 3. **Nonconforming Buildings and Uses.** Parking and loading facilities for nonconforming buildings and uses shall comply with Section 18.07.050 (Nonconforming Uses and Structures).

18.19.020. General Provisions

- A. **Existing Parking and Loading Areas.** Existing parking and loading areas serving any use shall be maintained and may not be reduced in amount or changes in design, location, or maintenance below the requirements for such use, unless equivalent substitute facilities are provided.
- B. **Limitations to Parking and Loading Areas.**
1. **Inoperable Vehicles.** Storage of inoperable vehicles for any period of time shall be prohibited within any parking and loading areas.
 2. **Recreational Vehicles.** In residential zones, no mobile home, trailer, dismantled camper, boat, or similar recreational vehicle shall be stored or parked in the front yard setback, but may be stored or parked behind

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the front yard setback on a permitted driveway. No habitation shall be permitted within any such vehicle stored or parked on any property in all zones, unless permissible under Section 18.11.020 (Use Regulations for Residential Zones).

- 3. **Commercial Vehicles.** The storage or parking of commercial vehicles shall be prohibited on properties in residential and open space zones or along streets within 20 feet of such zones.
- 4. **Vehicle Repair.** In non-residential zones, repair and servicing of vehicles shall be prohibited within any parking and loading areas. Repair and servicing of vehicles associated with an approved land use shall be conducted within designated buildings and structures. In residential zones, commercial repair and servicing of vehicles shall be prohibited.

C. Access and Circulation.

- 1. **Applicability.** The provisions of this Section shall apply to all development, unless otherwise specified in this Section.
- 2. **Vehicular Access and Circulation.**
 - a. **Access Gates.** Developments with controlled vehicular entrances into parking areas with manual or automated access gates shall provide adequate length as determined by the City Engineer to prevent queuing into a street, sidewalk, or walkway. Access gates shall not open into or obstruct a street, sidewalk, or walkway.
- 3. **Pedestrian Access and Circulation.** For pedestrian access and circulation, the provisions of Section 18.18.010 (Access and Circulation) shall apply.

D. Driveways.

- 1. **Applicability.** The provisions of this Section shall apply to all development, unless otherwise specified in this Section.
- 2. **Driveway Dimensions.** Table 18.19.020.A (Driveway Dimensions) shall establish the minimum dimensions for driveways. Driveway curb cuts shall, at a minimum, be the same width as the driveway in compliance with Title 12 (Streets, Sidewalks, and Public Spaces) of the Pico Rivera Municipal Code.

Table 18.19.020.A Driveway Dimensions		
Driveway Type	Min. Width	Max. Width
Non-Residential Uses		
One-way driveway	12 feet	N/A
Two-way driveway	20 feet	N/A
Residential Uses		
Single-family development	10 feet	18 feet (a)
Multifamily development	10 feet	26 feet

(a) Nonconforming single-family dwellings with a legally permitted attached one-car garage or carport may expand the driveway to a maximum width of 18 feet provided that not more than 4 feet of the width of the driveway is located within the frontage of the residence, as shown in Figure 18.19.020.A.

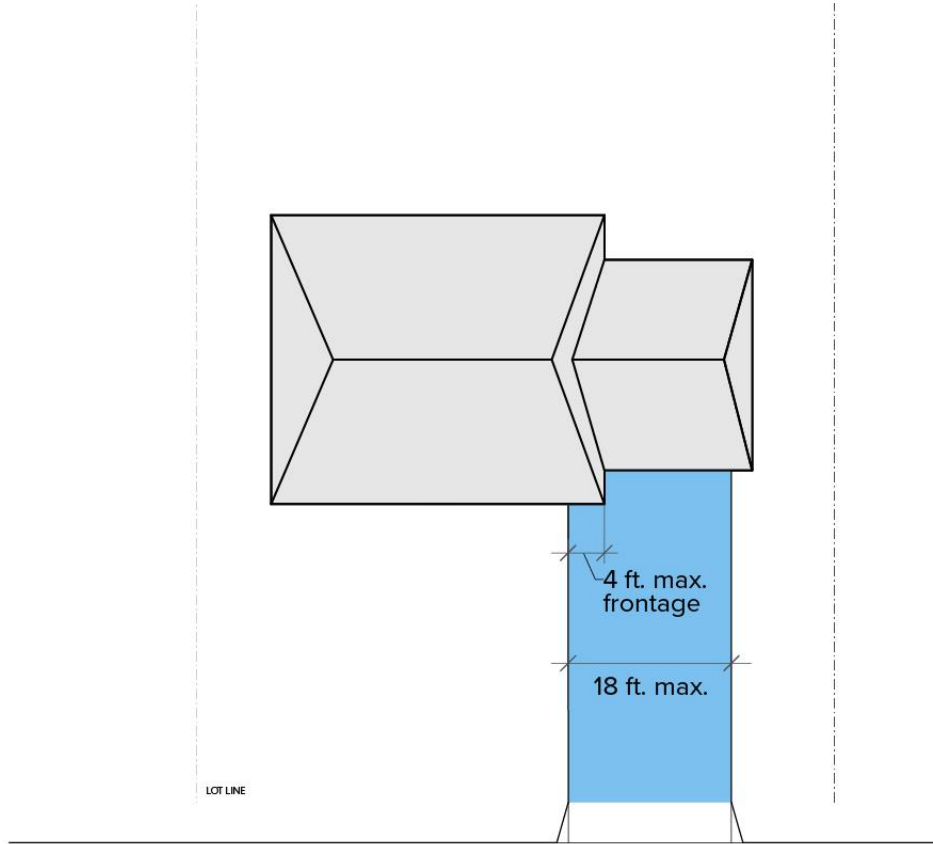


Figure 18.19.020.A. Driveway Width.

3. **Turning Radius.** The minimum turning radius for driveways serving side-loaded garages in residential zones shall be 15 feet, as shown in Figure 18.19.020.B.

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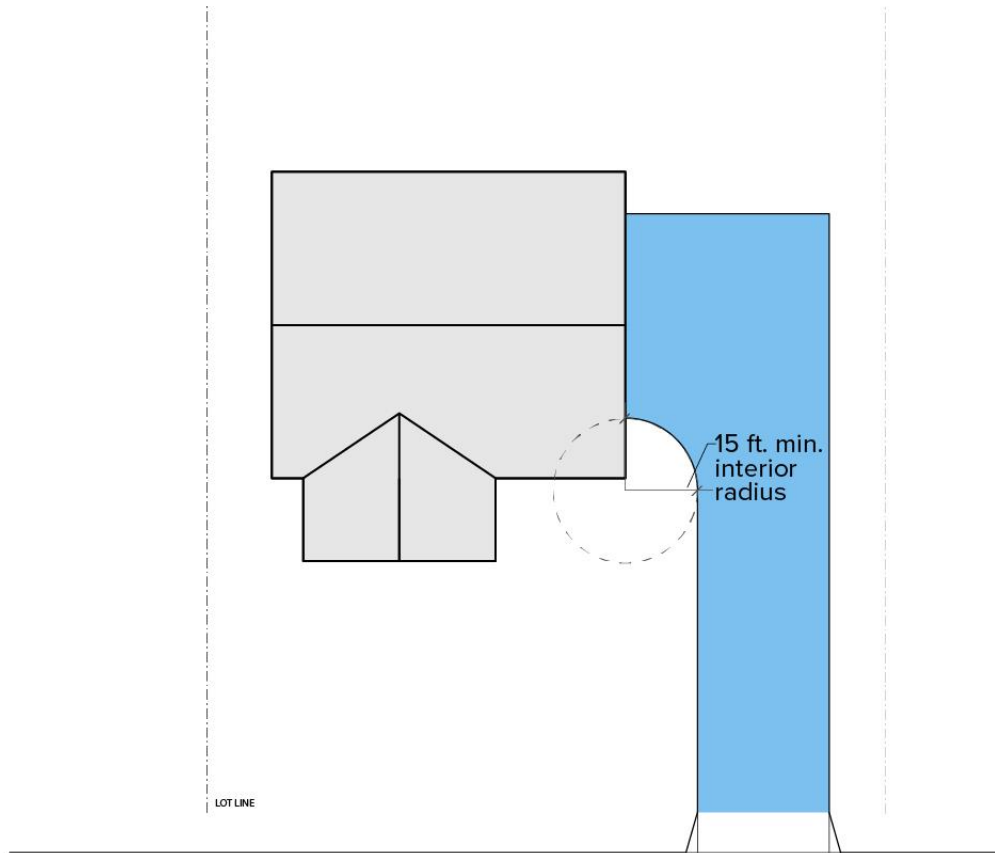


Figure 18.19.020.B. Turning Radius.

4. **Garage Conversions.** Existing driveways and approaches shall be removed upon conversion of a garage or carport and replaced with landscape screening as required by the zoning administrator with the exception of Accessory Dwelling Units.
5. **Circular Driveways.** Circular driveways shall be permitted subject to the approval of the City Engineer and shall comply with the following:
 - a. Circular driveways shall be permitted within the front setback only for parcels with a minimum lot width of 65 feet.
 - b. The combined width of the circular driveways shall not exceed 24 feet and shall be separated landscaping with a minimum width of 30 feet that is setback a minimum of 10 feet from the front property line, as shown in Figure 18.19.020.C.
 - c. Circular driveways shall lead to a permitted garage or carport.
 - d. Vehicles shall not park perpendicular to the circular driveway.

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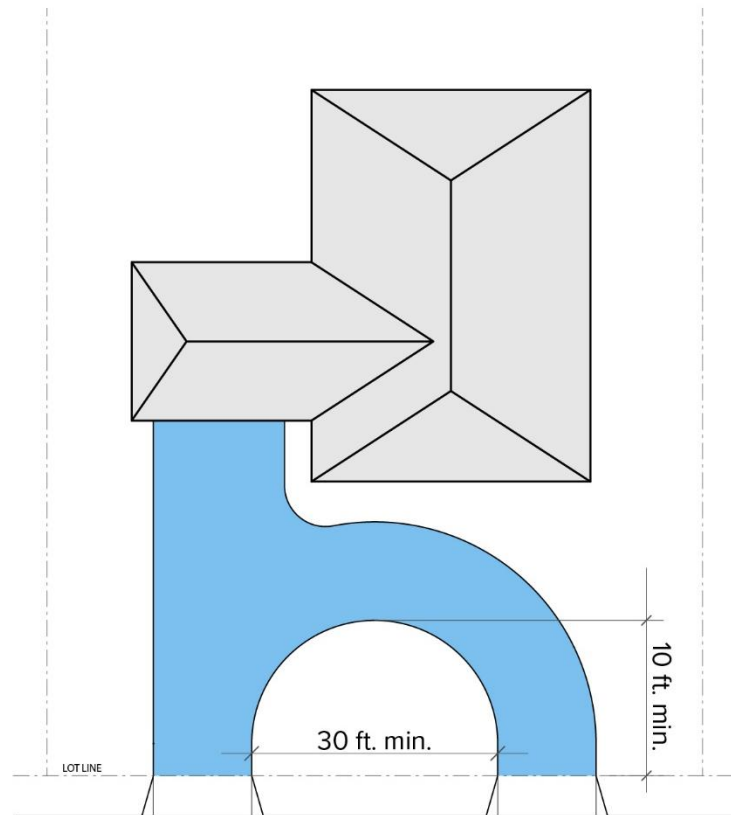


Figure 18.19.020.C. Circular Driveways.

E. Paving and Landscaping.

1. **Applicability.** The provisions of this Section and Section 18.18.040 (Landscaping) shall apply to all development, unless otherwise specified in this Section.
2. **Striping.** All parking areas and loading areas, including parking spaces and drive aisles, shall be striped and signed as provided in this subsection, and maintained and repaired when necessary. Additional striping and signage may be required when a use of land is subject to the approval and issuance of an AUP or CUP.
 - a. **Parking Spaces.** White, solid stripes shall be used to indicate each parking space and shall be repainted when the stripes begin to lose their visibility.
 - b. **Parking Aisles.** White, solid arrows shall be used to indicate the vehicular traffic flow of one-way parking aisles and shall be repainted when the arrows begin to lose their visibility.
 - c. **Compact Parking Spaces.** Compact parking spaces shall be identified by striping and/or signage.
3. **Paving, General.** All parking and loading areas, including parking spaces and drive aisles, shall be paved with asphalt or concrete so as to prevent dust and mud. At the discretion of the Zoning Administrator, alternative vehicular rated materials may be substituted.
4. **Paving, Driveways.** For all development, with the exception of residential developments containing less than five dwelling units, driveways accessible from the front street shall be clearly differentiated from the parking area through the use of a different paving color and/or material, including, but not limited to, brick or

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concrete pavers, scored or tinted concrete, exposed aggregate concrete, or similar material in compliance with the Building Code. The differentiation shall apply for a minimum of 15 feet of driveway length and the entirety of the driveway width.

5. **Drainage.** All parking areas shall be graded and drained so as to dispose of all surface water in compliance with Chapter 16.04 (Stormwater and Urban Runoff Pollution Prevention) of Title 16 (Environment) of the Pico Rivera Municipal Code, subject to the approval of the City Engineer. Drainage shall be taken to the curb or gutter and away from adjoining property. In no case shall such drainage be allowed across the surface of a public sidewalk.
6. **Wheel Stops.** Each parking space located within 5 feet of a building, pedestrian walkway, fence, wall, or landscaped area shall provide a wheel stop. Wheel stops shall be a minimum of 6 inches high, 6 inches wide, and 42 inches long. All wheel stops shall be properly maintained and repaired when necessary.
7. **Landscaping.** Parking lots shall be landscaped as follows:
 - a. All required setbacks shall be landscaped.
 - b. A minimum of 5 percent of the total parking area shall be landscaped. Landscaping shall be evenly distributed throughout the parking lot.
 - c. A minimum of 50 percent of the required landscaped area shall include evergreen shade trees. Trees shall be distributed evenly throughout the parking lot.
 - d. Landscaped planters shall be constructed with a 6-inch-high curb. Planters facing a public right-of-way shall be subject to the approval of the Public Works Director.

F. Lighting.

1. **Applicability.** For parking and loading areas serving more than two vehicles, outdoor lighting shall be provided and shall comply with the provisions of this Section and Section 18.18.050 (Outdoor Lighting). If the provisions of Section 18.18.050 (Outdoor Lighting) are in conflict with applicable provisions of this Section, this Section shall govern.
 - a. For parking lots abutting a residential property line, lighting levels shall not exceed an average of 1 foot candle.
 - b. For parking lots abutting a non-residential use, lighting levels shall not exceed an average of 2.5 foot candles throughout the parking lot.

G. Screening.

1. **Applicability.** Parking and loading areas, with the exception of required driveways and drive aisles, shall be screened so as not to be visible from any street and adjacent property utilizing a minimum of one or combination of the following methods, for privacy purposes:
 - a. A view-obscuring concrete or masonry wall in compliance with Section 18.18.020 (Fences, Walls, and Hedges); and/or
 - b. A minimum 5-foot-wide landscaping edge, strip, or planter consisting of hedges and/or evergreen trees, where trees shall be spaced to screen views at maturity a minimum 75 percent of the overall length of the landscaping edge, strip, or planter.

H. Visibility.

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1. All parking and loading facilities shall be constructed and maintained to provide adequate visibility at driveway and street intersections, in accordance with the provisions of Section 18.18.110 (Visibility at Driveways and Intersections).

18.19.030. Parking

A. Required Parking.

1. **Applicability.** Table 18.19.030.A (Required Number of Parking Spaces) shall establish the minimum off-street parking requirements per land use, unless otherwise specified in this Section.
 - a. **Unspecified Uses.** Where the parking requirements for a land use are not specifically listed in this Section, the parking requirements for such a use shall be determined by the Zoning Administrator based upon the requirements for the most comparable and/or similar use, the characteristics of the proposed use, and other relevant information regarding parking demand, such as hours of operation.

Table 18.19.030.A Required Number of Parking Spaces	
Land Use	Minimum Required Parking Spaces
Residential Uses	As specified below
Single-Family Dwellings	2 spaces per dwelling unit, in a garage or carport
Multifamily Dwelling Units	1 space per studio or 1-bedroom dwelling unit
	2 spaces per 2 or more bedroom dwelling unit
	1 guest parking for every 4 units
Hotels and Motels	1 space per hotel/motel room
Live-Work	2 spaces per unit when workspace square footage is less than 600 square feet
	2 spaces per unit, plus 0.5 employee spaces for workspace square footage exceeding 600 square feet and up to 1,000 square feet
	2 spaces per unit, plus 1 employee space and 0.75 guest/visitor spaces for workspace square footage exceeding 1,000 square feet and up to 1,750 square feet
Mobilehome Park	2 spaces per dwelling unit, plus 1 guest parking space for every 4 units
Single Room Occupancy	0.5 space per unit, plus 1 guest space for each 5 units.
Residential Care Facility, Assisted Living (> 6 persons)	1 space for every 2 beds
Retail and Commercial Uses	1 per 250 square feet of building floor area except as specified below
Commercial Recreation	Theatre: 1 per 3 fixed seats Other Commercial Recreation: Parking study required
Eating and Drinking Establishments	1 per 150 square feet of building floor area Employee areas 1 per 500 square feet
Outdoor Dining	1 per 150 square feet of dining area
Furniture Store	1 space per 250 square feet of building floor area
Vehicle Sales and Services Vehicle Leasing	1 spaces per 250 square feet of lot area
Public/Semi-Public	1 per 250 square feet of building floor area except as specified below
Community Assembly	1 per 75 square feet of assembly area or subject to a parking study as determined by the Zoning Administrator
Day Care Center	1 per 300 square feet of building floor area
Education Institutions, Private	0.10 per student and 1 per classroom

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Trade Schools	1 space per employee, plus 1 space per student at maximum enrollment capacity
Medical Facilities/ Hospitals	1 per 500 square feet
Medical Clinic and Medical Office Specialist Services	1 per 250 square feet
Public Recreation and Open Space (Passive Recreation)	5.5 per acre of project area
Public Recreation and Open Space (Active Recreation)	Parking study required
Industrial Uses, including Assembly, Distribution and Warehouse	1 per 1,000 square feet of building floor area except as specified below
Auto Repair	1 space per bay plus 1 per 250 square feet of floor area
Self-Storage Facility	1 space per 10,000 square feet of gross rental area , plus 1 per 250 square feet of office floor area.
Communication and Utilities	1 space per 500 square feet of floor area

2. **Calculating Number of Required Parking Spaces.** In computing the required number of off-street parking spaces, the following rules shall apply:
 - a. **Developments with Multiple Uses.** For developments that consist of more than one use, the number of required parking spaces shall be equal to the sum of requirements calculated separately for each use.
 - b. **Fractions.** When the number of parking spaces requires results in a fraction, the fraction of one-half or more shall be construed as one whole number. Fractions of less than one-half shall be rounded down to the nearest whole number.
3. **Parking for Electric Vehicles.** Parking for electric vehicles, including charging stations, for new construction shall be provided in accordance with the Building Code.
4. **Additional Parking Spaces.** An additional number of parking spaces may be required when a use of land is subject to the approval and issuance of an AUP or CUP.

B. Parking Reductions.

1. **Developments Demonstrating Negligible Parking Demand.** The Zoning Administrator may waive and/or modify the off-street parking provisions, as set forth in this Chapter for developments that demonstrate, by way of a parking study, a parking demand that will not exceed the capacity of or have a significant impact on the supply of on-street parking in the surrounding area, and/or a negligible parking demand, as characterized by the nature of the use/operation and/or persons residing, working, or visiting the site, including, but not limited to, electrical power generating plants, electrical transformer stations, or other uses which involve a very limited number of persons.
2. **Joint Use Parking Areas.** When two or more uses share a parking area, such as a parking lot or garage, and that the hours of their demand for parking do not overlap, or only partially overlap, then the parking requirement may be reduced subject to the approval of a Parking Agreement or Covenant Agreement as determined by the Zoning Administrator.
3. **Proximity to Transit.** Pursuant to Government Code Section 65863.2, the required off-street vehicular parking may be waived for certain developments within one-half mile of public transit, as applicable.
4. **Parking and Queuing Study.** The Zoning Administrator may require the applicant to submit a parking and queuing study, prepared by a person/firm experienced in preparing parking plans, to assist the Zoning

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Administrator in determining the appropriate waiver or reduction of parking provisions as provided in this Section.

C. Dimensions.

1. **Applicability.** All parking areas shall comply with the provisions of this Section and the Building Code. Parking spaces shall be maintained free and clear from obstructions, without exception. The dimensions herein shall apply to any parking place or stall, covered or open.
2. **Parking Space Dimensions.** Table 18.19.030.B (Parking Space Dimensions) shall establish the minimum dimensions for parking spaces.

Table 18.19.030.B Parking Space Dimensions		
Parking Space Type	Min. Width (feet)	Min. Depth (feet)
Compact (a)	8	16
Standard	9	20
Parallel	9	22
Accessible	Compliant with Building Code	

(a) For non-residential uses, compact parking shall not exceed 25 percent of the total required parking. Compact parking shall be prohibited for residential uses.

3. **Parking Aisle Dimensions.** Table 18.19.030.C (Parking Aisle Dimensions) and Table 18.19.030.D (Herringbone or Overlap Parking Dimensions) shall establish the minimum dimensions for parking aisles and related infrastructure, as shown in Figure 18.19.030.A and Figure 18.19.030.B.

Table 18.19.030.C Parking Aisle Dimensions										
A	B		C		D	E		F	G	H
Angle of Parking in Degrees	Width of Section in Feet		Depth of Stall Plus Width Aisle in Feet		Depth of Stall in Feet	Width of Aisle in Feet		Length of Stall Facing in Feet	Width of Stall in Feet	Length of Stall in Feet
	One Way	Two Way	One Way	Two Way		One Way	Two Way			
0	30	34	21	25	9	12	16	20	9	20
30	47	51.6	29.8	33.8	17.8	12	16	18	9	20
45	55	53	34.5	38.5	20.5	14	18	12.7	9	20
60	63	63.6	41.8	41.8	21.5	20	20	10.4	9	20
90	66	66	46	46	20	26	26	9	9	20
Supplemental Reference										
A	B		C		D	E		F	G	H
35	49.6	53.6	30.8	34.8	18.8	12	16	16	9	20
40	53.4	57.4	33.7	37.6	19.7	14	18	14	9	20
50	56.2	60.2	35.1	39.1	21.1	14	18	11.7	9	20
55	58	60	36.5	38.5	21.5	15	17	11	9	20
65	63.8	63.8	41.5	41.9	21.9	20	20	9.9	9	20
70	63.8	63.8	41.5	41.9	21.9	20	20	9.6	9	20
75	66.2	66.2	44.6	44.6	21.6	23	23	9.3	9	20
80	67.6	67.6	46.3	46.3	21.3	25	25	9.1	9	20
85	67.4	67.4	46.7	46.7	20.7	26	26	9	9	20

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Table 18.19.030.D Herringbone or Overlap Parking Dimensions					
A Angle of Parking in Degrees	J Width of Section in Feet for Herringbone or Overlap Parking		K Depth of Stall Plus Width of Aisle in Feet		L Depth of Stall in Feet
	One Way	Two Way	One Way	Two Way	
	45	52.2	56.2	34.6	

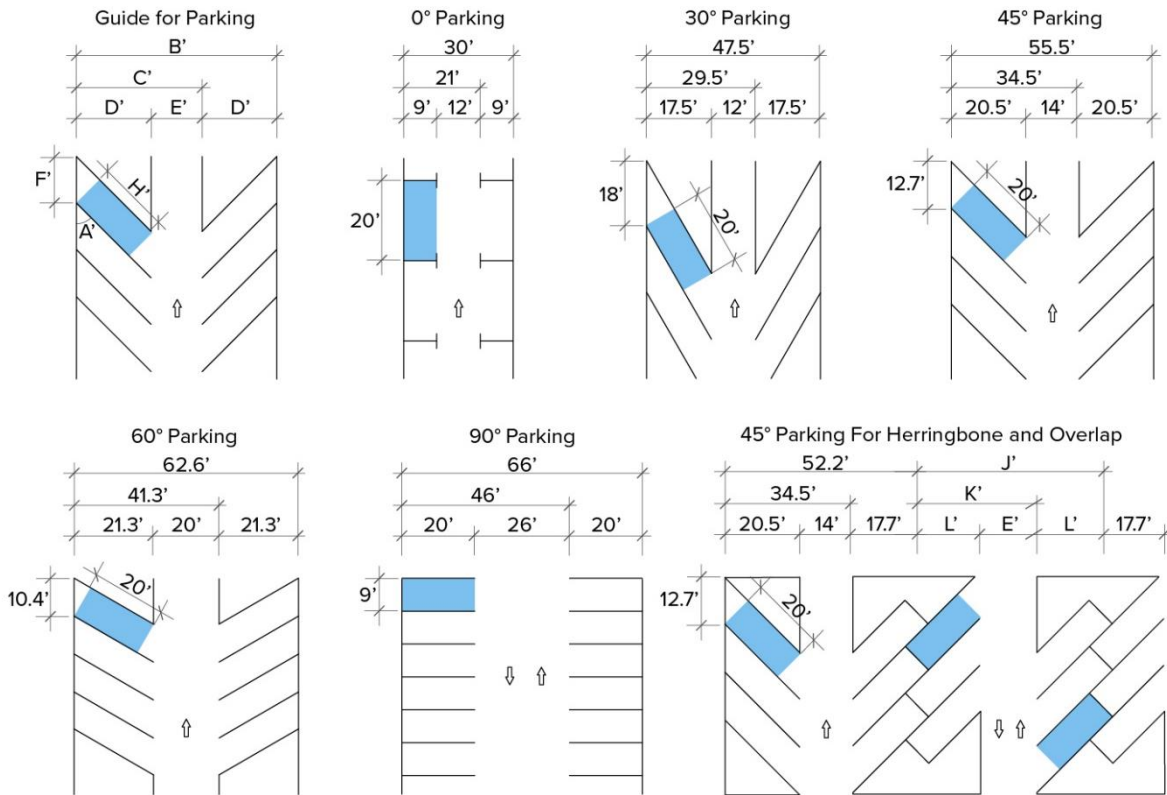


Figure 18.19.030.A. Parking Aisle Dimensions.

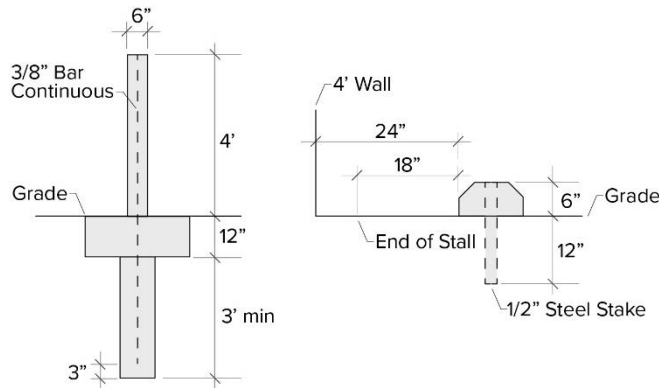


Figure 18.19.030.B. Typical 4' Wall and Wheel Stop

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D. Location and Orientation.

1. **Applicability.** The provisions of this Section shall apply to all development.
2. **Same Parcel.** Required parking areas shall be located on the same parcel of land with the use in which it is intended to serve and shall not count toward required loading area. For non-residential uses, required parking areas may be located within a radius of 500 feet, measured from the external boundaries of the parcel for the use of land it is intended to serve, subject to the execution of a parking agreement.
3. **Setbacks.** Parking areas, with the exception of required driveways and drive aisles, shall be prohibited within any street setback. Below-grade structured parking garages shall be permitted within the front and side street setback.

E. Garages, Carports and Porte Cocheres.

1. **Applicability.** Garages and legally permitted attached structures over driveways, such as porte cocheres, shall comply with the provisions of this Section, unless otherwise specified in this Section.
2. **Location and Orientation.** Detached garages and structures over driveways shall comply with the provisions of Section 18.18.060 (Projections into Setbacks). If the provisions of Section 18.18.060 (Projections and Setbacks) are in conflict with applicable provisions of this Section, this Section shall govern.
3. **Structures over Driveways.** All driveways shall be unobstructed from the ground to the sky, with the exception of legally permitted porte cocheres.
4. **Design.** Garages, carports and porte cocheres shall be constructed to match and/or complement the architectural style, color, material, or finish of the primary building.
5. **Carports.** In single-family residential zones, carports are limited to the rear one third of the lot.
6. **Porte Cocheres.**
 - a. Porte cocheres shall only be permitted over a driveway that leads to a legally permitted garage or carport.
 - b. Porte cocheres shall not count toward habitable space and therefore cannot function as such.
 - c. Porte cocheres shall be fully attached to the side of the residence as follows:

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- i. The porte cochere shall not project beyond the adjacent front porch, as shown in Figure 18.19.030.C. Porte Cochere Covered Porch, or the adjacent street-facing residential building wall, as shown in Figure 18.19.030.D. Porte Cochere Building Wall, and shall not be located within any required setback area; or

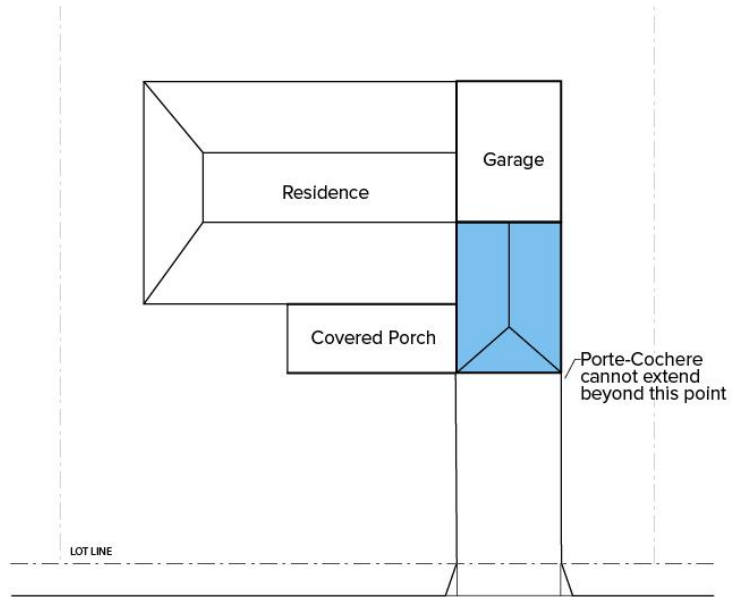


Figure 18.19.030.C. Porte Cochere Covered Porch

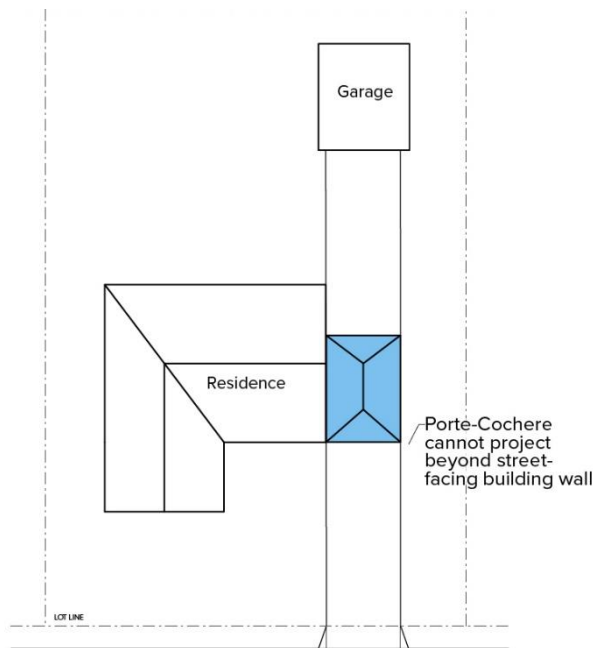


Figure 18.19.030.D. Porte Cochere Building Wall.

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- ii. Properties with a permitted circular driveway may also place a porte cochere over the circular driveway if the length of said structure is fully attached to the front of the residence, as shown in 18.19.030.E. Porte Cochere Circular Driveway; or

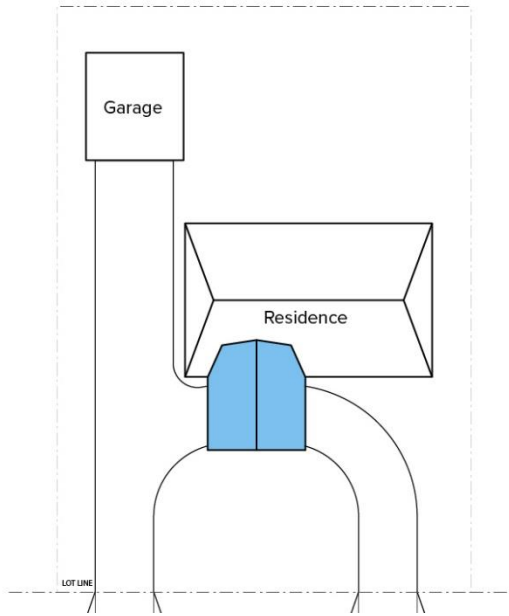


Figure 18.19.030.E. Porte-Cochere Circular Driveway.

- iii. Where the existing location of an attached garage makes it impossible to place the porte cochere attached to the side of the residence, the porte cochere may be constructed attached to the front of the garage provided that the porte cochere does not exceed 6 feet in depth and is not located within any required setback area as shown in 18.19.030.F. Porte Cochere Attached Garage; or

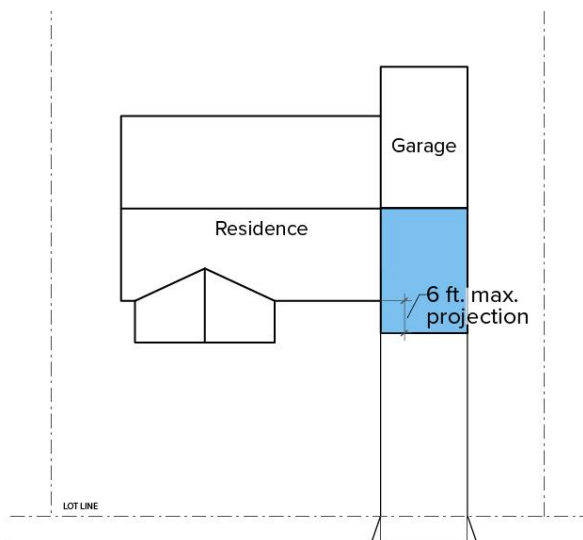


Figure 18.19.030.F. Porte Cochere Attached Garage.

- iv. A porte-cochere which projects beyond the adjacent street-facing residential building wall may be constructed if such porte cochere is attached to the residence via a 5-foot-long shared wall and maintains a front setback of at least 40 feet, as shown in 18.19.030.G. Porte-Cochere Setback.

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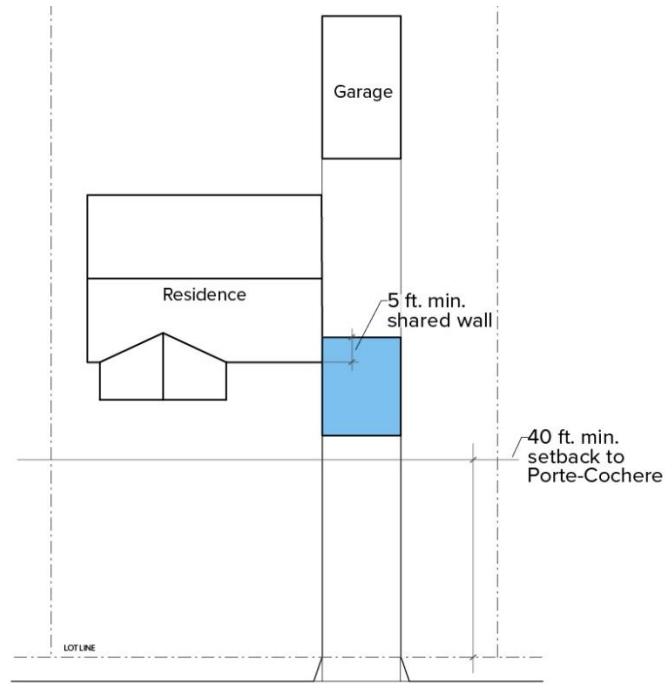


Figure 18.19.030.G. Porte Cochere Setback.

- d. All porte cocheres must comply with setback requirements except as permitted in Section 18.18.060 (Projections into Setbacks).
 - e. Porte cocheres shall maintain an opening of a minimum of 9 feet, a length of a maximum of 40 feet, and a sheltering capacity of a maximum of two vehicles, either tandem or side-by-side. The roof style, colors, finish, materials and plate height of the porte cochere shall match that of the residence.
 - f. Porte cocheres shall be limited solely to roof supporting posts or columns and shall not be enclosed nor have any walls except for the common walls of the residence and/or garage. Storage space may be provided within the attic space of the porte-cochere provided that access to the storage area is by means of a pull-down ladder. Said ladder shall remain closed when not in use. Habitable space, storage rooms and/or roof decks cannot be located above the porte-cochere.
 - g. The roof height for a porte cochere shall not exceed 16 feet in height.
 - h. Metal or plastic supporting columns are not permitted unless encased with masonry, wood or other decorative and compatible treatment so as to match the residence.
 - i. Porte cocheres shall be used solely for the shelter of operable vehicles and shall not be used for the storage or shelter of any articles, furniture or other property.
7. **Garages.** All garage doors shall be recessed a minimum of 6 inches from the building façade and shall include trim of at least 1.5 inches in depth. For residential and mixed-use buildings, garage doors shall incorporate a minimum of one of the following design treatments:
- a. Windows

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- b. Paneled surface
- c. Two different paint or material colors

18.19.040. Loading

A. Required Loading.

1. **Applicability.** Table 18.19.040.A (Required Loading Areas) shall establish the minimum off-street loading requirements for all developments, with the exception of residential developments, as determined by the Zoning Administrator.

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.

B. Location and Orientation.

1. **Applicability.** The provisions of this Section shall apply to all development, with the exception of residential developments.
2. **Same Parcel.** Required loading areas shall be located on the same parcel of land with the use in which it is intended to serve and shall not count towards required parking areas.
3. **Setbacks.** Loading 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, whenever feasible.
4. **Abutting Residential.** Loading areas abutting residential uses shall be prohibited.
5. **Abutting an Alley.** When a loading space abuts an alley, such loading space shall adjoin and/or have access from the alley. When the loading space is parallel with the centerline of the alley, the loading space shall extend across the full width of the parcel, not exceeding 60 feet.
6. **Access.** Loading space shall have adequate ingress and egress subject to the approval of the City Engineer and shall be designed and maintained so that the maneuvering, loading, or unloading of vehicles shall not obstruct building entries, walkways, sidewalks, parking areas, alleyways, driveways, and streets. Loading spaces shall be designed and maintained such that vehicles shall not back in from or onto a public right-of-way. An exception may be made where the City Engineer finds that:
 - a. The dimensions of the site do not provide for an adequate on-site turnaround area;
 - b. Access/egress for the loading space is onto a minor street of low traffic volume.

18.19.050. Transportation Demand Management

A. Purpose.

1. The intent and purpose of this Section is to encourage reduction in vehicle trips by promoting alternative transportation methods such as carpools, vanpools, transit, bicycles, and walking. This Section is designed

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to meet requirements of the Congestion Management Program of Los Angeles County, authorized by State Legislation and Proposition 111, as well as requirements of federal and state air quality regulations. (Ord. 835 § 2, 1993)

B. Definitions.

1. In addition to the definitions set forth in Chapter 18.25 (Definitions), certain additional definitions are required to implement the intent and provisions of the Section as follows:
2. “Alternative transportation” means the use of modes of transportation other than the single passenger motor vehicle, including, but not limited to, carpools, vanpools, buspools, public transit, walking, and bicycling.
3. “Applicable development” means any development that is determined to meet or exceed the development size threshold criteria contained in Section 18.19.050.E (Development Standards).
4. “Buspool” means a vehicle carrying 16 or more passengers commuting on a regular basis to and from work with a fixed route, according to a fixed schedule.
5. “Carpool” means vehicle carrying two to six persons commuting together to and from work on a regular basis.
6. “The California Environmental Quality Act” (CEQA) is a statute that requires all jurisdictions in the state of California to evaluate the extent of environmental degradation posed by proposed development.
7. “Developer” means the builder who is responsible for the planning, design, and construction of an applicable development. A developer may be responsible for implementing the provisions of this Section as determined by the property owner.
8. “Development” means the construction or addition of new building square footage. Additions to buildings which existed prior to the adoption of this Section and which exceed the thresholds defined in Section 18.19.050.E (Development Standards) shall comply with the applicable requirements but shall not be added cumulatively with existing square footage; existing square footage shall be exempt from these requirements. All calculations shall be based on gross square footage.
9. “Employee parking area” means the portion of total required parking at a development used by on-site employees.
10. “Preferential parking” means parking spaces designated or assigned, through use of a sign or painted space markings for carpool and vanpool vehicles carrying commute passengers on a regular basis that are provided in a location more convenient to a place of employment than parking spaces provided for single occupant vehicles.
11. “Property owner” means the legal owner of a development who serves as the lessor to a tenant. The property owner shall be responsible for complying with the provisions of this Section either directly or by delegating such responsibility as appropriate to a tenant and/or his or her agent.
12. “South Coast Air Quality Management District” (SCAQMD) is the regional authority appointed by the California State Legislature to meet federal standards and otherwise improve air quality in the South Coast Air Basin (the nondesert portions of Los Angeles, Orange, Riverside, and San Bernardino Counties).
13. “Tenant” means the lessee of facility space at an applicable development.
14. “Transportation Demand Management” (TDM) means the alteration of travel behavior usually on the part of commuters through programs of incentives, services, and policies. TDM addresses alternatives to single occupancy vehicles, such as carpooling and vanpooling, and changes in work schedules that move trips

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out of the peak period or eliminate them altogether (as is the case in telecommuting or compressed work weeks).

15. "Trip reduction" means reduction in the number of work-related trips made by single-occupant vehicles.
16. "Vanpool" means a vehicle carrying seven or more persons commuting together to and from work on a regular basis, usually in a vehicle with a seating arrangement designed to carry seven to fifteen adult passengers, and on a prepaid subscription basis.
17. "Vehicle" means any motorized form of transportation, including but not limited to automobiles, vans, buses, and motorcycles. (Ord. 835 § 2, 1993)

C. Review of Transit Impacts.

1. Prior to approval of any development for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on a local determination, regional and municipal fixed-route transit operators providing service to the development shall be identified and consulted with. Developments for which a Notice of Preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of Ordinance No. 835, adopted May 17, 1993, shall be exempted from its provisions. The "Transit Impact Review Worksheet," contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIRs and shall, as part of the NOP process, be given opportunity to comment on the impacts of the development, to identify recommended transit service or capital improvements which may be required as a result of the development, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation measures identified by the transit operator shall be evaluated in the draft EIR prepared for the development. Related mitigation measures adopted shall be monitored through the mitigation monitoring requirements of CEQA.
2. Phased developments, developments subject to a development agreement, or developments requiring subsequent approvals need not repeat this process as long as no significant changes are made to the development. It shall remain the discretion of the lead agency to determine when a development is substantially the same and therefore covered by a previously certified EIR. (Ord. 835 § 2, 1993)

D. Applicability of Requirements.

1. Prior to approval of any development, the applicant shall make provision for, as a minimum, all of the following applicable transportation demand management and trip reduction measures, as noted in Subsection 18.19.050.E (Development Standards).
2. This Section shall not apply to developments for which a development application has been deemed complete by the City pursuant to Government Code Section 65943, or for which a NOP for a DEIR has been circulated or for which an application for a building permit has been received, prior to the effective date of Ordinance No. 835, adopted May 17, 1993.
3. All facilities and improvements constructed or otherwise required shall be maintained in a state of good repair. (Ord. 835 § 2, 1993)

E. Development Standards.

1. Non-residential development of 25,000 square feet or more shall provide the following to the satisfaction of the City:

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- a. A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - i. Current maps, routes, and schedules for public transit routes serving the site;
 - ii. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - iii. Ridesharing promotional material supplied by commuter-oriented organizations;
 - iv. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - v. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders, and pedestrians at the site.
- 2. Non-residential development of 50,000 square feet or more shall comply with Subsection (1)(a) of this Section and shall provide all of the following measures to the satisfaction of the City:
 - a. Not less than 10 percent of employee parking areas (employee parking is defined below) shall be located as close as is practical to the employee entrance(s) and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants, provided that at all times at least one space for developments of 50,000 square feet to 100,000 square feet and two spaces for developments over 100,000 square feet will be signed/striped for carpool/vanpool vehicles. Employee parking can be calculated utilizing the percentages in Table 18.19.050. A (Total Required Parking Devoted to Employees by Use).

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/Professional	85%
Industrial/Manufacturing	90%

- b. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of 7 feet 2 inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
- c. Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first 50,000 square feet of non-residential development and one bicycle per each additional 50,000 square feet of non-residential development. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking area may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the City.

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3. Non-residential development of 100,000 square feet or more shall comply with Subsections (2)(a) and (2)(b) of this Section and shall provide all of the following measures to the satisfaction of the City.
 - a. A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - b. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development.
 - c. If determined necessary by the City to mitigate the development impact, bus stop improvements must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
 - d. Safe and convenient access from the external circulation system to bicycle parking area on site. (Ord. 835 § 2, 1993)

F. Monitoring and Enforcement.

1. Monitoring and enforcement of the provisions of this Section shall comply with the provisions of Chapter 18.01 (Title, Authority, Purpose). No permit or license for any use, building, or purpose whatsoever shall be issued by any official or employee of the City of same that would be in conflict with or in violation of this Title. (Ord. 835 § 2, 1993)

Chapter 18.20. Sign Standards

18.20.010. Purpose and Applicability

- A. **Purpose.** The purpose of this Chapter is to establish regulations relating to signs and sign structures with the goal of enhancing the quality of the City's visual appearance. The intent of this Chapter is to:
 1. Maintain and enhance the physical appearance of and economic value of the city;
 2. Preserve and maintain the attractiveness of the community and enhance the character of the City as a desirable place to live, work, play and visit;
 3. Provide guidance for design of advertising displays, structures and devices which will harmonize with their surroundings, avoid confusion or excessive competition for visual attention, and result in signage which is architecturally compatible with adjacent buildings or structures;
 4. Reduce the potential for distraction of or hazard to motorists or pedestrians; and
 5. Reduce the potential for creation of visual nuisances.
 6. Prevent the intrusion of blatant commercialism that is not conducive to the dignity of the city.
- B. **Applicability.** The requirements and development standards in this chapter shall apply to all zones in the City. Only signs authorized by this Chapter shall be allowed in that zone unless otherwise expressly provided in this Chapter.

18.20.020. Permit Requirements

- A. No person shall erect any sign regulated by this Chapter without first obtaining a sign permit, which for this section shall also include, as applicable, a promotional advertisement permit.
- B. **Application Materials.** The applicant for the sign permit shall submit sign plans that include a site plan, and building and sign elevations rendered in color that identify the following:

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1. Sign area with dimensions, sign colors, sign type, sign materials and method of illumination.
 2. Structural details and calculations when applicable, electrical wiring diagrams, footing and anchoring details.
 3. Such other information as the Zoning Administrator and Building Official deem reasonable and necessary to ensure safety of construction and compliance with this chapter and all other city ordinances.
- C. **Fees.** All applicable fees shall be paid as established in the adopted fee schedule.
- D. **Consent of Owner.** No person shall erect any sign regulated by this chapter without first obtaining and filing with the Zoning Administrator the written consent of the owner and/or the lessee or person having possession of the property upon which the sign is situated.
- E. **Other Applicable Permits.** The approval of a sign permit does not negate the requirement for any other applicable permit.

18.20.030. Sign Classifications

- A. **Nameplates.** This category shall include signage which displays only the business name and property address, hours of operation, credit card accepted (or equivalent) and employment advertisement relating to the business located on the subject premises.
- B. **Real Estate Signs.** This category shall include signs or other advertising which relate only to the sale, lease or other disposition of the building, property or premises upon which such signs and other advertising are located, and shall only be temporary in nature, and shall be removed upon disposition of such property or building.
- C. **Construction Signs.** This category shall include signs or nameplates which relate only to individuals, businesses or firms directly connected with construction or development projects of a building, property or premises upon which such signs or nameplates are located, and shall only be temporary in nature, and shall be removed upon completion of such projects.
- D. **Directional Signs.** This category shall only include signs or sign structures only relating or pertaining to identifying and/or directing vehicular traffic to off-street parking facilities for a business or business complex located on the same property or premises with the business or business complex upon which such parking facilities and directional signs are intended to serve.
- E. **Business Signs.** This category shall include all signs and/or sign structures only relating or pertaining to those services rendered or to the use conducted on the property or premises upon which such signs or sign structures are located.
- F. **Promotional Advertising.** This category shall only include the display of banners which are directly related to the promotion of grand openings, seasonal sales and/or special events for business establishments. Promotional advertising that does not consist of the use of banners shall be subject to review, approval and/or conditional approval by the zoning administrator. All such promotional advertising shall be subject to the specific regulations as set forth in Section 18.20.110 (Purpose and Applicability). The following definitions shall apply:
1. A promotional banner is a temporary display of professional quality, mounted flush against the façade of a building, constructed of cloth, canvas, fabric, nylon or other similar material, with or without a structural frame, and which does not require a building permit for its construction or installation.
- G. **Nonconforming Signs.** This category shall include all signs and/or other advertising of any type whatsoever which do not specifically conform to the provisions of this chapter.
- H. **Illegal Signs.** Signs and/or other advertising which were illegal under the provisions of any other ordinance or other applicable local, state, or federal law in effect prior to the effective date of the ordinance codified in this

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chapter shall still be deemed illegal, and shall be subject to the abatement of and/or compliance with the provisions of this chapter.

- I. **Window Signage.** This category is established to allow professionally painted, attached, glued or otherwise affixed signs within fifteen feet of a window designed to be viewed by the public. Signage to include advertising relating to the business name, services rendered, sales and products subject to zoning consistency review and approval.
- J. **Freestanding Sign.** Any sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure.
- K. **Monument Signage.** A freestanding sign of low, solid design whose entire bottom is in contact with the ground.
- L. **Building Identification Signage.**
 - 1. **Wall-Mounted.** A sign attached parallel to a wall erected and confined within the limits of an outside wall of any building. The sign shall have only one display surface, oriented toward a public street or right-of-way. See Figure 18.20.030.A.

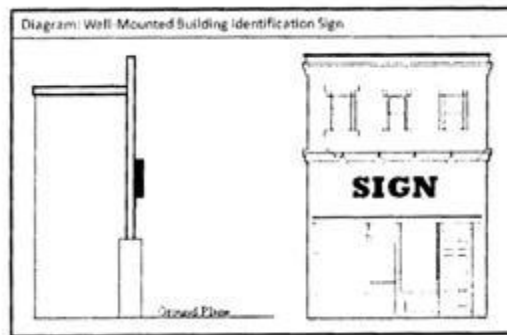


Figure 18.20.030.A. Wall-Mounted Building Identification Sign.

- 2. **Parallel-Projecting.** A sign located parallel to a wall erected and confined within the limits of an outside wall of any building or structure; affixed to, supported by, or an integral part of a projecting architectural feature, such as a metal awning or canopy, that is permanent and not retractable. The sign shall have only one display surface. See Figure 18.20.030.B.

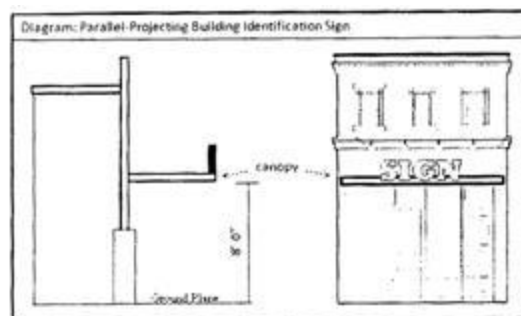


Figure 18.20.030.B. Parallel Projecting Building Identification Sign.

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- M. **Pedestrian-Oriented Signage.** A double-faced nonilluminated identification sign installed perpendicular to a building's façade that is either directly attached to the façade or installed under a canopy so as to be suspended perpendicular above the nearest entrance. The sign shall contain only the name of the business. See Figure 18.20.030.C.

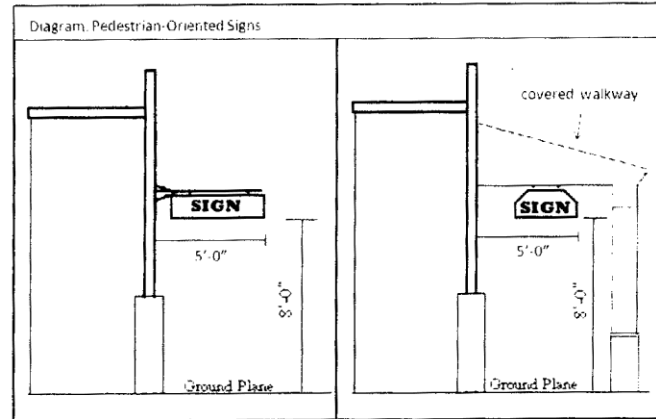


Figure 18.20.030.C. Pedestrian Oriented Sign.

- N. **Creative Signage.** A sign with a high quality of design that meets the creative design criteria within Section 18.20.080 Creative Signage.
- O. **Digital Billboard.** This category shall include signs, signboards, or outdoor advertising displays utilizing digital message technology where the message, copy, or graphic on the sign changes more than once every two minutes, but no more than once every four seconds. Digital billboards may include on-site or off-site advertising. (Ord. 1142 § 2, 2021; Ord. 1073 § 5, 2012; Ord. 1070 § 5, 2012; Ord. 849 §§ 3–5, 1994; Ord. 802 §§ 1–2, 1991; prior code § 9209.04)

18.20.040. Prohibited Signs

Signs that are not expressly allowed in this chapter shall be expressly prohibited, including those listed below.

- A. Signs Not Specifically Allowed or Illegally Erected. A sign, sign structure, or advertising device that is not specifically allowed by the zone regulations in which the sign is located, or which may have been erected in violation of the laws in effect at time of erection, is prohibited.
- B. Signs located on or affixed to trucks, automobiles, trailers, or other vehicles parked or standing on a public street which advertise, identify, or provide direction to a use or activity.
- C. Mobile billboards, rotating or revolving signs, all roof-mounted signs, any type of balloon signs, air dancers, person(s) in costume, handheld signs, a-frame signs, air dancers and any blow-up advertising are prohibited.
- D. No signs and/or other advertising shall be designed to flash and/or blink on and off or be designed to rotate or revolve in such a manner so as to create the illusion of flashing or blinking on and off.
- E. No signs that may simulate or imitate any traffic control signage or otherwise impair traffic.
- F. No person shall display or cause or permit to be displayed upon any advertising structure or sign, any statements or words of an obscene, indecent or immoral character, or any picture or illustration of any human figure in such detail as to offend public morals or decency, or any other matter or thing of an obscene, indecent or immoral character (as stated in Business and Professions Code Section 5402 and as may be amended from time to time).

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- G. Animated signs are prohibited.
- H. Any sign which emits audible sounds shall be prohibited.
- I. Sign Cabinets.
- J. Flags and pennants. Does not include the display of the flag of the city, United States, state of California or other official flag of government jurisdictions.
- K. Static Billboards.

18.20.050. General Requirements for All Signs

A. General Requirements.

1. All signs and/or other advertising shall only be located on the same lot, parcel of land, property or premises with the building structure or use for which such signs or other advertising are intended to serve.
2. Building identification signs serving a group or complex of businesses within a single building shall be designed to be uniform in nature.
3. Signs shall be designed to be compatible with the architectural style of the main structure or structures on the site where the signs are to be located and shall incorporate matching or similar construction materials, colors, and other design details.
4. A building identification sign shall utilize the existing building fascia and the sign or wall shall not project above the roofline.
5. All signs and/or other advertising shall not project or be located in any portion of public rights-of-way.
6. Any electrical service and facilities provided for signs and/or other advertising shall be installed and located underground and shall be completely concealed from exterior exposure.

B. Illumination. The illumination of signs, from either an internal or an external source, shall not cast stray light on surrounding rights-of-way and properties. All illuminated signs shall comply with the following:

1. Sign illumination shall not interfere with the use and enjoyment of adjacent properties, create a public nuisance, or create public safety hazards. Exterior light sources shall be shielded from view and directed to illuminate only the sign face.
2. Signs shall not have blinking, flashing, or intermittent lights or other illumination devices that have changing light intensity, brightness, or color. See Section 18.20.120 (Digital Billboards) for regulations regarding Digital Billboards.
3. Any illuminated signs that identifies a business within, or adjacent to, a residential zone shall be turned off within two hours after the business is closed.
4. The light from an illuminated sign shall not be of an intensity or brightness or directed in a manner that will negatively impact residential properties in direct line of sight to the sign.

C. Maintenance.

1. All signs, together with all supports, braces, guys, and anchors, shall be kept in good repair, including replacement of defective parts, repainting, cleaning, and otherwise maintained in a presentable and undamaged condition at all times.
2. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion.

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3. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, missing or has inoperative lights, or is in an otherwise dilapidated condition shall be promptly repaired, to the satisfaction of the Zoning Administrator, or removed.
4. Any cracked, broken surfaces, malfunctioning lights, missing sign copy, or other non-maintained or damaged portions of a sign shall be repaired or replaced by the property owner within thirty calendar days following notification by the city.

18.20.060. Calculating the Area of Signs

- A. **Sign Area Calculations.** For sign applications and permits, all sign plans shall incorporate the following methodology for calculating the area of signs:
1. **General Area Calculation.** Generally, the area of a sign including logos shall be measured as the overall length of the sign multiplied by the overall height of each segment of copy or logo inclusive of background.
 2. **Height of Freestanding Signs.** The height of any freestanding sign shall be measured from the uppermost point of the sign/frame, structure to the finished grade immediately below such point.
 3. **Double-Faced Freestanding Identification Signs.** Each face of a double-faced sign shall be counted in computing the permitted area of the sign.
 4. Ascending and descending shapes will be allowed to extend up to 25% beyond the envelop limits provided that the overall allocated square footage is not exceeded. Descender is the part of the lowercase letters, such as “g”, “p”, and “q”, that extends below the other lowercase letters these areas shall be calculated individually and added to the “boxed” area for the main sign body as shown in Figure 18.20.060.A.



Figure 18.20.060.A. Ascending and Descending Shapes.

18.20.070. Regulations for Permitted Signs by Zone

- A. **O-S, Public Facilities and P Zones.**
1. In the O-S, public facilities and P zones, all signs and other advertising of any type or kind whatsoever are hereby expressly prohibited, except those specifically approved by the zoning administrator or other pertinent reviewing body.
- B. **Residential Zones**
1. Table 18.20.070.A. (Sign and Advertising for Residential Zones) provides regulations for the size, height, number, and location by type of sign in all residential zones.

Table 18.20.070.A Sign and Advertising Standards for Residential Zones	
Nameplate	
Size	1 sq. ft.
Height	42 inches
Number	R-M-M and R-M-H Zones: 1 per dwelling unit Other residential zones: 2 per lot

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Real Estate	
Size	9 sq. ft.
Height	6 feet
Number	2 per lot
Subdivision	
Size	150 sq. ft.
Height	12 feet
Number	2 per tract map
Location and Additional Regulations	Shall be located within the boundaries of the recorded tract map.
Construction	
Size	R-M-H zone: 16 sq. ft. Other Residential zones: 12 sq. ft.
Height	6 feet
Number	1 per lot
Building Identification	
Size	20 sq. ft.
Height	6 feet
Number	1 per lot
Location and Additional Regulations	<p>Permitted for the following uses only: churches and related facilities, educational institutions, hospitals, mobile home parks, rest homes, private recreation and PUD Associations.</p> <p>Only allowed on lots with 3 units or more and shall be located on the wall of a building fronting a dedicated public street.</p> <p>For corner lots, one sign shall be allowed for each street frontage located on an exterior building wall, facing a public street or right-of-way or located on the side of the building facing off-street parking facilities or vehicular entrance. Church/school combinations may be allowed to have one building identification sign for each use.</p>
Monument Signage	
Size	40 sq. ft.
Height	5 feet
Number	1 per lot
Location and Additional Regulations	<p>Permitted for the following uses only: churches and related facilities, educational institutions, hospitals, mobile home parks, rest homes, private recreation and PUD Associations.</p> <p>Structure to be centered in landscape planter of equal or greater size than total monument structure face area (total of largest two surfaces). The landscape planter must consist of a minimum two feet in depth around perimeter of monument structure. Monument to maintain a minimum of five feet from any right-of-way or sidewalk, and ten feet from any driveway. Internal illumination permitted, provided no light spillover occurs off-site. A graffiti resistant finish is required for the monument base.</p> <p>Church/school combinations, where the school is accredited for primary or secondary education by a state of California recognized accrediting agency, may have one of the following freestanding signage options:</p> <ol style="list-style-type: none"> 1) A maximum of two monument signs, one for each use, separated by a minimum distance of fifty feet; or 2) A pylon type sign instead of a monument sign for the school portion of the site, consisting of a maximum height of fifteen feet, with a two-sided sign face not exceeding eight feet in width and five feet in height. Pylon base to be a minimum

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	of twenty percent of sign width and designed to conceal structural support of a sign. Internal illumination acceptable. Sign to be located in a planter area consisting of a minimum two feet in depth around sign perimeter. Building identification signage would be limited to school name only.
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C. Commercial Zones

1. Table 18.20.070.B (Sign and Advertising for the P-A, C-C, CPD, C-G and C-M Zones) provides regulations for the size, height, number, and location by type of sign in the P-A, C-C, CPD, C-G and C-M zones. The size, location, and design of the sign shall be visually complementary and uniform with other signs within the commercial center.

Table 18.20.070.B Sign and Advertising for the P-A, C-C, CPD, C-G and C-M Zones	
Nameplate	
Size	4 sq. ft.
Height	Business Name, Address and Credit Card Accepted: Maximum 4 inches Hours of Operation: 2 inches
Number	1 per business
Location and Additional Regulations	Located on store front window and front and/or rear doors fronting off-street parking facilities.
Real Estate	
Size	24 sq. ft.
Height	6 feet
Number	2 per lot
Subdivision	
Size	150 sq. ft.
Height	6 feet
Number	2 per tract map
Location and Additional Regulations	Shall be located within the boundaries of the recorded tract map.
Construction	
Size	50 sq. ft.
Height	6 feet
Number	1 per lot
Directional	
Size	6 sq. ft.
Height	42 inches
Number	1
Location and Additional Regulations	Shall be located next to each driveway entrance or exit from off-street parking facilities
Pedestrian-Oriented	
Size	4 sq. ft. (sign copy area 3 sq. ft. maximum)
Number	1 per public entrance of business
Location and Additional Regulations	Located within 5 feet horizontal of public entrance sign is intended to serve. Shall not be closer than 15 feet from any other pedestrian-oriented sign.

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	<p>Shall maintain minimum of eight feet vertical height clearance from the bottom of the sign to the level of pedestrian walkway and no portion of the sign shall project into any driveway, off-street parking area, public right-of-way, roadway, or alley.</p> <p>Signs shall be double-faced and limited to ground floor tenants, all portions of the sign shall project out a maximum of five feet, sign support and brackets shall be compatible and architecturally integrated, and in cases where the minimum fifteen-foot distance requirement between pedestrian-oriented signs cannot be accommodated approval may be granted at the discretion of the zoning administrator.</p> <p>Signs shall only indicate the name of the tenant for which the sign is intended to serve; all proposals to include signage relating to services rendered or to the use conducted in the building shall be approved for façades with lengths over fifty feet at the discretion of the zoning administrator.</p>
Building Identification, Wall-Mounted or Parallel-Projecting	
Size	3 sq. ft. for each front linear foot of building. 175 sq. ft. maximum
Number	1 per business
Location and Additional Regulations	<p>Shall be located on an exterior building wall fronting a public street.</p> <p>There shall be no more than one primary building identification sign located on the front elevation. Secondary signage may be located on the rear of such building and/or where an entrance opens onto improved off street parking facilities or onto a public alley. In the C-N, C-M and P-A zones secondary signage shall be no more than thirty-five square feet, in the C-G zone no more than one hundred square feet.</p> <p>Secondary signage limited to allowable commercial uses for end tenants of a commercial center and the sides of a free-standing commercial building, provided that signage fronts on a public street.</p> <p>Where there is more than one building used for the same business, under the same control or ownership, such building may have one building identification sign pertaining and relating to such business.</p> <p>Signs shall only indicate the name of the tenant for which the sign is intended to serve; any and all proposals to include signage relating to services rendered or to the use conducted in the building shall be approved for façades with lengths over fifty feet at the discretion of the zoning administrator.</p> <p>The primary tenant occupying a single user building with street facing frontage of at least one hundred fifty feet and building size of twenty-five thousand square feet or more will be considered an anchor tenant. Such an anchor tenant will be allowed up to two additional secondary signs located on primary frontage. Such signage must relate to the existing business located within the structure, (such as “Bakery” associated with a grocery store), or related to a separate subtenant located within the primary business (such as “XYZ Savings” with a grocery store) which has an approved office located within. Each such sign is restricted in size to fifty percent of height and width of anchor tenant building identification sign, up to a maximum of one hundred square feet. Such signage must consist of single channel letter.</p>
Freestanding Identification	
Size	One square foot of sign area per linear foot of street frontage to a maximum of 175 sq. ft. Maximum sign area to include the combined total of each sign face.
Height	25 feet
Number	1 per lot

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Location and Additional Regulations	<p>Shall be located on same lot with the business it is intended to serve. Freestanding identification allowed on corner lots or lots with street frontage of no less than one hundred fifty feet.</p> <p>Freestanding identification signs are only permitted when there is no more than one business in a building on a separate lot or parcel of land.</p>
Freestanding Complex	
Size	2 sq. ft. for each 25 feet front linear foot of building. May increase 3 sq. ft. for each 1 foot setback from nearest property line to a maximum of 200 sq. ft.
Height	25 feet
Number	1 per lot
Location and Additional Regulations	<p>Shall be located on same lot with business it is intended to serve.</p> <p>Freestanding complex allowed on corner lots or lots with street frontage of no less than one hundred fifty feet.</p>
Monument Signage	
Size	30 sq. ft.
Height	5 feet
Number	1 per lot
Location and Additional Regulations	<p>Monument signage shall not be permitted on lots with freestanding identification and complex signage.</p> <p>Structure to be centered in landscape planter of equal or greater size than total monument structure face area (total of largest two surfaces). The landscape planter must consist of a minimum two feet in depth around perimeter of monument structure. Monument to maintain a minimum of five feet from any right-of-way or sidewalk, and ten feet from any driveway. Internal illumination permitted, provided no light spillover occurs off-site. A graffiti resistant finish is required for the monument base.</p>
Creative Signage	
Regulations	<p>See section 18.20.080 (Creative Signage).</p> <p>Shall be located on same lot with business it is intended to serve.</p> <p>Such signs shall only indicate the name of the tenant for which the sign is intended to serve; any and all proposals to include signage relating to services rendered or to the use conducted in the building shall be approved for façades with lengths over fifty feet at the discretion of the zoning administrator.</p>
Window Signage	
Size	Not to exceed 25% of any window area of each building side fronting a public street or off-street parking facility.
Location and Additional Regulations	<p>Shall be located within fifteen feet of window(s) fronting a public street or off-street parking facility. Signage must be consolidated within one area.</p> <p>Merchandise display located within five feet of the face of the window is limited to fifty percent. If a combination of window signs and merchandise is displayed, the combined display shall not exceed twenty-five percent.</p>

D. Industrial Zones

1. Table 18.20.070.C (Sign and Advertising for the Industrial Zones) provides regulations for the size, height, number, and location by type of sign in the industrial zones.

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Table 18.20.070.C. Sign and Advertising for the Industrial Zones	
Nameplate	
Size	4 sq. ft.
Number	1 per business
Location and Additional Regulations	Shall be located above entrance doorway.
Real Estate	
Size	54 sq. ft.
Height	6 feet
Number	2 per lot
Subdivision	
Size	150 sq. ft.
Height	12 feet
Number	2 per tract map
Construction	
Size	54 sq. ft.
Height	6 feet
Number	1 per lot
Directional	
Size	6 sq. ft.
Height	42 inches
Number	1
Location and Additional Regulations	Shall be located next to each driveway entrance or exit from off-street parking facilities.
Pedestrian-Oriented	
Size	4 sq. ft. (sign copy area 3 sq. ft. maximum)
Number	1 per public entrance of business
Location and Additional Regulations	<p>Shall be located within 5 ft. horizontal of public entrance sign is intended to serve and shall not be closer than 15 ft. from any other pedestrian oriented sign.</p> <p>Pedestrian-oriented and parallel-projecting signs shall maintain minimum of eight feet vertical height clearance from the bottom of the sign to the level of pedestrian walkway and no portion of the sign shall project into any driveway, off-street parking area, public right-of-way, roadway, or alley.</p> <p>Such signs shall only indicate the name of the tenant for which the sign is intended to serve; all proposals to include signage relating to services rendered or to the use conducted in the building shall be approved for façades with lengths over fifty feet at the discretion of the zoning administrator.</p>
Building Identification, Wall-Mounted or Parallel-Projecting	
Size	3 sq. ft. for each front linear foot of building. 300 sq. ft. maximum
Number	1 per business
Location and Additional Regulations	<p>Shall be located on an exterior building wall fronting a public street.</p> <p>There shall be no more than one primary building identification sign located on the front elevation. Secondary signage may be located on the rear of such building and/or where an entrance opens onto improved off street parking facilities or onto a public alley. In the I-L and I-G zones secondary signage shall be no more than one hundred and fifty square feet.</p>

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	<p>Such signs shall only indicate the name of the tenant for which the sign is intended to serve; any and all proposals to include signage relating to services rendered or to the use conducted in the building shall be approved for façades with lengths over fifty feet at the discretion of the zoning administrator.</p> <p>Pedestrian-oriented and parallel-projecting signs shall maintain minimum of eight feet vertical height clearance from the bottom of the sign to the level of pedestrian walkway and no portion of the sign shall project into any driveway, off-street parking area, public right-of-way, roadway, or alley.</p> <p>Parallel-projecting signs shall be attached to, or an integral part of a projecting architectural feature, installed parallel to and confined within the limits of the façade of the business the subject sign is intended to serve with only one display surface. Cabinet signs are not permitted as parallel-projecting signs.</p>
Freestanding Complex	
Size	1 sq. ft. for each front linear foot of building. May increase 1 sq. ft. for each 1-foot setback from nearest property line to a maximum of 250 sq. ft.
Height	25 feet
Number	1 per lot
Location and Additional Regulations	<p>Shall be located on the same lot with business it is intended to serve.</p> <p>Freestanding complex allowed on corner lots or lots with street frontage of no less than two hundred fifty feet.</p> <p>Such signs shall be located in a landscaped planting area equal in size to the total area of the sign, and such landscaped area shall be exclusive of any landscaped planting areas required for off-street parking facilities.</p> <p>Freestanding complex signs are only permitted when there is more than one business in a building on a separate lot or parcel of land. Such sign is for the advertising of all the businesses within the complex. Individual businesses are not permitted on individual freestanding signs.</p> <p>Such signs shall only indicate the name of the tenant for which the sign is intended to serve; any and all proposals to include signage relating to services rendered or to the use conducted in the building shall be approved for façades with lengths over fifty feet at the discretion of the zoning administrator.</p>
Monument Signage	
Size	50 sq. ft.
Height	6 feet
Number	1 per business
Location and Additional Regulations	<p>Structure to be centered in landscape planter of equal or greater size than total monument structure face area (total of largest two surfaces). The landscape planter must consist of a minimum two feet in depth around perimeter of monument structure. Monument to maintain a minimum of five feet from any right-of-way or sidewalk, and ten feet from any driveway. Internal illumination permitted, provided no light spillover occurs off-site. A graffiti resistant finish is required for the monument base.</p>
Creative Signage	
Regulations	<p>See section 18.20.080 (Creative Signage).</p> <p>Shall be located on the same lot with business it is intended to serve.</p> <p>Such signs shall only indicate the name of the tenant for which the sign is intended to serve; any and all proposals to include signage relating to services rendered or to the</p>

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	use conducted in the building shall be approved for façades with lengths over fifty feet at the discretion of the zoning administrator.
Digital Billboard	
Size	Maximum of 1,200 total sq. ft. per sign face
Height	75 feet as measured from the bottom of the electronic billboard supports to the highest point of the sign face.
Number	1 digital billboard structure consisting of up to 2 faces
Location and Additional Regulations	In any area within 60 feet of the 605 Freeway rights-of-way boundary. See section 18.20.120 Digital Billboards.

18.20.080. Creative Signage

- A. **Intent.** The intent of a creative sign is to encourage signs of unique design that exhibit a high degree of imagination, inventiveness, and spirit and provide a process that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.
- B. **Design Criteria.** When approving a creative sign, the approving authority shall ensure that a proposed sign meets the following:
 - 1. **Design Quality.** The sign shall constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area, be of unique design and exhibit a high degree of imagination, inventiveness, and spirit, and provide a strong graphic character through the imaginative use of color, graphics, proportion, quality materials, scale, and texture.
 - 2. **Contextual Criteria.** The sign shall contain at least one of the following elements classic historic design style, demonstrated trademark or logo is integral to the business, creative image reflecting current or historic character of the city, or inventive representation of the use, name, or logo of the structure or business.
 - 3. **Architectural Criteria.** The sign shall utilize the architectural elements of the building, be placed in a logical location in relation to the overall composition of the building’s façade and not cover any key architectural features or details of the façade.
 - 4. **Impact to Surrounding Uses.** The sign shall be located and designed not to cause light and glare impacts nor a public nuisance on surrounding uses, especially residential uses, nor threaten the health, safety, and welfare of the public. Any and all impacts shall be mitigated to eliminate any possible public nuisance to surrounding uses.
- C. **Approval Authority.** Subject to a Conditional Use Permit in accordance with Section 18.05.030 (Conditional Use Permits) and shall be subject to the findings as herein modified:
 - 1. The proposed signage is consistent with the purpose of creative signage and meets all design criteria within Section 18.20.080(B)
 - 2. The proposed project can be adequately conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
 - 3. The new structure is compatible with the scale, bulk and mass of existing structures in the vicinity of the subject property, and does not impair the integrity and character of the zoning district in which it is to be located;

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4. That the creative design is not close to other design features, signage that causes an over-bearing visual nuisance;
5. That adequate consideration for the protection of the environment has been satisfactorily demonstrated; and
6. The granting of such creative sign approval will be consistent with the provisions and objectives of the general plan.

18.20.090. Master Sign Program

- A. **Purpose.** The purpose of a Master Sign Program is to ensure that a project's buildings and signs present a unified design statement. A Master Sign Program provides a means for the flexible application of sign regulations for projects that require multiple signs.
- B. **Applicability.** A Master Sign Program shall be required whenever any of the following circumstances exist:
 1. New developments and existing developments conducting site renovations, with more than three nonresidential tenants require submittal of a master sign program establishing criteria of uniform letter style, color, dimensions, area and placement.
 2. Centers with more than three nonresidential tenants must first obtain approval of a master sign program.
- C. **Application.** A completed application shall be submitted to the Community and Economic Development Department for review and approval. An application fee shall be paid at the time of submittal as established in the fee schedule set forth in resolution adopted by the City Council.
- D. **Program Information Requirements.** The master sign program shall include, but is not limited to, the following information:
 1. A site plan of the property with dimensions that identifies all proposed signs.
 2. Building elevations drawn to scale that identify the location of all proposed building attached signs, tenant doors, windows and architectural building elements such as arches, columns etc.
 3. A sign table that lists each tenant suite with storefront dimensions (length and height) that identifies the maximum area allotted for all building attached signs.
 4. Written guidelines that include:
 - a. Purpose and intent
 - b. Written general requirements and approval process by property owner or management company.
 - c. Approved sign design styles, lighting and colors.
 - d. Description of prohibited signs.
 - e. Construction requirements.
 - f. Installation requirements.
 - g. Tenant guarantee and insurance requirements.
- E. **Approval.**
 1. **Zoning Consistency Review.** A sign program that complies with all the requirements of this chapter shall be processed as a Zoning Consistency Review.

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2. **Conditional Use Permit.** A sign program that deviates from the standards of this chapter, and/or includes signs that are subject to the approval of a conditional use permit, shall be processed as a conditional use permit, pursuant to the requirements of Section 18.05.030 (Conditional Use Permits).

18.20.100. Promotional Advertisement

- A. **Applicability.** All promotional advertising shall comply with the standards provided in this Section. Promotional Advertising shall only be permitted in the C-C, C-G, C-M and CPD zones provided that a Promotional Advertisement Permit shall be obtained from the Zoning Administrator prior to the display of the temporary sign.
- B. **Purpose.** In addition to the purpose of the chapter, the purpose of this section is to ensure that promotional advertising does not create a distraction to the traveling public by limiting the proliferation of temporary signs. Further, the purpose of this section includes eliminating aesthetic blight in Pico Rivera that is detrimental to public health, safety, and general welfare.
- C. **Fees.** There shall be a permit issuance fee and cash bond in amounts established by a resolution of the city council posted with the city to guarantee the removal of such promotional advertising upon termination of the permit time period. The application fee for new businesses shall be waived for the initial promotional advertising banner permit within the first thirty days of business operations, all other regulations shall remain in effect and a cash bond is required for each application submitted.
- D. **General Standards for All Promotional Advertising.**
 1. Unless otherwise specified, the number, size, location and consecutive display days of promotional advertising shall be at the discretion of the zoning administrator subject to the condition that all promotional advertising is orderly, legible and kept in pristine conditions and constructed of durable material that will not deteriorate during the time period in which it is displayed.
 2. **Allowed Signs.** Banners are allowed in the zones provided in this section.
 3. **Exemption.** During December 1st through January 2nd holiday season businesses are allowed to display holiday greetings in windows without a permit provided that such window signage does not exceed twenty-one consecutive days.
 4. No banners shall be installed, placed, erected, constructed, painted, attached to or project above the roof of any building, or be located in any portion of the public rights-of-way. Such signs and/or other advertising, when determined to be an integral part of a building or which possess such architectural values and characteristics as to make or be impractical their being subject to the provisions of this chapter, shall be subject to the review, approval or conditional approval of the zoning administrator or other pertinent reviewing body.
 5. It shall be unlawful for any person doing business in California and advertising to consumers in California to make any false or misleading advertising claim as defined in Business and Professions Code Section 17508 as may be amended from time to time.
- E. **Time Limitation.** No promotional advertising permit shall be issued for a period of time exceeding ninety consecutive days. The cumulative display days issued to the same business, permittee, or location during any one calendar year shall not exceed one hundred eighty days. A promotional advertising permit shall not be issued until a minimum of seven days has expired from the ending date of the last promotional advertising permit approval.

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18.20.110. Nonconforming Signs

- A. Any nonconforming sign and/or other advertising, or any portion thereof, which is removed or structurally altered, shall only be replaced or altered structurally with signs or other advertising which conform to the regulations as specified in this Chapter.
- B. Every sign in existence on the effective date of the ordinance codified in this chapter, and which was legal at the time of installation, and which does not conform to the provisions of this chapter, is a legal, nonconforming sign. The following requirements shall apply to all legal, nonconforming signs.
- C. A nonconforming sign shall not be:
 1. Changed to another nonconforming sign;
 2. Structurally altered to extend its useful life;
 3. Expanded;
 4. Reestablished after a business has been discontinued for sixty calendar days;
- D. No new sign shall be approved for a site, structure, building, or use that contains nonconforming signs unless such nonconforming signs are removed or modified to conform with the provisions of this chapter.
- E. No building permit or discretionary permit shall be issued for any structures, building expansion, or new building construction on a site which contains nonconforming signs, unless all signs on the site are brought into conformance with this chapter. This does not apply to interior alterations which do not substantially change the character or intensity of the site.
- F. **Maintenance and Repair.** Any sign currently in use that was legally installed but does not conform to the requirements of this chapter may continue with routine maintenance and repair, such as repainting, or replacement of the sign face or sign copy. No enlargement or physical change or the construction of additional sign area is permitted. For the purposes of this section "physical change" means any type of change to the structure of a sign.
- G. **Restoration of Damaged Signs.** As determined by the Zoning Administrator, whenever fifty percent or less of a nonconforming sign is destroyed by fire or other calamity (not including intentional acts), the sign may be restored to its nonconforming condition and the sign modified as necessary to comply with current code requirements. Any nonconforming sign destroyed by more than fifty percent of its assessed value shall not be restored unless it is brought into compliance with the provisions of this chapter.
- H. **Abatement Procedures.** A sign or other advertising device regulated by this chapter that is deemed by the Zoning Administrator or other authorized individual to be unsafe or hazardous to the public health, safety, or welfare or that has been constructed, erected, or maintained in violation of the provisions outlined in this chapter or other applicable code shall be considered a public nuisance. The property owner or responsible person(s) shall be given written notice to correct and/or remove the sign violation within 30 days from the date of receipt of a written order of abatement from the Zoning Administrator requiring the removal or alteration. If the responsible person(s) or property owner fails to alter or remove the structure to comply with the regulations detailed in this chapter within 10 days, the unsafe or unauthorized sign may be removed or altered by the City at the expense of the responsible person(s) or owner. A sign or advertising device that presents an immediate threat to the public safety may be removed without notice.

18.20.120. Digital Billboards

- A. **Purpose and Intent.** Digital billboards are recognized as a legitimate form of commercial advertising in the city; however, the size, number, location, and illumination of digital billboards can have significant influence on the

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city's visual character and quality of life and can, without appropriate controls, create or contribute to visual blight conditions. The purpose and intent of this section are to allow for development of digital billboards in a planned manner in accordance with the regulations and standards established herein.

B. General Requirements.

1. The requirements of this Chapter shall apply to the development and construction of any new digital billboard permitted under this code, the expansion, and the modification of an existing digital billboard, including the construction of additional face(s) and/or the digital conversion of an existing billboard.
2. Digital billboards shall be permitted within the identified areas along the California Interstate 605 Freeway only after a development agreement has been negotiated and executed between the digital billboard operator and city ("Agreement") in accordance with the terms of this Section. The Agreement shall include specific public benefits to be provided to the city.
3. A billboard or digital billboard in existence on the effective date of the ordinance enacting this provision pursuant to a prior agreement (including any amendments or extensions thereof) may be relocated and rebuilt as a digital billboard within the area permitted under Section 18.20.120 of this Chapter. All digital billboards shall comply with this chapter and all applicable requirements of the California Business & Professions Code and the California Code of Regulations. Pursuant to Section 5412 of the California Business & Professions Code, the Agreement may include provisions related to the relocation or removal of billboards in areas inside or outside the boundaries of the City of Pico Rivera.
4. In accordance with the California Business and Professions Code Section 5440, digital billboards not associated with relocation as described in Subsection B(3) above shall only be allowed in those areas not designated as "landscaped freeways" as defined under California Business and Professions Code Section 5216, unless otherwise permitted by state law within Areas 1 and 2 as provided on file in the Community & Economic Development Department.
5. In the event of any conflict between any provision contained in this chapter and any other provisions contained elsewhere in this code, the provisions of this chapter shall govern.
6. No new digital billboard shall be approved, and no existing billboard shall be relocated, converted, or modified without the applicant first providing proof of legal or equitable interest in the site proposed for new construction, relocation or modification, including, but not limited to, a fee interest, lease, easement or other entitlement, demonstrating the right to install and operate the billboard on the subject property. Information to be provided shall include the written consent of the property owner.
7. No digital billboard shall be approved for construction, modification, or expansion, and no digital billboard may be maintained, unless the applicant provides evidence that a designated maintenance service is available by telephone and able to respond to a repair call "24/7" in the event a digital billboard becomes damaged or is malfunctioning.
8. All digital billboard agreements shall include requirements that applicants obtain all additional federal and/or state permits for installation. Nothing contained in this chapter shall require the city to negotiate and/or approve an Agreement on terms that are unacceptable to the city.
9. The owner and operator of the digital billboard shall comply with all applicable federal, state, or local laws when constructing, operating, improving, maintaining, repairing, and removing the digital billboard, including the Highway Beautification Act of 1965 (23 U.S.C. Section 131), the Outdoor Advertising Act (California Business and Professions Code, Section 5200 et seq.), the regulations promulgated to implement the Outdoor Advertising Act (4 Cal. Code Regulations. Section 2242(c) et seq.).

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C. Physical Requirements.

1. The minimum distance between digital billboards, static billboards, or digital billboards to static billboards shall be the same as the minimum distance and separation criteria established by the California Department of Transportation (Caltrans). All distances shall be measured along the nearest edge of the pavement between points directly opposite the signs along each side of the highway.
2. All utilities for a digital billboard shall be underground.
3. No digital billboard shall have more than one digital face (display surface) oriented in the same vertical plane.
4. The maximum total digital billboard face area on any vertical plane for any digital billboard shall be a maximum of one thousand two hundred square feet per sign face;
5. The maximum height of any digital billboard including non-digital sign faces shall be seventy-five feet as measured from the bottom of the billboard supports to the highest point of the sign face.
6. Digital billboards shall plainly display, and be visible from no less than one hundred feet, the name of the person or company owning or maintaining digital billboard and the digital billboard identification number.
7. Digital billboards projecting over a driveway or driving aisle shall have a minimum clearance of thirty feet between the lowest point of the sign and the finished driveway grade. Digital billboards shall comply with any California Department of Transportation (Caltrans) requirements for placement and operation. No part of any Digital Billboard shall cross onto an adjacent private or public property.
8. Digital billboards projecting over a pedestrian walkway shall have a minimum clearance of thirty feet between the lowest point of the sign and the walkway grade.
9. Digital billboards not projecting over drive areas shall have a minimum clearance of thirty feet between the lowest point of the digital billboard and finish grade level.
10. Digital billboard structures shall be free of any visible bracing, angle iron, guy wires, cable, and/or similar supporting elements. All exposed portions of a digital billboard, including backs, sides, structural support members and support poles, shall be screened to the satisfaction of the Zoning Administrator.
11. Digital billboards shall be placed at least two hundred fifty feet from any residential zone or residential use, unless it is determined by the Zoning Administrator that based on the photometric study required under Section 18.20.120(F)(1)(h) that there is no significant additional light intrusion than if the digital billboards are placed at least two hundred fifty feet away. The measurement shall be from the closest edge of the billboard to the closest edge of the residential zone or closest property line on which a residential use is located.

D. Operational Requirements.

1. No digital billboard shall display any statement or words of an obscene, indecent, or immoral character, as that phrase is used in Business and Professions Code Section 5402 and judicial decisions interpreting the same.
2. Each digital billboard shall be connected to the National Emergency Network and provide emergency information, including child abduction alerts (i.e., "Amber Alerts"), in accordance with local and regional first responder protocols.
3. Digital Billboard Operating Requirements.
 - a. Each static message shall not include flashing lights or the varying of light intensity.

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- b. Minimum display time. Each message shall be displayed for a minimum of four seconds.
- c. Digital billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter, at a pre-set distance as set forth under this section.
- d. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each size sign and shall comply with Table 18.20.120.A (Face Size/Distance to Point of Measurement).
- e. Each digital billboard shall have a light sensing device that will automatically adjust the brightness as ambient light conditions change.

Face Size	Distance to Point of Measurement
12 feet ft. x 25 feet	150 feet
10.5 feet x 36 feet	200 feet
14 feet x 48 feet	250 feet
20 feet x 60 feet	350 feet

- 4. Each digital billboard shall be designed and operated with systems and monitoring in place to either turn the display off or show full black screen in the event of a malfunction.
 - 5. Walls or screens at the base of the digital billboard or other support structures shall not create a hazard to public safety or provide an attractive nuisance and shall be continually maintained free from graffiti.
 - 6. Digital billboard shall not be operated in such a fashion as to constitute a hazard to safe and efficient operation of vehicles on streets or freeways and shall comply with all applicable local, state, and federal laws and regulations. Digital billboards operating in accordance with the operating criteria in subsection (D)(3) above shall be deemed to be in compliance with this subsection.
 - 7. Digital billboards shall not simulate or imitate any directional, warning, danger, or information sign, or any other display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning to traffic, for example using such words or phrases as "stop" or "slow down."
 - 8. Digital billboards shall not incorporate or involve any red or blinking or intermittent lighting that may be mistaken for warning or danger signals nor shall its illumination impair the vision of travelers on the adjacent freeway and for roadways.
 - 9. Digital billboards shall be operated and maintained in compliance with Business and Professions Code Section 5403.
- E. The requirements set forth under Subsections B, C, and D of this Chapter shall be in addition to any other conditions and requirements contained in the Agreement provided they are not in conflict. If any condition or requirement imposed in an Agreement conflicts with the general requirements set forth in these Subsections B, C, and D, the general requirements of Subsections B, C, and D shall control. For purposes of this Subsection, conditions or requirements contained in an Agreement that are more restrictive than those contained in the general requirements of Subsections B, C, and D shall not be deemed in conflict.
- F. **Application Requirements and Review Procedures.**
- 1. **Application Requirements.** An entity wishing to erect a new digital billboard, relocate an existing nonconforming or conforming billboard or modify and convert an existing billboard into a digital billboard shall submit a request in writing for approval of an Agreement as described under Subsection B of this Section that includes the following:

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- a. The name, address phone number and other contact information of the person or entity proposing the Agreement.
 - b. The location of the proposed digital billboard.
 - c. Information that establishes that the entity proposing the Agreement has legal or equitable interest in the proposed new or relocated billboard along with proof of legal or equitable interest in the site proposed for the above said purpose(s), including, but not limited to, a fee interest, lease, license, easement, or other entitlement demonstrating the right to install and operate the billboard on the subject property. Information to be provided shall include the written consent of the property owner if not readily ascertainable from the foregoing documents.
 - d. Conceptual design drawings of the digital billboard that includes technical specifications to determine the digital billboard's compliance with this Section.
 - e. An explanation of the compensation to be paid or public benefits to be provided to the City.
 - f. Photos of all existing signage, architectural renderings, and elevations of the proposed digital billboard and a scaled site plan and elevations showing the locations of all existing structures and improvements on the property, and the proposed digital billboard and related structures and improvements.
 - g. Photo simulations shall be provided of the before and after physical site appearance from views as specified by the Zoning Administrator.
 - h. A photometric study prepared by a certified lighting engineer demonstrating the proposed digital billboard's compliance with the operational requirements of this Section.
 - i. The applicant shall pay a filing fee as set by resolution of the city council. This fee shall be in addition to any other required fees for permits relative to the development of the property and shall be for the purpose of defraying the costs associated with City's review of the application.
 - j. The applicant shall pay the cost of any environmental studies and reports necessary for the completion of the environmental review of the proposal pursuant to the California Environmental Quality Act.
 - k. Such other documents, materials, or information deemed reasonably necessary by the Zoning Administrator.
- 2. Review Authority.**
- a. The Agreement shall be reviewed by the Planning Commission at a duly noticed public hearing. The public hearing shall be noticed in accordance with Section 18.04.040 (Public Noticing and Hearings). The Planning Commission shall review the Agreement and make a recommendation to City Council whether the proposed digital billboard meets the required findings provided in Subsection (F)(3) (Required Findings) below.
 - b. The City Council shall conduct a duly noticed public hearing following the Planning Commission recommendation to consider approval of the Agreement by ordinance. The hearing before the City Council shall be noticed in accordance with Section 18.04.040 (Public Noticing and Hearings) of this Title and may be continued from time to time. In order to approve a digital billboard Agreement, the City Council shall make all of the findings contained in subsection (F)(3) below.
- 3. Required Findings.** The City Council shall find that the proposed digital billboard identified in the Agreement satisfies all of the following findings:
- i. The proposed Agreement is consistent with the goals, objectives, purposes and provisions of the General Plan, the Pico Rivera Municipal Code, and any applicable specific plans;

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- ii. The proposed installation site is compatible with the uses and structures on the site and in the surrounding area;
- iii. The proposed digital billboard would not create a traffic or safety problem, including problems associated with on-site access circulation or visibility;
- iv. The proposed digital billboard would not interfere with on-site parking or landscaping required by city ordinance or permit;
- v. The proposed digital billboard would not otherwise result in a threat to the general health, safety and welfare of city residents; and
- vi. The proposed digital billboard, in addition to its aesthetic treatment, provides substantial public benefits that would not otherwise accrue to the public in the absence of its installation. (Prior code § 9209.06; Ord. 765 § 44, 1989; Ord. 799 §§ 7, 8, 1991; Ord. 802 § 5, 1991; Ord. 849 §§ 7–10, 1994; Ord. 852 §§ 46–48, 1994; Ord. 857 § 16, 1994; Ord. 959 § 5, 2000; Ord. 1032 § 4, 2007; Ord. 1070 §§ 6, 7, 2012; Ord. 1073 § 7, 2012; Ord. 1142 § 5, 2021)

Chapter 18.21. Performance Standards for Non-Residential Uses

18.21.010. Applicability

The provisions of this Chapter shall apply to all non-residential uses in all zones, unless otherwise specified in this Chapter. Mitigation measures shall comply with applicable federal, state, and county laws and/or shall be determined by the Zoning Administrator after evaluation of any submitted risk assessment.

18.21.020. Performance Standards

- A. **Air Emissions.** Non-residential uses shall comply with the regulations set forth by the South Coast Air Quality Management District and shall not generate or cause any visible dust, gasses, heat, odor, or smoke to be emitted into the atmosphere, except as permitted by the South Coast Air Quality Management District.
- B. **Groundborne Vibration.** Non-residential uses within proximity of noise sensitive uses shall maintain interior vibration levels as established in Table 18.21.020.A (Groundborne Vibration Impact Criteria). Vibration levels are measured in or near the vibration-sensitive use.

Land Use	Impact Levels (dB)		
	Frequent Events (a)	Occasional Events (b)	Infrequent Events (c)
Uses where vibration would interfere with interior operations	65 (d)		
Residential uses	72	75	80
Institutional uses with primarily daytime uses	75	78	83

(a) Frequent events is defined as more than 70 vibration events of the same source per day.

(b) Occasional events is defined as between 30 and 70 vibration events of the same source per day.

(c) Infrequent events is defined as fewer than 30 vibration events of the same source per day.

(d) This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration-sensitive manufacturing or research will require detailed evaluation to define the acceptable vibration levels.

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- C. **Hazardous Waste Facilities.** Uses that store, generate, use, or transport hazardous materials shall comply with the Los Angeles County Hazardous Waste Management Plan and provide appropriate response and notification in the event of an emergency or violation.
- D. **Hours of Operation.** Industrial uses shall limit their hours of operation to 7 a.m. to 6 p.m. Monday through Friday, unless noise generated by operation does not spill off-site.
- E. **Noise Standards.** Maximum allowable environmental noise standards as established in Table 18.21.020.B (Maximum Allowable Environmental Noise Standards).

Table 18.21.020.B Maximum Allowable Environmental Noise Standards		
Land Use	Hours of Day	
	Exterior Noise Level From Property Line Ldn/CNEL, dB	Interior Noise Level (1) Ldn/CNEL, dB
Residential (Low Density, Multi Family, Mixed-Use)	65	45
Transient Lodging (Motels/Hotels)	65	45
Schools, Libraries, Churches, Hospitals/Medical Facilities, Nursing Homes, Museums	70	45
Theaters, Auditoriums	70	N/A
Playgrounds, Parks	70	N/A
Golf Courses, Riding Stables, Water Recreation	75	N/A
Office Buildings, Business Commercial and Professional	70	N/A
Industrial, Manufacturing, and Utilities	75	N/A

- F. **Noise Mitigation.** Non-residential uses shall provide noise buffers and barriers, modifications to noise-generating operations, and/or retrofitting of buildings housing noise-sensitive uses, including, but not limited to, the strategies listed in this Subsection, to limit the volume of noise generated by or resulting from the use to a maximum of 75 dB as measured from the property line of the noise source:
 1. Increasing building setbacks to increase the distance between the noise source and sensitive receptor;
 2. Orienting buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise sensitive areas and uses;
 3. Orienting delivery, loading docks, and outdoor work areas away from noise-sensitive uses;
 4. Placing noise tolerant uses, such as parking areas, and noise tolerant structures, such as garages, between the noise source and sensitive receptor;
 5. Clustering office, commercial, or multi-family residential buildings to reduce noise levels within interior open space areas; and/or
 6. Providing double glazed and double paned windows on the side of the building or structure facing a major noise source, and placing building entries away from the noise source to the extent possible.
- G. **Noise Study.** The Zoning Administrator may require the applicant to submit a noise study, prepared by a person/firm experienced in preparing such studies, for developments involving major noise sources and within proximity of noise sensitive uses to determine and implement appropriate mitigation measures that minimize noise-related annoyance, sleep disruption, speech interference, and other similar effects.

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- H. **Public Nuisance.** No operations or uses conducted on the premises shall be in violation of this Code, State laws, or environmental regulations by reason of noise, odor, dust, smoke, light, vibrations, or other similar public nuisances as outlined in Section 8.16.010. (Public Nuisance) of Title 8 (Health and Safety) of the Pico Rivera Municipal Code.
- I. **Screening.** All activities, with the exception of employee amenities (such as outdoor seating, bicycle racks, or similar), incidental loading and unloading, and pedestrian and vehicular circulation, shall be conducted entirely within buildings, structures, or within outdoor areas entirely screened utilizing one or more of the following options, in compliance with Section 18.18.020. (Fences, Walls, and Hedges):
1. **Landscaped.** Hedges or closely planted evergreen shrubs, bushes, or trees; or
 2. **Built Structures.** View-obscuring fences, walls, or other similar screening and enclosure structures as approved by the Zoning Administrator.

Chapter 18.22. Standards for Special Uses and Activities

18.22.010. Purpose and Applicability

The purpose of this Chapter is to provide for supplemental regulations for special uses and activities as permitted in Division 3 (Zones and Zone-Specific Standards) of this Title that require special standards to mitigate their potential adverse impacts. These standards shall be used in conjunction with any other applicable standard established in this Title. In the case of a conflict, the more stringent standard shall apply.

18.22.020. Accessory Uses

Accessory uses shall be subject to the same regulations as the principal use and any standards applicable in this Title and to specific uses and activities found in this Chapter.

18.22.030. Accessory Dwelling Units

Accessory dwelling units shall comply with the provisions of this Title and state law, Government Code Section 66310 et seq., as may be amended. An accessory dwelling unit which conforms to the requirements of this Section and state law shall not be considered to exceed the allowable density for the base zone. Accessory Dwelling Units must meet the development standards of the underlying zone where the Government Code is silent. The following shall apply to all accessory dwelling units:

- A. **Development Standards.**
1. **General.** All accessory dwelling units shall be clearly subordinate in location and size to the primary structure and consistent in exterior appearance with the primary structure through the use of similar/matching exterior paint colors, material types, roof slope and architectural styles. Accessory dwelling units shall have a defined and independent exterior access.
 2. **Location.** An accessory dwelling unit is permitted on any residentially zoned property if a single-family dwelling or multifamily dwelling exists on the lot or will be constructed in conjunction with the accessory dwelling unit. An accessory dwelling unit may be either attached or detached to the existing dwelling unit or located within the living area of the existing dwelling. A junior accessory dwelling unit (JADU) may only be located within an existing or proposed single-family dwelling, including within an attached garage.
 3. **Maximum Floor Area and Lot Coverage.** No accessory dwelling unit may exceed the lot coverage and floor area ratio of the underlying zone. If either requirement would preclude development of an accessory dwelling unit up to 800 square feet in size, the requirement does not apply.
 4. **Maximum Size.**

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- a. **Accessory Dwelling Unit.** The maximum size of a detached or attached accessory dwelling unit is 1,000 square feet.
 - b. **Junior Accessory Dwelling Unit.** The maximum size within an existing or proposed single-family dwelling is 500 square feet.
 - c. The total square footage of an attached ADU shall not exceed 50 percent of the existing or proposed primary dwelling, if it does not prevent an accessory dwelling unit of at least 800 square feet.
- 5. Maximum Height and Story.**
- a. A detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 16 feet in height and one story or as otherwise provided in this Title.
 - b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single-family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit. It may not exceed one story.
 - c. An ADU that is attached to the primary dwelling may not exceed 24 feet in height, or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (A)(4)(d)(5)(d) may not exceed two stories.
 - d. Height is measured between the finished grade and the highest point of the structure which shall be the peak of the highest roof.
- 6. Required Setbacks.**
- a. Detached and attached accessory dwelling units shall meet the minimum side and rear yard setbacks of at least four (4) feet.
 - b. An attached accessory dwelling unit shall meet the same front setback as required for the primary residence.
- 7. Required Parking.**
- a. One parking space per ADU or per bedroom, whichever is less. These spaces may be provided as tandem parking on a legally permitted driveway.
 - b. Each parking space shall have a minimum width of 9 feet and length of 20 feet.
 - c. Parking spaces shall not be located on portions of a shared driveway used by more than one lot.
 - d. Exceptions to parking requirements:
 - i. The ADU is located within one-half mile walking distance of public transit.
 - ii. The ADU is located within an architecturally and historically significant historic district.
 - iii. The ADU is part of the proposed or existing primary residence or an accessory structure.
 - iv. When on-street parking permits are required but not offered to the occupant of the ADU.
 - v. When there is a car share vehicle located within one block of the ADU.

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8. **Impact Fees.** No impact fee is required for an accessory dwelling unit that is less than 750 square feet in size. Impact fees will apply as adopted by resolution or ordinance.
9. **Owner Occupancy.** All junior accessory dwelling units are subject to an owner-occupancy requirement. A person with legal or equitable title to the property must reside on the property, in either the primary dwelling or junior accessory dwelling unit, as the person's legal and permanent residence.
10. **Objective Design Standards for Accessory Dwelling Units.**
 - a. The materials and colors of the exterior walls, roof, windows and doors must match the appearance and architectural design of those of the primary dwelling.
 - b. The roof slope must match that of the primary dwelling.
 - c. The exterior lighting must be limited to down-lights.
 - d. The ADU must have an independent exterior entrance, apart from that of the primary dwelling.
 - e. Each ADU shall provide a minimum of 60 square feet of covered porch entry with decorative porch lighting with the exception of attached garage conversions.

18.22.040. Adult-Oriented Businesses

- A. All adult-oriented businesses are required to procure and maintain an adult business regulatory permit as mandated by Title 5 (Business Licenses and Regulations) of the Pico Rivera Municipal Code.
- B. Notwithstanding the zones in which adult-oriented businesses may be permitted as identified in Table 18.12.020.A (Allowed Uses and Regulations in Commercial Zones), adult-oriented businesses shall only be permitted in the following locations:
 1. Parcels fronting along the north side of Slauson Avenue commencing at a point 320 feet easterly of the centerline of Rosemead Boulevard, proceeding easterly to Reeve Road provided on file in the Community & Economic Development Department.
 2. Parcels fronting along the north side of Bermudez Street, from Bequette Avenue easterly to Reeve Road as provided on file in the Community & Economic Development Department.
 3. Parcels fronting along both sides of Industry Avenue, north of Telegraph Road, and parcels fronting along both sides of Telegraph Road from Industry Avenue westerly to the Rio Hondo as provided on file in the Community & Economic Development Department.
 4. At a distance of at least 150 feet from any existing residential zone or school from the parcels listed above.
 5. At a distance of at least 1,000 feet of any legally established adult business from the parcels listed above.
- C. An adult-oriented business or establishment operating as a conforming use with an approved adult business regulatory permit from the City shall not be rendered a nonconforming use by the subsequent location of residential zones or schools within the locational limitations set forth above. For purposes of this Section, a use shall be deemed to be subsequently located if it commences following the date an application for an adult business regulatory permit is filed pursuant to Section 5.22.030 (Adult business regulatory permit required) of Title 5 (Business Licenses and Regulations) of the Pico Rivera Municipal Code.

18.22.050. Alcohol Sales

- A. **Purpose.** This Section is intended to supplement Division 9, Alcoholic Beverages, of the California Business and Professions Code, as it pertains to sales of alcoholic beverages. Where this Section conflicts with state regulations, the more restrictive procedures shall apply.

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- B. On-Sale and Off-Sale, Generally.** Where not otherwise described, on-sale or off-sale alcohol sales that are subject to a CUP must obtain a valid license in accordance with Division 9 (Alcoholic Beverages) of the California Business and Professions Code.
- C. On-Sale, Brewery.** The following operations and property development regulations shall apply to brewery establishments:
1. The display of alcoholic beverages shall not be located outside of the brewery facility.
 2. The purchase, consumption, tasting, and sales of alcoholic beverages shall be limited to only those fermented and manufactured on site.
 3. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site brewery facility and accessory tasting room.
 4. A security plan, including a video surveillance system, and exterior lighting plan shall be submitted as part of the CUP application.
 5. No persons under 21 shall be permitted in the brewery and associated tasting room.
 6. A State of California Department of Alcoholic Beverage Control permit shall be obtained prior to operation.
 7. There shall be no admission fee, cover charge, or minimum purchase required.
- D. Off-Sale, Instructional Tasting.** Instructional tastings of alcoholic beverages via a Type 86 license from the State Department of Alcoholic Beverage Control may be conditionally permitted subject to an AUP pursuant to Section 18.05.020 (Administrative Use Permits) only in conjunction with a grocery store or supermarket which exceeds 12,500 square feet in gross floor area, or with specialty liquor stores which sell beer, wine, liquor, and alcoholic beverage accessories at a minimum of 95 percent of their total sales receipts.
1. Instructional tasting events shall not be permitted in conjunction with convenience stores or liquor stores which sell grocery items such as milk, eggs and bread, beauty items, or household goods, or which offer secondary services such as check cashing, utility bill payments, delicatessens, etc. Instructional tasting events shall be subject to compliance with the following:
 - a. Business establishment shall have a CUP approval for the sale of beer and wine, or for the sale of beer, wine, and distilled spirits, under a Type 20 or Type 21 alcohol license with a minimum of 1 year in operation under current ownership.
 - b. Business establishment shall be in good standing with the State of California Department of Alcoholic Beverage Control with no history of disciplinary action.
 - c. As determined by local law enforcement, the business establishment shall not be located within an area with high crime rates or have a history of alcohol-related offenses.
 - d. Entertainment of any kind, including the playing of music or dancing, shall be prohibited.
- E. Off-Sale, Concurrent with the Sale of Motor Fuels.** The CUP for the off sale of alcoholic beverages concurrently with motor vehicle fuels including gasoline at automobile service stations shall be subject to the following standards:
1. The sale of beer and wine shall be allowed. The sale of distilled spirits shall be prohibited.
 2. All alcoholic sales shall take place within an enclosed building.
 3. The minimum sales area for in store retail products shall be 1,000 square feet.

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4. The sale of products, other than beer and wine, measured by gross receipts on an annual basis, shall exceed the annual sales of beer and wine products, measured by gross receipts.
5. No displays of beer and wine shall be located within 5 feet of the store's entrance.
6. No displays of beer and wine shall be located on motor fuel islands, and no lighted advertising for beer or wine shall be located on buildings or windows.
7. No display or sale of beer or wine shall be made from an ice tub or any other ice-containing device as determined by the state of California Department of Alcohol Beverage Control.
8. No on-sale or consumption of alcoholic beverages shall be permitted on any portion of the premises or any portion adjacent thereto which is under the control of the applicant.
9. Beer and wine coolers shall be sold in minimum quantities of no less than six-pack lots and four-pack lots, respectively.
10. No off sale of alcoholic beverages shall take place after 12 a.m., midnight.
11. No employee under the age of 21 shall sell alcoholic beverages.
12. No alcoholic beverages shall be sold to any person while such person is in a motor vehicle.
13. The sale and delivery of all alcoholic beverages shall be made to persons within the enclosed building only and not through a pass-out window, or a slide-out tray to the exterior of the premises.
14. The proposed or existing automobile service station requesting approval to sell alcoholic beverages for off-premises consumption shall be a minimum of 300 feet measured from an existing off-sale establishment property line to property line unless the applicant can demonstrate to the reasonable satisfaction of the Planning Commission that:
 - a. The proposed off-sale alcohol sales are a necessary adjunct to the business; and
 - b. A need exists for additional off-sale premises at the location proposed by the applicant.
15. All requirements of the Department of Alcoholic Beverage Control Board of the state of California shall be met.
16. All other conditions which may be imposed by the Planning Commission in granting the required CUP must be met.

18.22.060. Animal Keeping

- A. **Purpose.** The following standards are intended to regulate how animals may be kept in the City, including household pets, small animals, and livestock, as defined in Division 5 (Definitions and Measurements) of this Title.
- B. **Dogs and Cats.** No person shall keep or maintain more than four dogs and/or cats, or any combination thereof totaling four, being more than 3 months of age upon any lot located in any residential zone. Such dogs and/or cats shall be kept only for the personal use and enjoyment of the occupants of the property upon which they are kept or maintained.
- C. **Poultry or Small Animals.** No person shall keep or maintain any combination of poultry or small animals exceeding nine, or more than three of each type, kind, or species upon any lot or premises in any residential zone, except in the R-E zone.
 1. In the R-E zone, no person shall keep or maintain any combination of poultry, or small animals exceeding 10. These restrictions shall apply regardless of the age of such poultry, fowl, or small animals.

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- D. **Pigeons.** No person shall keep or maintain more than three pigeons.
1. All feed shall be stored in containers which offer protection against rodents.
 2. **Housing.** Lofts or pigeon houses shall be soundly constructed, properly maintained in sanitary conditions and in compliance with the City's health regulations, and adequately landscaped to blend in with and conform to the surrounding area.
- E. **Horses.** Horses shall only be allowed in the R-E zone. No person shall keep or maintain more than four horses on any lot. Such horses shall only be kept for the personal use and enjoyment of the occupants of the property. Provisions for keeping horses in the R-E zone are as follows.
1. **Minimum Area.**
 - a. A minimum of 10,000 square feet of contiguous lot area shall be required to be maintained for one or up to two horses.
 - b. For each horse exceeding two, but not exceeding four, an additional 5,000 square feet of contiguous lot area shall be kept and maintained.
 2. **Wash Racks.** Wash areas shall be located at a minimum of 11 feet from side and rear property line.
 3. **Corrals.**
 - a. **Minimum Dimensions.** Every corral shall have a minimum dimension of not less than 20 feet and shall contain not less than 400 square feet of area.
 - b. **Roofed Area.** In conjunction with corrals, a solid roofed area shall be provided having minimum dimensions of not less than 8 feet in width and 12 feet in length.
 4. **Barns/Stables.**
 - a. Each lot shall have a barn and/or stable to shelter the horse(s).
 - b. **Box Stalls.** Each barn and/or stable shall contain box stalls. One box stall shall be provided for every horse kept or maintained on a lot, not to exceed the permitted number of horses.
 - c. **Minimum Box Stall Dimensions.** Box stalls shall have a minimum of 12 feet of length and width.
 5. **Fencing.** Fencing shall be subject to the following:
 - a. **Materials and Construction.** Fencing may be constructed of wood, chain-link, masonry, or metal equivalent in structural strength to the use and employment of 2-inch by 6-inch wood railings installed horizontally and spaced vertically 18 inches on center; for use in conjunction with stud stalls, such railings to be installed horizontally shall be spaced vertically 12 inches on center.
 - b. **Fence Posts.** Fence posts may be constructed of wood, metal, or concrete, equivalent in structural strength to 4-inch by 6-inch wood posts installed vertically and spaced horizontally 6 feet on center; for use in conjunction with stud stalls, such posts to be installed vertically shall be spaced horizontally 4 feet on center.
 - c. **Fence Height.** Fences to be provided for enclosures shall be maintained not less than 5 feet in height. For use in conjunction with stud stalls, such fence shall be maintained not less than 6 feet in height.
 6. **Water Facilities.** Running, potable water facilities shall be provided within each stall and within 50 feet of the corral, and such facilities shall be maintained accessible by the animals to be served.

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7. **Maintenance.** All stalls and corrals shall be continuously maintained with preservatives, fasteners, and other materials to maintain appearance and prevent deterioration and animal escape.
 8. **Containment Devices.** Substantial and acceptable locking and/or latching devices shall be provided and installed on all gates and doors to animal areas located in such a manner to be inaccessible to animals and small children for the prevention of animal escape and unauthorized entry.
 9. **Feeding Facilities.** Feeding facilities and/or boxes shall be provided in each corral and/or box stall, located in such a manner to be maintained aboveground, and such facilities shall be maintained accessible by the animals to be served.
 10. **Hay and Grain Storage.** The storage of hay shall take place on a Portland cement concrete slab floor or stored a minimum of 18 inches aboveground. Such storage of hay shall not exceed a height aboveground level greater than 12 feet and shall not be located less than 5 feet from any property line. The storage of grain shall be confined to rodent-proof containers only.
 11. **Drainage.** All areas adjacent to any pen, coop, stable, stall, barn, corral, grazing, or workout or training areas, or other building structures and areas where animals are kept and maintained, shall be graded to drain away from such facilities to prevent ponding and insect harborage.
 12. **Dust Control.** All areas used as arenas for exercising, training, or exhibition of animals shall be continuously maintained in a dust-free manner by dampening with an approved sprinkler system or other acceptable means for the prevention of detrimental and nuisance effects of dust emission to surrounding properties.
- F. **Sanitation and Health.** The keeping and maintenance of animals, poultry, and/or fowl, as provided for in this Section, shall comply with all regulations and provisions of the health and sanitation laws of the City.
1. **Distancing Requirements.** All animals, including household pets, small animals, or poultry, and pens, coops, stables, barns, corrals, grazing areas, or other structures or areas where animals may be kept or maintained shall be at least:
 - a. 26 feet from any dwelling or public street.
 - b. 11 feet from any abutting residential zoned property, except when the abutting lot contains 20,000 square feet or more.
 2. **Maintenance.** All premises and facilities upon which animals are permitted to be kept shall be maintained in a clean, orderly, and sanitary condition at all times. All manure shall be removed at least once each week, and all premises and facilities shall be treated weekly with legally approved pesticides, as applicable, for the control of odors, insects, and rodents which in any way can be considered a clear and present nuisance or detriment to the health, safety, comfort, welfare, peace, and/or tranquility of the general public.
- G. **Noisy animals, or poultry.** No person shall keep or maintain upon any property, any rooster, peacock, guinea fowl, goose, or any other animal, or poultry, which by any sound or cry shall unreasonably disturb the peace, quiet, urban environment, tranquility, or welfare of the public generally.
- H. **Prohibited animals designated.** No person shall keep, maintain, cause, or otherwise permit to be kept or maintained any of the following on any property or premises within the City:
1. **Bees.** No person shall keep or maintain, or allow to be kept or maintained, a hive of bees on any property. This provision shall not apply to the keeping of bees within an educational institution for study or observation, or within a physician's office or laboratory for medical research, treatment, or other scientific purposes, provided they are not permitted to fly at large; or
 2. Oxen or swine, or any other animals, poultry, or fowl not specifically provided for in this Section.

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18.22.070. Automated Teller Machine (ATM)

- A. **Interior ATMs.** Interior ATMs shall be permitted as an accessory use to a permitted use subject to a building permit.
- B. **Exterior-Mounted ATMs.** Exterior-mounted ATMs shall be subject to the following conditions:
1. **Permit Requirements.**
 - a. Shall be permitted in conjunction with a permitted commercial use subject to the approval of an AUP provided in Section 18.05.020 (Administrative Use Permits).
 - b. Shall be permitted in conjunction with a permitted bank and financial service institution subject to the approval of a building permit.
 2. **Lighting.** All exterior outdoor lighting shall be provided in an indirect manner, emanating from fixtures located under canopies and building eaves and at ground level in landscaped areas. Provide a minimum of ten (10) foot candle power at the face of the ATM or after-hour depository. Other types of lighting shall be subject to Zoning Administrator approval.
 3. **Design Features.** Teller machines shall be flush-mounted with the exterior building wall and match the architectural style of existing building. Each machine shall be required to have an enclosed trash receptacle.
- C. **Freestanding Drive-Through ATMs.**
1. **Permit Requirements.** Shall be permitted in conjunction with a permitted bank and financial service institution subject to the approval of an AUP provided in Section 18.05.020 (Administrative Use Permits).
 2. Drive-Through regulations are subject to Section 18.22.100 (Drive-Through Establishments).

18.22.080. Automobile Service Stations and Repair Facilities

- A. **Automobile Service Stations**
1. **Purpose.** The following standards are intended to regulate automobile service stations, as defined in Division 5 (Definitions and Measurements) of this Title.
 2. **Operations.** Operations outside of the permanent structure shall be limited to the dispensing of gasoline.,
 3. **Site Area Requirements.** Unless otherwise noted, automobile service stations shall have a minimum site area of 18,500 square feet and a minimum frontage on a street of 115 feet.
 4. **Setbacks.**
 - a. Service station buildings shall be set back 40 feet from all street property lines and shall not be closer than 20 feet to any residential zoned property.
 - b. Canopies may project up to 5 feet from all street property lines and shall not be closer than 15 feet to all other property lines.
 - c. Pump islands must be setback a minimum of 15 feet from any property line.
 5. **Driveway Standards.**
 - a. Driveways shall be limited to a maximum of one per street for automobile service stations located at an intersection or two per street for locations not at an intersection.
 - b. Driveways located on the same street shall be spaced at least 22 feet apart.

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c. No driveway shall exceed a width of 30 feet nor be less than 20 feet in the flat.

6. **Landscaping.** At least 7 percent of the total site area shall be used for landscaping and shall be continually maintained by the property owner.
7. **Screening.** A view-obscuring masonry wall of a minimum 6 feet in height shall be provided along all property lines, except within the front and street side setbacks and along required driveways, drive aisles, and walkways and shall comply with the applicable provisions of Section 18.18.020 (Fences, Walls, and Hedges) and Section 18.18.070 (Screening). Such screening may be omitted if the automobile service station is designed as a part of a commercial center.
8. **Trash Enclosures.** A minimum of one trash enclosure shall be provided on premises and shall comply with the applicable provisions of Section 18.18.100 (Trash and Recycling Areas).
9. **Lighting.** Outdoor lighting shall comply with the applicable provisions of Section 18.18.050 (Outdoor Lighting).
10. **Outdoor Storage and Display.** All storage shall be kept in a fully enclosed structure at all times.
11. **Abandoned Service Stations and/or Revocation of Conditional Use Permit.** If any service station is closed, vacated, abandoned, or not operated so as to engage in the sale of petroleum products or the dispensing of gasoline for a period of 6 months, any legal permits in effect at the end of the 6-month period shall become null and void, and no further sales or service from such service station shall be allowed. The presence of a service station that has been vacated or abandoned for a period of 6 months is declared to constitute a public nuisance and shall be cause for removal of all pumps, pump islands, tanks, canopies, signs, and other appurtenances related to the dispensing of gasoline after proper notification by the Zoning Administrator. Notification shall be made by the Zoning Administrator setting forth the intent to declare such abandoned service station a nuisance and to revoke any active permits.
12. **Change of Use and/or Vacant or Abandoned Service Station Facilities.** A change in the use of a service station facility to a use permitted within the appropriate zone and which does not operate for a principal purpose of dispensing gasoline shall constitute a closed, vacated, abandoned, or inoperative service station, which shall be declared a public nuisance and be abated pursuant to this Section.

B. Automobile Repair Facilities, Minor and Major

1. **Purpose.** The following standards are intended to regulate all minor and major automobile repair facilities.
2. **Building Requirement.** All repairs shall be conducted within a fully enclosed service building or service bay, leaving sufficient openings for ingress and egress of automobiles.
3. **Parts and Sales Restriction.** No sales or rental of vehicles, parts, or equipment shall be permitted on a vehicle repair site unless the business is licensed and has been approved for such activities.
4. **Hours of Operation.** Hours of operation shall be limited between the hours of 7 a.m. and 7 p.m.
5. **Setback.** Minor and major automobile repair facilities shall be setback a minimum of 30 feet from any residential uses.
6. **Screening.** A view-obscuring masonry wall of a minimum 6 feet in height shall be provided along all property lines, except within the front and street side setbacks and along required driveways, drive aisles, and walkways and shall comply with the applicable provisions of Section 18.18.020 (Fences, Walls, and Hedges) and Section 18.18.070 (Screening).
7. **On-Site Storage.** All storage, including items such as discarded oil, flat tires, or used parts, shall be kept in a fully enclosed structure at all times.

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8. **On-Site Parking and Storage of Vehicles.** Repaired vehicles and/or vehicles waiting to be repaired shall be parked in service bays and not be parked on public streets or alleyways.
9. **Noise.** The facility, and all associated activities, shall be designed to minimize noise impacts to adjacent uses and shall not violate the contents of Chapter 8.40 (Noise) of Title 8 (Health and Safety) of the Pico Rivera Municipal Code or the permitted noise levels for the relevant land use designation as defined in the Noise Element of the City's General Plan and as determined by a noise study.
10. **Site Maintenance.** All driveways, service areas, and other areas visible from the public right-of-way shall be maintained and kept free of oil, grease, and other litter associated with repair activities. No hazardous substances or chemicals shall spill into the public right-of-way.

18.22.090. Cottage Food Operations

- A. **Purpose.** The following regulations are intended for all cottage food operations, as that term is defined in Health and Safety Code Section 113758(a), as may be replaced, or amended from time to time. Cottage food operations are permitted in accordance with the use regulations of the specific zones identified in Division 3 (Zones and Zone-Specific Standards) of this Title, subject to the procedures and requirements of this Section.
- B. **Applicant.** The applicant shall be the "cottage food operator," as that term is defined in Health and Safety Code Section 113758(b) as may be amended from time to time.
- C. **Permit Requirements.**
 1. Only one cottage food operation shall be permitted by address, subject to a Home Occupation Permit in accordance with Section 18.05.060 (Other Permits and Approvals).
 2. The permit for the cottage food operation shall not be transferred, assigned, or used by any person other than the permittee, nor used at any location other than the one for which the permit is granted.
- D. **Location.** Cottage food operations shall not be located within 1,000 feet of the property line of another cottage food operation or located within the same building, apartment complex, or other multifamily development.
- E. **Parking.** Parking shall be available for the actual parking demand created by the use, including parking spaces for the household member's vehicles and a parking space for an employee, if an employee is present. In addition:
 1. For single-unit dwellings, parking shall be available in the property's garage or carport and driveway.
 2. For multifamily developments, parking shall be available in the cottage food operator's designated space(s). On-site parking in an apartment complex or other multifamily residence requires written consent from all of the following that apply: the property owner, landlord, homeowners' association, or property manager.
- F. **Traffic Control.**
 1. The cottage food operation shall not result in any appreciable increase in traffic, pedestrian or vehicular.
 2. The cottage food operator shall only allow vehicular delivery or loading related to the cottage food operation between the hours of 8 a.m. and 7 p.m. and indicate where on-site loading and deliveries will be made. For multifamily developments, the cottage food operator shall obtain written consent from all that apply: the property owner, landlord, homeowners' association, or property manager.
 3. The cottage food operator shall not allow any vehicle making a delivery, being loaded, or being used by consumers or third-party retailers in relation to the cottage food operation to block or impede the public right-of-way, a vehicular drive aisle, or idle at any time.

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4. Visitation to the dwelling unit containing the cottage food operation for the purpose of direct or indirect sales shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday.
5. Visitors shall not be allowed to queue or wait outside of the dwelling unit containing the cottage food operation at any time, either on foot or in vehicles.

G. Prohibited Activities and Uses.

1. Outdoor sales at the dwelling unit containing the cottage food operation shall be prohibited.
2. Cottage food operators shall not conduct sales in an attached garage, detached accessory structure or outside of the dwelling unit.
3. On-site dining or tasting events for customers shall be prohibited.
4. On-site advertising shall be prohibited.
5. External use of material or equipment other than the types and quantities customarily found in connection with a dwelling unit shall be prohibited.
6. Equipment which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses shall be prohibited.

H. **Noise.** Cottage food operations shall not create noise levels in excess of those allowed in Chapter 8.40 (Noise) of Title 8 (Health and Safety) of the Pico Rivera Municipal Code and General Plan.

I. **Conformance with Applicable Regulations.** The cottage food operation shall conform to all applicable federal, state, and municipal laws and regulations applicable to the residential area or zone in which the cottage food operation is located.

J. **Number of Employees.** Only the cottage food operator and members of the household living in the dwelling unit, as well as one full-time equivalent cottage food employee, shall participate in a cottage food operation on the site.

K. Area Limitations.

1. Operations shall not exceed the use of more than 15 percent of the floor area of the dwelling in which it is located, or that area as permitted by the Los Angeles County Department of Public Health Environmental Health Division, whichever is greater.
2. No area outside the dwelling shall be used for the operations of a home occupation in any manner whatsoever, except that one parking space is allowed.

L. **Vehicles.** One 6,000-pound vehicle used in connection with the operation of the home occupation shall be allowed and is required to be completely stored in the garage.

M. **Income Limit.** Cottage food operations shall comply with the restrictions on gross annual sales as set forth in Health and Safety Code Section 113758. Class A cottage food operations shall not exceed 75,000 dollars in gross annual sales, and Class B cottage food operations shall not exceed 150,000 dollars in gross annual sales. Should at any time sales exceed the maximum, the permit shall be void, and sales may no longer be conducted at the property.

N. **Income Verification.** Cottage food operators shall continuously maintain applicable tax returns or other proof of gross annual income.

O. **County Certification.** A cottage food operation shall obtain and renew, as required, an operating permit with the Los Angeles Department of Public Health Environmental Health Division.

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- P. **Trash.** Trash production shall not exceed that which is otherwise produced by normal residential activities.
- Q. **Inspection.** Per the Health and Safety Code Section 114365, an initial and a maximum of one annual inspection shall be conducted for a Class B operator that conducts indirect sales. A Class A operator shall not be subject to initial or routine inspections. An inspection shall be conducted for any cottage food operation based on a consumer complaint or reason to suspect that adulterated or otherwise unsafe food has been produced by the cottage food operation or that the cottage food operation is in violation.

18.22.100. Drive-Through Establishments

- A. **Purpose.** The following regulations are intended for the orderly operations of drive-through establishments.
- B. **Site Area and Dimensions.** The minimum site area and dimensions shall be as follows:
1. **Corner Lot.** No drive-through establishment shall be developed on a corner lot or parcel of land with less than twelve thousand square feet in area, or less than one hundred ten linear feet of frontage on each street. Lots or parcels of land being extreme or irregular in shape shall be subject to determination by the Zoning Administrator.
 2. **Interior Lot.** Drive-through establishments located on an interior lot or parcel of land shall have not less than ten thousand square feet of lot area, nor less than one hundred feet of street frontage.
- C. **On-site circulation.** Drive-through establishments shall be provided with internal circulation and traffic control devices in accordance with the following:
1. **Aisles.** Drive-through aisles shall be located and designed as follows.
 - a. The entrance and exit of any drive-through aisle shall be at least 100 feet from an intersection or as determined by a traffic analysis (measured at the closest intersecting curbs) and at least 25 feet from the edge of any driveway or as determined by a traffic study.
 - b. Drive-through aisles shall have a minimum 10-foot interior radius at curves.
 - c. Drive-through aisles shall have a minimum 12-foot width.
 2. **Queuing area.** A clearly identified area shall be provided for vehicles waiting for drive-through service that is physically separated from other on-site traffic circulation.
 - a. The queuing area shall be determined by a queuing study.
 - b. The stacking area shall be located so that the queuing is before the menu board.
 - c. Separation of the stacking area from other traffic shall be by concrete curbing or paint striping on at least one side of the lane.
 3. **Walkways.** Pedestrian walkways shall have clear visibility and be emphasized by enhanced paving or marking.
- D. **Restroom Facilities.** Whenever restroom facilities provide outside access, such access shall be screened from public view with decorative materials used and designed in the exterior appearance of the main building, or by suitable landscape material as may be approved by the Zoning Administrator.
- E. **Screening.** Where a drive-through establishment shares a rear or interior side property line with any residential use, screening shall be provided in accordance with Section 18.18.070 (Screening).
- F. **Noise.** Outdoor speakers shall be located at least 50 feet from any residentially zoned parcel and should be directed away from adjacent residential uses.

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- G. **Site Design.** Drive-through establishments shall be designed with respect to pedestrian movement and spaces between buildings and parking areas. This includes, but is not limited to, the following:
1. Walk-up windows shall be located near outdoor dining areas or other pedestrian areas in a manner that limits vehicle and pedestrian conflicts.
 2. Service or loading areas shall not face the public right-of-way.
- H. **Facility Design within Shopping Centers.** Drive-through establishments within an integrated shopping center shall have an architectural style consistent with the established shopping center. The architecture of any drive-through establishment shall be compatible with surrounding uses in terms of color, form, materials, and scale.

18.22.110. Family Day Care Homes

- A. Family day care homes operated under the standards of state law and located in a residentially zoned area shall be considered a residential use of property and shall not require a business license, fee, or tax for the privilege of operating a small or large family daycare home. Restrictions on building heights, setback, or lot dimensions of a family daycare home must be identical to those applied to all other residences with the same zoning designation as the family daycare home.
- B. Family day care homes must be developed in compliance with the provisions of Chapter 3.6 (Family Day Care Homes) of the Health and Safety Code.

18.22.120. Home Occupations

- A. **Purpose.** The intent and purpose of this Section is to provide regulations for home occupations in the City. Home occupations are permitted in accordance with the use regulations in Division 3 (Zones and Zone-Specific Standards) of this Title, subject to the procedures and requirements of this Section.
- B. **Permit Requirements.** Home occupations shall be permitted only as an accessory use to a residential dwelling subject to a Home Occupation Permit in accordance with Section 18.05.060 (Other Permits and Approvals).
1. A permit to operate a home occupation shall only be issued to the owner or occupant of the property, and such permit shall only be applicable and remain in effect so long as the applicant is a resident of the premises for which such permit is issued and shall not be transferable to any other person or property.
 2. The following businesses shall not operate out of a home and shall not be permitted by home occupation permits: alcohol sales, firearm and ammunition sales and services, on-site massage therapists, hairdressers, retail sales, vehicle storage, vehicle sales and vehicle repair, vehicle dispatch, furniture or cabinet making, commercial kennels, commercial stables, breeding facilities, forensic testing or as determined by the Zoning Administrator.
- C. **Operational Standards.**
1. **Nuisances.** The operation of the home occupation shall not create any conditions that amount to a public nuisance and shall not be detrimental to the residential neighborhood by causing increased noise, traffic, lighting, odor, or by violating any applicable ordinances or laws.
 2. **Employees.** No employees or independent contractors other than residents of the dwelling unit shall be permitted to work at the location of a home occupation except as otherwise allowed for cottage food operations.
 3. **On-Premises Standards.**
 - a. Home occupations shall not have:

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- i. On-premises sales, displays, or consultation, except by phone or mail and as allowed under Subsection D (On-Premises Consultation Exception) of this Section.
- ii. On-premises manufacturing fabrication or processing with the exception of small-scale crafts as determined by the Zoning Administrator

4. Area Limitations.

- a. Operations shall not exceed the use of a maximum of 15 percent of the floor area of the dwelling in which it is located.
- b. No area outside the dwelling shall be used for the operations of a home occupation in any manner whatsoever, except that one parking space is allowed.

5. **Vehicles.** One 6,000-pound vehicle used in connection with the operation of the home occupation shall be allowed and shall be required to be completely stored in the garage.

6. **Alterations or Remodeling.** No interior or exterior alterations or remodeling of any type whatsoever shall be permitted in connection with a home occupation.

7. **Noise.** Cottage food operations shall not create noise levels in excess of those allowed in Chapter 8.40 (Noise) of Title 8 (Health and Safety) of the Pico Rivera Municipal Code and the General Plan.

8. **Signs and Advertising.** No signs or other advertising of any form or nature whatsoever shall be displayed anywhere on the premises in connection with a home occupation.

D. **On-Premises Consultation Exception.** On-premises consultation shall be permitted in connection with a home occupation if the following conditions and restrictions are met:

1. Location.

- a. Dwelling is located on a property whose front property line directly abuts a major arterial as designated within the Circulation Element of the City's General Plan or whose street-adjacent side property line abuts a major arterial as designated within the Circulation Element of the City's General Plan and provides direct legally permitted vehicular access via a driveway from the major arterial. On-premises consultation shall be prohibited within dwellings located on properties whose front and or street-adjacent side property lines directly abut a frontage road that runs parallel to a major arterial and is separated from the major arterial by a median.
- b. Dwelling is not located within an apartment complex or condominium.

2. Parking.

- a. Property complies with current off-street parking requirements pursuant to Chapter 18.19 (Off-Street Parking and Loading Standards).
- b. Dwelling possesses a minimum of one off-street parking space for customer/client parking provided on a legally permitted driveway or within a legally permitted carport or garage that does not impede any required drive aisles.

3. On-Premises Client Consultation.

- a. A maximum of one customer/client may receive on-premises consultation at any one time. A family unit, such as a parent and one or more children, is considered one client or customer for purposes of this restriction.
- b. On-premises consultation shall be restricted to services typically rendered within a business office.

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4. **Hours of Operation.** On-premises consultation shall be permitted between the hours of 7 a.m. to 7 p.m.

18.22.130. Microenterprise Home Kitchen Operations

- A. **Purpose.** The purpose of this Section is to regulate Microenterprise Home Kitchen Operations (MEHKO) and incorporate by reference Health and Safety Code section 114367.5. and Los Angeles County Code Chapter 11.17 Microenterprise Home Kitchen Operations. Unless otherwise specified in this Section, a MEHKO shall comply with all the requirements of California Health and Safety Code, Division 104, Part 7 and Los Angeles County Code Chapter 11.17 Microenterprise Home Kitchen Operations.
- B. **Requirement.**
 1. No person, either for themselves or any other person, shall engage in any Microenterprise Home Kitchen Operations within the city without first applying and maintaining at all times in full force and effect a business license pursuant to Chapter 5.08 of this code, and any other permits, authorizations, or approvals required by law from the city or other governmental agency that is applicable to MEHKO.
 2. MEHKO operator shall provide written authorization signed by the property owner to conduct a Microenterprise Home Kitchen Operation.
- C. Operational requirements and prohibitions applicable to MEHKO operators.
 1. Operation shall be permitted between the hours of seven a.m. to seven p.m.
 2. MEHKO operator shall comply with the noise standards provided in the Pico Rivera Municipal Code, and shall not utilize any amplifying or sound-generating equipment or devices in connection with the operation.
 3. No signage or outdoor advertisement shall be displayed on the property.
 4. Pushcarts, stands, displays, pedal-driven carts, wagons, showcases, racks, or other nonmotorized unenclosed conveyance used for a Compact Mobile Food Operation (CMFO) shall be prohibited from being stored on the property.

18.22.140. Massage Establishments

- A. **Purpose.** The following provisions are intended for the orderly regulation and safe operations of massage establishments.
- B. **Applicability.** The provisions of this Section shall apply to all massage establishments, in any of the following scenarios:
 1. The opening or commencement of any massage establishment.
 2. The conversion of any other existing business to a massage establishment.
 3. The addition of a massage establishment to any other existing business.
 4. The relocation of any existing massage establishment.
- C. **Licensing.** It is unlawful for any person to perform, practice, or administer a massage within the City without first obtaining a certificate issued by the California Massage Therapy Council pursuant to the Massage Therapy Act of Chapter 10.5 of Division 2 of the California Business and Professions Code (or successor provision or provisions).
- D. **Employee Register** The massage establishment must maintain a register of all people employed as a massage technician by the establishment. The register shall be maintained on the premises for a minimum period of two years after massage technicians cease their employment. The register must be updated when a massage

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technician is added or discontinues services at the establishment. Notification shall be provided to the city within ten calendar days of the date an employee, massage technician, or independent contractor is added or discontinues service at the establishment. The register shall also be made available for inspection by representatives of the city at any time during the establishment's business hours. The register must include the following information:

1. The proper name of each massage technician, including his or her first, middle, and last names.
 2. Any nicknames, pseudonyms, or aliases used by each massage technician.
 3. Each massage technician's current residence address and relevant phone numbers.
 4. The age, date of birth, gender, height, weight, color of hair and eyes of each massage technician.
 5. All information contained in a massage technician's massage certificate, including certificate number, date of issuance, and expiration date.
 6. The date of hire and, if applicable, termination.
- E. **Building Requirements.** All massage activities shall be administered within an enclosed building or space and may not be permitted as a home occupation use.
- F. **Transparency.** Transparency shall be required in accordance with the zoning regulations of the applicable zone. Transparent features shall not be blocked unless necessary to protect privacy; however, nothing in the adopted regulations shall be interpreted to require transparency in a manner that interferes with a client's reasonable expectation of privacy. The storefront windows of the massage establishment shall be transparent to provide clear visibility into the unit, and the windows shall not be obscured by curtains, blinds, or other temporary devices during operating hours; however, if the storefront windows are for a room where massage will occur this requirement shall not apply.
- G. **Conditional Operations.** All massage practitioners and employees shall be fully clothed at all times. No massage practitioner or employee shall massage any patron unless all specified anatomical areas, as defined in Section 5.22.020 of the Pico Rivera Municipal Code and in California Business and Professions Code Section 4609(a)(1), are fully covered at all times while any employee is present in the same room. No person shall give, or assist in giving, any massage or other body treatment to any other person under the age of eighteen years, unless the parent or guardian of the minor person has consented thereto in writing.
- H. **Advertisement of Services.** A list of services available and the cost of such services shall be posted on premises or provided to clients before services are rendered. The services shall be described in English and may also be described in other languages. No massage establishment shall permit any person employed or retained by the massage establishment to perform any services or request or demand fees other than those posted or advertised.
- I. **Recording and Monitoring.** No device of any kind shall be used for the purposes of recording or monitoring of the services performed at the massage establishment.
- J. **Prohibited Merchandise.** No sexually oriented merchandise, as defined in Section 5.22.020 (Definitions) of Title 5 (Business Licenses and Regulations) of the Pico Rivera Municipal Code, shall be used, stored, or otherwise kept on the premises of the massage establishment.
- K. **Prohibited Sexual Activities.** Under no circumstances shall any specified sexual activities, as defined by Section 5.22.020 (Definitions) of Title 5 (Business Licenses and Regulations) of the Pico Rivera Municipal Code, be administered at the massage establishment.

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- L. **Other Requirements.** All massage establishments shall be operated in compliance with Government Code Section 51034 and California Business and Professions Code 4600 et seq. as may be amended from time to time.

18.22.150. Outdoor Dining

- A. **Purpose.** This Section provides regulations for outdoor dining areas on privately owned property and in the public right-of-way.
- B. **Permit Requirements.**
1. **Outdoor Dining on Privately Owned Property.** Outdoor dining on privately owned property shall be permitted as an accessory use to any eating and drinking establishment subject to the approval of a Zoning Consistency Review in accordance with Section 18.05.060 (Other Permits and Approvals).
- C. **Outdoor Dining within the Public Right-of-Way.** Outdoor dining within the public right-of-way shall be permitted as an accessory use to any eating and drinking establishment subject to an AUP in accordance with Section 18.05.020 (Administrative Use Permits) and an encroachment permit or similar approval from the Public Works Director.
- D. **Accessibility.** Outdoor dining areas shall meet current Building Code and Americans with Disabilities Act (ADA) accessibility requirements and shall comply with the following where they are more restrictive than Building Code and ADA requirements:
1. The surface of the outdoor dining area shall be level and shall not be located on a raised platform or in a sunken area unless an accessible ramp is provided.
 2. A minimum of one wheelchair accessible seating space shall be provided for every 20 seats.
 3. Access to designated wheelchair seating spaces shall be provided through an accessible path with not less than 36 inches of unobstructed width.
- E. **Food and Beverages.** All food and beverages served in the outdoor dining area shall be prepared within the building associated with the primary use. Outdoor dining areas serving alcoholic beverages shall comply with the applicable provisions of Section 18.22.050 (Alcohol Sales) and applicable requirements of the State's Alcohol Beverage Control Board.
- F. **Hours of Operation.** The hours of operation of the outdoor dining area shall not exceed those of the indoor eating and drinking establishment.
- G. **Standards.**
1. **Delineation of Area.** Any outdoor dining area shall be delineated by a barrier consisting of walls and/or hedges that are between 30 and 42 inches in height, subject to applicable provisions in Section 18.18.020 (Fences, Walls, and Hedges).
 - a. A clear, transparent, shatterproof glass or similar material may be used on top of the barrier to enclose the outdoor dining area to minimize windy or cold climatic conditions. The height of the barrier plus the clear enclosure shall not exceed 60 inches in height.
 - b. Outdoor dining providing a maximum of one row of tables and chairs within 48 inches of the building façade that does not block ingress or egress from the eating and drinking establishment shall not be required to provide a barrier.
 2. **Menu Board.** One freestanding, mounted menu board no greater than 15 inches in width and 24 inches in length permitted adjacent to entranceway.

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3. **Outdoor Furniture.** Commercial grade tables, chairs, umbrellas, serving stations or similar equipment to be located outside must be architecturally compatible with existing structure subject to zoning administrator approval.
 4. **Clear Path of Travel.** Pedestrian or vehicular traffic flow shall not be obstructed and a clear path of travel at least 36 inches in width shall be maintained in the public right-of-way, as applicable.
 5. Awnings or umbrellas may be used in conjunction with an outdoor dining area but shall not be used as a permanent roof or shelter over the area for eating and drinking.
- H. **Site Compatibility.** All outdoor dining and seating structures and furniture, including tables, chairs, umbrellas, and planters, shall be compatible with the design of the primary use. Additionally, all outdoor dining and seating furniture shall be moveable and of commercial quality to withstand outdoor use.
- I. **Parking.** No required vehicle parking spaces shall be eliminated to accommodate outdoor dining areas, unless replaced. Outdoor dining and seating areas shall not violate any of the parking provisions of Chapter 18.19 (Off-Street Parking and Loading Standards).
- J. **Maintenance.** All outdoor dining areas shall be kept in a clean condition and remain clear of litter at all times. All umbrellas and awning shall be kept in pristine condition.
- K. **Revocation.** The zoning administrator may revoke the outdoor dining permit upon violation of any imposed condition. Upon termination of said permit the sidewalk shall be returned to its original condition.

18.22.160. Recycling Facilities

- A. **Purpose.** The following regulations are intended for all recycling facilities – Recycling Collection Centers, including Collection Storage Units and Mobile Recycling Units, and Reverse Vending Machines – as defined in Chapter 18.25 (Definitions) of this Title.
- B. **General Provisions.**
1. Recycling facilities shall be located, developed, licensed, and operated in compliance with the California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500) and the standards provided in this Title.
 2. A maximum of one recycling facility in any convenience zone established by the California State Department of Conservation shall be permitted to avoid an over-concentration of recycling facilities.
 3. Recycling uses to be conducted entirely within an enclosed building.
 4. **Public Information.** All recycling facilities shall display the following to the public, as applicable:
 - a. City licenses and phone contact for site maintenance and operation.
 - b. The name and phone number of the person responsible for the recycling facility.
 - c. The facility's hours of operation.
 5. **Signage.**
 - a. Except for permitted signage, no advertisement for any product or use other than material(s) to be recycled shall be affixed to a machine, collection unit, or other recycling facility visible to the public.
 - b. One directional and informational sign for each recycling facility shall be permitted. The sign may measure no more than 1 foot by 3 feet and be placed, or otherwise permanently affixed to the recycling facility.

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6. **Site Maintenance.**

- a. All facilities shall be maintained in a clean and litter-free manner and shall be swept daily. A trash receptacle may be provided at each recycling facility as determined by the Zoning Administrator.
- b. The operator and primary business of any recycling facility shall remove all recyclable materials which have accumulated or are deposited outside a designated container, bin, or enclosure intended as receptacles for such materials within a 24-hour period. Upon failure to immediately remove said material, the City may deem them to be abandoned and may enter the site to remove the materials. The property owner(s) of the premises and the operator of the facility shall be liable for full costs of such clean-up work completed by the City.

7. **Facility Sanitation.** All buildings and structures within the site shall be rodent-proofed, and any rodent infestation or accumulation of flies or other insects of public health significance shall be controlled immediately.

8. **Plan of Operations.** A plan of operation including correctly dimensioned site plans of the facility, days and hours of operation, anticipated volume of recyclable and nonrecyclable materials to be collected, and any other information as requested by the Zoning Administrator shall be submitted for review and approval.

9. **Litter and Debris Plan.** As necessary, a litter and debris plan for on- and off-site impacts shall be reviewed and approved by the Zoning Administrator.

10. **Periodic Reporting.** As determined by the Zoning Administrator, a periodic report providing such information as the weight, volume, and type of recyclable material and nonrecyclable material received shall be provided to the Community and Economic Development Department.

11. **Parking.** No additional parking spaces are required for customers of a collection storage unit, mobile recycling unit, or reverse vending machine located on the same lot as the established primary use.

12. **Collections.** Recycling facilities shall be limited to the collection of recyclable materials as defined in Chapter 18.25 (Definitions) of this Title, or as otherwise permitted by the Zoning Administrator.

C. **Recycling Collection Centers.** In addition to the General Provisions of Subsection B (General Provisions) of this Section, recycling collection centers shall be subject to the provisions of this Section.

1. **Location Requirements.** The site shall not be located on a property within 400 feet of a parcel zoned for residential or open space purposes, or any property containing a sensitive land use.

2. **Use Regulations.**

- a. Recycling collection centers shall be contained within a fully enclosed building structure, unless otherwise specified.
- b. Hours of operation shall be those between 7 a.m. and 7 p.m.
- c. Recyclable material delivered to the site shall be presorted.
- d. No processing activities shall be permitted on the property.

3. **Storage Requirements.**

- a. All storage of recycled materials shall be contained within a fully enclosed building. No open, loose, bulk, or aggregate storage shall be permitted.

4. **Collection Storage Units.** Collection storage units shall be established in conjunction with the permitted primary use.

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- a. **Size.** Collection storage unit coverage shall not exceed 125 square feet.
 - b. **Location.**
 - i. The collection storage unit shall be located within an enclosed building.
5. **Mobile Recycling Unit.** Mobile recycling units shall be established in conjunction with the permitted primary use.
- a. **Location.** Mobile recycling units shall be located within an enclosed building.
 - b. **Use Regulations.**
 - i. All storage shall be completely enclosed in a mobile recycling unit.
 - ii. An attendant shall be present at all times when operating the mobile recycling unit.
- D. **Reverse Vending Machines.** In addition to the General Provisions of Subsection B (General Provisions) of this Section, reverse vending machines shall be subject to the provisions of this Section.
1. Reverse vending machines shall be located inside an enclosed building and within 25 feet of the primary entrance.
 2. Reverse vending machines shall be permitted as an accessory use to a primary use.

18.22.170. Retail/Shopping Centers

- A. **Purpose.** This Section provides regulations for the operation and maintenance of retail, shopping, and other commercial centers.
- B. **Design within Shopping Centers.** Any new use within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture shall provide compatibility with surrounding uses in terms of color, form, materials, and scale.
- C. **Shopping Cart Containment.**
1. **Containment Options.** Each business establishment shall be required to incorporate one of the following containment measures for shopping carts to prevent their removal from the premises:
 - a. Equipping all carts with self-locking wheels in conjunction with an electronic or magnetic barrier running along or within the perimeter of the premises. The locking mechanism shall activate when the shopping cart crosses the electronic or magnetic barrier.
 - b. Providing proof of contract with a qualified shopping cart retrieval service.
 2. **Cart Collection.** All shopping carts located on the outdoor premises of the business establishment shall be collected at the end of each business day and be securely stored at a designated storage area until the beginning of the following business day. For business establishments that operate 24 hours a day, off-site shopping carts must be retrieved hourly.
 3. **Cart Corrals.** All business establishments providing shopping carts shall provide cart corrals for the purposes of temporary storage and shall provide a sufficient number of cart corrals to accommodate all shopping carts and comply with the following:
 - a. For business establishments providing 30 or fewer shopping carts, the business shall provide a minimum of two cart corrals within the parking area.

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- b. For business establishments providing more than 30 shopping carts, the business shall provide a minimum of two cart corrals within the parking area, as well as an additional cart corral for every additional 25 shopping carts.
 - c. At least one permanent cart corral shall be provided within 30 feet of the establishment entrance. Permanent corrals shall be enclosed by a wall or fence between 12 and 18 inches in height.
4. **Cart Identification.** To facilitate retrieval services, every shopping cart shall include identifiable information on a sign permanently affixed to the shopping cart. The information must be written in English, and additional languages may be provided, and shall include:
- a. The identity of the owner and/or the establishment.
 - b. The address and phone number of the owner and/or establishment for cart return.
 - c. Public information stating that removal of the shopping cart is a violation of state and local law.

18.22.180. Single Room Occupancy

- A. **Purpose.** Pursuant to California Health and Safety Code Section 17958.1, single room occupancy housing shall be subject to the following standards.
- B. **Unit Size and Occupancy.** The minimum size of a unit shall be 150 square feet, and the maximum size shall be 400 square feet, which may include bathroom and/or kitchen facilities.
- C. **Common Area.** A minimum of 10 square feet for each unit shall be provided for a common area. All common areas shall be within the structure. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the Zoning Administrator shall be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.
- D. **Management.** The operator shall maintain a management plan that addresses management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures, and staffing needs, including job descriptions. A 24-hour resident manager shall be provided for any single-room occupancy use with 12 or more units. The management plan is subject to approval by the Zoning Administrator prior to issuance of Certificate of Occupancy.
- E. **Parking.** Parking shall be provided as set forth in section 18.19.030 Parking
- F. **Kitchen Facilities.** Each unit shall contain a kitchen sink with a garbage disposal, serviced with hot and cold water, and a countertop measuring a minimum of 18 inches wide by 24 inches deep. If each individual unit does not contain a refrigerator and a microwave oven, a complete kitchen facility with at least a refrigerator, microwave oven, and sink with garbage disposal available for residents shall be provided on each floor of the structure.
- G. **Bathroom Facilities.** For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

18.22.190. Telecommunication Facilities

- A. **Purpose.** The intent and purpose of this Section is to provide regulations for the development of wireless telecommunication facilities in the City as defined in Chapter 18.25 (Definitions). The regulations are designed to allow for the orderly development of wireless telecommunication facilities while protecting and promoting

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the safety, welfare, image, and aesthetic values of the community as set forth in the goals, objectives, and policies of the Pico Rivera General Plan. The specific objectives of this Section are as follows:

1. Encourage wireless telecommunication facilities in appropriate locations throughout the City;
2. Protect local interests and maintain an aesthetically pleasing community environment through setbacks and aesthetic enhancements.

B. General Requirements. All wireless telecommunication facility proposals shall comply with the provisions of this Section and all other provisions of this Title not in conflict with this Section.

1. **Proof of Compliance.** An applicant shall provide proof of compliance with existing federal or ANSI (American National Standards Institute) standards relative to RF (Radio Frequency) or EMF (Electromagnetic Field) transmissions. A letter from a certified RF engineer fulfills this requirement. Additional compliance verification may be required should federal standards be modified.
2. **Transmissions Interference.** Interference caused by facility or transmissions to TV, ham radio, or similar uses to be rectified within 30 days by facility operator upon notification by the City. Facility operator to be responsible for any expense involved in rectifying problems arising from such interference.
3. **Colocation Required Where Feasible.** The applicant and owner of any lot on which a telecommunication facility is located shall cooperate and exercise good faith in co-locating telecommunication facilities on the same support structures or site. Subject to Zoning Administrator requirements, the applicant and/or existing provider may be required to provide written verifiable proof why colocation is not structurally or technically feasible. Lease agreements may not preclude prohibition of colocation or contain an exclusivity clause. Violation of this provision shall be subject to the provisions of Section 18.04.090 (Revocation of Permits or Entitlements). Colocation facilities that do not substantially change the physical dimensions of an eligible support structure per 47 C.F.R. § 1.6100(b)(7) shall be a permitted use not subject to a discretionary permit when consistent with Government Code Section 65850.6, as may be amended from time to time.

C. Development Standards.

1. **General Standards.** The following standards apply to telecommunication facilities in all zones, except as otherwise provided for in this Section or in Division 3 (Zones and Zone-Specific Standards) of this Title.
 - a. **Maintenance.** All improvements associated with the telecommunication facility, such as equipment shelters, towers, antennas, fencing, and landscaping, shall be maintained in good condition at all times, free from trash, debris, graffiti, and any form of vandalism. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.
 - b. **Concealment.** Wireless facilities must incorporate concealment elements, measures and techniques that blend the equipment and other improvements into the natural and/or built environment in a manner consistent and/or compatible with the uses germane to the underlying zoning district and existing in the immediate vicinity. As an illustration and not a limitation, a wireless facility designed to mimic a native tree species to provide effective camouflaging and/or concealment or completely concealed and architecturally integrated into the existing façade or rooftop features with no visible impacts from any publicly accessible areas.
 - i. When a mono-tree is proposed as part of a wireless telecommunication facility, the selection of the type of mono-tree shall be based on the existing or proposed type and size of trees on the site it is being developed on. Such mono-trees shall be placed within a grove or windrow of similar living trees that will have a complementary height and appearance at maturity.

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- ii. When possible, the maximum tree branch/frown density shall be used and incorporated within the design of all mono-trees for concealment purposes. In addition, all cellular antennas mounted to a mono-tree shall incorporate the use of "sock covers" (except on mono-palms) over each antenna to simulate tree branches/leaves/needles etc. for additional concealment.
 - c. **Signs and Advertising.** Non-safety-related signage or advertising shall be prohibited..
 - d. **Lighting.** Lighting shall be kept to a minimum level of illumination as necessary for safety purposes in accordance with Section 18.18.050 (Outdoor Lighting). Lighting plan shall be submitted for review and approval prior to permit issuance.
 - e. **Structures to be Removed if No Longer in Use.** Should a wireless telecommunications facility become unused for a continuous period of 180 days, then the property owner shall be responsible for removing the structure and equipment within 60 days of notification from City, should purveyor fail to do so. Lease agreement between purveyor and property owner cannot prohibit property owners' ability to remove equipment should above condition occur. Lease agreements to be drafted to fit within "commercial lease" provisions of federal bankruptcy law. Applicant may be required to verify compliance with these provisions.
2. **Zone-Specific Standards.**
- a. **Residential Zones.** The following standards apply in all residential zones, except for the PUD zone:
 - i. **Height.** Structures shall be a maximum height of 55 feet.
 - ii. **Orientation.** Antenna and associated accessory equipment should be oriented away from neighboring properties or public right-of-way.
 - iii. **Location.** Telecommunication facilities shall not be located on any parcel with a residential use, except for roof-mounted antennas and equipment, which may be allowed on multifamily dwellings.
 - b. **PUD, P, C-C, SP-301, CPD and P-A Zones.** In the CPD and P-A zones, the following standards apply:
 - i. **Height.** Freestanding structures shall be a maximum height of 55 feet.
 - ii. **P-A Zone.** Structures shall not be located in conjunction with a residential use.
 - c. **I-G, I-L, and IPD Zones.** In the I-G, I-L, and IPD zones, the following standards apply:
 - i. **Distancing Requirements.** Freestanding monopole-type structures or roof-mounted panel antennas shall be located a minimum distance of 200 feet from any residential property and a minimum of 100 feet from public right-of-way.

18.22.200. Vending Machines and Lockers

- a. Movie rental vending machines shall be only placed inside a building within a commercial business.
- b. Self-service parcel delivery service lockers shall only be placed inside a building within a commercial business.
- c. Collection containers, boxes, bins, or receptacles for clothing and other personal property shall only be placed inside a building within a commercial business.
- d. Water vending machines shall only be placed inside a building within a commercial business.
- e. Propane tanks within lockers for retail sale are permitted at the exterior of a commercial business with a square footage of over ten thousand square feet or automobile service stations (gas stations). The applicant shall submit a site plan and elevation to be approved by the planning division.

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Chapter 18.23. Affordable Housing Density Bonus

18.23.010. Purpose and Applicability.

- A. **Purpose.** This purpose and intent of this Chapter is to implement the State Density Bonus Law, Government Code Section 65915 et. Seq., as may be amended. In enacting this Chapter, the City also intends to implement the goals, objectives and policies of the adopted General Plan Housing Element to encourage the production of affordable housing in the city.
- B. **Applicability.** This Chapter shall apply to housing developments as defined in this chapter in all zones that allow residential uses.

18.23.020. General Provisions

- A. This chapter references Chapter 4.3 (Density Bonuses and Other Incentives) of California Government Code Division 1, Title 7 (Planning and Land Use), relating to density bonuses. Terms used in this chapter shall have the meanings as set forth in the State Density Bonus Law.
- B. Housing Development as set forth in Government Code Section 65915(i).
- C. In accordance with state law, neither the granting of a concession or incentive, nor the granting of a density bonus, shall be interpreted, in and of itself, to require a general plan amendment, zoning map amendment, or other discretionary approval.

18.23.030. Density Bonus

The City shall grant a density bonus and/or incentives or concessions, waivers or reductions of development standards, and/or parking ratios as described in state density bonus law to a qualifying project pursuant to state density bonus law.

18.23.040. Types of incentives and concessions allowed.

- A. An applicant for a density bonus shall be granted the incentive(s) or concession(s) requested by the applicant unless the approving body makes a written finding required by Cal. Gov't Code § 65915(d)(1).
- B. The applicant shall be entitled to receive the number of incentives or concessions as provided by Cal. Gov't Code § 65915(d)(2).
- C. Upon written request to the city, an applicant for a housing development that is eligible for a density bonus based upon the contribution of affordable units, may receive a higher amount of density bonus if the percentage of very low, lower, and moderate income housing units exceeds the base percentage established.

18.23.050. Standards for Housing Developments.

- A. The city shall not apply any development standard that will have the effect of precluding the construction of a development meeting the criteria described in state density bonus law at the densities or with the concessions or incentives permitted by this subchapter unless it makes one or more of the findings required by Cal. Gov't Code § 65915(e)(1).
- B. Affordable units qualifying a housing development for a density bonus shall be reasonably dispersed throughout the housing development and compatible with the design of market rate units in terms of appearance, materials, and finished quality. The applicant may reduce the interior amenities and square footage of inclusionary units, provided all units conform to all other requirements of this municipal code.
- C. For developments with multiple market rate units containing differing numbers of bedrooms, affordable units qualifying a housing development for a density bonus shall be representative of the market rate unit mix.

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18.23.060. Procedures

- A. **Concurrent Review.** The applicant for a density bonus shall submit the request to Zoning Administrator in conjunction with the first approval of the housing development and processed concurrently with all other applications required for the housing development.
- B. **Completeness Review.** The Zoning Administrator shall notify the applicant for a density bonus whether the application is complete in accordance with the procedures found in Section 18.04.020 (Application and Fees). If the Zoning Administrator notifies the applicant that the application is deemed complete, the Zoning Administrator shall include the information required by California Government Code Section 65915(a).
- C. **Modifications.** A request for a minor modification of an approved application may be granted by the Zoning Administrator if the modification is substantially in compliance with the original application and the conditions of approval. Other modifications to the density bonus development shall be processed in the same manner as the original application.
- D. **Application Requirements.**
 - 1. Applications for a density bonus housing development shall include the following information:
 - 2. A site plan identifying the base project without the density bonus, number and location of all inclusionary units, affordable units qualifying for the project for a density bonus, and proposed density bonus units; and
 - 3. Proposed categories qualifying the housing development for a density bonus; and
 - 4. Level of affordability of all affordable and inclusionary units and proposals for ensuring affordability, if applicable; and
 - 5. A description of any requested incentives, concessions, waivers or modifications of development standards, or modified parking standards;
 - 6. Provide a written statement describing that the development meets the qualifications and findings required under Government Code for the applicable density bonus.
 - 7. If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated
 - 8. If a density bonus or concession is requested for a childcare facility, the application shall show the location and square footage of the childcare facility
- E. **Permit Issuance.** Building permits for affordable units qualifying a housing development for a density bonus shall be issued concurrently with, or prior to, issuance of building permits for the market rate units, and the affordable units shall be constructed concurrently with, or prior to, construction of the market rate units. Occupancy permits and final inspections for affordable units qualifying a housing development for a density bonus shall be approved concurrently with, or prior to, approval of occupancy permits and final inspections for the market rate units.

18.23.070. Preapplication Review

- A. An applicant proposing a housing development in accordance with this chapter may submit a preliminary application prior to the submittal of any formal request for approval of a density bonus housing development.
- B. Within 90 days of receipt of the preliminary application the city shall provide to an applicant, a letter which identifies project issues of concern and the procedures for compliance. The zoning administrator shall inform the applicant that the requested additional incentives shall be recommended for consideration with the proposed housing development, or that alternative or modified additional incentives for consideration in lieu of

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the requested incentives. If alternative or modified incentives are recommended by the Zoning Administrator, the recommendation shall establish how the alternative or modified incentives can be expected to have an equivalent affordability effect as the requested incentives.

18.23.080. Developer Affordable Housing Agreement

- A. To ensure density bonus housing developments remain available and affordable as described in the approved density bonus application, the applicant shall enter into an agreement with the City. The terms of the draft agreement shall be reviewed and revised as appropriate by the Zoning Administrator and be approved by the City Attorney.
- B. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind future owners and successors in interest.

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DRAFT DIVISION 5 - DEFINITIONS AND MEASUREMENTS

Division 5. Definitions and Measurements

Chapter 18.24. Purpose

The purpose of this Divisions is to provide and establish definitions and rules of measurement to implement the provisions of this Title.

Chapter 18.25. Definitions

Language commonly used throughout this Title is defined in this Chapter.

18.25.010. Definitions, "A"

Accessory.

A building, structure, or use of land which is clearly incidental and subordinate to the primary building, structure, or use of land located on the same lot.

Accessory Dwelling Unit.

Shall have the same meaning as defined in California Government Code Section 65852.2, as may be replaced or amended from time to time, and shall mean an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-unit or multi-unit dwelling is or will be situated. An accessory dwelling unit also includes the following: an efficiency unit; and a manufactured home, as defined in Section 18007 of the California Health and Safety Code.

Accessory Structure.

A structure which is attached or detached from, but related to, the structure containing the permitted primary use of the property on which said accessory structure is located.

Accessory Uses.

A use that is clearly subordinate, incidental, and related to the primary use of the lot that does not alter the primary use of the subject lot.

Adult Business.

Shall be defined as set forth in Section 5.22.020.

Alley.

A publicly dedicated and improved right-of-way, not exceeding a uniform width of 20 feet or as determined by the City Engineer, which affords a secondary means of access from a street or highway to an abutting lot.

Amendment.

A change or modification in the wording, context or substance of this Title 18 or any portion thereof, and including the Official Zone Map.

Antique Shop.

A commercial establishment predominantly engaged in conducting, managing or carrying on the business of buying, selling or otherwise dealing in antiques. An antique, for the purposes of this title, shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, and at least 50 years old. However, antique

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shops shall specifically exclude secondhand goods, thrift, vintage stores, discount stores, liquidator store and pawn shops.

Amateur Radio Antenna.

An antenna utilized by a federally licensed operator to permit amateur radio communication.

Apartment.

A building or group of buildings in which each such building contains three or more dwelling units.

Assisted Living.

Shall have the same meaning as “residential care facility for the elderly” as defined in Health and Safety Code Section 1569.2, as may be replaced, or amended from time to time, and shall mean a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, or personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in a residential care facility for the elderly as specified in Health and Safety Code Section 1569.316.

Automated Teller Machine.

A point-of-sale terminal designed to facilitate financial transactions. Services provided include, but may not be limited to, cash withdrawals, deposits, transfers, payments and other similar financial transactions.

Automobile Repair Facilities, Major.

A facility that offers any of the vehicle maintenance and repairs as defined in Automobile Repair Facility, Minor, and also includes major repairs conducted within a fully enclosed service building or service bay, such as engine and transmission overhauls, vehicle restorations, upholstery, convertible top repairs and installations, paint and body work, and other similar services as determined by the Zoning Administrator or their designee.

Automobile Repair Facilities, Minor.

A facility that offers maintenance of and minor repairs to motor vehicles, limited to the repair of passenger vehicles, conducted within a fully enclosed service building or service bay, including mechanical repairs, maintenance, and other services, including lubrication, battery service, brake and wheel service, accessory and tire installation and service, engine adjustments, tune-ups, electrical work, front-end alignment, exhaust system repair, brake servicing, stereo installation, vehicle detailing, window tinting, spray-on bed lining, the repair and servicing of transmissions, and other similar services as determined by the Zoning Administrator or their designee.

Automobile Gas Station.

A retail business for the purpose of selling and dispensing gasoline or other petroleum products and motor vehicle fuels to the users of motor vehicles.

Automobile Renting.

A lot used by a business licensed to rent automobiles, generally for short periods of time, and where no on-premises repair work is done.

Automobile Trailer.

A vehicle incapable of movement under its own motor power, designed to be drawn or towed for the purpose of carrying or transporting property, but specifically excluding the use for human habitation, transportation or for dwelling purposes.

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Awning.

A permanent or temporary roof-like structure designed to provide protection from weather conditions such as intense sunlight and rain.

18.25.020. Definition, "B"

Biodegradable Refuse.

Waste materials that decompose naturally through biological processes and are generally organic in nature.

Block.

All property abutting or having frontage along one side of the right-of-way of a public street or highway between a street or highway and a railroad right-of-way or waterway, terminus or dead-end street or highway, or city boundary. An intersecting street or highway shall only determine the boundary of the block on the side of the street or highway which it intersects.

Brewery.

An establishment that ferments and manufactures specialty beers. A brewery may sell alcohol fermented and manufactured on the business's licensed premises for on-sale or off-sale consumption. Tasting rooms may be included in conjunction with the manufacturing.

Building.

A roofed structure supported by columns or walls, built for the shelter or enclosure of persons, animals, chattels, vehicles or other property of any kind or type whatsoever, but excluding any and all forms of other vehicles which could be used for human habitation even though immobilized or mobilized.

Building Height.

Building height shall be defined by Section 18.26.040 (Measuring Height).

Building Materials Supply Store.

A retail establishment primarily engaged in retailing specialized lines or new building materials and supplies, including ceramic, stone, and tile projects, but does not include home centers.

Building-Mounted.

Mounted to the side of a building or to another structure such as a water tank, billboard, church steeple, transmission tower, freestanding sign, etc.

Building Setback.

That certain portion of land upon which no portion of any building or structure shall be located, and shall include yards.

Building Site.

The ground area of a lot or parcel of land upon which a building or group of buildings may be erected, together with all yards and other open spaces as required by this title, and the provisions of Chapter 12.44 (Street Improvements) of Title 12 (Streets, Sidewalks and Public Places) and Chapters 15.04 through 15.40 of Title 15 (Building Code) of the Pico Rivera Municipal Code. See also "Site."

18.25.030. Definitions, "C"

Carport.

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A building open on one or more sides used or intended to be used for the shelter, parking and/or storage of an automobile or vehicle. See also “Porte Cochere”.

Cart Corral.

Any designated area or structure within a retail or shopping center intended for temporary and/or permanent storage of shopping carts.

Check Cashing Establishment.

Shall have the same meaning as defined in California Civil Code Section 1789.31, as may be replaced, or amended from time to time, and shall mean a person or entity that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose.

Collocation.

The locating of wireless telecommunications equipment from more than one provider on a single building-mounted, roof-mounted or monopole-mounted structure.

Commercial Recreation.

Establishments providing participant or spectator recreation, either indoors or outdoors, for a fee or admission charge. Examples of these uses include, bowling alleys, skating rinks, electronic game centers, or similar facilities.

Community Assembly.

A facility for public or private meetings and gatherings, including community centers, religious facilities, houses of worship, union halls, meeting halls, private clubs, membership organizations, and lodges and institutions of nonprofit or charitable nature. Permitted ancillary uses include business offices, and related facilities for the use of members and attendees, such as multi-purpose rooms, kitchens, classrooms, daycare center, and storage.

Community Care Facility.

As defined in Section 1502 of the Health and Safety Code for “residential facility”, as may be replaced or amended from time to time, and shall mean any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes, but is not limited to the following as included in Health and Safety Code Section 1502, residential facility, foster family agency, and adult day program. See also “Residential Care Facility.”

Compact Mobile Food Operation (CMFO)

Means a food facility as defined in California Health and Safety Code section 113831(c).

Compatible Use.

A use of land that may not be specifically listed as a permitted use in any zone, but which, upon review and written determination by the zoning administrator, is similar to and possesses the characteristics of those uses first permitted in a zone that it would be most closely associated and identifiable therewith.

Concealment

Concealment means the installation of structures or equipment in such a manner as to architecturally blend into a building or other structure so as not to be seen or recognized. As applied to wireless telecommunication facilities, examples would include structures disguised as church or clock towers, roof-mounted equipment located behind a parapet wall that appears as a normal architectural appendage, or building-mounted panels that are architecturally

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compatible with the existing structure and painted to match the building. Visible roof-mounted panel antennas or monopole type structures are not considered to be concealed.

Condominium.

Shall have the same meaning as defined in Section 783 of the Civil Code of the state of California, as may be replaced, or amended from time to time.

Conforming Building.

A building which has been designed and constructed in full compliance with this Title and all of the city building laws relative to its use and the zone in which it is located.

Conforming Use.

A use of land which fully conforms to the provisions of this Title with respect to the zone in which it is located.

Cottage Food Operations.

Shall have the same meaning as defined in California Health and Safety Code Section 113758(a), as may be replaced, or amended from time to time, and shall refer to a home-based business that prepares and packages non-potentially hazardous foods in a private-home kitchen.

Cottage Food Operator.

Shall have the same meaning as defined in California Health and Safety Code Section 113758(b), as may be replaced, or amended from time to time.

18.25.040. Definitions, "D"

Day Care Center.

Shall have the same definition as Health and Safety Code Section 1596.750, as may be replaced or amended from time to time, and shall mean a child day care facility other than a "family day care home", that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis, and includes infant centers, preschools, extended day care facilities, and school age child care centers, and includes child care centers licensed pursuant to Section 1596.951. Also see "Family Day Care Home."

Digital Billboard.

Any sign, signboard, or outdoor advertising display utilizing digital message technology where the message, copy, or graphic on the sign changes more than once every two minutes, but no more than once every four seconds.

Director of Community and Economic Development.

The Director of Community and Economic Development of the City of Pico Rivera, or designated representative duly authorized to act on the Director's behalf.

Director of Public Works.

The Director of Public Works of the City of Pico Rivera, or designated representative duly authorized to act on the Director's behalf.

Distribution Plant.

A warehousing facility and operation wherein only storage of products takes place and where no manufacturing or fabrication of any type whatsoever occurs, and is limited only to the dissemination of such stored products through acceptable transportation modes and means where such products are of a transient nature only. Storage and/or

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parking of commercial vehicles limited to “private carrier” vehicles and storage of occupant owned trailers. A distribution plant does not include a fulfillment center, parcel hub, or cross-docking facility.

Drainage.

The control of the flow of water on a property to avoid flooding, erosion, and other water-related issues.

Drive-Through Aisle.

A designated lane within the premises of a drive-through establishment intended for vehicles to access the establishment’s services without the need to park or exit the vehicle.

Drive-Through Business.

Any business or portion thereof (other than an “automobile service station”) that sells products or provides services directly to the occupant of a vehicle where such occupant is not required to leave the vehicle for a rendered service, including drive-in or drive-up windows and drive-through services.

Driveway.

Improved vehicle access from a street or alley to off-street parking facilities.

Dwelling.

A building, or structure, designed and constructed exclusively for permanent residential purposes, but not including hotels, motels, or similar such commercial facilities.

Dwelling Unit.

One or more habitable rooms which are occupied, or which are intended or designed to be occupied by one household with facilities for living, sleeping, cooking and eating.

Dwelling, Multifamily.

A building designed and constructed containing three or more separate dwelling units.

Dwelling, Single-Unit.

A detached building designed and constructed exclusively for the use and occupancy by one family for living purposes, and includes individual “mobilehomes” and “manufactured housing”.

Dwelling Types.

Apartments.

Three or more dwelling units attached within a single building, where three or more families live independently of each other.

Duplex.

Two attached dwelling units on a single site. Also referred to as two-unit project (SB 9). Does not include a single-unit dwelling with an attached accessory dwelling unit.

Townhouse or Townhome.

A single-family dwelling that shares a demising wall with another of the same type placed side-by-side with dedicated private open space for each unit. Each unit has its own front access located at the ground floor.

18.25.050. Definitions, “E”

Educational Institution, Private.

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A school or other institution in which instruction or general academic instruction in the several branches of learning is taught, controlled, and operated solely by a private agency, and may include elementary and secondary levels of academic education, colleges, and universities, as may be governed by the regulations of the State Education Code.

Educational Institution, Public.

The same as private educational institution, except that such public institution is controlled and operated by a public agency.

Efficiency Unit.

Shall have the same definition as Health and Safety Code Section 17958.1, as may be replaced or amended from time to time and shall be a dwelling unit occupied by no more than two persons which has a minimum floor area of 150 square feet, and which may also have partial kitchen or bathroom facilities.

Electric Distribution Substation.

An assembly of equipment, including microwave facilities, which is part of a system for distribution of electric power where electric energy is received at a subtransmission voltage for general consumer use.

Electric Generating Facility.

An assembly of equipment, including microwave facilities, which is part of a system for the transmission of electric power where electric energy is received at very high voltage from its source of generation by means of a network of high-voltage lines and transformed to lower subtransmission voltage for purposes of supplying electric power to large individual consumers, interchange connections with other power producing agencies, or electric distribution substations for transformation to lower voltage for distribution to smaller individual users.

Electronic Game Center.

An establishment that provides more than four amusement devices, whether or not the devices constitute the primary use or an accessory or incidental use of the premises. Amusement devices mean an electronic or mechanical equipment, game, or machine that is played or used for amusement, which, when so played or used involves skill and which is activated by coin, key, or token, or for which the player or user pays money for the privilege of playing or using.

Emergency Shelter.

As defined in California Health and Safety Code Section 50801, as may be replaced or amended from time to time, and shall mean a facility that provides housing with minimal supportive services for people experiencing homelessness that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

Employee Housing.

Shall have the same definition as the Employee Housing Act, beginning with Health and Safety Code Section 17000, as may be replaced or amended from time to time.

Energy Support Facilities.

An installation containing prime movers, electric generators, auxiliary equipment, fuel storage, and microwave facilities, incorporated as part of the installation for converting mechanical and chemical energy into electric energy.

18.25.060. Definitions. "F"

Family.

One or more persons, related or unrelated, living together as a single household in a dwelling unit.

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Family Day Care Home.

Shall have the same definition as Health and Safety Code Section 1596.78, as may be replaced or amended from time to time, and shall mean a facility that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

Family Day Care Home, Large.

A facility that provides care, protection, and supervision for 9 to 14 children, including children under 10 years of age who reside at the home, as set forth in Section Health and Safety Code Section 1597.465.

Family Day Care Home, Small.

A facility that provides care, protection, and supervision for eight or fewer children, including children under 10 years of age who reside at the home, as set forth in Section 1597.44.

Farm.

The noncommercial use of property for the purposes of cultivating, raising and producing agricultural crops, including orchards and field and gardening crops, and in which such crops may be produced for personal use only.

Fence.

A vertical structure, typically constructed of wood, metal, or manufactured material that resembles wood or metal, that forms a physical vertical barrier, separates and/or encloses a space open from the ground to the sky, and which may be either view-obscuring or non-view-obscuring. See also "View-obscuring."

Financial Institutions.

Establishments primarily engaged in accepting monetary deposits from the general public, lending funds, financial transactions, financial liquidations, making mortgage and real-estate loans, and change in ownership of financial assets and/or in facilitating financial transactions. These establishments must be federally, or state chartered.

Floor Area, Gross.

The total space in a building enclosed by exterior walls.

Floor Area, Net.

The total space in a building enclosed by exterior walls, excluding the exterior walls, stairwells, elevator shafts, equipment rooms, utility rooms, common hallways, restrooms and other similar areas as determined by the Zoning Administrator.

Floor Area Ratio (FAR).

The gross floor area of a building(s) on a lot divided by the lot area.

Flower Tower.

A structure that integrates a monopole into a tapered light pole or similar utility pole, utilizing curved support arms for the antennas.

Food and Beverage Sales.

Establishments primarily engaged in the retail sale of food and beverages for off-site consumption. Typical uses include bakeries, delicatessens, donut shops, convenience stores, and similar retail businesses that primarily sell food or beverages exclusively for off-site consumption. Also see "Grocery Store."

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Fortune Telling Business.

Every person engaged in the activity of, or advertising by sign, circular, handbill, newspaper, periodical, magazine or other publication, or by any other means whatsoever, the telling of fortunes, forecasting of futures or furnishing any information not otherwise obtainable by the ordinary processes of knowledge, for or without pay, by means of any occult or psychic power, faculty or force, clairvoyance, clairaudience, cartomancy, psychology, psychometry, phrenology, spirits, mediumship, seership, prophecy, augury, astrology, palmistry, necromancy, mind-reading, telepathy or other craft, art, science, cards, talisman, charm, potion, magnetism, magnetized article or substance, gypsy cunning or foresight, crystal gazing, mysteries or magic of any kind or nature, or engaging in, practicing or carrying on any art, profession or business, the advertisement and practice of which is regulated by Title 17 (Subdivisions) and this Title of the Pico Rivera Municipal Code. However, excluded from the provisions of this section are:

- Entertaining the public by demonstrations of mindreading, mental telepathy, thought conveyance, or the giving of horoscopic readings, at public places and in the presence of and within the hearing of other persons and at which no questions are answered, as part of such entertainment, except in a manner to permit all persons present at such public place to hear such answers, when not conducted in connection with the business of telling fortunes;
- Conducting or participating in any religious ceremony or service, when such person holds a certificate of ordination as a minister, missionary, medium, healer or clairvoyant from any bona fide church or religious association maintaining a church and holding regular services and having a creed or set of religious principles that is recognized by all churches of like faith; provided, further, that the fees, gratuities, emoluments and profits thereof shall be regularly accounted for and paid solely to or for the benefit of the church or religious association; provided, further, that the person holding a certificate of ordination from such bona fide church or religious association, as set forth in this section, shall, before practicing the profession specified in this title, file with the city clerk a certified copy of his or her certificate of ordination with his or her name, age and street address in this city where he or she intends to carry on the business. Such bona fide church or religious association, as defined in this section, may, however, pay to its ministers, missionaries, mediums or workers a salary or compensation based upon a percentage basis, provided that the agreement between the church and the minister, missionary, medium or worker is embodied in a resolution and transcribed in the minutes of such church or religious association;
- The art of reading tea leaves in any bona fide, regularly established restaurant, for the purpose of amusement to the patrons of the restaurant, where no charge for such readings is made.

Foster Care Home.

A single-unit dwelling appropriately licensed for the daytime care of not more than six children at any one time, with or without compensation, limited to not more than eight persons, including the resident family.

Freight and Trucking Facilities.

Facilities used for freight, courier, and postal services; freight transfer truck terminals; transfer, loading, and unloading points for trucks and automobiles carrying goods and products; or for the operations of a “common carrier trucking company,” including the parking, or servicing, or repairing, or storage of trucks, truck tractors, and/or truck trailers.

Frontage.

That portion of a lot or parcel of land which abuts the right-of-way of an improved public street.

Fuel Cell Generator.

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A public utility facility operating a fuel cell that generates electricity by converting the chemical energy in fuel directly into current electricity by means of an electrochemical process, and includes an inverter that converts direct current electricity to alternating current electricity.

Fulfillment Center.

A facility where goods or products are stored on-site temporarily for distribution to consumers or end-users, either directly or through a parcel hub. Fulfillment centers may include automated systems, office space, and a pick and pack area to be used by employees for sorting and packaging goods and products for delivery from available, on-site inventory.

18.25.070. Definitions, "G"

Garage.

An entirely enclosed accessory building, either attached to or detached from a main building, designed and to be solely used for the shelter, parking and/or storage of automobiles.

Garage Sales.

Any sale held for the purpose of selling, trading or otherwise disposing of unwanted, used household furnishings, personal goods or other tangible properties of the person holding such sale and conducted on premises in a residential zone. This includes moving sales, estate sales, rummage sales, community yard sales, neighborhood yard sales and the like.

Gas Metering and Control Station.

A facility operated by a public utility to measure, regulate, and limit pressure in a natural gas transmission or distribution pipeline system.

Gate.

A portion of a fence or wall that provides a through opening for pedestrian or vehicular access, and which may be either view-obscuring or non-view-obscuring. See also "Fence," "Wall" and "View-obscuring."

General Plan.

The Comprehensive General Plan of the City of Pico Rivera (Pico Rivera General Plan), duly adopted and in full force and effect.

Grade.

The average of the finished ground level or elevation of a lot or parcel of land.

Grocery Store.

A retail establishment containing more than 3,500 square feet of gross floor area where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. Establishments containing 3,500 square feet of gross floor area or less shall be classified as a Food and Beverage Sales use. Also see "Food and Beverage Sales."

18.25.080. Definitions, "H"

Hardscaping.

The hard materials associated with landscaping used for the paving of walkways, driveways, drive aisles, and other exterior paved areas. Hardscaping includes the use of concrete, brick, stone, wood, pavers, tile, decomposed granite, or other similar exterior paving material in compliance with the Building Code.

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Hazardous Waste.

Any waste, or combination of wastes, which because of its quantity, concentration, physical or chemical characteristic may cause, or significantly contribute to an increase in mortality or may pose a substantial risk or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed. Hazardous waste may be toxic, corrosive, flammable or an irritant. Hazardous waste includes a wide range of wastes from household wastes such as pesticides, paint and industrial wastes such as cleaning solvents and plating shop waste. Hazardous waste includes all materials as defined by the Los Angeles County Public Works Environmental Services' Household Hazardous Waste Collection Program.

Hazardous Waste Facility, Off-Site.

Operations involving the handling, treatment, storage or disposal of a hazardous waste in one or more of the following situations:

- The hazardous waste is transported via commercial railroad, a public-owned road or public waters, where adjacent land is not owned or leased to, the producer of the waste;
- The hazardous waste is at a site which is not owned by, or leased to, the producer of the waste;
- The hazardous waste is at a site which receives hazardous waste from more than one producer.

Hazardous Waste Facility, On-Site.

Operations involving handling, treatment, storage or disposal of hazardous waste on land owned by, or leased to, a waste producer, and which receives hazardous waste produced only by that producer. An operation that occurs after waste is transported by commercial railroad, or on public waters or on a public road is considered to be an on-site operation only if the producer of the waste owns or leases at least ninety percent of the linear site and the area where the hazardous wastes are generated are on the same contiguous property.

Hedge.

A row of closely spaced shrubs or plants, that forms a physical vertical barrier, separates and/or encloses a space open from the ground to the sky, and which may either be view-obscuring or non-view-obscuring. See also "View-obscuring."

Home Occupation.

The use of a dwelling for the purposes of maintaining a mailing address for business and business license purposes only, which is clearly incidental to the residential use, and which does not change the character of or adversely affect the permitted uses of the zone in which it is located.

Hospital, Animal.

An institution specializing in clinical, temporary, and emergency care services of a medical or surgical nature to household pets and small animals, licensed in accordance with the laws of the state. Animal hospitals shall be controlled and operated by a veterinarian licensed by the state and shall apply to the treatment of household pets and small animals only. See also "Household Pets" and "Small Animals."

Hotel.

A lodging use including a commercial building or group of buildings designed, constructed, and used for the purpose of occupancy by transient persons, containing six or more guestrooms or suites of rooms, or a combination thereof, and which may contain other incidental commercial uses and services as may be permitted in the zone in which it is located, but excluding dwelling units. Also see "Lodging."

Household.

One or more persons who occupy a housing unit.

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Household Pets.

Domesticated dogs, cats, canaries, parrots, pigeons, and such other similar kindred birds and animals as may be kept as household pets.

18.25.090. Definitions, "I"

General Industrial.

Establishments engaged in assembly, manufacturing, or processing of nonedible products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes automobile assembly plants, electrical and gas appliances, machine and metal shops, and film, and the like.

Light Industrial.

"Light industrial" means industrial uses that do not create smoke, gas, odor, dust, noise, vibration of earth, soot, lighting, traffic impacts, or other similar output. The facilities have an emphasis on activities other than manufacturing and typically have minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Other examples include, textiles, apparel and furniture upholstery, leather and leather products, appliance repair shops, and mechanical assembly cleaning.

18.25.100. Reserved.

18.25.110. Definitions, "K"

Kitchen.

Any room or space within a building designed and used for the purposes of cooking, storage and/or preparation of food.

18.25.120. Definitions, "L"

Landscaping.

The planting, configuration, and maintenance of natural planting elements, including trees, plants, and groundcover, such as lawn, shrubs, flowers, soil, mulch, and gravel. Landscaping may include associated structural features if they are integrated with and directly related to planting materials, such as walls, fences, hedges, planters, water features, and seating. Landscaping shall not include buildings, walkways, driveways, parking or loading areas, decks, patios, terraces, utilities and mechanical equipment, and other non-irrigated areas. See also "Hardscaping."

Livestock.

Domesticated animals, including horses and poultry.

Live-Work.

A dwelling unit and workspace designed to accommodate joint residential occupancy and work/business activity. The "live" component must be a permitted dwelling unit, and the "work" component conducted by a person or persons making the dwelling unit their principal residence.

Loading Areas, Off-Street.

A site or portion of a site outside of the public right-of-way reserved for the loading or unloading of vehicles, people, and/or goods, and is not intended for parking.

Lodging.

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An establishment providing overnight accommodations to transient patrons for payment for periods of less than thirty consecutive calendar days.

Logistics.

The process of planning, implementing, and controlling the flow of resources and materials between the point of origin and the point of consumption to meet the needs of customers or clients. It includes coordinating transportation, storage, distribution, and other activities related to the movement of goods. Logistics include parcel hub, fulfillment center, freight and trucking, etc.

Lot.

A parcel of real property shown, delineated, and designated as a numbered lot on a parcel or tract map, or record of survey recorded in the office of county recorder of Los Angeles County, containing not less than the minimum area and dimensions required by the zone in which it is located, and abutting at least one improved street or highway. The provisions of Section 18.07.040 (Nonconforming Lots) shall also apply.

Lot Area.

The total area within the lot lines of a lot, excluding any street rights-of-way.

Lot, Corner.

A lot located at and abutting the intersecting rights-of-way of two or more streets. (

Lot Coverage/ Building Area.

The ratio of the portion of land surface which is or may be occupied by a building or structures on a lot to total lot area, typically expressed as a percentage.

Lot Depth.

Lot depth shall be defined by Section 18.26.030 (Measuring Area, Lot Width and Depth).

Lot, Interior.

A lot other than a corner or reverse corner lot.

Lot, Key.

An interior lot where its side lot line is congruent with the rear lot line of a reverse corner lot.

Lot Line, Front.

In the case of an interior lot, that boundary of the lot along the street; and, in the case of a corner or reverse corner lot, the shortest boundary of the lot along the street. (See Diagram No. 5 at the end of this chapter.)

Lot Line, Rear.

That boundary of a lot which is opposite and most distant from the front lot line and may consist of one or more lot lines.

Lot Line, Side.

Any other lot lines of a lot which are not a front or rear lot line.

Lot Line, Side Street.

Side lot line that abuts a street.

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Lot Line, Side Interior.

Side lot line that abuts another lot.

Lot of Record.

A lot as shown on maps in the office of the county recorder of Los Angeles County which legally existed prior to the effective date of the ordinance codified in this zoning code.

Lot, Reverse Corner.

A corner lot where its rear lot line is congruent with the side lot line of a key lot, whether or not it is or may be separated therefrom by an alley.

Lot, Through.

Any lot not having a rear lot line but which has two front lot lines opposite each other.

Lot Width.

Lot width shall be defined by Section 18.26.030 (Measuring Area, Lot Width and Depth).

Lot, Flag

A lot which has at least six lot lines, at least three of which form a staff which abuts a public or private access way and provides access to the rest of the lot.

18.25.130. Definitions, "M"

Manufactured Home.

Shall have the same definition as Health and Safety Code Section 18007, as may be replaced or amended from time to time, and shall mean a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-unit dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Does not include "recreational vehicles" without a permanent foundation. See also "Mobilehome."

Massage.

The application of pressure, or similar techniques, including manipulation, kneading, or compression of muscles, joints, and body tissue on the external surfaces of the body, including body contouring treatment and lymphatic massage, by a licensed practitioner to provide increased relaxation or pain relief; however, any actions to perform on or engage in any "specified anatomical areas" or "specified sexual activities" shall be strictly prohibited.

Massage Establishment.

A licensed, therapeutic, and nonsexual business establishment where licensed massage therapists administer massages to another person for compensation; however, any actions to perform on or engage in any "specified anatomical areas" or "specified sexual activities" shall be strictly prohibited.

Medical Clinic.

A facility of less than 5,000 square feet, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. Services may be available without a prior appointment.

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Medical Facilities/Hospital.

An institution, in a facility of 5,000square feet or more, specializing in clinical, temporary and emergency care services of a medical or surgical nature to human patients and injured persons, licensed in accordance with the laws of the state, providing facilities and services in surgery, obstetrics, skilled nursing and supportive care, and other general medical care practices, and may include diagnostic, pharmaceutical and research facilities under the direct control of the hospital administration. The institutions are to be licensed by the state of California to provide surgical and medical services.

Medical Offices – Specialist Services.

Offices providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services provided by physicians, dentists, chiropractors, acupuncturists, physical therapists, optometrists; and similar medical practitioners licensed for such practice by the state of California. Offices may include incidental medical and/or dental laboratories within medical office buildings if they support the on-site patient services, but excludes medical clinics, medical and dental laboratories or scientific research centers, or hospital/medical facilities.

Medical and Dental Laboratories.

Establishments primarily engaged in providing professional analytic or designated services to the patient of a physician.

Microcell.

A small wireless telecommunication sending and receiving base station, typically involving one or two small antennas less than one square foot in size attached to an existing utility pole, traffic signal or light pole within the public right-of-way that is typically connected to either a fiber optic cable located along the public right-of-way, or a wire telephone line.

Microenterprise Home Kitchen Operations (MEHKO).

Shall have the same definition as Health and Safety Code Section 113825, as may be replaced or amended from time to time, and shall mean a food facility that is operated by a resident in a private home where food is stored, handled, and prepared for, and may be served to, consumers, and that meets all of the requirements as provided in the Health and Safety Code.

Microenterprise Home Kitchen Operations Operator

MEHKO Operator means the resident of the private home where the MEHKO will be operating, who is the permitholder for the MEHKO and, who is responsible for the operation.

Minor Manufacturing.

Establishments engaged in manufacturing processes specifically involving and/or producing furniture, upholstery, cabinets, wrought iron.

Mixed-Use Development.

The combination of commercial and residential uses in the same structure, where the residential component is located either above, (vertical mixed-use) or behind (horizontal mixed-use) the non-residential component.

Mobile Billboard

Mobile billboard advertising display means an advertising display that is attached to a mobile, motorized or non-motorized vehicle, device, or bicycle that carries, pulls, or transports a sign or billboard, and is for the primary purpose of advertising. It shall be unlawful for any person to park a mobile billboard advertising display, as defined

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under Section 395.5 of the California Vehicle Code, either standing alone or attached to a motor vehicle or any other device in the City of Pico Rivera.

Mobilehome.

Shall have the same definition as Health and Safety Code Section 18008, as may be replaced or amended from time to time, and shall mean a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-unit dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Does not include “recreational vehicles” without a permanent foundation. See also “Manufactured Home.”

Mobilehome Park.

A parcel of land designed and used exclusively for the residential occupancy of mobilehomes.

Monopole.

A structure composed of a single spire used to support antennas and related communication equipment.

Motel.

A lodging use including a commercial building or group of buildings designed, constructed and used for the purpose of occupancy by transient persons, containing separate guestrooms, suites of rooms, guest houses, dwelling units, or any combination thereof, and where the name and address of all guests, their vehicle make, year, license number and state of registration are obtained and recorded pursuant to the State Health and Safety Code, and where all utility services are provided by a single master metering system only. Also see “Lodging.”

Motorhome.

See “Recreational Vehicle.”

Moving Storage Facilities.

Moving company businesses which offer transfer, storage, and moving services for furniture and household goods only.

18.25.140. Definitions, “N”

Nonconforming Use.

A use of land, building, and/or a condition that legally existed at the time the ordinance codified in this Title was adopted, but which, because of this Title application, no longer conforms or complies with the regulations of the zone classification in which such use, building and/or condition exists, or is located or no longer conforms or complies with any other provisions of this Title.

Nurseries, Retail.

A use for the growing and raising of plants for retail purposes only.

18.25.150. Definitions, “O”

Off-Sale Alcoholic Beverage Establishments.

Any establishment which has obtained an alcoholic beverage control license type 20 (off-sale beer and wine) or type 21 (off-sale general), selling alcoholic beverages in an unopened container for consumption off the premises.

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Typical off-sale uses include, but are not limited to, the following establishments: food markets, supermarkets, drugstores, liquor stores and convenience markets.

On-Sale Alcoholic Beverage Establishments.

Any establishment wherein alcoholic beverages are sold, served or given away for consumption on the premises including but not limited to any facility which has obtained an alcoholic beverage control license type 40 (on-sale beer eating place), type 41 (on-sale beer and wine eating place), type 42 (on-sale general bar), type 51 (club), type 52 (veteran club) and type 63 (beer and wine hospital). Typical on-sale uses include, but are not limited to, the following establishments: beer bars, restaurants, ballrooms, dance bars, piano bars, billiard and/or game parlors, night clubs, or other private clubs, and veterans' organizations.

Open Space.

An indoor or outdoor open area, either private or common, which is designed and intended to be used for outdoor living and/or recreation and which excludes walkways, parking areas, loading areas, vehicular turnaround areas, streets, driveways, trash/recycling areas, and mechanical equipment areas. Open space areas shall only be counted once in satisfying the requirements of multiple types of open space, and may count toward other site requirements such as landscaping if the open space also meets the criteria of those individual requirements. Open space areas shall not exceed 10 percent in slope. See also, "Recreational Facility."

Open Space, Common.

An indoor or outdoor open space area that is for the common use of all residents of the dwelling units in a project and which may include, but is not limited to terraces, courtyards, plazas, usable landscaped areas, swimming pools, picnic/barbeque areas, sports courts, recreational rooms, game areas, playgrounds, or other similar common open space areas deemed adequate by the Zoning Administrator. Common open space areas shall be conveniently located and accessible to all residents of the dwelling units in a project. Common open space does not include walkways, landscape setbacks, and all non-usable space for recreation.

Open Space, Private.

An outdoor open space area that is for the exclusive use of a single dwelling unit and which may include, but is not limited to balconies, decks, terraces, patios, fenced/gated setbacks, and other similar private open space areas deemed adequate by the Zoning Administrator. Private open space areas shall be contiguous to and directly accessible from the dwelling unit.

Open Space, Publicly Accessible.

A privately-owned outdoor open space area that is open and accessible to all residents, tenants, patrons, and the general public in a development, and which may include, but is not limited to parks, plazas, courtyards, paseos, or other similar open space areas that allow for public leisure, recreation, and/or gathering, as deemed adequate by the Zoning Administrator. Publicly accessible open spaces shall provide access to public rights-of-way and shall be open and accessible to the general public, at a minimum, during daylight hours.

Outdoor Dining Area

The area or space, used in conjunction with a restaurant or food service establishment, intended for eating or drinking in an open-air, outdoor setting. The area may include tables, chairs, umbrellas, or other furniture.

Outdoor Storage.

The use of open-air areas for the purposes of storage.

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18.25.160. Definitions, "P"

Parcel Hub.

A facility used for the processing, sorting, and/or re-distribution of parcels or products from one mode of transport to vehicles with rated capacities less than ten thousand pounds, for delivery directly to consumers or end-users and includes, but is not limited to, a last mile facility or similar establishment for the processing and/or redistribution of parcels or products.

Parcel of Land.

Shall have the same definition as "Lot."

Park, Open Space

A public park owned and/or controlled by the City of Pico Rivera.

Active Recreation

Parks that contain sports facilities for youth and team sports

Passive Recreation

Passive recreation are those parks which do not have sports facilities.

Parking Aisle.

A designated pathway within a parking lot intended for the circulation of vehicles.

Parking Areas, Off-Street

A site or portion of a site outside of the public right-of-way reserved for the parking of vehicles, and is not intended for loading. Parking areas shall include parking lots, parking garages, parking spaces, and related driveways and drive aisles.

Physical Fitness Clubs

Establishments primarily engaged in operating a gymnasium, athletic or health club, yoga studio, or other similar physical training or active physical fitness use.

Places of Public Assembly.

A use of land, building and/or portion of a building used for the gathering and/or assembly for purposes such as, but not limited to, deliberation, educational instruction, religious gathering, entertainment, amusement, , and on-premises consumption of foods and beverages (including alcoholic beverages).

Planning Commission.

The Planning Commission of the City of Pico Rivera.

Porte Cochere.

An accessory roofed structure open on two or more sides and attached to the side or wall of a dwelling through which vehicles pass, and designed for the convenience of loading and unloading of passengers and property from a vehicle, but shall not be construed in any way as providing required off-street parking facilities or outdoor living space. See also "Carport".

Primary Structure.

A structure where the primary or predominant use of the lot and/or building site is conducted.

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Primary Use.

The predominant or principal use of any lot, building site, or structure.

Professional Offices.

Offices maintained and used as a place of business, conducted, and operated by persons engaged in the recognized professions, and others whose business activity consists principally of rendering services rather than the dispensing of commodities.

Property Line.

The boundary of a lot closed by lot lines.

Public Services, General.

Includes uses provided by public or semi-public agencies which are necessary to support the community's health, safety, and welfare. Typical general public services include but are not limited to government offices and facilities; libraries; police and fire stations; and post offices.

Public Utility Service Yard.

Any building, lot, parcel of land or premises used for offices and warehousing, storage, servicing and maintenance of vehicles and equipment, testing and development of materials and equipment, and including microwave and communications facilities and associated equipment in the conduct of public utility servicing and business.

18.25.170. Definitions, "Q"

Queuing Area.

An area located within the premises of a drive-through establishment intended for vehicles waiting to access the drive-through aisle that is physically separated from other on-site traffic circulation.

18.25.180. Definitions, "R"

Recreational Facility.

A public or private facility providing recreational opportunities, including, but not limited to, tennis courts, paddle tennis courts, swimming pools, and other similar uses as determined by the Zoning Administrator (includes recreational membership clubs).

Recyclable Materials.

Shall have the same meaning as "Materials" defined in Title 14 § 2000 of the California Code of Regulations, as may be replaced, or amended from time to time, and shall mean the physical substance used to manufacture a beverage container or food and drink package including, but not limited to, aluminum, bimetal, glass, and plastic.

Recycling Collection Center.

Shall have the same meaning as defined in Section 14520 of the Public Resources Code, as may be replaced, or amended from time to time, and shall mean an operation which is certified by the Department of Conservation, and which accepts from consumers, and pays or provides the refund value pursuant to state law for, redeemable empty beverage containers intended to be recycled. Purchases from consumers, dropoff or collection programs, community service programs, curbside programs, and other certified recycling centers are permitted. Recycling centers may include a mobile recycling unit, collection storage containers, reverse vending machine, or other device or location where a certified recycling center accepts one or more types of empty beverage containers from consumers and pays or provides the refund value, but does not include Recycling Processing Plants.

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Recycling Collection Storage Container.

Storage containers manufactured specifically for the purpose of receiving redeemable beverage containers and redeemable paper without the use of a mechanical device. Collection storage units fitted with reverse vending machines will be considered as collection storage container facilities.

Recycling Facility.

Shall have the same meaning as “Facility” defined in Title 14 § 2000 of the California Code of Regulations, as may be replaced, or amended from time to time, and shall mean a recycling or processing operation that has been built, installed, or established to serve as a collection center or processing point for redeemable beverage containers.

Recycling, Reverse Vending Machine.

Shall have the same meaning as defined in Section 14525.5 of the Public Resources Code, as may be replaced, or amended from time to time, and shall mean a mechanical device which accepts one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container’s refund value. The refund value payments shall be aggregated and then paid, if more than one container is redeemed in a single transaction.

Recycling Processing Plant.

A processing plant for the receipt, storage, processing, and/or collection for redistribution or sale of presorted paper, iron, metal, glass, plastic, newspaper, and other nonbiodegradable recyclable materials deemed appropriate by the Review Authority, can occur for the purpose of reutilization of such materials. Recyclable materials may not be directly purchased from consumers. Purchases from drop-off collection program operators, curbside program operators, community service program operators, vendors, recycling centers and other similarly managed agencies are permitted. Hazardous and biodegradable materials including, but not limited to, food, beverages, drugs, cosmetics, hazardous chemicals, poisons, medical wastes, syringes, needles, pesticides, and other similar materials shall not be brought into or handled by a recycling plant. Processing shall mean the preparation of recycled material for efficient shipment by such means as baling, briquetting, compacting, conversion, flattening, grinding, crushing, separation, sorting, shredding, smelting, cleaning, or any other similar activity. Operation shall occur within a totally enclosed building or structure.

Recycling Unit, Mobile.

An automobile, truck, trailer, or van licensed by the Department of Motor Vehicles which is used for the collection of redeemable beverage containers. A mobile recycling units shall also mean the bins, boxes or containers transported by trucks, vans, or trailers, and used for the collection of recyclable materials.

Research and Development.

A facility for the scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities, in addition to involving the production of experimental products.

Residential Care Facility.

As defined in Section 1502 of the Health and Safety Code for “residential facility”, as may be replaced or amended from time to time, and shall mean any family home, group care facility, or similar facility determined by the department, for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. See also “Community Care Facility.”

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Restaurant.

A bona fide public eating place, that prepares meals, snacks, and beverages to customer order for immediate on-premises or off-premises consumption.

Restaurant, Full-Service.

Establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating.

Restaurant, Limited Services (Fast Food).

Establishments primarily engaged in providing food services where patrons generally order or select items and pay before eating, also referred to as a quick-service restaurant. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

Retail and Merchandise, General.

A commercial enterprise that sells new goods or merchandise directly to the consumer, where such goods are normally available for immediate purchase and removal from the premises by the purchaser. Examples of these establishments and lines of merchandise include:

- Automobile parts and accessories stores;
- Bicycle shops;
- Bookstores;
- Clothing and accessories of new retail merchandise only;
- Confectionary stores;
- Craft and hobby shops;
- Department stores;
- Drugstore;
- Fabrics and sewing supplies;
- Florists and houseplant stores (indoor sales only);
- General stores;
- Home centers and hardware stores;
- Jewelry stores;
- Stationary stores, including incidental printing;
- Musical instruments, parts and accessories;
- Nurseries, retail;
- Specialty shop;
- Sporting goods and equipment.

Retail Store.

A building in which a commercial business is located and conducting the selling of goods, or other merchandise.

Roof.

A supported structure designed and constructed in such a manner so as to cover a space, preventing the vertical passage through its surface of fifty percent or more light, air and ventilation.

18.25.190. Definitions, "S"

School.

Any institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and/or which is maintained pursuant to standards set by the Board of

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Education of the State of California. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education under the jurisdiction of the California Department of Education. For the purposes of this section, “school” does not include a vocational or professional institution of higher education, including a community or junior college, college, or university.

Screening.

The effect of locating the object(s) to be screened behind a building, wall, fence, landscaping, berm, and/or other specially designed device or architectural elements as provided in Section 18.18.070 (Screening) so that view of the object(s) from adjoining and nearby public rights-of-way and private properties is precluded or minimized.

Self-Storage Facilities.

Facilities offering enclosed storage with individual access that are rented and/or leased for personal effects and household goods, including mini-storage. A facility may contain various sized, individual compartmentalized and controlled access stalls or spaces. This use excludes hazardous materials, workshops, warehousing, hobby shops, manufacturing, or other commercial activity.

Sensitive Land Use.

Refers to a type of land use that is particularly sensitive to industrial and commercial activities and includes, but is not limited to, residential developments, and educational institutions, religious facilities, parks and open spaces, hospitals, day cares, and residential care facilities for the elderly.

Service Bay.

The designated area on a commercial or industrial use, generally in automobile repair shops and service stations, where maintenance, servicing and repairs of vehicles are conducted.

Setback.

The distance by which a structure or other development feature shall be separated from a property line or other building. See Section 18.26.060 (Measuring Setbacks).

Sexually-Oriented Merchandise.

Shall be defined as set forth in Section 5.22.020.

Sign.

A display board, screen, structure, object, or portion thereof, used to announce, declare, demonstrate, display and/or otherwise advertise and attract the attention of the public, constructed of any material whatsoever, and maintained, erected, installed, and/or placed on a building or structure or property for the principal purpose of identification of property, business, services, the sale of goods and wares or any other merchandise, fully intended to serve as the principal means of advertisement and identification.

Sign Area.

The combined total of each sign face consisting of the surface space within a single contiguous rectangle containing words, letters, figures, or symbols, together with any frame, material or color forming an integral part of the display but excluding support structures, face of building, and incidental parts not drawing attention to the subject matter.

Sign Structure.

A structure which supports or is capable of supporting any sign. A sign structure may be a single pole or may or may not be an integral part of the building.

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Single-Room Occupancy (SRO) Housing.

A residential facility providing individual secure room(s) for one- or two-person households, which may have individual or shared kitchen and/or bathroom facilities. SRO units are rented on a monthly basis or longer.

Site.

A lot or lots under single ownership or single control, considered a unit for the purposes of development or other use. See also “Building Site.”

Small Animals.

Includes rabbits, hares, hamsters, chinchillas, guinea pigs, domestic mice and rats, and any other types of rodents and similar animal species whatsoever.

Specialty Shops.

Establishments primarily engaged in the retail sale of specialized lines of merchandise, not elsewhere classified.

Specified Anatomical Areas.

Shall be defined as set forth in Section 5.22.020.

Specified Sexual Activities.

Shall be defined as set forth in Section 5.22.020.

Story.

That portion of the entire interior space between the exterior walls of a building and between the upper surface of any floor and the surface of a ceiling and floor next above.

Street or Highway.

A publicly or privately owned or controlled way which provides the principal means of access to abutting land.

Street Frontage.

The length of a lot of land along, fronting, or having frontage on a street.

Street Right-of-Way.

The legal boundary separating a street from abutting private property.

Structure.

Anything constructed or built, any edifice or building of any kind whatsoever, or any piece of work artificially built or composed of parts joined together in some definite manner, or anything else so constructed or built in the ground or erected, which requires location on the ground, or is attached to something located on the ground or in the ground.

Structural alteration.

Any change in the supporting members of a building or structure, such as, but not limited to, foundations, bearing walls, nonbearing walls, partition walls, columns, beams, floor, ceiling or roof joists, girders, rafters or trusses, or any change or addition in the dimensions of a building or structure.

Studio, Commercial.

Facility where individual and group instruction, training, and practice, or production are offered in the arts, including martial arts, music, dance, and photography. This use excludes motion picture studios.

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Supportive Housing.

Dwelling units with no limit on length of stay that are occupied by the target population as defined in Section 50675.14 of the California Health and Safety Code, and that are linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community.

Swimming Pool.

Shall have the same meaning as defined in California Government Code Section 115921, as may be replaced, or amended from time to time, and shall mean any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in-ground and aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas, and nonportable wading pools.

18.25.200. Definitions, "T"

Trade Schools.

A business conducted for profit consisting of a place for training and instruction in a specific field, skill, trade, or occupation including business colleges, vocational schools, and similar facilities.

Trailer.

Any wheeled vehicle incapable of movement under its own power, designed to be drawn or towed by a motor vehicle for the purpose of carrying or transporting property and/or chattels of any kind whatsoever, but specifically excluding the use for human habitation and/or the transporting thereof.

Transitional Housing.

Shall have the same meaning as defined in California Health and Safety Code Section 50675.2, as may be replaced or amended from time to time, and shall mean buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Trash Enclosures.

A designated area or structure where garbage and other waste are stored.

18.25.210. Definitions, "U"

18.25.220. Definitions, "V"

Variance.

A permit procedure for major and/or minor modifications of the development standards of a zone may be granted by the Review Authority pursuant to the provisions of Chapter 18.05 (Permits and Approval).

Vehicle.

Automobile, truck, tractor, trailer, and similar motorized vehicle used as a means of transportation of persons or property that move or roll on one or more wheels.

Commercial Vehicle.

Per California Vehicle Code Section 260, as may be replaced or amended from time to time, and shall mean a vehicle required to be registered which is used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property.

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Recreational Vehicle.

A motor home, travel trailer, or camping trailer, with or without motive power, to be used without a permanent foundation, designed for human habitation for recreational, emergency, or other occupancy; or a park trailer, as defined in California Health and Safety Code Section 18009.3.

View-Obscuring.

Relative to walls, fences, and hedges, means constructed in such a manner to prevent the passage of more than twenty-five percent of light, air, and visibility through its overall vertical surface.

18.25.230. Definitions, "W"

Wall.

A vertical structure, typically constructed of concrete or masonry, that forms a physical vertical barrier, separates and/or encloses a space open from the ground to the sky, and which is view-obscuring. See also "View-obscuring."

Wall, Common.

A wall five feet or greater in length designed and/or constructed which forms a physical barrier separation between two or more spaces in a building or buildings.

Warehouse.

A building storage facility limited to the storage of stock and products for subsequent distribution, and expressly excludes manufacturing or fabrication of any type whatsoever and storage and/or parking of commercial transportation vehicles limited to "private carrier" vehicles and storage of occupant owned trailers. A warehouse does not include a fulfillment center or parcel hub.

Window Sign.

A professionally painted, attached, glued, or otherwise affixed sign within 15 feet of a window designed to be viewed from adjoining streets or parking lot entrances, relating to the business name, services rendered, sales and available products.

Wheel Stop.

A low, sturdy block, typically made of concrete, placed at the edge of a parking space within a parking lot or parking structure to prevent vehicles from encroaching into other parking spaces, walkways, curbs, or other areas.

Wholesaling and Warehousing.

Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, construction contractors or professional business users; or to other wholesalers. Facilities include the on-site storage of material and branch or sales offices (but no retail sales) that have little or no display of merchandise and are not designed to solicit walk-in traffic.

Wireless Telecommunications Facilities

An unstaffed facility which consists of equipment and network components such as towers, utility poles, transmitters, base stations, and emergency power systems that are integral to providing wireless telecommunications services. Such facilities generally include antennas, and equipment cabinet or structure, and related equipment, for public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including stationary commercial earth stations for satellite-based communications. Such facility may include elevated transmitting and receiving antennae, base station equipment and interconnection equipment. Facility types include roof-mounted, building-mounted, or freestanding structures.

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Wireless Telecommunications Services.

The provision of services using a wireless telecommunications facility or a wireless telecommunications co-location facility, and shall include, but not be limited to, the following services: personal wireless services as defined in the Federal Telecommunications Act of 1996 at 47 U.S.C. Section 332(c)(7)(C) or its successor statute, cellular service, personal communication service, and/or data radio telecommunications.

18.25.240. Reserved

18.25.250. Definitions, "Y"

Yard.

See "Setback,"

18.25.260. Definitions, "Z"

Zone.

The land use category or classification as set forth in Division 1 (General Provisions) and Division 3 (Zones and Zone-Specific Standards) of this Title.

Zone Change.

A change in the zone classification of property pursuant to the provisions of Chapter 18.06. (Amendments to the General Plan, Zoning Map and Text).

Zoning Administrator.

The "Director of Community and Economic Development" or designee shall serve as the Zoning Administrator.

Chapter 18.26. Rules of Measurement

The purpose of this Chapter is to explain how various measurements this Title refers shall be calculated.

18.26.010. Fractions

Whenever this Title requires consideration of parking spaces or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, the results will be rounded as follows:

A. General Rounding. Fractions of one-half (0.5) or greater shall be rounded up to the nearest whole number, and fractions of less than one-half (0.5) shall be rounded down to the nearest whole number, except as otherwise provided.

B. Parking Spaces. Provisions on how to calculate the quantity of parking spaces are detailed in Section 18.19.030 (Parking).

18.26.020. Measuring Distances

- A. Measurements Are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made from 90 degrees from the property line at the closest or shortest distance between the two objects.
- B. Measuring Distances Between Land Uses.** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured horizontally in a straight line between the two closest points of the properties without regard to topography or structures that would interfere with a straight-line measurement.

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- C. **Measuring Building Separation.** Measurements of distance to a structure are measured to and from the closest exterior wall of the structures. Structures or portions of structures that are entirely underground are not included in measuring required distances.

18.26.030. Measuring Area, Lot Width, and Depth

- A. **Lot Width.** The lot width is measured between the midpoints of the side lot lines.
- B. **Lot Depth.** The lot depth is measured between the midpoints of the front and rear lot lines.
- C. **Lot Area.** The lot area is calculated by multiplying the lot width by the lot depth.
- D. **Cul de Sacs or Irregular-Shaped Lots.** For lots located in a cul-de-sac or that are irregularly shaped, the lot depth and width dimensions shall be considered compliant if the dimensions for the majority of the area of the lot meet the minimum lot width and depth provided in Table 18.11.030.A (Development Standards – Residential Zones), as shown in Figure 18.26.030.C.

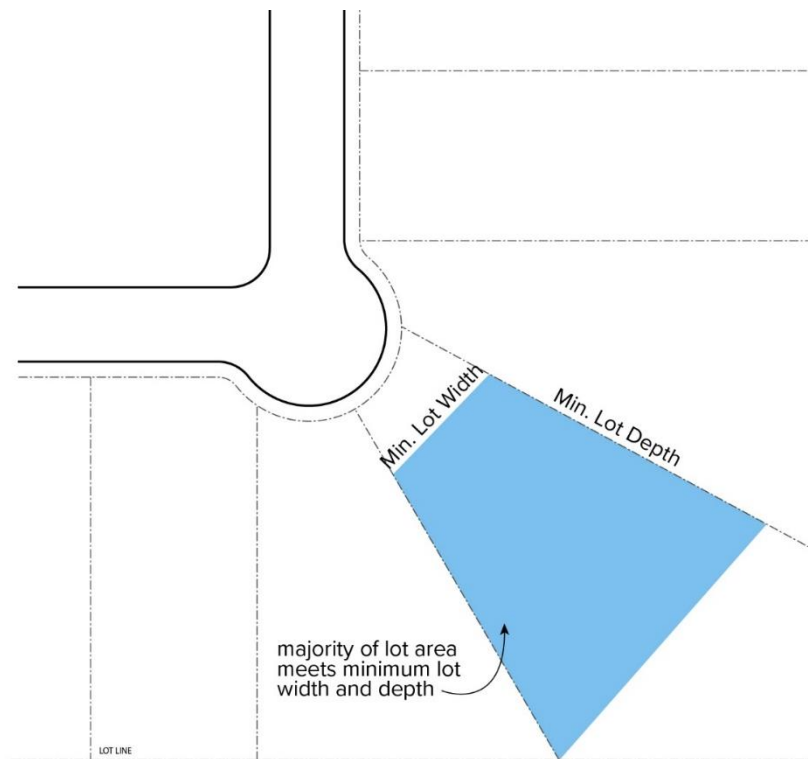


Figure 18.26.030.C, Cul de Sacs or Irregular-Shaped Lots.

18.26.040. Measuring Height

- A. **Building Height.** The height of a structure shall be measured as the vertical distance between the finished grade and the highest point of the structure which shall be the peak of the highest roof.
- B. **Height Between Floors.** For the ground-floor, the height is measured from finished ground floor to the bottom of the finished second floor. Height for all other floors is measured from the bottom to bottom of the finished floors.

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18.26.050. Measuring Street Frontage

- A. **Interior Lots.** The street frontage is measured between side property lines of a lot.
- B. **Corner Lots.** The street frontage is measured in the same manner as interior lots as shown in Figure 18.26.050.B.

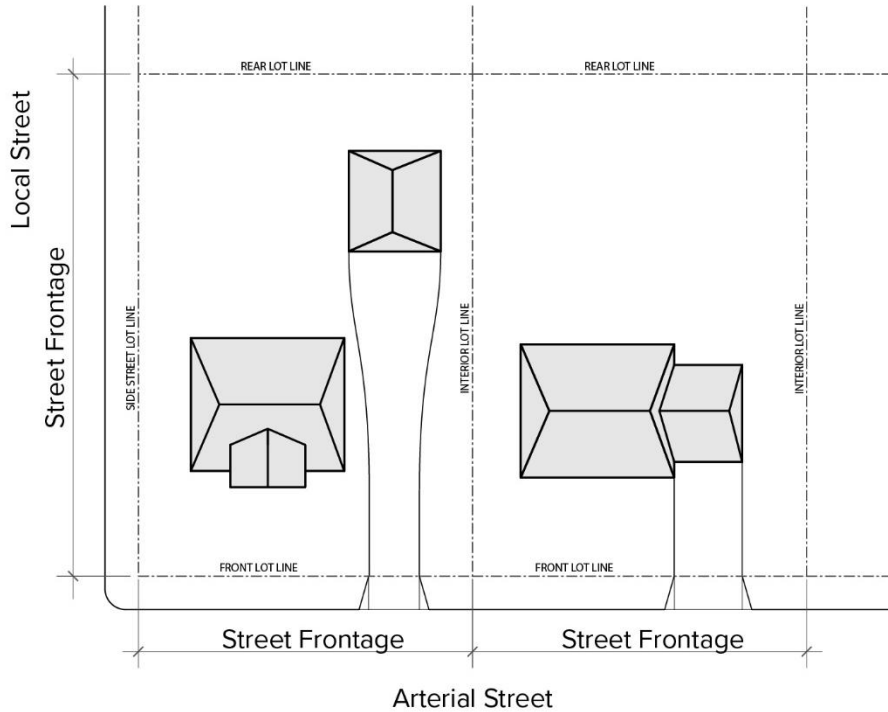


Figure 18.26.050.B Measuring Street Frontage.

18.26.060. Measuring Setbacks

- A. **Front.** The front setback shall be measured from the front lot line to the nearest point of the structure along a line at a right angle to the property line, as shown in Figure 18.26.060.A. Front setbacks shall maintain the required depth across the full width of a lot as regulated by each applicable zone provided in Division 3 (Zones and Zone-Specific Standards) of this Title.
- B. **Rear.** The rear setback shall be measured from the rear lot line to the nearest point of the structure along a line at a right angle to the property line, as shown in Figure 18.26.060.A. Rear setbacks shall maintain the required depth across the full width of a lot as regulated by each applicable zone provided in Division 3 (Zones and Zone-Specific Standards) of this Title.

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- C. **Side.** The side setback shall be measured from the interior or street lot line to the nearest point of the structure along a line at a right angle to the property line, as shown in Figure 18.26.060.A. Side setbacks shall maintain the required depth across the full width of a lot as regulated by each applicable zone provided in Division 3 (Zones and Zone-Specific Standards) of this Title.

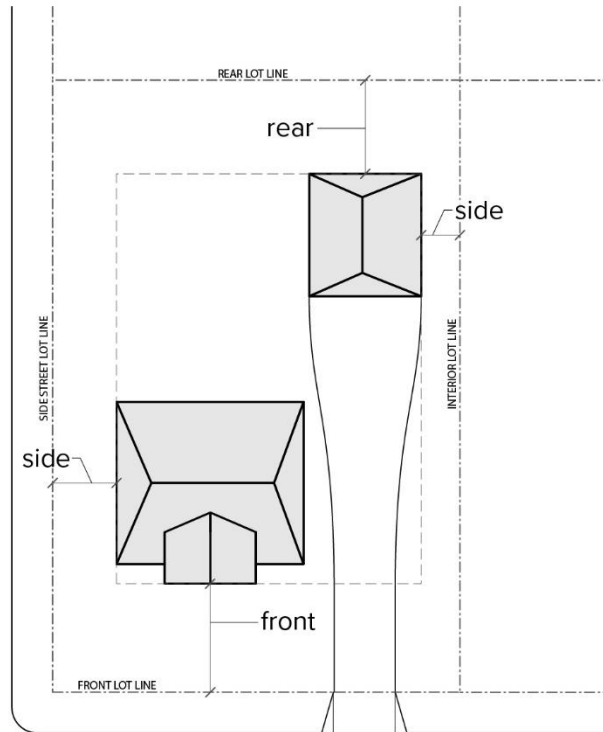


Figure 18.26.060.A. Measuring Setbacks.

18.26.070. Calculating Lot Coverage

The footprints of all primary and accessory structures, including garages, carports, and enclosed patios and porches shall be summed and divided by the total lot area.

The following structures shall be excluded from the calculation: permitted projections as set forth in Section 18.18.060 (Projections Into Setbacks), balconies, roof decks, porte-cochere, unenclosed patios, swimming pools, and trellises and similar structures with roofs that are at least 50% open to the sky.

18.26.080. Calculating Floor Area Ratio (FAR)

The maximum building area allowed on any lot shall be determined by the product of the lot area, in square feet, and the floor area ratio (FAR) permitted in the zone in which the site is located as provided in Division 3 (Zones and Zone-Specific Standards) of this Title, and as shown in Figure 18.26.080.A. The maximum building area subject to this calculation includes the primary and accessory structures, garages, carports, and enclosed patios and porches. Fully subterranean portions of buildings are exempt from this calculation. For example, if the maximum FAR of a zone is 0.5, and the lot is 10,000 square-feet, the maximum permitted building area is 5,000 square feet.

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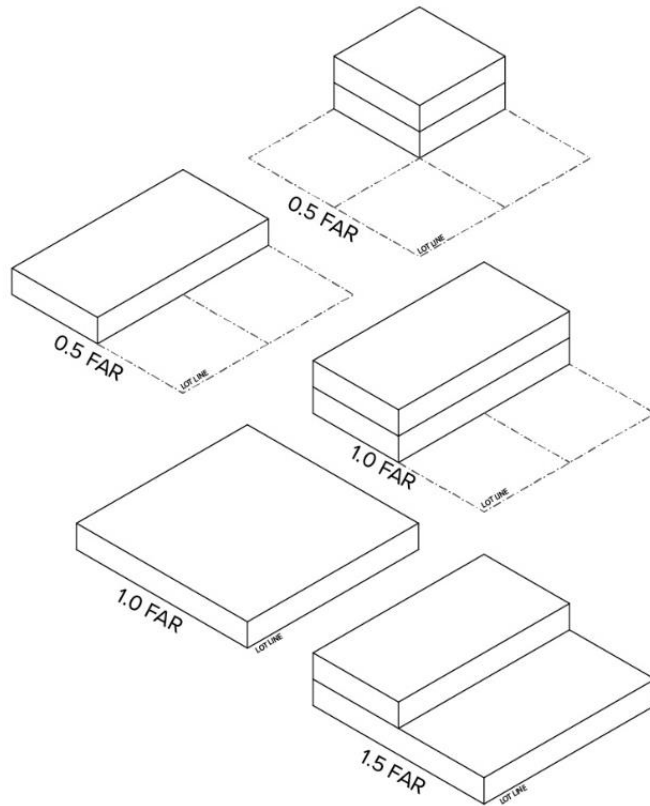


Figure 18.26.080.A. Calculating Floor Area Ratio.

18.26.090. Calculating Dwelling Unit Density

The maximum number of dwelling units allowed on any lot shall be determined by dividing the lot area by the number of dwelling units permitted in the zone in which the site is located as provided in Division 3 (Zones and Zone-Specific Standards) of this Title.