



CHAPTER 13.10 ZONING REGULATIONS

PART IV. COMBINING ZONE DISTRICTS

ARTICLE X. GENERAL SITE STANDARDS

PART V. GENERAL SITE STANDARDS Reserved

SCCC sections 13.10.510-.587 have been moved from Part IV to Part V of Chapter 13.10 or new Chapter 13.16 and updated as described with text boxes before each section.

- 13.10.510 Application of site standards.
- 13.10.520 Site frontage.
- ~~13.10.521 Site access.~~
- 13.10.525 Regulations for fences and retaining walls within required yards.
- ~~13.10.530 Merger of contiguous parcels.~~
- ~~13.10.550 Off-street parking and loading facility regulations.~~
- ~~13.10.551 Off-street parking facilities required.~~
- ~~13.10.552 Schedule of off-street parking space requirements.~~
- ~~13.10.553 Alternate parking requirements.~~
- ~~13.10.554 Standards of off-street parking facilities.~~
- ~~13.10.555 Location of off-street parking facilities.~~
- 13.10.556 Outdoor storage of personal property and materials.
- ~~13.10.560 Bicycle parking provisions.~~
- ~~13.10.570 Off-street loading facilities required.~~
- ~~13.10.571 Standards for and location of off-street loading facilities.~~
- ~~13.10.575 Existing uses.~~
- ~~13.10.576 Reduction of off-street parking and loading facilities.~~
- ~~13.10.577 Designation of off-site loading facilities.~~
- ~~13.10.578 Off-street parking and off-street loading.~~



- 13.10.580 Signs in ~~R-1, RB, RR, RA, RM, A, AP, and CA~~ Residential and Agricultural Zone Districts.
- 13.10.581 Signs in C, CT, VA, PA, PF and M Districts.
- 13.10.582 Signs in the PR District. [NO CHANGE]
- 13.10.583 Temporary signs in all districts. [NO CHANGE]
- 13.10.584 Directional signs. [NO CHANGE]
- 13.10.585 Nonconforming signs. [NO CHANGE]
- 13.10.586 Historic identification plaques. [NO CHANGE]
- 13.10.587 Sign exceptions. [NO CHANGE]
- ~~13.10.591 Trip reduction requirements for development projects to be occupied by 50 or more employees.~~
- ~~13.10.592 Trip reduction requirements for residential development projects of 25 or more housing units.~~

The edits in SCCC 13.10.510 align with the updated permitting system, Design Criteria and General Plan format/ Special height exceptions for specific zone districts have been removed, since a height of 35 feet is now proposed to be allowed in higher density RM districts and a height of 40 feet is proposed to be allowed in commercial districts. Clarification was added regarding height exceptions for antennas, and a description of maximum allowed floor area and lot coverage calculations was added.

13.10.510 Application of site standards.

- (A) Subsequent Divisions. No parcel shall be divided so as to reduce the building site area, width, depth or frontage below those required by this chapter, except as indicated in SCCC 13.10.323(~~ED~~)(1).
- (B) No yard or other open space provided ~~about~~ around any building on one site shall be considered as providing a yard or open space for a building on any other site.
- (C) Exceptions to Site Standards. Site area, width, depth and frontage requirements of this chapter shall not apply to sites used for tract offices, public utility structures and uses, power stations, radio and television transmission towers, drainageways, and similar structures which require a use approval, but appropriate requirements shall be determined by conditions of each use approval granted for each use. Flat plate solar collectors on existing structures shall be exempt from lot coverage and setback provisions.



(D) ~~(4)~~ Height Limit. The allowable height of a structure is determined by a plane which parallels the topography of the site at the height limit established for each zone district, subject to exceptions for increased setbacks, discretionary design review, and certain exempt architectural elements. Excavations within the building perimeter do not lower the allowable height plane.

(1) A topographic map must be a part of each project submittal, unless determined to be unnecessary by the Planning Director, or his/her/their designee. The map must be prepared by a civil engineer, licensed surveyor, or architect. The plans must show the finish floor elevation at each floor and must show spot elevations at the high and low exterior grade elevations and the highest point of the building elevations.

(2) Prior to foundation inspection approval, the required spot elevations shown on the approved plans must be verified by a civil engineer, licensed surveyor, or architect, unless determined by the Building Official to be unnecessary.

~~(3)~~ ~~(2)~~ Height Exceptions. Chimneys, church spires and steeples, water tanks, cooling towers, elevators, flagpoles, monuments, noncommercial radio and television antennas, fire towers, and similar structures not used for human habitation and not covering more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 25 feet above the height limit allowed in any district. Parapets (a low screen or barrier wall) for nonresidential buildings located at least five feet from the edge of any exterior wall that are constructed for the purpose of screening mechanical equipment or other building features may exceed the height limit by up to 3.5 feet. Firewall parapets for non-residential buildings that are upward extensions of an exterior wall and are required by the building code for fire safety purposes may exceed the height limit by up to three feet. Utility and commercial poles and towers may not be subject to the height limits prescribed in the district regulations. Height limits on wind-powered generators shall be as established in SCCC 12.24. Noncommercial radio and television towers or freestanding antennas may exceed the height limits above height limit allowed in any zone district by 25 feet with the approval of a Level IV use approval. Flat plate solar collectors on existing structures shall be permitted to exceed height restrictions by four feet.

~~In an RM-5 to RM-9 district, for multiple dwelling projects of five or more units which are designed to contain all the required parking spaces under the dwelling structures, a maximum height of 35 feet is permitted; provided, that one foot of additional side yard beyond the 10-foot required minimum side yard is added for every foot of height above 28 feet. Solar access on neighboring sites shall not be obstructed.~~

~~In any commercial or industrial zone district, a building may exceed the height limit as established by the zone district by up to five feet, subject to review and recommendation by the Urban Designer and approval by the Zoning Administrator following a public~~



hearing. In addition to the findings required in Chapter 18.10 SCCC for discretionary approvals, the project shall be subject to the following additional findings:

~~(a) The additional height complements or completes the architectural design.~~

~~(b) For properties located in the Coastal Zone, the proposed project complies with LCP policies, including policies protecting scenic corridors and public viewsheds.~~

(E) Maximum Allowed Floor Area. For zone districts subject to a maximum Floor Area Ratio (FAR), calculate maximum allowable floor area (square feet) as follows: multiply maximum allowed FAR (percentage) by gross site area (square feet), excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay. See definition of "Floor Area Ratio" and related definitions in SCCC 13.10.700.

(F) Maximum Allowed Lot Coverage. For zone districts subject to a maximum lot coverage percentage, calculate maximum lot coverage (square feet) as follows: multiply maximum allowed lot coverage (percentage) by gross site area (square feet), excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay.

~~(E)(G) Plan Lines.~~ Where a ~~n~~ official plan line has been established ~~adopted~~ as a part of the circulation element of the General Plan, or any area plan, village plan or specific plan, the required yards on the street side shall be measured from the official plan line. In no case shall the provisions of this chapter be construed as permitting any structure to extend beyond such official plan line. However, where a ~~n~~ official plan line or street widening has reduced the depth or the width of a site to less than the minimum required depth or width, the front yard may be reduced by the amount that the site depth was reduced, but in no case to less than 10 feet. The side yard adjoining the street may be reduced by the amount that the site width was reduced, but in no case to less than six five feet.

~~(F) Repealed by Ord. 5087.~~

~~(G)(H) Minimum Parcel Sizes and Maximum Density.~~ Minimum parcel size and maximum density requirements of the General Plan and Local Coastal Program Land Use Plan shall be met based on the land use designation, Appendix G Figure 2.2 of the General Plan and Local Coastal Program Land Use Plan, and SCCC 13.14.

~~(H) Repealed by Ord. 4525.~~

(I) Reductions in the Front Setback to Protect the Environment or Public Safety.

(1) Up to a 25 percent reduction in the required setback established by the zone district for front yards or other yards fronting on a street or vehicular right-of-way may be allowed, subject to review and approval by the Planning Director with a (Minor Site Development Permit Level III approval), for any of the following purposes:

(a) To minimize grading on steep lots;



- (b) To protect environmentally sensitive resources such as significant trees or sensitive habitats such as riparian corridors; or
 - (c) To facilitate conformance with regulations for geologic hazards (SCCC Chapter 16.10-SCCC).
- (2) In addition to the findings required in SCCC 18.10.230 for discretionary approvals, the following additional findings shall be required:
- (a) The reduced setback would result in an environmentally superior outcome or improved public safety, either by minimizing grading, affording better protection to an environmentally sensitive habitat or resource, or resulting in greater conformance with geologic hazard regulations; and
 - (b) The proposed project shall not unreasonably infringe on adequate light, air, or privacy of adjacent residential property.

13.10.520 Site frontage.

- (A) Minimum Frontage on a Cul-De-Sac. On a cul-de-sac or a curved street with a radius of curvature of 200 feet or less, a site may have a frontage of not less than 40 feet in any zone district, unless a lesser frontage is allowed in the zone district.
- (B) Corridor Access Lots. A corridor access lot shall be permitted in any district. The corridor shall have a frontage and width of not less than 20 feet, and a length not to exceed 150 feet; the area of the access corridor shall not be included in the determination of site area.

SCCC 13.10.521 was moved to SCCC 13.16.090 (H) Right of Way Access.

13.10.521 Site access.

- (A) Right-of-Way Access. A parcel, newly created by a tentative map or conditional certificate of compliance, may not be used as a building site unless it has its principal frontage on a public street or on a private right-of-way at least 40 feet wide nor may a new vehicular right-of-way be created less than 40 feet in width unless a Level V use approval is obtained for principal frontage and access on a narrower right-of-way. For any project requiring a subdivision or minor land division tentative map approval, or a conditional certificate of compliance, use of streets not meeting the minimum County standard shall require approval of a roadway exception processed pursuant to SCCC 15.10.050(F).



Requirements related to sight distance in SCCC 13.10.525 were moved to SCCC 13.16.093 Sight Distance. Requirements related to fencing and retaining walls were retained here and clarified to match current practice. The figures in this section have been removed as they are no longer accurate. In addition, standards for temporary and permanent fencing in agricultural zone districts were updated and moved from 13.10.525(C)(2)(a) to 13.10.525(D)(5).

13.10.525 Regulations for fences and retaining walls within required yards.

~~(A) The purposes of fence and/or retaining wall regulations for yards abutting on streets are:~~

- ~~(1) To ensure adequate visibility of vehicles entering the street from driveways, adequate sight distance from such vehicles, and adequate sight distance at street corners.~~
- ~~(2) To ensure adequate light and air for the street area.~~
- ~~(3) To preserve a harmonious and compatible street front appearance.~~

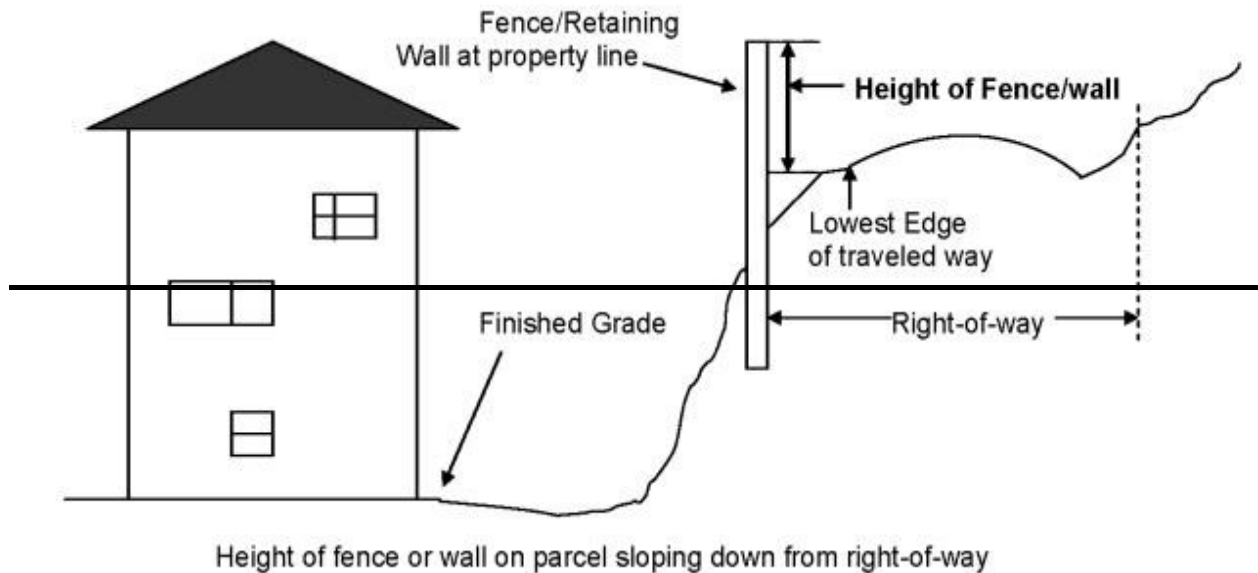
~~(A)(B) The purposes of fence and/or retaining wall regulations for side and rear yards which do not abut on streets are:~~

- ~~(1) To provide for privacy screening of these yard areas.~~
- ~~(2) To ensure that light and air of abutting properties are protected from excessively high manmade structures.~~
- (2) To ensure adequate light and air for the street area and abutting properties.
- (3) To preserve a harmonious and compatible street front appearance.
- (4) To ensure adequate visibility of vehicles entering the street from driveways, adequate sight distance from such vehicles, and adequate sight distance at street corners.

~~(C) The height regulations for fences and/or retaining walls are:~~

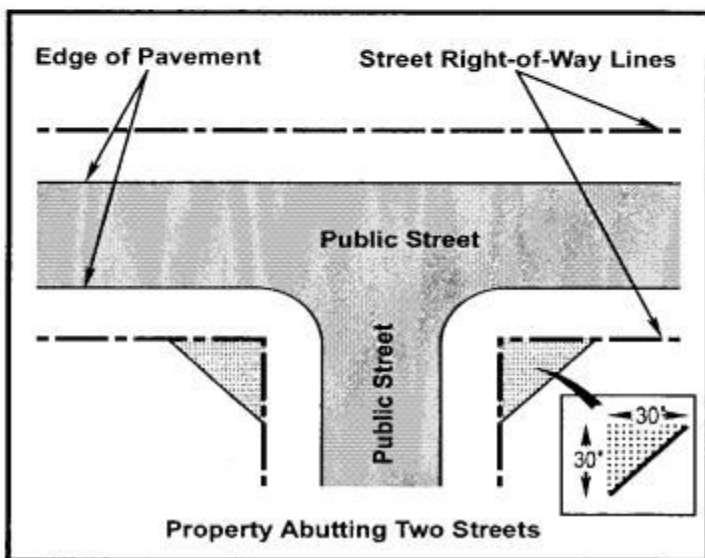
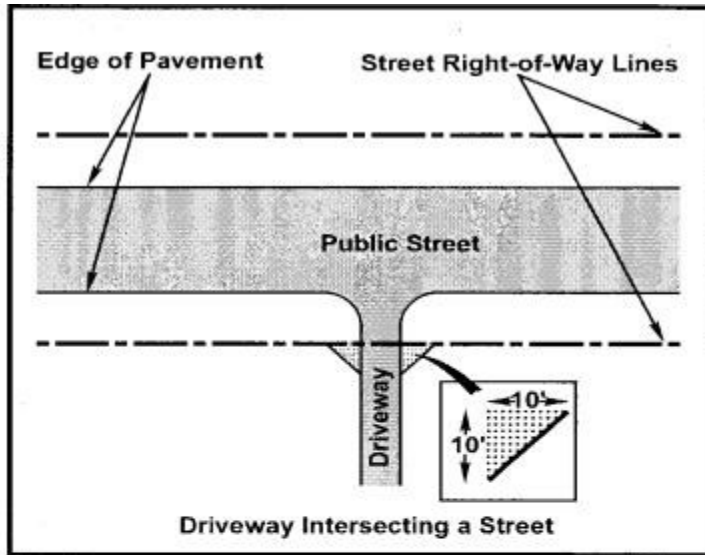
~~(B)(1) The height of fences and/or retaining walls is determined as follows:~~

- ~~(1)(a) By measuring the exposed face of the fence and/or wall at its tallest point, from finished grade at the base, to the top of the fence and/or wall, except as provided in subsections (C)(4) and (5) of this section.~~
- ~~(2)(b) Where a parcel slopes down from a public or private right-of-way, the height of a fence or retaining wall shall be measured from the lowest elevation of the traveled portion of the right-of-way curb or edge of shoulder nearest the fence or retaining wall to the top of the fence and/or wall, as shown in the diagram below, except as provided in subsections (C)(4) and (5) of this section.~~



(C)(2) Maximum Fence and Retaining Wall Heights.

- (b) Except as provided in SCCC 13.10.323(D)(5)(a), maximum heights for fences and retaining walls not located in a corner sight clearance triangle are shown on the fence location and height table given in subsection (C)(3) of this section. Examples of corner sight clearance triangles are shown in the diagrams below.
- (c) Except as provided in SCCC 13.10.323(D)(5)(a), within corner sight clearance triangles no fence or retaining wall shall exceed three feet in height, if the fence or retaining wall is:
 - (i) Located in a corner sight clearance triangle on a parcel located at the intersection of two local neighborhood streets for a distance of 30 feet along each street right-of-way; or
 - (ii) Located in a residential driveway or alley corner sight clearance triangle for a distance of 10 feet along the street right-of-way on each side of the driveway or alley; or
 - (iii) Located in a corner sight clearance triangle determined to be applicable by the County based on professional standards established by the American Association of State Highway and Transportation Officials (AASHTO) or other applicable technical publications. Greater sight clearance triangles may be required for front and side yards adjacent to roads that allow vehicular travel speeds of more than 25 miles per hour.



Corner Sight Clearance Triangles for Local Residential Neighborhood Streets

(1)(3) Fence Location and Height Table. Except as provided in SCCC 13.10.525(D), the following table provides maximum fence height within front, side, and rear yard setback areas.



Table 13.10.525-1: Fence Location and Height					
Property and Fence Location	Maximum Height without Permit Outside of Corner Sight Distance Triangles** ***1,2	Required Distance from Edge of Vehicle Lane or Shoulder	Maximum Height with Over-Height Fence Certification outside of Corner Sight Distance Triangles** ***1,2	Required Distance from Edge of Vehicle Lane or Shoulder with Over-Height Fence Certification	Maximum Height with a Level IV or above Permit***
Front Yard inside Urban Services Line (USL) and Rural Services Line (RSL)	3 feet*	3 feet	6 feet	See SCCC 13.16.093 Sight distance.	As determined through permit process
Front Yard outside USL and RSL	3 feet*	3 feet	8 feet	See SCCC 13.16.093 Sight distance.	As determined through permit process
Side/Rear Yard Abutting on a Street	6 feet	See SCCC 13.16.093 Sight distance.	8 feet if fence is set at least 5 feet back from property line	See SCCC 13.16.093 Sight distance.	As determined through permit process
Side/Rear Yard Not Abutting on a Street	8 feet	See SCCC 13.16.093 Sight distance.	N/A: already at 8 feet; would need Level IV to go higher	N/A	As determined through permit process
<p>The following would be allowed without any discretionary approval in all locations, except for corner sight clearance triangles:</p> <ol style="list-style-type: none"> 1. Archways/trellises/pergolas up to 8 feet tall associated with a walkway through a fence and not making up more than 25% of the length of the fence along the applicable property line. 2. Open decorative features such as lattice that do not exceed the given maximum fence heights by more than 6 inches. <p>*Except as allowed by SCCC 13.10.323(D)(5)(a)</p> <p>**County Public Works Department guidelines establish applicable corner sight clearance triangle requirements</p> <p>*** In the coastal zone, a coastal development permit will be required for all fence and retaining wall development unless it is exempt from coastal development permit requirements pursuant to SCCC 13.20.060 or 13.20.070.</p>					

1. See SCCC 13.10.525(D) for exceptions to maximum fence and retaining walls, including over-height fence certification requirements.
2. In the coastal zone, a coastal development permit will be required for all fence and retaining wall development unless it is exempt or excluded from coastal development permit requirements pursuant to SCCC 13.20.060 or 13.20.070.

(D) Exceptions to maximum fence height requirements.

- (1) Within sight distance triangles, maximum structure height is three feet (see SCCC 13.16.093).
- (2) On steep slopes, open safety railings up to 42 inches in height are allowed as provided in SCCC 13.10.323(DE)(5)(a).



~~(3)~~(4) Walkway fence openings, with or without gates, may have associated archways/trellises/pergolas up to a maximum height of eight feet without a discretionary approval, except in corner sight clearance triangles, where no fence or retaining wall shall exceed three feet in height. Archways/trellises/pergolas may not make up more than 25 percent of the length of the fence along a given property line without a Administrative Site Development Permit. ~~Level IV development permit.~~ Notwithstanding the above exceptions for discretionary approval and development permits, in the coastal zone all such archways/trellises/pergolas shall require a coastal development permit unless exempt from coastal development permit requirements pursuant to SCCC 13.20.060 or 13.20.070.

~~(4)~~(5) Open architectural, decorative, and ornamental features such as lattice may exceed the given maximum fence heights by no more than six inches without a discretionary approval, except in corner sight clearance triangles, where no fence or retaining wall shall exceed three feet in height. Open means that no more than 50 percent of the feature may be opaque. Notwithstanding the above exceptions for discretionary approval and development permits, in the coastal zone all such archways/trellises/pergolas shall require a coastal development permit unless exempt from coastal development permit requirements pursuant to SCCC 13.20.060 or 13.20.070.

(5) Fencing for agricultural uses in agricultural zone districts.

(a) Permanent fencing. In agricultural zone districts, fencing for agricultural purposes may have heights up to six feet in all yards; provided, that such fencing, ~~including gates,~~ is: (i) six feet or less in height; and (ii) made of wire ~~which~~ that is spaced a minimum of ~~six~~ one inches apart. ~~(i.e., typical field fencing),~~ supported with wood or metal posts, or made of ~~horizontally oriented~~ wooden members which are spaced a minimum of ~~one~~ eight inches apart (i.e., typical wooden corral fencing). Such ~~f~~fencing meeting these criteria shall be exempt from ~~development~~ requiring a discretionary permit approval unless such fencing is located on property adjacent to Highway One, in which case a ~~development~~ Minor Site Development pPermit is required. Agricultural fencing located within a corner sight clearance triangle shall be a maximum of three3 feet in height. Hedgerows or other living fences are allowed in agricultural zone districts and are not subject to fencing regulations. Vegetative screening of fences is encouraged where feasible.

Agricultural fencing exceeding six feet in height requires an over-height fence certification pursuant to Section 13.10.525(E), and is limited to a maximum height of eight feet. Agricultural fencing exceeding eight feet requires an Administrative Site Development Permit, pursuant to ChapterSCCC 18.10.



In addition to the requirements of this section, agricultural fencing within or adjacent to sensitive habitats is subject to regulations in Title 16, Environmental and Resource Protection. In the Coastal Zone, a coastal development permit will be required for all such fencing unless it is excluded from coastal development permit requirements pursuant to SCCC 13.20.060 or 13.20.070.

(b) Temporary fencing. Where permanent agricultural fencing is not feasible but temporary fencing is necessary for an agricultural use, for purposes such as dust control, animal control, food safety, windbreaks, farmworker protection, and trespass prevention, temporary fencing consistent with the criteria below is allowed without discretionary permit approval:

(i) Height. Temporary fence heights shall not exceed four feet in required yards abutting a street and six feet in other required yards, and shall meet the site distance requirements in SCCC 13.16.093.

(ii) Materials and construction. Temporary fencing may be solid in appearance, consisting either of woven material or other fabric installed at the interior of an existing permanent fence, or as a separate temporary fence structure consisting of woven material or other fabric supported by wood or metal stakes.

(iii) Duration. Temporary fencing is allowed for time periods not to exceed nine months in one year, and for no more than two years within any five-year period.

(iv) Maintenance. Temporary fencing shall be repaired, replaced or removed when torn or degraded; and shall be maintained free of graffiti and litter.

(c) Extended temporary fencing in agricultural zone districts. When there is a demonstrated need for dust and contamination control, fencing exceeding the height or time limits provided above for temporary fencing, a Minor Site Development Permit is required. The permit application review process may require submittal of the fence design, sample materials, photographs of the surrounding properties, documentation supporting the need for the proposed fence, and the proposed extended duration for the temporary fence. Any approved extended temporary fencing shall be maintained in accordance with subsection (b)(iv) above. The fence height shall be limited to the minimum necessary to support the agricultural use and shall meet site distance height requirements in SCCC 13.16.093. The permit may specify fence materials and design, require vegetative screening, or include other conditions as needed to comply with the following findings for approval of the agricultural fence permit for an extended temporary fence:

(i) The applicant has a demonstrated need for fencing related to an agricultural use that cannot be accommodated by permanent agricultural fencing or temporary fencing as described in subsections (a) and (b) above;



(ii) The fence height, materials, colors, and any proposed vegetative screening are visually compatible with the agricultural character of the community, minimize impacts on significant public vistas, and preserve public ocean vistas to the greatest extent feasible; and

(iii) The fence material is of woven or fabric construction, or other suitable material.

~~(E)(D)~~ Over-Height Fence Certification. An over-height fence certification for fence height up to eight feet may be issued upon the Planning Director making the findings with a Minor Site Development Permit with findings as provided by required by SCCC 18.10.230(A) and, if in the Coastal Zone, the finding that the subject development will not adversely impact public views and scenic character. Fence height greater than eight feet requires an Administrative Site Development Permit.

SCCC 13.10.530 was deleted since it was repealed.

13.10.530 — Merger of contiguous parcels.

Repealed by Ord. 3524. [Ord. 3432 § 1, 1983].

SCCC 13.10.550-552 were moved to SCCC 13.16.060 Off-street parking requirements and SCCC 13.16.080 Off-street loading requirements.

13.10.550 — Off-street parking and loading facility regulations.

In order to alleviate or to prevent traffic congestion and shortage of curb spaces, off-street parking and loading facilities are required to be provided incidental to new land uses and major alterations and enlargements of existing land uses. The number of parking spaces and the number of loading berths prescribed in this chapter or to be prescribed by the Zoning Administrator shall be in proportion to the need for such facilities which is created by the particular type of land use. Off-street parking and loading areas are to be laid out in a manner which will ensure their usefulness, protect the public safety and where appropriate, insulate surrounding land use from their impact.

13.10.551 — Off-street parking facilities required.

(A) In all districts, in connection with every use, there shall be provided at the time of initial occupancy of a site, or construction of a structure, or major alteration or enlargement of a site or structure, off-street parking spaces for automobiles and bicycles in accordance with requirements prescribed in this chapter, except as otherwise provided in this subsection and as provided in subsection (C) of this section for historic resources, as defined in SCCC 16.42.030. For the purposes of this chapter, “parking space” shall mean a space conforming to the standards set forth in SCCC 13.10.554 and maintained open, clear and available for the parking of motor vehicles. Also, for the purpose of this chapter the term



“major alteration or enlargement” shall mean an addition, remodel or change of residential use which would increase the number of parking spaces required by more than 10 percent of the total required; or an addition, remodel or change of nonresidential use which would increase the number of required parking spaces by both more than 10 percent and more than two spaces. The term “bicycle” shall include mopeds as defined in the California Vehicle Code. If, in the application of the requirements of this chapter, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking spaces shall be required for a fraction of less than one-half.

For any major alteration or enlargement affecting a nonresidential structure or use for which the existing parking is or would become nonconforming, additional off-street parking shall be required only for the additional increment of square footage or use.

The planning director may authorize a reduction in the number of parking spaces in an existing parking area, to the extent necessary and appropriate to provide accessibility upgrades to existing buildings or parking areas in accordance with building code requirements.

(B) If more than one use is located on a site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this chapter for each use.

(C) The parking requirements of SCCC 13.10.550 et seq. may be modified in connection with an application involving an historic resource designated in conformance with the California Register of the State Office of Historic Preservation and as defined in SCCC 16.42.030. Modification of parking requirements shall be subject to approval at Level III. The approving body shall make the following findings:

- (1) Existing traffic and parking on adjacent and nearby streets and properties will not be adversely affected; and one of the following:
 - (a) Provision of additional parking would adversely affect the historic or architectural significance of the historic resource; or
 - (b) Provision of additional parking would create exceptional hardship such that preservation of the historic resource would be infeasible.

13.10.552 — Schedule of off-street parking space requirements.

(A) Off-street parking spaces for residential uses shall be provided according to the type and size of residence as described below:

(1) Resident Parking.

Number of Bedrooms	Parking Spaces Required for Single Family Dwellings and Mobile Homes Used as SFDs Outside of Mobile Home Parks Pursuant to SCCC 13.10.682	Parking Spaces Required for Multifamily Dwellings
1	2	2



Number of Bedrooms	Parking Spaces Required for Single-Family Dwellings and Mobile Homes Used as SFDs Outside of Mobile Home Parks Pursuant to SCCC 13.10.682	Parking Spaces Required for Multifamily Dwellings
2	3	2.5
3	3	2.5
4	3	3
Additional	1 each	0.5 each

Mobile Homes in Mobile Home Parks

Size	Parking Spaces Required
1,570 square feet or less	2
Greater than 1,570 square feet and not more than 2,500 square feet	3
Greater than 2,500 square feet	4
Replacement Mobile Homes in Mobile Home Parks	
No additional parking spaces are required if the replacement mobile home is no more than 120 percent of the size of the existing mobile home. If the replacement mobile home is more than 120 percent of the size of the existing mobile home, then parking is required according to the size of the replacement unit, as given above.	

Permanent Room Housing

Unit	Parking Spaces Required
Permanent Room Housing Unit	1
Permanent Room Housing Unit—Senior Housing or Special Needs Housing	0.5
Permanent Room Housing Unit—Permanent Supportive Housing	0.3

(2) In order to meet the parking requirements for a mobile home located within a mobile home park, one off-street parking space may be a compact space, three cars may park in tandem, and one space may overhang a landscaped area.

(3) No replacement mobile home may be installed in a mobile home park prior to approval of a parking certification or an exception. No mobile home transport permit for the movement of a replacement mobile home over County-maintained roads to a mobile home park in the unincorporated portion of the County shall be approved or issued by the Department of Public Works prior to approval of a parking certification or an exception.



(4) ~~Guest Parking for Multifamily Residential Developments. In addition to providing the required amount of residential parking, additional, separate guest parking shall be provided, in an amount equal to 20 percent of the required resident parking, for all multifamily residential uses. Where it can be demonstrated that abutting, on-street curb space is available for guest parking, the required number of guest parking spaces can be reduced in the amount of one space per 18 feet of this available curb.~~

(5) ~~Guest Parking for Mobile Home Parks. In addition to providing the required amount of residential parking, additional, separate guest parking shall be provided as required by its development approval or as established pursuant to a legal nonconforming use. Guest spaces may be located along interior streets within the mobile home park; provided, that street width is in conformity with the provisions of Section 1106, Title 25 of the California Code of Regulations.~~

(6) ~~Bicycle Parking for Residential Uses.~~

Use	Bicycle Parking Spaces
Single Family Dwelling	0.0
Multifamily Dwelling	1 lockable storage shed or lockable garage space capable of holding 1 bicycle per unit, plus 0.2 spaces per unit as set forth in SCCC 13.10.560.
Mobile Home	0.2 per unit

(7) ~~Accessory Dwelling Units. One parking space is required for each accessory dwelling unit unless the ADU is exempted under SCCC 13.10.681(D)(7)(d).~~

(B) Off-street parking for nonresidential uses shall be provided according to the use and size as described in the table below:

USE	REQUIREMENTS	
	Auto Parking Spaces	Bicycle Parking Spaces
Motels, hotels, lodging houses, visitor accommodations Types A and B, with or without kitchens (except Type A as below)	1 per habitable room as defined by SCCC 13.10.700-H	0.2 per unit and storage necessary to accommodate them; 2 minimum
Motels, hotels, and visitor accommodations Type A only, in the C-2, VA or CT districts	1 per visitor accommodations (VA) unit, as defined by SCCC 13.10.700-V but not including lodging houses. For parking purposes, VA studio units shall count as no less than one visitor accommodations unit in the C-2, VA and CT districts.	0.2 per unit and storage necessary to accommodate them; 2 minimum
Day care homes, foster family homes, residential care homes	1 per every 5 children or adults for whom care is provided, plus 1 for the resident owner or manager	0.2 per employee
Day care center	1 per every 5 children or adults for whom care is provided, plus 1 per employee	0.2 per employee
Elementary school and junior high school	0.3 per employee	0.2 per employee and student



USE	REQUIREMENTS	
	Auto-Parking Spaces	Bicycle-Parking Spaces
Emergency shelters	0.15 per bed, plus 1 per employee	0.2 per employee
High school	0.3 per employee, 0.1 per student	0.2 per employee and student
College, university, professional or trade school	0.3 per employee and student	0.2 per employee and student
Places of public assembly: churches, community centers, private clubs, auditoriums	0.25 per seat or 30 per 1,000 square feet (92.9 square meters) if no fixed seating	0.1 per seat or 10 per 1,000 square feet (92.9 square meters)
Sanitariums, nursing homes, institutions, providing sleeping accommodations	0.3 per bed	0.2 per employee
Hospitals	1.5 per bed and 1 per 200 square feet (18.6 square meters) of office	0.2 per bed
Business offices	1 per 300 square feet of gross floor area*	1 per 1,000 square feet of gross floor area*; 2 minimum
Medical offices	1 per 225 square feet of gross floor area*; 2 minimum	1 per 1,000 square feet of gross floor area*; 2 minimum
Libraries, museums, art galleries	1 per 300 square feet of gross floor area*	1 per 1,000 square feet of gross floor area*; 2 minimum
Retail stores and service establishments	1 per 300 square feet of gross floor area*	1 per 1,000 square feet of gross floor area*; 2 minimum
Supermarkets, convenience stores	1 per 200 square feet of gross floor area*	1 per 1,000 square feet of gross floor area*; 2 minimum
Restaurants, bars, soda fountains, and similar establishments	1 per 100 square feet (9.3 square meters) of gross floor area*, and 0.3 per employee	1 per 400 square feet (37.2 square meters) of gross floor area*
Commercial service enterprises, repair shops, wholesale establishments and bulky merchandise retail (e.g., furniture, motor vehicles)	1 per 300 square feet (27.9 square meters) of gross floor area*; 2 minimum	1 per 1,000 square feet (92.9 square meters) of gross floor area*; 2 minimum
Warehouses, storage buildings and storage facilities combined with commercial or industrial uses	1 per 1,000 square feet (92.9 square meters) of gross floor area; 2 minimum	1 per 3,000 square feet (278.8 square meters) of gross floor area; 2 minimum
Open uses, commercial and industrial uses conducted outside of buildings	0.3 per employee and 1 per 600 square feet (55.8 square meters) of land area devoted to such use.	1 per 1,000 square feet (92.9 square meters) of land devoted to such use
Manufacturing plants and other industrial uses	1 per 600 square feet (55.0 square meters) of gross floor area*; 2 minimum	1 per 2,000 square feet (185.9 square meters) of



USE	REQUIREMENTS	
	Auto Parking Spaces	Bicycle Parking Spaces
Public buildings and grounds	1 per 200 square feet (18.6 square meters) of gross floor area* plus 30 per 1,000 square feet of public assembly area	gross floor area*; 2 minimum 1 per 1,000 square feet (92.9 square meters) of gross floor area*
Public utility structures and installations	0.5 per employee plus additional spaces as prescribed by the approval body	0.2 employee

*—Exclude any floor area used only for storage or truck loading.

(C) Other Uses. Any use not specified in this schedule shall require the same number of spaces as the most similar use, as determined by the approval body, or, if it can be shown that a use is not expected to utilize the required number of spaces, and assurance is given by recorded indenture, or other means, that the required number of spaces will be provided when the use or circumstances of occupancy change, then a different parking requirement may be authorized by a Level IV approval.

(D) Maximum. The maximum number of parking spaces allowed shall not exceed by 10 percent the requirements as established above unless determined by the approving body to be necessary due to special circumstances of the use intended.

(E) Accessible Parking. Parking spaces specifically designed, located and reserved for vehicles licensed by the State for use by persons with disabilities shall be provided in each parking facility of one or more spaces according to the following table:

Total Spaces Required	Maximum Number of Accessible* Spaces Required
1—25**	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	***
1,001 and over	****

*—Van space(s). One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide, minimum, and shall be designated van accessible. All such spaces shall be grouped on one level of any parking structure.



~~** Less than five spaces. When less than five spaces are provided at buildings and facilities subject to these regulations, one shall be 14 feet wide and lined to provide a nine-foot parking area and a five-foot loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only.~~

~~*** Two percent of the total.~~

~~**** Twenty plus one for each 100, or fraction thereof over 1,001.~~

~~The approving body may determine additional spaces to be necessary due to the special circumstances of the use intended.~~

SCCC 13.10.553 was moved to SCCC 13.16.070 Vehicle Parking Reductions and Exceptions.

~~13.10.553 — Alternate parking requirements.~~

~~The off-street parking requirements of this chapter may be satisfied or modified in alternate ways:~~

~~(A) Parking Plan. A specific parking plan initiated by the County and approved by the appropriate approving body may supersede those parking standards contained in SCCC 13.10.552, if the purpose of this section is met, or in order to permit or preserve significant public amenities, and for either case in the Coastal Zone, a specific finding is made and supported that visitor access and parking will not be preempted.~~

~~(B) Shared Parking. Parking reductions for two or more uses that share parking may be authorized by a Level IV use approval. The total number of spaces required for all uses sharing the parking may be reduced to no less than the number of spaces required for the single use among those proposed which is required to provide the most parking. Where the shared parking involves two or more separately owned properties, the owners of the properties shall enter into a legal agreement that describes access, use and maintenance of the shared parking. The reduction(s) shall be quantitatively justified by one or more of the following criteria applied to the participating uses:~~

~~(1) The uses occur at separate times of day.~~

~~(2) The uses overlap, but their peak hours occur at different times of day.~~

~~(3) The uses are complementary or foster multipurpose trips.~~

~~(4) The uses serve seniors, youth or other demographic groups known for below average rates of vehicle ownership.~~

~~(5) Valid statistical parking data from the site, neighborhood or applicable larger area indicate an appropriate level for shared parking.~~

~~(6) The parking reduction is commensurate with the level of vehicle activity typically associated with the proposed use(s), site location or incremental change in site floor area or intensity of use.~~



Any applicant proposing a parking reduction pursuant to this subsection (B) shall submit a parking study prepared by a qualified, independent, professional transportation planner or transportation engineer. The analysis shall: (1) recommend an appropriate parking reduction based on the above criteria, and (2) where the shared parking involves separately owned properties, recommend terms of the associated parking agreement. The requirement for a parking study may be waived by the Planning Director if the proposed parking reduction is clearly proportionate to the proposed and possible future uses involved.

~~(C) Housing for the Elderly.~~ The total number of automobile spaces may be reduced by as much as 75 percent when, in the judgment of the approving body, reduction will be commensurate with the reduced parking demand created by the facility, including visitors and accessory facilities. Land area required for provision of deferred parking spaces shall be maintained in reserve, and shall be landscaped according to approved landscaping plans.

Congregate senior housing shall be required to provide a minimum of 0.5 spaces per unit. Land area required for the provision of 0.25 deferred parking spaces per unit shall be landscaped according to approved landscaping plans. Bicycle storage shall be provided at the rate of one space for every 10 units.

~~(D) Transportation and Parking Demand Management.~~ Parking requirements prescribed for any use or combination of uses on the same or adjoining sites may be reduced by the approving body based upon a detailed alternate transportation and parking demand management program supplied by the applicant, and certified by the County, which may include, but is not limited to, provision of special transit incentives for employees, the operation of effective pooling programs, priority parking for carpools, charter buses, club buses, company cars, employer's contribution to bus service cost, home delivery services or flexible work hours. Any proposed reduction greater than 20 percent shall include adequate evidence supporting the validity of a larger reduction.

In evaluating the request, the approving body shall consider, among other factors:

- ~~(1) Projected effectiveness of carpool, vanpool, staggered work hours or similar transportation programs.~~
- ~~(2) Proximity to public transportation facilities serving a significant portion of employees and/or customers.~~
- ~~(3) Evidence that employees and/or customers utilize, on a regular basis, transportation alternatives to the automobile.~~
- ~~(4) Evidence of land owned, leased or otherwise guaranteed for use by developer that can be held in contingency reserve to be used for supplying additional parking in the event that the program does not reduce parking demand by the required amount.~~



Where an alternate transportation and parking program is employed and plans approved which reduce the number of required off-street parking spaces for a development, a written agreement between the landowner(s) and the County must be approved. Such an agreement must be in satisfactory form and content to County Counsel and is subject to approval by all appropriate approving bodies. This agreement shall be in a form capable of and subject to being recorded to constitute a covenant running with the land. The agreement shall include:

- (a) A guarantee that the program will not be diminished, suspended, eliminated, or in any way be operated at a lower level of effort on the part of those responsible for its implementation without prior County approval.
- (b) A provision for bi-annual certification of the program by the County which will include, among other things, review of past year's effort to encourage employee's and customer's use of alternative transportation, and an accounting of the number of persons targeted by the program that actually and regularly employ techniques promoted by the program. Such a report shall update that section of the plan outlining efforts to increase participation in the program during the coming years. The County shall retain the option to require changes, including, but not limited to, the uses' intensity and program as are needed to achieve the

(E) Compact Car Parking. Except for mobile homes in mobile home parks, where one required parking space may be a compact space, a proportion of the total spaces otherwise required by the schedule of off-street parking requirements may be designed and marked for compact car use according to the following table:

Total Spaces Required	Allowable Percentage of Compact Car Spaces
0–5	0
6–50	10%
51–80	30%
81 or more	40%

(F) Parking Requirements for Small Recycling Collection Facilities. Small recycling collection facilities may not locate where existing parking capacity is already fully utilized. Otherwise, a reduction of available parking spaces in an established parking facility by the placement of a small recycling collection facility may be allowed under the following circumstances. (Note: In areas zoned CT Tourist Commercial the number of available parking spaces used as the basis to determine the allowable parking space reduction must be increased by 10 percent).

- (1) For a business use:



Number of Available Parking Spaces	Maximum Reduction in Number of Parking Spaces
0–25	0
26–35	2
36–50	3
50–100	4
100+	5

(2) For a community facility use: maximum of five spaces when not in conflict with parking needs of the community facility use.

SCCC 13.10.554 and 13.10.555 were moved to SCCC 13.16.060 Vehicle Parking Design Standards.

13.10.554 Standards of off-street parking facilities.

Off-street parking facilities for autos shall conform with the following standards:

(A) Size of Parking Spaces.

- (1) Each standard size parking space shall be not less than 18 feet (5.5 meters) in length and eight and one-half feet (2.7 meters) in width, exclusive of aisles and access drives.
- (2) Each compact car parking space shall be not less than 16 feet (4.9 meters) long and seven and one-half (2.3 meters) wide.
- (3) All parking spaces shall have a vertical clearance of not less than seven and one-half feet (2.3 meters).
- (4) Accessible parking spaces shall be located as near as practical to a primary entrance. Where single spaces are provided, they shall be 14 feet wide and outlined to provide a nine-foot parking area and a five-foot loading and unloading access aisle on the passenger side of the vehicle. When more than one space is provided, in lieu of providing a 14-foot-wide space for each parking space, two spaces can be provided within a 23-foot area lined to provide accessible parking as required by this section. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities which do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible



entrances. Such parking space shall be located in an area with a slope not exceeding two percent, and shall be near or convenient to a level or ramped entrance, with a slope not exceeding five percent. Accessible parking spaces shall be assigned and restricted for use by persons with disabilities only.

(B) Each parking space shall be accessible from a street or alley. Tandem parking spaces shall be allowed for the purpose of fulfilling parking requirements set forth in this chapter. For single-family dwelling units, either attached or detached, and for multifamily dwellings where garages are within, attached or immediately adjacent to the dwelling units, tandem parking spaces must be entirely within the subject property and shall consist of no more than two spaces. For mobile homes located within mobile home parks and for parcels with ADUs, tandem parking spaces shall consist of no more than three parking spaces in line. For hotels and restaurants with a valet parking plan where such uses are to be located in existing structures on parcels of such size or shape that preclude the ability to meet current parking requirements for that use, tandem spaces shall be limited to that number in the approved valet parking plan. Such a valet parking plan shall be approved by the appropriate body and be guaranteed to operate full-time during established business hours for the life of the use.

(C) Entrances and exits from or onto a public right-of-way shall be provided at locations approved by the Public Works Director according to encroachment permit procedures. Backing-out movements onto the street shall be discouraged. Backing out movements onto major streets shall not be allowed where a reasonable alternative exists to do otherwise.

(D) The parking area, aisles and access drives shall be paved with two inches of asphalt concrete over five inches of Class II base rock or equivalent permeable or nonpermeable surface so as to provide a durable, dustless surface, and shall be graded and drained so as to prevent erosion and disperse surface water. Parking areas, aisles and access drives together shall not occupy more than 50 percent of any required front yard setback area for any residential use, except for parking spaces located on an individual mobile home lot, which does not front on an exterior street, in a mobile home park.

Variances to this rule can only be granted, pursuant to subsection (L) of this section, if locating parking areas, aisles or access drives in front yard setbacks result in less environmental damage than at all alternative locations.

(E) On-site drainage percolation or detention shall be provided so as not to exceed predevelopment runoff levels, and designed for a 10-year storm, unless waived by the Public Works Director. Drainage shall be filtered to reduce urban contamination of downstream drainage. The installation and maintenance of traps for oil, grease, and silt is required for all parking lots for 20 spaces or more and for all commercial and industrial projects. The requirement for the collection of runoff water for filtration may be waived by the approving body in rural areas where appropriate.



~~(F) Wheel stops and bumper rails shall be provided where needed for safety or protection of property.~~

~~(G) If the parking area is illuminated, lighting shall be deflected away from the abutting residential sites so as not to cause annoying glare.~~

~~(H) Landscaping requirements for projects subject to the design standards found in Chapter 13.11 SCCC shall conform to SCCC 13.11.074(C). Projects not subject to the design standards found in Chapter 13.11 SCCC shall conform to the following standards:~~

~~(1) A comprehensive landscape plan shall be submitted for review and approval for developments requiring five automobile parking spaces or more. A minimum of one tree for each five parking spaces shall be provided. The plan shall indicate existing and proposed trees, shrubs and ground cover and delineate species, size, placement and irrigation methods. The plan shall include species from the recommended species list (or other approved equivalent species) for the specific plant community of the project. Landscape plans shall be required to be prepared by the project architect, a registered landscape architect, or other qualified individual.~~

~~(2) Trees shall be provided in sufficient size and quantity to adequately screen and soften the effect of the parking area within the first year.~~

~~(3) Landscaping shall be planted in the ground or in approved planters.~~

~~(4) Where a site adjoins a residential zone district, landscaping shall be used to ensure privacy and screen unsightliness.~~

~~(5) Hose bibs shall be conveniently located for hand watering, or an irrigation system shall be installed to ensure that all landscaping is permanently maintained.~~

~~(I) No repair work or servicing of vehicles shall be conducted on a parking area.~~

~~(J) Maintenance. Parking areas shall be maintained in good condition, and kept free of trash, debris, display or advertising uses. No changes shall be made in the number of parking spaces designated on the parking plan without review of the complete development permit by the approving body.~~

~~(K) Provisions shall be made for pedestrian movement in all parking areas. Projects subject to the provisions of Chapter 13.11 SCCC shall meet the requirements of SCCC 13.11.074(A)(2).~~

~~(L) A request for a variance from the provisions of this section may be considered according to Chapter 18.10 SCCC at Level V. This request for variance must state in writing the provision from which it is to be varied, the proposed substitute provisions, when it would apply, and its advantages. In granting a variance, the Zoning Administrator shall be guided by the following criteria:~~



- ~~(1) That there are special circumstances or conditions affecting the property.~~
- ~~(2) That the variance is necessary for the proper design and/or function of a reasonable project for the property.~~
- ~~(3) That adequate measures will be taken to ensure consistency with the purpose of this section.~~

13.10.555 — Location of off-street parking facilities.

- ~~(A) In an RA, RR, R-1, RM, or PR District, off-street parking facilities prescribed in this chapter shall be located on the same site as the use for which the spaces are required, or on an adjoining site separated only by an alley from the use for which the spaces are required.~~
- ~~(B) In a CT, C-1, C-2, C-4, PF, PA, VA, M-1, M-2 or M-3 District, off-street parking facilities prescribed in this chapter shall be located within 300 feet (91.4 meters) of the use for which the spaces are required, measured by the shortest route of pedestrian access.~~
- ~~(C) Off-Site Parking Facilities. Where parking cannot be provided on-site to meet the requirements of this chapter, the requirements for parking facilities may be satisfied by the permanent allocation of the required number of spaces for each use in either a shared use or in an exclusive-use off-site parking facility. An easement in perpetuity, attached to the land for which the application is being made, granting such off-site parking rights shall be recorded in the office of the County Recorder. The easement shall designate the off-street parking facility and the uses or structures to be served, with legal descriptions of the sites involved, and shall specify the hours of operation, provide for maintenance, and certify that the easement shall not be terminated and that the off-street parking facility shall not be used for any other purpose unless a development permit amendment has been approved pursuant to Chapter 18.10-SCCC either eliminating the requirement for the parking facility or approving alternative parking facilities.~~
- ~~(D) Shared, In-Lieu Parking in a Parking and Business Improvement Area. In a CT, C-1, C-2, C-4, PF, PA, VA, M-1, or M-3 District, within the boundaries of business improvement district or parking and business improvement area which provides for shared, managed, public parking, the requirement for parking facilities may be satisfied by the provision of shared, in-lieu parking spaces if approved by the Board of Supervisors, acting as the Board of Directors of the business district or improvement area. Such spaces shall be assigned pursuant to an in-lieu parking program adopted by the Board of Supervisors.~~
- ~~(E) Compact Car Stalls. When designing the location of compact car stalls the developer shall take all necessary steps to ensure that stalls will not cause traffic jams and confusion for drivers. In long-term facilities, compact stalls should be located close to entrances, while in facilities with high turnover stalls should be scattered throughout the facility.~~



SCCC 13.10.556 was updated to add provisions regarding outdoor storage of firewood.

13.10.556 Outdoor storage of personal property and materials.

- (A) No portion of any undeveloped or vacant site and, for any developed residential parcel, no portion of any front yard or any required side yard setback, or any required rear yard of corner or double frontage lots shall be used for the storage of any of the following:
 - (1) Building or construction materials, except those materials, bins, and dumpsters reasonably required for work under construction on the premises pursuant to a valid and effective building permit.
 - (2) Storage of construction or commercial equipment, machinery, chemicals, or materials.
 - (3) Inoperative vehicles or parts thereof.
 - (4) Household appliances, equipment, machinery, furniture, salvage materials, or boxes.
- (B) Items and materials identified in subsection (A) of this section may be stored in rear yards provided such is screened from public view or stored within an approved storage structure constructed in accordance with applicable building and zoning regulations.
- (C) Outdoor storage of firewood on residential parcels shall comply with locational standards provided in subsections (A) and (B) above, excepting the initial delivery of firewood prior to storage. Firewood may be stored on residential parcels solely for use on the premises, shall be limited to no more than five cords of wood at any one time, and shall be stacked no higher than 6 feet. One cord is 128 cubic feet of firewood, equivalent to a stack that is 4 feet in height, 4 feet in width, and 8 feet in length. A commercial firewood operation, where wood is cut, processed and/or stored for sale to the public, is not permitted on residential parcels.
- ~~(D)~~~~(E)~~ Operative vehicles in excess of those allowed in the front yard pursuant to SCCC 13.10.554~~(D)~~16.060(H) must be parked in side or rear yards; provided, that the vehicle is screened from public view or stored within an approved structure constructed with the required building and zoning permits. Only one recreational vehicle or travel trailer may be stored on a property, pursuant to SCCC 13.10.683(I).

SCCC 13.10.560 was moved to SCCC 13.16.040 Bicycle Parking.

~~13.10.560 Bicycle parking provisions.~~

~~Parking spaces for bicycles shall meet the following conditions:~~



- (A) Each parking space shall be no less than six feet (1.8 meters) long and two feet (0.6 meters) wide, exclusive of pedestrian and auto aisles and access areas. Storage sheds for bicycles shall be no less than three feet (0.9 meters) by six feet (1.8 meters) by four feet (1.2 meters).
- (B) Each space shall have a parking rack capable of supporting bicycles of various sizes in a vertical position.
- (C) Parking racks shall be securely fastened to the lot surface and shall be of sufficient structural strength to resist vandalism and theft.
- (D) Parking spaces shall be clustered in lots not to exceed 10 spaces each. Bicycle parking lots shall be dispersed throughout the development.

SCCC 13.10.570-578 were moved to SCCC 13.16.080 Off-street Loading.

13.10.570 Off-street loading facilities required.

All retail business uses, wholesale or warehousing establishments and industrial uses shall provide one loading space for each 5,000 square feet (464.7 square meters) of floor area. Each mortuary shall provide one loading space for hearses regardless of the amount of floor area devoted to said use, and one additional loading space for each 5,000 square feet (464.7 square meters) over the initial 5,000 square feet devoted to said use.

13.10.571 Standards for and location of off-street loading facilities.

Off-street loading facilities provided in compliance with SCCC 13.10.570 shall conform to the following standards:

- (A) Each loading berth shall be not less than 45 feet (13.7 meters) long and 12 feet (3.7 meters) wide and shall have an overhead clearance of not less than 14 feet (4.3 meters), except that for mortuaries, a loading berth used exclusively for hearses shall be not less than 24 feet (7.3 meters) long and 10 feet (3.0 meters) wide, and shall have an overhead clearance of not less than eight feet (2.4 meters).
- (B) Sufficient room for turning and maneuvering vehicles shall be provided on the site.
- (C) Each loading berth shall be accessible from a street or alley.
- (D) Entrances and exits shall be provided at locations approved by the Public Works Director according to encroachment permit procedures.
- (E) The loading areas, aisles and access drives shall be paved with two inches of asphalt concrete over five inches of Class II base rock or equivalent, so as to provide a durable, dustless surface, and shall be graded and drained so as to disperse surface water.



~~(F)–Wheel stops and bumper rails shall be provided where needed for safety or to protect property.~~

~~(G)–If the loading area is illuminated, lighting shall be deflected away from the abutting residential sites so as not to cause annoying glare.~~

~~(H)–A loading area shall not be located in a required front, side or rear yard.~~

~~(I)–No repair work or servicing of vehicles shall be conducted in a loading area.~~

~~(J)–Maintenance. Loading areas shall be maintained in good condition, and kept free of trash, debris, and display or advertising uses. No changes shall be made in the number of loading spaces designated on the parking plan without review of the complete development permit by the Zoning Administrator.~~

~~(K)–Off-street loading facilities prescribed in SCCC 13.10.570 shall be located on the same site as the use for which the berths are required or on an adjoining site.~~

13.10.575 Existing uses.

No existing use of land or structure shall be deemed to be a nonconforming use or a nonconforming structure solely because of the lack of off-street parking facilities or off-street loading facilities prescribed in this chapter; provided, that facilities being used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in capacity to less than the number of spaces or berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter.

13.10.576 Reduction of off-street parking and loading facilities.

Except as provided in SCCC 13.10.553(F), no off-street parking facility provided for a use of land or structure in compliance with SCCC 13.10.551 or 13.10.570 shall be reduced in capacity or in area without sufficient additional capacity being provided elsewhere to comply with the regulations of this chapter. No off-street parking space or off-street loading berth provided for a use of land or a structure in compliance with the requirements of this chapter shall be deemed to provide an off-street parking space or an off-street loading berth for a use or a structure on another site, except as otherwise provided in this chapter.

13.10.577 Designation of off-site loading facilities.

The requirements for off-street loading facilities may be satisfied by the permanent allocation of the required number of loading berths for each use on an adjoining site. An easement in perpetuity, attached to the land for which the application is being made, granting such loading rights, shall be recorded in the office of the County Recorder. The easement shall designate the off-street loading facility and the uses or structures to be served, with legal descriptions of the sites involved, and shall specify the hours of operation, provide for maintenance, and certify that the easement shall not be terminated and that the off-street loading facility shall not be used for any other purpose



unless a development permit amendment has been approved pursuant to Chapter 18.10 SCCC, either eliminating the requirement for the loading facility or approving alternative loading facilities.

13.10.578 Off-street parking and off-street loading.

In any C or M District on a site of width of 60 feet (18.3 meters) or less situated between sites improved with buildings, or where sites comprising 40 percent of the frontage on a block are improved with buildings, the off-street parking and off-street loading regulations of this chapter may be waived by the approving body upon finding that no parking problem exists in the area or will result from such a waiver.

Minor clarifications were made in SCCC 13.10.580 for informational signage.

13.10.580 Signs in R-1, RB, RR, RA, RM, A, AP, and CA Residential and Agricultural Zone Districts.

No signs or outdoor advertising structure or display of any kind shall be permitted in the R-1, RB, RR, RA, RM, RF, A, AP, or CA Districts except the following:

- (A) One nonilluminated sign or nameplate not larger than one square foot in area pertaining to a home occupation.
- (B) One nonilluminated sign not larger than six square feet in area pertaining to the sale, lease, rental, or display of a structure or land.
- (C) One identification or informational sign, not directly illuminated, not larger than 12 square feet in area. If, located on the site of a new discretionary use, and such sign shall be included in the development permit for said use. No such sign shall be established on the site of a non-discretionary use without a zoning clearance. All identification or information signs, whether discretionary or permitted, shall be consistent with SCCC 13.10.581 (D-J).
- (D) One or two nonilluminated signs, single- or double-faced, with a total area not larger than 50 square feet, pertaining to the sale of subdivision lots and included in the permit for said subdivision.

13.10.581 Signs in C, CT, VA, PA, PF and M Districts.

- (A) No sign, outdoor advertising structure or display of any kind shall be permitted except the following:
 - (1) One business or identification sign and one small pedestrian-oriented sign per site as provided below.
 - (2) Signs pertaining to a use conducted on the site, with aggregate areas according to the following table.



Table 13.10.581-1: Total Sign Area Allowed (Includes All Signs Displayed)	
Basis for Calculation	Total Sign Area ^{*1} Allowed
Front width of building on an interior lot; or Front width plus street side width of building on a corner lot	1/2 square feet (72 square inches) of sign area per foot of building width
Width of site along the street (interior or corner lot)	1/4 square feet (36 square inches) of sign area per foot of site width
Maximum allowable area on an interior lot less than 40 feet wide at the street	20 square feet
Maximum allowable area on other lots	50 square feet

*1. "Sign area" is defined as: The area within a well-defined border; or the area of one side of a double-sided sign; or, on a sign with no defined border, the area within the perimeter which encloses the letters, symbols or logo.

- (3) Direction signs for off-street parking and loading facilities not exceeding four square feet.
 - (4) One sign pertaining to the sale, lease, rental or display of a structure or land, not exceeding six square feet.
 - (5) Up to two gas station price displays, limited to numerals, business logo and discount information required by California Business and Professions Code Sections 13530 through 13540.
- (B) Permanent and temporary window signs are each limited to a maximum of 20 percent of the window area of the building. Temporary window signs not displayed for more than two weeks are not included in the total sign size limitation.
- (C) Signs directly across the street from a residential zone district shall be limited to 30 square feet in area and shall not be directly illuminated or flashing.
- (D) A freestanding sign detached from a building shall be of a design consistent with the architectural character of the building and shall be designed as an integral part of the landscaped area. Freestanding signs shall not exceed seven feet in height, measured from the existing grade at the edge of the road. Where on-street parking limits the visibility of freestanding signs, such signs may be erected to a maximum height of 12 feet, measured from the existing grade at the edge of the road.
- (E) Signs located on a wall or on a roof fascia shall be designed as an integral part of the building design. Building signs shall be located on or below the upper line of the roof fascia.
- (F) Signs and supports shall be set back a minimum of five feet from the edge of the right-of-way or roadway, whichever is greater, and shall not obstruct vehicular sight distance or pedestrian/bicycle circulation.



- (G) No sign other than a directional sign shall project more than 12 inches into a required rear yard or required interior side yard.
- (H) Visibility of signs within a scenic corridor shall be minimized by the use of appropriate material, size, location, and orientation. No illuminated signs shall be permitted within a scenic corridor.
- (I) Where sign lighting is permitted, only indirect illumination or low-intensity interior illumination shall be used. It is preferred that lighted signs be designed with light-colored translucent letters and logos, on a semi-opaque dark background. Any permitted sign lighting shall be unobtrusive to adjacent properties and any glare shall be directed onto the site.
- (J) Moving signs, flags, banners, sandwich board signs or flashing signs shall not be permitted.
- (K) Shopping Centers.
 - (1) A sign program shall be developed for any shopping center or any group of business uses with shared sign facilities. The program shall include a name sign containing the name of the center, a directory sign either separate or combined with the name sign, and one small pedestrian-oriented sign for each shop. The sign program shall specify sign designs, dimensions, materials, colors, lighting, if any, and placement.
 - (2) The total area of the center’s name sign(s) and directory sign shall not exceed 50 square feet. The area of each individual shop sign shall not exceed one-half square foot per foot of building width measured across the front of the building, and shall not exceed a maximum of 18 square feet, whichever is smaller.

SCCC 13.10.591-592 were removed and all transportation demand management requirements are provided in SCCC 13.16.200 Transportation Demand Management.

~~13.10.591 Trip reduction requirements for development projects to be occupied by 50 or more employees.~~

~~Nonresidential or mixed use developments to be occupied by 50 or more employees shall meet the trip reduction requirements set forth in SCCC 5.52.080.~~

~~13.10.592 Trip reduction requirements for residential development projects of 25 or more housing units.~~

~~Residential development projects of 25 or more housing units shall meet the trip reduction requirements set forth in SCCC 5.52.090.~~