




City of Carson Report to Mayor and City Council

November 1, 2011
Special Orders of the Day

SUBJECT: CONSIDERATION OF ORDINANCE NO. 11-1479 AMENDING THE CARSON MUNICIPAL CODE REGARDING CONSOLIDATING OR REORGANIZING DUPLICATE LANGUAGE, ELIMINATING TYPOGRAPHICAL ERRORS, AND CLARIFYING AND AMENDING REQUIREMENTS FOR CERTAIN USES


Submitted by Clifford W. Graves
Economic Development General Manager


Approved by David C. Biggs
City Manager

I. SUMMARY

On September 13 and 27, 2011, at a noticed public hearing, the Planning Commission considered an ordinance amendment to the Carson Municipal Code (CMC) to consolidate or reorganize duplicate language, eliminate typographical errors, and clarify requirements; amend requirements for a home occupation, caretaker's residence, bathrooms within accessory structures, and the sale of diesel fuel and liquid petroleum gas; and uses in the MU-CS (Mixed Use - Carson Street) and MU-SB (Mixed Use - Sepulveda Boulevard) zoning districts, including massage use, tattoo parlors, drive-through pharmacies, and carwash facilities. The ordinance amendment would affect properties citywide. At the conclusion of the public hearing, the Planning Commission voted to recommend approval of the ordinance amendment to the City Council.

II. RECOMMENDATION

WAIVE further reading and INTRODUCE Ordinance No. 11-1479, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING AN AMENDMENT TO THE ZONING ORDINANCE OF THE CARSON MUNICIPAL CODE REGARDING PART 1 (INTRODUCTION), PART 2 (RESIDENTIAL ZONES), AND PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE TO CONSOLIDATE OR REORGANIZE DUPLICATE LANGUAGE, ELIMINATE TYPOS, AND CLARIFY REQUIREMENTS; AMEND REQUIREMENTS FOR CERTAIN USES; AND ADDRESS ISSUES CONCERNING NONCONFORMING USES IN THE MU-CS (MIXED USE - CARSON STREET) ZONING DISTRICT AND OTHER USES THAT BECOME NONCONFORMING AS A RESULT OF THIS ORDINANCE AMENDMENT."

III. ALTERNATIVES

1. DENY the request.
2. REFER this matter back to the Planning Commission with revision instructions.
3. TAKE another action that the City Council deems appropriate.

IV. BACKGROUND

On April 26 and August 9, 2011, the Planning Commission held workshops to discuss updating the Zoning Ordinance. At that workshop, issues were identified that should be included in an ordinance amendment. Over the years, the Zoning Ordinance has been amended multiple times to keep it up-to-date with current requirements and new uses. As with many legislative documents, those amendments have created conflicts or inconsistencies that were not previously considered or may not have been recognized. As such, it is often necessary to do adjustments so that inconsistencies are addressed and clerical errors are eliminated. In addition, it is proper to make additional changes to sections that are either out-of-date with state or federal laws, obsolete with the times or need further clarification.

On September 13 and 27, 2011, the Planning Commission followed up the workshops with a public hearing to discuss cleaning up the Zoning Ordinance. At the conclusion of said public hearing, the Planning Commission adopted Resolution No. 11-2403 recommending to the City Council adoption of Ordinance No. 11-1479.

Proposed Ordinance No. 11-1479

The proposed ordinance amendment provides format changes within the first three parts of the Zoning Ordinance:

- Part 1: Introduction
- Part 2: Residential Zones
- Part 3: Commercial Zones

These initial changes are aimed at facilitating the use and understanding of existing requirements by consolidating and reformatting current Zoning Ordinance provisions. The remaining amendments focus on certain provisions discussed at the workshops, which strengthen requirements or procedures to provide better regulation. Those provisions affect the following uses:

- Home occupations
- Caretaker's residence
- Bathrooms within accessory structures
- Sale of diesel fuel and liquid petroleum gas (LPG)
- Uses in the MU-CS and MU-SB zoning districts

- Massage use
- Tattoo parlors
- Drive-through pharmacies
- Carwash facilities
- Small collection recycling facilities

Home Occupation: Sections 9122.4 and 9128.4

In recent times, more and more people have started home businesses or are telecommuting from home. Technology has made it easier for workers to conduct business over the internet without having to leave the house. Often, it is not unusual for a household to have one or more persons who telecommute from home and others to conduct a home business. As such, the current ordinance for home occupations has become obsolete because it restricts homes from having more than one home occupation. To make the ordinance more current, it is suggested that multiple home occupations be allowed per dwelling. The impacts of multiple home occupations can be controlled through issuance of a business license and requirements that the home occupations remain inconspicuous and compatible with the surrounding neighborhood. The following changes are proposed:

- Allow multiple home occupations per dwelling;
- Delete the list of personal services found in Section 9128.4 of the Carson Municipal Code (CMC) because many of the services no longer exist and home occupations are better controlled through the given restrictions; and
- Delete the list of prohibited services because many can operate while maintaining inconspicuousness and compatibility with the neighborhood.

Caretaker Residences: Section 9142

Caretaker residences are an important resource for certain businesses. They offer additional living accommodations for caretakers or managers, and provide a reliable source of security for businesses. Currently, Section 9142 of the CMC allows caretaker residences in an industrial zone as “minor uses if related to and incidental to the indicated principal permitted use on the same site.”

There is a concern with the permissiveness of the Code in that it does not specify which primary uses in an industrial zone are appropriate for caretaker residences. In addition, our Code does not place restrictions on caretaker residences nor does it provide a process in which caretaker residences are to be approved in the industrial zones. Furthermore, it is difficult to track legally constructed caretaker residences because the Business License Division does not require a separate business license permit and the Building and Safety Division usually includes the residence as part of the main structure, if attached, without

requiring a separate building or occupancy permit. In addition, there are fire and life safety issues that must be considered with a residential occupying the same property or building as industrial activities. The Los Angeles County Fire Department has previously raised concern with caretaker units.

In reviewing the codes for other cities, many require a conditional use permit (CUP) for a caretaker residence, including the cities of Atherton, Commerce, Gardena, Larkspur, Poway (minor CUP), Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, Solano Beach, Soledad, and South Gate. Our Code already requires a CUP for caretaker residences in the Open Space and Special Uses zones, but not in industrial zones. Other requirements incorporated into the ordinance amendment include:

- Minimum lot size of one (1) acre
- Maximum unit size of 1,250 square feet
- Minimum two covered parking spaces

In regards to legally-established caretaker residences that have been approved by the Planning Commission, the ordinance amendment would allow these caretaker residences to continue indefinitely provided that proof of legal construction is provided prior to the ordinance amendment becoming effective. A new caretaker residence and those that have not received approval by the Planning Commission in an industrial zone would have to obtain a CUP and meet the development standards described above.

Bathroom within an Accessory Structure/Restrictive Covenant/Encroachments: Sections 9122.1, 9122.2, and 9126.29 (Exhibit No. 3.I)

The Zoning Ordinance requires accessory structures (outdoor buildings) that exceed 500 square feet to obtain a CUP. Structures that are less than 500 square feet are only required to go through administrative review and are approved by staff provided that all development standards are met. Staff has observed that this has become an issue because bathrooms are being built within accessory structures making it very easy for those structures to be converted into living quarters. Additionally, because the code allows accessory structures to be constructed one (1) inch or three (3) feet from the property line, these converted living quarters become nonconforming with respect to setbacks. In order to resolve this issue, the ordinance amendment includes a clause that prohibits the construction of a bathroom in any accessory structure that encroaches into a setback area. A restrictive covenant will be required for any accessory living quarter or structure that has a bathroom to ensure the living quarter or structure is not illegally converted into a second dwelling unit or living quarter. Any accessory structure built with a bathroom would have to meet required setbacks.

Uses Permitted in the Commercial Zones - Section 9131.1

Section 9131.1 of the Carson Municipal Code includes a list of permitted uses in the commercial zones. The table separates uses into automatically permitted uses identified with an 'X', special limitation uses identified with an 'L', uses permitted subject to Director's approval identified with a 'D', special limitation uses permitted in residential zones identified by an 'LD', uses requiring a conditional use permit (CUP) identified with a 'C', and uses requiring City Council approval identified with a 'CC'. The section mentions that any permitted use, except a temporary use, is subject to the requirements of Site Plan and Design Review found in Section 9172.23.

The proposed ordinance amendment reorganizes certain categories, subcategories and uses, and eliminates duplication found in the current code. Also, the table incorporates all permitted uses in the MU-CS and MU-SB zoning districts found in Sections 9138.17(C) and 9138.18(C), respectively. The "Permitted and Conditional Uses" tables found in those sections will be eliminated to avoid duplication.

Additional minor changes to the table in Section 9131.1 include:

- Adding references to line items to refer readers to certain sections;
- Adding "Sale of diesel fuel and LPG as an ancillary use at an automobile service station" as a separate line item under the category, "Vehicle sales and Service," and the subcategory, "Sales"; and
- Adding a line item for "Small collection recycling facility" which is discussed as a permitted ancillary use in Section 9132.9.

Small Collection Recycling Facility - Section 9132.9

Section 9132.9 will be amended to include the MU-CS zoning district as an eligible zone for small collection recycling facilities. Prior to 2006 when the MU-CS zoning district was established, small collection recycling facilities were permitted as an ancillary use along Carson Street since those properties were zoned CG (Commercial, General). The State encourages this use in a "convenience district" which is identified as properties within a half mile of a supermarket. It is appropriate to allow this use in the MU-CS zoning district because of the three existing supermarkets, Ralphs, Albertsons and Seafood City, along Carson Street and the benefits that this use will provide to the community. In contrast, small collection recycling facilities will not be permitted in the MU-SB zoning district since there are no supermarkets in that zoning district. Although the Albertsons supermarket at Sepulveda Boulevard and Main Street is in close proximity, the property is zoned CG and not within the MU-SB zoning district.

Section 9138.17(C)(1) and (2) specifies the means by which different uses in the MU-CS zoning district are granted approval or are considered prohibited uses. Staff is proposing to modify the prohibited status of three uses in the MU-CS zone. Currently, carwashes, massage services, and tattoo services are prohibited. Staff is proposing to allow the only existing carwash to continue to operate indefinitely. New carwashes and new and existing tattoo and massage services will require a conditional use permit (CUP). By adding the carwash establishments to Section 9182.21, Nonconforming Use Eligible for Conditional Use Permit or Other Approval, these existing uses will not be required to obtain a CUP.

Similarly, Section 9138.18(C)(1) and (2) specifies the means by which different uses in the MU-SB zoning district are granted approval or are considered prohibited uses. In order to make it easier to use the code, staff is proposing to consolidate these sections and Sections 9138.17(C)(1) and (2), discussed above, into Section 9131.1, Permitted Uses. This consolidation does not result in any changes to permitted or prohibited uses.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Planning Commission minutes dated September 13 and 27, 2011. (pgs. 8-9)
2. Planning Commission Resolution No. 11-2403. (pgs. 10-11)
3. Excerpts from the Zoning Ordinance. (pgs. 12-34)
4. Draft Ordinance No. 11-1479. (pgs. 35-58)

Prepared by: John F. Signo, AICP

TO:Rev091911

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by City Council

Date _____ Action _____

12. PUBLIC HEARING

A) Ordinance Amendment

Applicant's Request:

The applicant, city of Carson, is requesting an amendment to the Zoning Ordinance to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for a home occupation, caretaker's residence, bathroom within an accessory structure, and outdoor display and storage; and address issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district. Properties involved would be citywide.

Planning Officer Repp explained that a conditional use permit would be helpful to monitor the appropriate use of caretaker's units.

Commissioner Diaz stated that he is supportive of staff's attempts to simplify and correct the verbiage in the ordinance.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Diaz, to continue this matter to the September 27, 2011, Planning Commission meeting.

EXHIBIT NO. - 1



10. CONTINUED PUBLIC HEARING

A) Ordinance Amendment

Applicant's Request:

The applicant, city of Carson, is requesting an amendment to the Zoning Ordinance to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for a home occupation, caretaker's residence, bathroom within an accessory structure, and outdoor display and storage; and addresses issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district. Properties involved would be citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to CONSIDER the issues discussed in this staff report; OPEN the public hearing; RECOMMEND to the City Council approval of the proposed ordinance amendment; and ADOPT Resolution No. 11-2403, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council of an Ordinance Amendment regarding Part 1 (Introduction), Part 2 (Residential Zones), and Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for certain uses; and address issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district and other uses that become nonconforming as a result of the ordinance amendment."

Chairman Faletogo thanked Senior Planner Signo for a thorough report.

There being no input, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to approve staff's recommendation, thus adopting Resolution No. 11-2403. Motion carried, 8-0 (absent Commissioner Diaz).

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-2403

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE AMENDMENT REGARDING PART 1 (INTRODUCTION), PART 2 (RESIDENTIAL ZONES), AND PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE TO CONSOLIDATE OR REORGANIZE DUPLICATE LANGUAGE, ELIMINATE TYPOS, AND CLARIFY REQUIREMENTS; AMEND REQUIREMENTS FOR CERTAIN USES; AND ADDRESS ISSUES CONCERNING NONCONFORMING USES IN THE MU-CS (MIXED USE – CARSON STREET) ZONING DISTRICT AND OTHER USES THAT BECOME NONCONFORMING AS A RESULT OF THE ORDINANCE AMENDMENT

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOW:

Section 1. On September 13 and 27, 2011, the Planning Commission conducted a public hearing regarding an amendment to Part 1 (Introduction), Part 2 (Residential Zones), and Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code (CMC) to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for certain uses; and address issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district and other uses that become nonconforming as a result of the ordinance amendment. A notice of the time, place and purpose of the aforesaid hearing was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) Over the course of time, various amendments to the Zoning Ordinance have caused certain omissions or inconsistencies to sections which must be corrected. Amending those sections would prevent errors and misinterpretations and allow for consistent implementation of the Zoning Ordinance;
- b) It is necessary to periodically update the Zoning Ordinance so that it is consistent with state and federal requirements and does not become obsolete with the changing times;
- c) It is necessary to update requirements for certain uses to make sure those uses are properly regulated and nuisance issues are avoided; and
- d) Updating the Zoning Ordinance would better protect the health, safety, and welfare of the community by keeping regulations current and reducing the possibility of misinterpretation.

Section 4. Based on the aforementioned findings, the Planning Commission hereby recommends approval to the City Council of an amendment to the CMC, Article

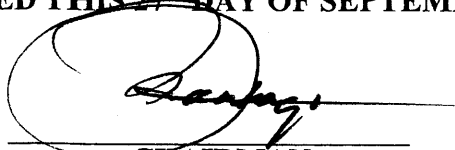


IX (Planning and Zoning). The ordinance amendment affects Sections 9113.2, 9122.1, 9122.2, 9122.4, 9128.4, 9126.29, 9126.8, 9131.1, 9132.9, 9138.12(A)(1), 9138.17(C), 9138.18(C), 9138.8, 9138.17(F), 9142, and 9182.21 of the CMC, as described in Exhibit 1.

Section 5. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), the Planning Commission finds that the proposed ordinance amendment is an update and improvement to the existing standards and guidelines in the CMC and is exempt under the general rule. The ordinance amendment will generate no significant environmental impacts.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the City Council.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF SEPTEMBER, 2011.


CHAIRMAN

ATTEST:


SECRETARY



Division 1. Uses Permitted

§ 9131.1 Uses Permitted.

Uses are permitted in the commercial zones as indicated in the following table:

USES PERMITTED IN COMMERCIAL ZONES

Legend

- X. Automatically permitted use.
- L. Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of this Part.
- D. Use permitted subject to the approval of the Director.

USES PERMITTED IN COMMERCIAL ZONES

- LD. Use permitted provided special limitations and requirements are satisfied as noted herein, in Division 8 of this Part and in Division 8 of Part 2, and subject to the approval of the Director.
 - C. Use permitted upon approval of a conditional use permit.
 - CC. Use permitted upon approval of the City Council as prescribed, under other provisions of the Carson Municipal Code.
- All commercial uses permitted by this Part shall be subject to the requirements contained in CMC 9172.23, Site Plan and Design Review, except temporary uses (See CMC 9131.1). (Ord. 84-704)

ZONES

CN CR CG CA MU-CS MU-SB

Retail Sales:*

* Alcoholic beverage sales, food services, and vehicle services are listed under separate headings.

Department stores, variety stores, and specialized stores for apparel, items for personal use, household items, plants and flowers, and supplies and small equipment for businesses, including antiques** but no other secondhand items. Swap meets and flea markets, as defined in CMC 9191.670, are prohibited.	X	X	X		X	X
---	---	---	---	--	---	---

** Incidental restoration permitted.

Indoor mini-mart, auction house. (Ord. 86-763U, § 1; Ord. 87-813, § 1)	C		C			
Building materials other than ornamental brick, stone, tile, or flagstone. (Incidental storage of sand, gravel, or rock limited to 2,000 tons total.)		L	L			
Ornamental brick, stone, tile or flagstone. (See CMC 9133.)			C			
Monuments, tombstones, statuary.			X			
Feed and grain.			X			
Secondhand store, pawn shop.			X			

Retail Services:*

* Alcoholic beverage services, food services, and vehicle services are listed under separate headings.

Personal Services:

Barber shop, beauty shop, reducing salon, manicure parlor.	X	X	X		X	X
--	---	---	---	--	---	---



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Clothing services – laundry or dry cleaning agency, self-service laundry or dry cleaning, hand laundry, sponging and pressing, tailor, dressmaker, seamstress, shoe repair.	X	X	X		X	X
Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel).	X	X	X		C	C
Animal hospital or clinic	X	X	X			
Mortuary. (See CMC 9133.)			C			
Adult business. (See CMC 9133 and 9138.9.)		C	C			
Massage service. (See CMC 63134, 63135, 9133 and 9138.91.)	C	C	C			
Tattoo service. (See CMC 9133 and 9138.92.)		C	C			
Mechanical and repair services:						
Locksmith,* watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair.	X	X	X		X	X
Fix-it shop.*	X		X			X
Furniture redecorating, restoration and upholstering; glass repair, installation or glazing; screen repair; plumbing shop; lawnmower sharpening.			X			X
*Incidental lawnmower sharpening permitted.						
Parcel delivery service.		X	X			X
Graphic arts services:						
Copying, addressographing, mimeographing, photostating, instant printing, blueprinting, silk screening, photography,** picture framing.***	X	X	X		X	X
Photo-finishing, film developing.			X			
**Incidental photo-finishing and film developing permitted.						
***Incidental frame construction permitted.						
Studios:						
Costume design, interior decoration, photography, writing, drama, dance, music, arts and crafts (including stained glass).	X	X	X		X	X
Stained glass assembly.			X			
Radio, television, recording.		X	X			
Motion pictures – indoor. (See CMC 9133.)			C			
Offices:						
Business, professional, financial, insurance, real estate, utility payments, telegraph, telephone answering service, messenger service, advertising, newspaper or publishing (no printing), ticket agency, travel agency, employment agency, collection agency, detective agency, security service, bail bondsman, check cashing. (See CMC 9138.17 and 9138.18.)	X	X	X		L	L
Payday loans. (See CMC 9182.28.)	C	C	C			
Drive-through banks.	X	X	X			



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Wholesale business, manufacturer's agent, broker (no storage or deliveries other than samples).	L	L	L			X
Food Sales and Service:*						
*Alcoholic beverage sales and services are listed under separate headings.						
Restaurant* (including refreshment stands, soda fountain). (See CMC 9133, 9138.17 and 9138.18.)	X	X	X	C	X	X
Drive-in or drive-through restaurants. (See CMC 9133, 9138.17 and 9138.18.)	X	X	X	C		
Restaurant with outdoor dining space within the limits of the restaurant frontage, provided there is a 7-foot minimum clear path of travel on the sidewalk without obstruction.					X	
Food store – grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food, tobacco shop.	X	X	X		X	X
Poultry shop (no live poultry or slaughtering).	L	L	L			
Food catering (only direct retail sales or retail distribution).	X		X		X	X
Dog or cat food catering (retail only).			X		X	X
Alcoholic Beverage Sales and Services:						
Alcoholic beverage sales in conjunction with a department store or supermarket.	X	X	X		X	X
Alcoholic beverage sales in conjunction with variety store, drug store, mini-market, drive-through market, food store or grocery store excluding a supermarket, take-out food, liquor store (subject to the requirements of CMC 9138.5).	C	C	C	C	C	C
Alcoholic beverage sales and service in conjunction with cocktail lounge, bar, arcade, pool hall, billiards, card room, bowling alley, indoor theater, and an eating establishment other than a bona fide restaurant (subject to the requirements of CMC 9138.5, 9138.17 and 9138.18).	C	C	C		L	L
Night club (subject to the requirements of CMC 9138.5 and 9138.17).	C	C	C		C	
Alcoholic beverage sales and service in conjunction with a bona fide restaurant (see CMC 9138.18).	X	X	X	X	X	X
Vehicle Sales and Service:						
Sales:						
Automobile service station, subject to the requirements of CMC 9138.12. (See CMC 9133.)	L	L	L	C		
Automobile laundry, subject to the requirements of CMC 9138.13.	C	C	C			
Automobile parts (new).*	X	X	X			X
Motorcycles or motorscooters (new).* (See CMC 9138.15.)		X	X	L		
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (new).* (See CMC 9138.15.)		L	L	L		



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used – as accessory use).* (See CMC 9138.15.)			L	L		
Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used – as primary use).* (See CMC 9138.15.)				C		
Recreation vehicles, over 2-ton capacity (new)*. (See CMC 9133 and 9138.15.)		X	C	L		
Recreation vehicles, over 2-ton capacity (used – as accessory use).* (See CMC 9133 and 9138.15.)			C	L		
Travel trailers or trailers, not over 2-ton capacity (new).*		L	L			
Travel trailers or trailers, not over 2-ton capacity (used).*			L			
Trucks, trailers, over 2-ton capacity (new).* (See CMC 9133.)		X	C			
Trucks, trailers, over 2-ton capacity (used).* (See CMC 9133.)			C			
Recreation vehicles, rental and leasing. (See CMC 9138.15(C).)				L		
Boats and accessory equipment.		C	L			
Auctions for used automobiles, recreational vehicles, travel trailers, trucks or trailers, not over 2-ton capacity, motorcycles or motorscooters, subject to the requirements of CMC 9138.21.		L	L			
*See CMC 9132.2 for incidental uses permitted. Also subject to the provisions of CMC 9138.2.						
Rental and Leasing:						
All vehicles up to 2-ton capacity.			L			
All vehicles over 2-ton capacity. (See CMC 9133.)			C			
Repair of all vehicles up to 2-ton capacity (no boats):						
Minor repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.2.		L	L			C
Major repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.15 (for CA Zone only).* (See CMC 9133.)			L	C		C
Transportation-Related Uses:						
Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles).	X	X	X		X	X
Shared parking facilities. (See CMC 9133.)	C	C	C	C	C	C
Passenger station – bus or rail; taxi stand.	X	X	X	X		
Heliports, helistops.		C	C			
Access to other property lawfully used for purposes not permitted on subject property:						
Access to residential use.	X	X	X	D	X	X
Access to nonresidential use, provided the Director finds no available alternative access is preferable and the character of the area will not be adversely affected.			D	D		



	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Communications and Utilities:						
Post office.	X	X	X			
Oil wells. (See CMC 9128.6.)			C			
Telephone exchange.			X			
Amateur radio station.	X	X	X			
Gas distribution meter or control station (landscaping or screening required to the satisfaction of the Director).	L	L	L	L		
Gas measurement station (not less than 300 feet from any residential zone, public school, public park, hospital or long-term health care facility). (See CMC 9133.)	C	C	L			
Electric distribution substation. (In the CG Zone, landscaped yard areas to the satisfaction of the Director to be provided adjacent to street rights-of-way. Facilities to be enclosed by solid fence or wall in accordance with applicable regulations of the State of California and other local regulations.) (See CMC 9133.)	C	C	L			
Pumping station, water well. (In the CG Zone, landscaping of site and screening of facilities required to the satisfaction of the Director.) (See CMC 9133.)	C	C	L		C	
Water reservoir. (See CMC 9133.)	C	C	C			
Education:						
Elementary or secondary school – public or private; professional school; business school; barber or beauty school; school of arts, crafts, dance, photography, writing, drama or music.	X	X	X		X	X
Physical training school – gymnastics, martial arts.	X	X	X		X	X
Swimming school – indoor or outdoor.		X	X			
Recreation:*						
*Alcoholic beverage sales and services are listed under separate headings.						
Pool hall, billiards, card room, bowling alley, gymnasium. (See CMC 9138.17 and 9138.18.)	X	X	X			C
Pool hall, billiards, card room, gymnasium, health club.	X	X	X		C	
Bowling alley as an accessory use.	X	X	X		C	C
Arcade (subject to the requirements of CMC 9138.4).	C	C	C			
Public park or playground.	X	X	X			
Driving skill course.		C	C			
Indoor rink – roller skating, skateboards, ice skating.	X	X	X			
Outdoor rink – roller skating, skateboarding, ice skating.		X				
Lawn bowling, croquet courts.		X	X			
Small private recreational facilities. (Site limited to one acre or less in the CR Zone.) May include buildings, park, playground and picnic area.		L	X			



ZONES

CN CR CG CA MU-CS MU-SB

Large private recreational facilities – indoor or outdoor facilities (but not more than 1,000 spectator seats total):

Badminton, handball, racquetball, squash courts.	X		X			
Swimming pool.		X	X			
Tennis court, volleyball court, polo field, athletic field, miniature golf.			X			
Golf driving range, pitch-and-putt course, golf course, subject to the limitations of CMC 9138.3.			L			

Public Assembly:*

*Alcoholic beverage sales and services are listed under separate headings.

Church, temple, or other place of religious worship. (In the CR Zone, see CMC 9138.22 and 9182.25; in the MU-CS Zone, see CMC 9138.17(C)(1).)	X	L	X		L	
Auditorium, meeting hall, wedding chapel.		X	X			
Community center, lodge hall, private club.	X	X	X			
Indoor theater (motion picture or live stage), night club.	X	X	X			
Outdoor theater (live stage, not a drive-in).		X				

Public and Quasi-Public Uses:

Fire station, police station, library, museum.	X	X	X	X		
Archaeological dig, provided the Director determines there is a reasonable prospect that significant scientific, cultural or historical information will be obtained from the site.	D	D	D			

Health Services:

Hospital – general acute care, acute psychiatric; long-term health care facility. (See CMC 9133.)			C			
Medical or dental laboratory. (In the CN or CR Zones only permitted as an incidental use in a medical/dental office building or clinic.)	L	L	X			
Medical or dental office or clinic, public health center.	X	X	X		X	X
Optical services (for the fitting, grinding or mounting of eyeglasses).	X	X	X		X	X
Pharmacy. (See CMC 9138.17 and 9138.18.)	X	X	X		X	X
Drive-through pharmacy. (See CMC 9138.17 and 9138.18.)	X	X	X			
Health club.					C	
Ambulance service.			C			

Day Care:

Community day care facility.	X	X	X		C	C
------------------------------	---	---	---	--	---	---

Residential Uses:

Multiple-family residential and residential condominiums within the Mixed-Use Residential (MUR) Overlay District, the Mixed-Use Carson Street District, and the Mixed-Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.	C	C	C		C	C
---	---	---	---	--	---	---



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Mixed-use (commercial/residential) development within the Mixed-Use Residential (MUR) Overlay District, the Mixed-Use Carson Street District, and the Mixed-Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.	C	C	C		C	C
Live/work residential units. (See CMC 9138.17 and 9138.18.)					C	C
Mobile home park. (See CMC 9128.2.)	C	C	C		C	
Group quarters for members of a religious order (convent, rectory, monastery, etc.).			X			
Boarding or rooming houses, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133 and 9138.17.)			C			
Community care residential facility.			C		C	C
Residential community care facility, boarding or rooming house, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133.)			C			
Transient Hotel:						
Transient hotel, motel.	C	C	C			
Agricultural Uses:						
Cultivation and/or sale of plants including nursery,* orchard, vineyard, field crops, flowers, greenhouses, lathouses and similar activities (no mushroom farm).			X			
* Incidental lawnmower sharpening permitted. Also repair and rental of garden tools.						
Boats and accessory equipment.		C	L			
Electronic message center signs. (See CMC 9136.7, also CMC 9138.15(E)(3)(c) for CA only.)	C	C	C	C		
Temporary Uses:						
Election campaign office in a trailer. (Not permitted earlier than 90 days before the election. To be removed within 14 days after the election.)			L			
Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding 6 months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.)	L	L	L	L	L	L
Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect).	L	L	L		L	L
Subdivision directional sign. (See CMC 9128.31 – 9128.35.)	LD	LD	LD		LD	LD
Sidewalk, parking lot, and tent sales. (See CMC 9138.8.)	D	D	D		D	D
Fireworks stand. (See CMC 3101.0 – 3101.10.)	CC	CC	CC		CC	D
Carnival, mechanical rides, pony rides, outdoor festival and similar uses. (See CMC 63119 and 63119.1.)	CC	CC	CC			



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Circus, rodeo. (See CMC 63120; and Animal Control Ordinance, CMC 3300 – 3301.)		CC				
Christmas tree sales, pumpkin sales.	X	X	X		D	D
Yard sales. (See CMC 4600 – 4606.)	L	L	L		L	L
Tent revival.	CC	CC	CC			
Sales:						
Auctions for used automobiles, recreational vehicles, travel-trailers, trucks or trailers, not over 2-ton capacity, motorcycles or motorscooters, subject to the requirements of CMC 9138.21.		L	L			
Outdoor Advertising:						
Outdoor advertising sign in the electronic marquee signage (EMS) overlay district, subject to the requirements of CMC 9138.71.			L			
Wireless Telecommunications Facilities:						
Minor wireless telecommunications facilities, subject to the requirement of CMC 9138.16.	L	L	L	L	L	L
Major wireless telecommunications facilities, subject to the requirement of CMC 9138.16.	C	C	C	C	C	C

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 7; Ord. 78-438; Ord. 78-431; Ord. 78-446; Ord. 80-517, § 1; Ord. 80-532, § 4; Ord. 81-585, § 2; Ord. 82-602, § 2; Ord. 82-621, § 1; Ord. 83-637U, § 1; Ord. 83-643, § 1; Ord. 84-685, § 1; Ord. 88-857, § 1; Ord. 90-915, § 1; Ord. 92-985, § 1; Ord. 93-1001, § 1; Ord. 94-1035U, §§ 2, 3; Ord. 94-1037, §§ 2 – 4; Ord. 94-1039, § 2; Ord. 96-1085, § 1; Ord. 97-1115, § 1; Ord. 02-1245, § 2; Ord. 02-1251, § 1; Ord. 03-1279, § 2; Ord. 03-1284, § 2; Ord. 04-1322, § 1; Ord. 06-1349, § 1; Ord. 06-1363, § 9; Ord. 07-1392, § 9; Ord. 08-1404, § 1; Ord. 09-1419, § 3; Ord. 09-1420, § 1)

§ 9131.12 Uses Permitted on Organic Refuse Landfill Sites.

A. No use except as hereinafter provided, shall be permitted on property designated as ORL (Organic Refuse Landfill) without the approval of a conditional use permit by both the Commission and the Council. Such conditional use permit shall require, as a condition precedent to use of the property under the conditional use permit, approval by

the Building and Safety Division and the Council of a report submitted by the applicant pursuant to the applicable provisions of the Building Code, prepared by a licensed civil engineer designated by the applicant and approved by the City, which shall provide and include plans for a protective system or systems designated to eliminate or mitigate the potential hazards and environmental risks associated with the proposed use. Approval of such report by the Building and Safety Division shall be in the discretion of the Building Official, who shall evaluate any risks and hazards associated with the site and proposed use and who may grant approval only if he finds that the report and plans adequately provide for protection against such associated risks and hazards. The Building Official's approval shall be submitted to the Council for final approval which will be in the discretion of the Council.

The following uses are exempt from the provisions of this Section:

1. Uses which do not involve buildings or structures, including but not limited to outdoor storage, display and outdoor recreational facilities.
2. Construction of structures which are unoccupiable, such as signs, flagpoles, walls,

porary use permit for wireless telecommunications facilities needed during a declared emergency. Temporary facilities shall be removed not later than ten (10) days after the conclusion of the declared emergency.

K. Nonconforming Facilities. Any facility constructed in violation of this Section, or in violation of any part of this Code, is subject to immediate abatement. Any major telecommunications facility that is lawfully constructed prior to the effective date of this Section, shall be deemed a nonconforming use and will be subject to the provision of CMC 9182.21 and 9182.22.

L. Facility Removal.

1. Discontinued Use/Abandonment. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Planning Division in writing in the event that the use of the facility is discontinued for any reason. In the event the facility is discontinued or abandoned for a period of more than one hundred eighty (180) days, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate so as to be in conformance with applicable zoning codes at the owner's and/or operator's expense. All such removal, repair and restoration shall be completed within ninety (90) days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety requirements.

2. Utility-Mounted Facility Removal or Relocation. All utility-mounted facilities shall be removed or relocated at the facility owner's expense when a City-approved project requires relocation or undergrounding of the utility structure on which the facility is mounted. (Ord. 03-1284, § 5; Ord. 09-1430U, § 3; Ord. 09-1436U, § 3)

*Code reviser's note: Ordinances 09-1430U and 09-1436U amend subsection C of this section on an interim basis and expire August 31, 2010.

§ 9138.17 Mixed-Use – Carson Street (MU-CS).

A. Description of Boundaries. The City of Carson Mixed-Use – Carson Street Corridor (MU-CS) is a 1.75-mile section located on the north and south sides of Carson Street between the San Diego (I-405) Freeway and the Harbor (I-110) Freeway.

There are five (5) districts within the Carson Street Corridor MU-CS which are: West Gateway District, Community Shopping District, Boulevard Residential District, Civic Center District and East Gateway District. The West Gateway District includes the north and south side of Carson Street between the I-110 Freeway and Moneta Street. The Community Shopping District includes the north and south side of Carson Street from Moneta Street to Dolores Street. The Boulevard Residential District extends from Dolores Street to Grace Avenue, the Civic Center District extends from Grace Avenue to Bonita Street and East Gateway District extends from Bonita Avenue to the I-405 Freeway.

B. Purpose and Intent. The purpose of the MU-CS Zone is to create a downtown retail and residential district which will provide the City of Carson with a distinctive core area which includes its Civic Center. The use of the regulations and development standards contained herein is intended to fulfill the following objectives:

1. Create a livable, pedestrian-friendly downtown retail district surrounding the civic core.
2. Create a distinctive mixed-use character throughout the Carson Street Corridor by establishing standards and guidelines.

C. Permitted Land Uses. All uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per CMC 9172.23.

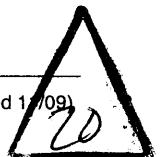
1. Permitted and Conditional Uses.

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	CUP
Mobilehome park	CUP
Community care residential facility	CUP
Community day care facility	CUP

Retail:

Department store, variety stores and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques but no second-hand items



Recreational:

Billiards

Automobile parking lot or parking building
(no long-term vehicle storage, no storage
of inoperable vehicles)

Pharmacy

With drive-through CUP

Animal services

Animal clipping and washing, grooming, CUP
veterinary office or clinic (no animal
hospital or kennel)

Personal Services:

Barber shop, beauty shop, reducing salons,
manicure parlor

Optical Services

Health Club CUP

Clothing Services:

Laundry or dry cleaning, self-service
laundry, tailor, shoe repair

Mechanical and Repair Services:

Locksmith, watch repair, small appliance
repair, radio and television repair,
computer repair, bicycle repair

Graphic Arts Services:

Copying, printing, blueprinting,
photography (incidental photo-finishing
and film developing permitted), picture
framing

Offices:

Business, professional, financial,
insurance, real estate, advertising,
newspaper or publishing (no printing),
ticket agency, travel agency, car rental,
employment agency, collection agency,
detective agency, security service, bail
bondsman, medical/dental office or clinic

Bank:

With drive-through facility CUP

Food Sales and Services:

Restaurant, coffee shop, snack shop
(outdoor dining space may be provided
within the limits of the restaurant frontage,
and there is a clear path of travel (min. 7'
wide) on the sidewalk without obstruction)

Food store – grocery, fish, meat, fruits and
vegetables, retail bakery, pastry, candy,
health food, take-out food

Food catering (only direct retail sales or
retail distribution)

Dog and cat catering (retail only)

**Commercial Uses Allowed within Mixed-
Use Projects:**

Retail, personal services, graphic arts,
office, medical office, restaurant (no drive-
through), bank (no drive-through), food
store, bakery

**Commercial Uses Allowed within
Live/Work Units:**

Professional office, i.e., attorney, realtor,
accountant, insurance agent, architect,
engineer, etc.

Artist or craftsman

Consultant

Travel agency

Education:

Elementary or secondary school – public or
private; professional school; business
school; barber or beauty school; school of
arts, crafts, dance, photography, writing,
drama or music

Alcohol Beverage Sales and Services:

Alcohol beverage sales in conjunction with
department store or supermarket

Alcoholic beverage sales in conjunction CUP
with a variety store, drug store, mini-
market, food store or grocery store
excluding supermarket, take-out food and
liquor store (subject to requirements of
CMC 9138.5)



Alcohol beverage sales and service in CUP
conjunction with a cocktail lounge, bar,
indoor theater, night club and an eating
establishment other than a bona fide
restaurant (subject to the requirements of
CMC 9138.5)

Alcohol beverage sales and service in
conjunction with a bona fide restaurant



This page left intentionally blank.

Public Assembly:

Existing churches, temples, or other places of worship with an approved Site Plan and Design Review pursuant to CMC 9172.23 as determined by the Planning Commission DOR

Temporary Uses:

Fireworks stand (CMC 3101.0 – 3101.10) CC

Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding six months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.) L

Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect) L

Sidewalk, Parking Lot and Tent Sales (See CMC 9138.8)

Christmas Tree Sales, Pumpkin Sales, Yard Sales (See CMC 4600 – 4606)

2. Prohibited Uses.

- a. Any use not fully enclosed in a building.
- b. Dismantling of vehicles or the storage of vehicles for parts.
- c. Outside storage.
- d. Arcade.
- e. Massage parlor.
- f. Drive-through restaurants.
- g. Bowling alley as a primary use.
- h. Driving skills course.
- i. Indoor mini-mart or auction house.
- j. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.
- k. Sexually oriented business establishments.
- l. Vehicle sales and service.
- m. Payday loans (see CMC 9182.28).
- n. All uses are prohibited except as expressly permitted by the provisions of this Section.

3. Interpretation of Uses Permitted. Further definition and enumeration of uses permitted in the Mixed-Use – Carson Street District shall be determined by means of interpretation in accordance with CMC 9172.24.

D. Site Requirements. The site requirements listed under this Section are mandatory.

1. Minimum Lot Area.

a. The minimum lot size for a commercial-use-only building or buildings is twenty thousand (20,000) square feet.

b. The minimum lot size for a mixed-use building or buildings is twenty thousand (20,000) square feet.

c. The minimum lot size for development with a residential-only building or buildings is thirty thousand (30,000) square feet.

d. Any lawfully established lot (including a leased area of land during the term of the lease) is deemed to have the required lot size.

e. A lot may be reduced to less than the required lot area if such a reduction is the result of an acquisition for public purposes.

2. Street Frontage and Access.

a. The minimum building frontage shall be seventy (70) percent of the lot width unless modified by the Planning Commission pursuant to CMC 9172.23 (Site Plan and Design Review).

b. The building or structure frontage shall not exceed one hundred fifty (150) feet per segment unless modified by the Planning Commission pursuant to CMC 9172.23 (Site Plan and Design Review).

c. No lot shall be created unless it is capable of being provided with vehicular access directly from a public street or alley and has a street frontage of at least thirty (30) feet.

d. A new or additional use shall not be developed on an existing lawfully established lot (including a leased area of land during the term of the lease) unless there is vehicular access from a public street or alley, and such access has a width of at least twenty (20) feet. The required vehicular access shall be either directly from a public street or alley or by means of a right-of-way or easement.

3. Minimum Lot Width.

a. The minimum lot width for mixed-use residential or residential use is one hundred (100) feet.



should be constructed of canvas with metal or wood frames.

dd. Exterior security grills or permanently affixed security bars are strongly discouraged. Roll-down security grills that conceal storefront windows are strongly discouraged. Interior security grills must recess completely into pockets that conceal the grill when it is retracted. Roll-down security grills and housings must be completely concealed from the street by awnings or canopies. Security grills should not be visible during hours of operation.

3. Conservation.

a. Consider offsetting energy costs through alternative energy sources such as photovoltaics, wind power, water power, geothermal, bio-gas, or co-generation plants.

b. Specify lighting fixtures, plumbing fixtures, and appliances that minimize energy and water consumption (i.e., fluorescent lights, daylight sensors, low-flow toilet fixtures, automatic faucets, natural gas appliances).

c. Institute recycling programs for facilities and provide recycling locations within developments to collect materials.

4. Public Improvements.

a. Minimize amounts of impervious surfaces to reduce stormwater runoff and reduce heat islands through use of landscaping, permeable paving and high-albedo concrete.

b. Provide attractive waiting areas for mass transit use, preferred carpool/vanpool parking locations, bicycle storage areas, and shower/changing facilities for building users.

c. Provide site amenities (i.e., drinking fountains, benches, bike racks, etc.)

d. Provide pedestrian-scaled pole lighting with a minimum of one (1) foot candle in all public areas.

e. Transit shelters should be incorporated into the design of commercial and mixed-use projects. Designs can be physically integrated into the development or coordinated aesthetically with the proposed development.

5. Landscape.

a. Protect the native topsoil during construction so it can support the future landscape, reduce stormwater runoff, reduce fertilizer and pesticide use, and conserve irrigation water.

b. Minimize disruption of existing plants, especially trees. Existing mature trees and shrubs should be incorporated into the site plan when possible.

c. Landscape to reduce energy use by shading buildings and parking lots during hot summer months and to allow for heat gain in the winter, as well as enhancing natural ventilation by directing breezes and blocking wind.

d. Design landscape to allow irrigation and stormwater to soak into the soil recharging groundwater systems and filter out pollutants. Reduce runoff, erosion and pesticide use during construction and operation to protect water quality.

e. Minimize waste by reducing the need to prune by selecting appropriate plants and using plant trimmings as mulch and compost.

f. Use salvaged and recycled content materials in the landscape.

g. Accent planting should be used at all driveways and pedestrian entries to the property marking appropriate entryways. Accent planting should consist of low ground cover and flowering plants.

6. Signs.

a. Signs may use any of the building colors plus three (3) additional colors. Signs must use at least one (1) building color.

b. It is recommended that signs have internally illuminated letters on a raceway (channel letters), neon letters, and externally illuminated letters mounted to facade or canopy, internally and externally illuminated projecting signs, sign cabinets with distinctive curvilinear form.

c. Internally illuminated sign cabinets with a rectangular form are strongly discouraged. (Ord. 06-1363, § 9; Ord. 08-1403, § 1; Ord. 09-1419, § 4; Ord. 09-1420, § 2)

§ 9138.18 Mixed-Use – Sepulveda Boulevard (MU-SB).

A. Description of Boundaries. The City of Carson Mixed-Use – Sepulveda Boulevard Corridor (MU-SB) is located on the south side of Sepulveda Boulevard, two hundred forty (240) feet east of Marbella Avenue to four hundred (400) feet west of Avalon Boulevard.

B. Purpose and Intent. The purpose of the MU-SB Zone is to create a retail, office and residential district along the south side of Sepulveda Boulevard. The use of the regulations and development

standards contained herein is intended to fulfill the following objectives:

1. Create a mix of high density residential and commercial use on the south side of Sepulveda Boulevard.

2. Create a buffer between the major street and the residential uses to the south.

C. Permitted Land Uses. All uses within the Mixed-Use – Sepulveda Boulevard District are subject to site plan and design review per CMC 9172.23.

1. Permitted and Conditional Uses.

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	CUP
Community care residential facility	CUP
Community day care facility	CUP

Retail:

Department store, variety stores and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques, but no second-hand items

Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles)

Pharmacy:

No drive-through

Animal Services:

Animal clipping and washing, grooming, veterinary office or clinic (no animal hospital or kennel) CUP

Personal Services:

Barber shop, beauty shop, reducing salons, manicure parlor

Optical Services

Clothing Services:

Laundry or dry cleaning, self-service laundry, tailor, shoe repair

Mechanical and Repair Services:

Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair

Graphic Arts Services:

Copying, printing, blueprinting, photography (incidental photofinishing and film developing permitted), picture framing

Offices:

Business, professional, financial, insurance, real estate, advertising, newspaper or publishing (no printing), ticket agency, travel agency, car rental, employment agency, collection agency, detective agency, security service, bail bondsman, medical/dental office or clinic

Bank:

No drive-through facility

Food Sales and Services:

Restaurant, coffee shop, snack shop

Food store – grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food

Food catering (only direct retail sales or retail distribution)

Dog and cat catering (retail only)

Commercial Uses Allowed within Mixed-Use Projects:

Retail, personal services, graphic arts, office, medical office, restaurant (no drive-through), bank (no drive-through), food store, bakery

Commercial Uses Allowed within Live/Work Units:

Professional office, i.e., attorney, realtor, accountant, insurance agent, architect, engineer, etc.

Artist or craftsperson

Consultant

Travel agency

Education:

School of arts, crafts, dance, photography, writing, drama or music



Alcohol Beverage Sales and Services:

Alcohol beverage sales in conjunction with department store or supermarket

Alcoholic beverage sales in conjunction with a variety store, drug store, mini-market, food store or grocery store excluding supermarket, take-out food and liquor store (subject to requirements of CMC 9138.5) CUP

Alcohol beverage sales and service in conjunction with a bona fide restaurant

Alcohol beverage sales and service in conjunction with Class I entertainment per CMC 63125 (See CMC 9131.18(C)(2)) CUP

Temporary Uses:

Fireworks stand CMC 3101.0 – 3101.10 CC

Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding six months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.) L

Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect) L

Subdivision directional signs LD

Sidewalk, parking lot and tent sales (See CMC 9138.8) D

Christmas tree sales, pumpkin sales D

Yard sales (See CMC 4600 – 4606) L

2. Prohibited Uses.

a. Any use not fully enclosed in a building.

b. Dismantling of vehicles or the storage of vehicles for parts.

c. Outside storage.

d. Arcade.

e. Massage parlor.

f. Tattoo parlor.

g. Drive-through restaurants and drive-through pharmacies.

h. Bowling alley, as a primary use.

i. Driving skills course.

j. Indoor mini-mart or auction house.

k. Night clubs.

l. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.

m. Sexually oriented business establishments.

n. Vehicle sales and service.

o. Payday loans.

p. All uses are prohibited except as expressly permitted by the provisions of this Section.

3. Interpretation of Uses Permitted. Further definition and enumeration of uses permitted in the Mixed-Use – Sepulveda Boulevard District shall be determined by means of interpretation in accordance with CMC 9172.24.

D. Site Requirements. The site requirements listed under this Section are mandatory.

1. Minimum Lot Area.

a. The minimum lot size for a commercial use-only building or buildings is ten thousand (10,000) square feet.

b. The minimum lot size for a mixed use building or buildings is fifteen thousand (15,000) square feet.

c. The minimum lot size for development with a residential-only building or buildings is ten thousand (10,000) square feet.

d. Any lawfully established lot (including a leased area of land during the term of the lease) is deemed to have the required lot size.

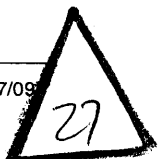
e. A lot may be reduced to less than the required lot area if such a reduction is the result of an acquisition for public purposes.

2. Street Frontage and Access.

a. The minimum building frontage shall be seventy (70) percent of the lot width unless modified by the Planning Commission pursuant to CMC 9172.23 (Site Plan and Design Review).

b. The building or structure frontage shall not exceed one hundred fifty (150) feet per segment unless modified by the Planning Commission pursuant to CMC 9172.23 (Site Plan and Design Review).

c. No lot shall be created unless it is capable of being provided with vehicular access



names of companies which sell beer products, or the subsidiaries or divisions of such companies which sell beer products, shall be permitted on such outdoor advertising signage. (Ord. 02-1245, § 3)

§ 9138.72 Sex Offender Residency Restrictions.

Permanent and temporary residence for a sex offender is permitted as an accessory use to a mobilehome or dwelling subject to the provisions of Chapter 15 of Article IV and CMC 9182.31. (Ord. 08-1413U, § 3; Ord. 08-1414U, § 3; Ord. 08-1413, § 3)

§ 9138.8 Sidewalk, Parking Lot and Tent Sales.

In connection with temporary sidewalk, parking lot, and tent sales, the following requirements shall be met:

A. Only nonprofit organizations and merchants with a permanent location may conduct such sales.

B. The applicant shall obtain written approval to conduct such sales from the property owner.

C. The event shall be conducted outside an enclosed building and shall not encroach upon public rights-of-way.

D. The applicant shall submit adequate plot plans depicting pedestrian and vehicular circulation, parking and fire lanes acceptable to the Planning Division.

E. In the case of a tent sale, County Fire Department approval must accompany the application.

F. Such sales shall be subject to prior approval of the Director.

G. Tent events for a period not to exceed three and one-half (3.5) months that are hosted by department stores or regional shopping centers with a gross floor area of at least one hundred thousand (100,000) square feet located in the CR Zoning District and in a Mixed-Use Residential (MUR) Overlay District may be approved by the Planning Manager; provided, that the event meets all the requirements for location, parking, and access. (Ord. 88-857, § 4; Ord. 89-888, § 1; Ord. 09-1421, § 1)

§ 9138.9 Adult Business.

In connection with an adult business, the following requirements shall be met:

A. Location Standards.

1. The use shall not be located on property that is either:

a. Within a project area of the Carson Redevelopment Agency and zoned Commercial General (CG); or

b. Within a mixed-use residential overlay district with mixed-use development located therein or improved with buildings or structures designed or intended for mixed-use occupancy.

2. The use shall not be located within a one thousand (1,000) foot radius of any of the following:

a. Another adult business;

b. A public or private element elementary or secondary school;

c. A public park; or

d. The Carson Civic Center, as such term is defined in CMC 9191.072.

3. The use shall not be located on any lot or parcel of land that has a front yard on the same or opposite side of the street as a lot or parcel of land that (1) is within the distance specified in the left column below, (2) is zoned or used for the purposes specified in the right column below, and (3) has a front yard abutting the same street:

Distance	Use
1,000 feet	A licensed day care center located in a commercial zone
500 feet	A church, temple or other place of religious worship
500 feet	A residence

4. For purposes of this Section, measurements shall be made in a straight line, without regard to intervening structure or objects, from the nearest property line of the property where an adult business is to be conducted to the nearest property line of the premises of any facility, use or business referenced above in subsections (A)(2) and (A)(3) of this Section.

5. The distance requirements applicable to the uses specified in subsections (A)(2) and (A)(3) of this Section shall not apply to any adult business located within a covered mall building provided that all customer access to the adult business is from the mall. As used in this subsection the terms "covered mall building" and "mall" are as defined



B. In conjunction with multiple dwellings or group quarters use, the following accessory buildings or facilities are permitted provided their use is limited to residents of the dwellings or quarters:

Laundry building.

Meeting room.

Automobile parking building.

Other accessory facilities customary or needed to provide a common service to residents. (Interpretation of this provision to be in accordance with CMC 9172.24.)

C. As part of a permitted agricultural use in the RA Zone, buildings and shelters for farm machinery and equipment used on the premises are permitted.

D. Fairs and bazaars when conducted by a church, school or other nonprofit public service organization are a permitted accessory use provided the fair or bazaar is located on the same site as the subject facility, does not occupy more than fifty (50) percent of the required parking area or obstruct circulation and that said events do not occur more than four (4) times in any one (1) year unless approved by the Director for additional events. (Ord. 98-1135, § 1; Ord. 03-1290, § 9)

§ 9122.3 Animal Keeping.

(See also Animal Control Ordinance: Chapter 3 of Article III of the Carson Municipal Code)

The occupants of each dwelling unit or group quarters are permitted to keep only the following types of animals, for their personal use only, with the number of animals limited as indicated:

Cats and dogs, but not more than a total, in any combination of three (3) such animals over four (4) months of age.

Any number of tropical fish (no caribe).

Not more than 20 white mice and rats.

Not more than a total of three (3) of the following, in any combination:

Canaries

Chinchillas

Chipmunks

Finches

Gopher snakes

Guinea pigs

Hamsters

Hawks

King snakes

Marmoset monkeys

Mynah birds

Parrots, parakeets, amazons, cockatiels, cockatoos, lorries, lorikeets, lovebirds, macaws, and similar birds of the psittacine family

Pigeons

Rabbits

Ravens

Squirrel monkeys

Steppe legal eagles

Swans

Toucans

Turtles

White doves

Other similar animals, subject to the same numerical limitations, which are neither more obnoxious nor detrimental to the public welfare than the animals listed, shall be permitted. Large animals or livestock such as horses, cows, sheep, goats, pigs, hogs and fowl such as chickens, turkeys, peacocks, guineas, geese and ducks, are not permitted. (Interpretation of this provision to be in accordance with CMC 9172.24.)

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 6)

§ 9122.4 Home Occupation.

Subject to the provisions of CMC 9128.4, one (1) home occupation may be conducted by the occupants of a dwelling as such term is defined in CMC 9191.202.

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 6; Ord. 88-836, § 1)

§ 9122.5 Child Day Care.

Day care for children may be provided as an accessory use in connection with each dwelling unit, subject to the following limits:

Single-family dwelling: not more than six (6) children exclusive of the children of the resident family; with an assistant caregiver present, not more than twelve (12) children, including children of the resident family and of the assistant caregiver.

Multiple dwelling unit: not more than three (3) children including children of the resident family. (Ord. 82-594, § 1)

Identification shall be placed on each such sign indicating the permit number, sign owner and expiration date.

§ 9128.34 Agreement and Deposit.

The Director shall require with each application, as a condition of approval, the deposit of a cash performance bond in the amount of \$600.00 per sign structure and an agreement signed by the applicant, the owner of the sign and the owner of the property on which the sign is to be placed, by which such persons agree that the City may enter the property upon which the sign is located and remove it if such sign is not removed and the site thereof restored to a neat and orderly condition within five (5) days after the termination of the permit. The said applicant and owners also shall agree that if such sign is not so removed by them within said five (5) days and the site restored, the City may retain the deposit as liquidated damages.

§ 9128.35 Time Limit.

No subdivision directional sign shall be permitted for a period of more than two (2) years, except the Director may grant time extensions of one (1) year each.

Home Occupations

§ 9128.4 Home Occupations.

Not more than one (1) home occupation may be conducted by the occupants of a dwelling, provided:

The home occupation is secondary and incidental to the principal use of the property for residential purposes.

The character of the structure and premises is not changed from a residential character. The appearance of the structure shall not be altered in any way, nor may the conduct of the occupation within the structure be such that the structure can be recognized as serving a nonresidential use (either by color, materials of construction, lighting, sounds or noises, vibrations, electrical interference or otherwise).

There is no storage of materials and/or supplies either indoors or outdoors and no accessory building or space outside the main building is used for home occupational purposes, except that the garage may be used for storage provided that such

storage does not interfere with required off-street parking spaces.

No persons, other than members of the resident family, are employed in such occupation.

No equipment is used which will increase the need for utilities or community facilities beyond that usually required for residential purposes.

Not more than one (1) room in the dwelling is used for the home occupation.

No sale of goods is made on the premises.

There is no stock in trade nor display maintained on the premises.

No sign and/or structure is exhibited other than those otherwise permitted in the zone in which located.

The use does not require material or equipment recognized as not being normally used by residents or hobbyists in households, except that light business machines are permitted.

The use does not generate pedestrian or vehicular traffic beyond that normal to the zone in which it is located.

The use does not involve deliveries of materials to or from the premises by commercial delivery vehicles.

The home occupation is limited to personal service. Personal service within the meaning of this Section includes:

Addressing service.

Baking; provided, that no retail sales are made from the premises.

Billing service.

Bookkeeping service, provided no undue traffic is created.

Camera repairing.

Clock repairing.

Commercial art.

Direct mail advertising.

Distribution service.

Drafting.

Home office of a salesman, provided there are no displays and that no sales are made from the premises.

Jewelry repairing.

Mailing service.

Radio repairing.

Sewing, mending and reweaving.

Repair of small appliances.

Telephone answering service.

2. An expansion of an existing, lawfully established use on a lot on which such existing use was approved provided that the existence of an organic refuse landfill in such lot is shown by the record to have been considered by the granting body in connection with the approval of such existing use.

3. Any proposed use for which a conditional use permit requiring approval of methane gas control measures by the Council either (1) has been granted, or (2) has been applied for and is being processed on the effective date of this Section; provided, that subsection A shall apply if such conditional use permit which has been granted expires, is declared to be null and void or is otherwise terminated or if such conditional use permit for which an application is being processed is thereafter denied. (Ord. 78-449; Ord. 79-471; Ord. 81-560, § 1)

§ 9141.2 Interpretation of Uses Permitted.

Further definition and enumeration of uses permitted in the various residential zones shall be determined by means of Interpretation in accordance with CMC 9172.24.

§ 9141.3 Prohibited Uses.

All uses are prohibited except as expressly permitted by the provisions of this Chapter.

Division 2. Accessory Uses

§ 9142 Accessory Uses.

If not otherwise permitted as principal uses, the following uses are permitted as minor uses if related to and incidental to the indicated principal permitted use on the same site:

Amusement machines – not more than three (3) machines – only in connection with a cocktail lounge, bar, bona fide restaurant or theater.

Caretaker's or superintendent's residence – not more than one (1) dwelling unit per site.

Cargo container storage involving full or empty cargo containers and minor maintenance and repair incidental to a truck terminal, rail yard or intermodal container transfer facility, subject to a conditional use permit. Cargo container storage that is incidental to an automatically permitted warehouse use is permitted if the number of cargo containers stored does not exceed the number of loading positions on the site and if the duration of storage does

not exceed seventy-two (72) hours. All other cargo container storage, whether involving single or multiple cargo containers for any use, is prohibited as an accessory use.

Employee recreation area or facilities.

Employee cafeteria and eating facilities.

Medical clinic and infirmary.

Outdoor display, subject to the requirements of CMC 9146.29.

Outdoor storage, subject to the requirements of CMC 9146.29.

Similar uses as determined in accordance with the Interpretation procedure of CMC 9172.24. (Ord. 83-635; Ord. 83-635 repealed by election on 6/28/83; Ord. 83-637, § 6; Ord. 84-685, § 6; Ord. 87-822, § 2)

§ 9142.1 Accessory Uses of Division 2, Part 3 Permitted.

If not otherwise permitted as principal uses, all accessory uses specified in Division 2, Part 3 of this Chapter are permitted in the industrial zones, subject to the same requirements for such uses as are set forth in said Division 2, Part 3. (Ord. 87-919, § 5)

Division 3. Conditional Use Criteria

§ 9143 Conditional Use Criteria.

In addition to the general criteria for the approval of a Conditional Use Permit pursuant to CMC 9172.21(d)(1), special criteria and limitations as indicated below shall be considered in acting upon a Conditional Use Permit in an industrial zone:

Possible hazards to the surrounding area as a result of the proposed use.

Possible hazards to the proposed use due to proximity or interaction with uses in the surrounding area.

Cumulative and interactive effects upon the environment and public safety resulting from the interrelation, magnitude and intensity of industrial activities in the area.

6. Adequate measures shall be taken to eliminate odors from the site to the satisfaction of the Building Official.

7. The applicant shall, at the applicant's own expense, carry public liability insurance during the existence of the conditional use permit, with a company and policy to be approved by the City Attorney, covering liability for injuries or death arising out of or in connection with the use of the site pursuant to said permit in an amount not less than \$5,000,000. The City shall be named as an additional assured under such insurance policy.

D. Whenever both subsection A and any other section of this Chapter require a conditional use permit for a particular property, only one (1) conditional use permit shall be required, which shall be applied for, processed and considered pursuant to the provisions of subsection B of this Section. The application and conditional use permit, if approved, shall refer to both sections which are applicable.

E. Subsection A of this Section shall not apply to the following:

1. Any lawfully established existing use.
2. An expansion of an existing, lawfully established use on a lot on which such existing use was approved provided that the existence of an organic refuse landfill in such lot is shown by the record to have been considered by the granting body in connection with the approval of such existing use.
3. Any proposed use for which a conditional use permit requiring approval of methane gas control measures by the Council either (1) has been granted, or (2) has been applied for and is being processed on the effective date of this Section; provided, that subsection A shall apply if such conditional use permit which has been granted expires, is declared to be null and void or is otherwise terminated or if such conditional use permit for which an application is being processed is thereafter denied. (Ord. 78-449; Ord. 79-471; Ord. 81-560, § 1)

§ 9121.2 Interpretation of Uses Permitted.

Further definition and enumeration of uses permitted in the various residential zones shall be determined by means of interpretation in accordance with CMC 9172.24.

§ 9121.3 Prohibited Uses.

All uses are prohibited except as expressly permitted by the provisions of this Chapter.

Division 2. Accessory Uses

§ 9122.1 Accessory Living Quarters.

As part of a single-family dwelling use, accessory living quarters may be provided, within a main building or in an accessory building, for family members, guests, servants, and not more than six (6) roomers or boarders, provided no separate kitchen facilities are provided and such quarters are not occupied or rented as a separate dwelling.

Accessory living quarters shall not exceed five hundred (500) square feet of floor area. Accessory living quarters exceeding five hundred (500) square feet of floor area, shall be subject to a conditional use permit. The accessory living quarter shall incorporate the same or substantially similar architectural features, building materials and colors as the main dwelling unit or compatible dwellings located on adjacent properties. (Ord. 03-1290, § 8)

§ 9122.2 Outbuildings and Outdoor Uses.

Accessory structures (outdoor buildings) shall not exceed five hundred (500) square feet of lot coverage. Accessory structures (outdoor buildings) exceeding five hundred (500) square feet of lot coverage shall be subject to a conditional use permit.

A. As part of any residential use, the following accessory buildings, facilities and outdoor uses are permitted:

- Private garage and carport.
- Children's playhouse and tree house.
- Housing of permitted animals.
- Lathhouse, greenhouse, tool house.
- Hobby shop.
- Amateur radio station.
- Recreation facilities and areas.
- Swimming pool. (See also Chapter 4 of Article III of the Carson Municipal Code.)
- Tennis court, subject to a Conditional Use Permit.
- Real estate advertising sign. (See CMC 9126.7.)
- Yard sale. (See CMC 4600 through 4606.)
- Other accessory facilities customary to residential uses. (Interpretation of this provision to be in accordance with CMC 9172.24.)

B. In conjunction with multiple dwellings or group quarters use, the following accessory buildings or facilities are permitted provided their use is limited to residents of the dwellings or quarters:

Laundry building.

Meeting room.

Automobile parking building.

Other accessory facilities customary or needed to provide a common service to residents. (Interpretation of this provision to be in accordance with CMC 9172.24.)

C. As part of a permitted agricultural use in the RA Zone, buildings and shelters for farm machinery and equipment used on the premises are permitted.

D. Fairs and bazaars when conducted by a church, school or other nonprofit public service organization are a permitted accessory use provided the fair or bazaar is located on the same site as the subject facility, does not occupy more than fifty (50) percent of the required parking area or obstruct circulation and that said events do not occur more than four (4) times in any one (1) year unless approved by the Director for additional events. (Ord. 98-1135, § 1; Ord. 03-1290, § 9)

§ 9122.3 Animal Keeping.

(See also Animal Control Ordinance: Chapter 3 of Article III of the Carson Municipal Code)

The occupants of each dwelling unit or group quarters are permitted to keep only the following types of animals, for their personal use only, with the number of animals limited as indicated:

Cats and dogs, but not more than a total, in any combination of three (3) such animals over four (4) months of age.

Any number of tropical fish (no caribe).

Not more than 20 white mice and rats.

Not more than a total of three (3) of the following, in any combination:

Canaries

Chinchillas

Chipmunks

Finches

Gopher snakes

Guinea pigs

Hamsters

Hawks

King snakes

Marmoset monkeys

Mynah birds

Parrots, parakeets, amazons, cockatiels, cockatoos, lories, lorikeets, lovebirds, macaws, and similar birds of the psittacine family

Pigeons

Rabbits

Ravens

Squirrel monkeys

Steppe legal eagles

Swans

Toucans

Turtles

White doves

Other similar animals, subject to the same numerical limitations, which are neither more obnoxious nor detrimental to the public welfare than the animals listed, shall be permitted. Large animals or livestock such as horses, cows, sheep, goats, pigs, hogs and fowl such as chickens, turkeys, peacocks, guineas, geese and ducks, are not permitted. (Interpretation of this provision to be in accordance with CMC 9172.24.)

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 6)

§ 9122.4 Home Occupation.

Subject to the provisions of CMC 9128.4, one (1) home occupation may be conducted by the occupants of a dwelling as such term is defined in CMC 9191.202.

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 6; Ord. 88-836, § 1)

§ 9122.5 Child Day Care.

Day care for children may be provided as an accessory use in connection with each dwelling unit, subject to the following limits:

Single-family dwelling: not more than six (6) children exclusive of the children of the resident family; with an assistant caregiver present, not more than twelve (12) children, including children of the resident family and of the assistant caregiver.

Multiple dwelling unit: not more than three (3) children including children of the resident family. (Ord. 82-594, § 1)

Encroachments Permitted in Required Yards and Open Spaces*

Section No. Reference		9126.22	9126.221	9126.23	9126.24		9126.25		9126.26	9126.27	9126.28	
Type of Encroachment	Type of Yard	Future Right-of-Way Areas	Parking Setback (between street or alley & garage door or parking space)	Front Yard	Side Yard		Rear Yard		Passageway	Space Between Buildings (on same lot)	Usable Open Space	
					Less than 60' from front lot line	60' or more from front lot line	50 % of area – building encroachment permitted	50 % of area required to remain open				
Main Building	Addition to single-family dwelling							Permitted for single-family use only. One-story, 15' max. height. Not less than 5' from rear lot line. Maintain required side yard.				
Accessory Buildings	Accessory living quarters											
	Recreation buildings											
	Other accessory buildings & structures – one-story, 15' max. height						Permitted. If less than 3' from interior lot line, building wall to be at 1" from lot line, no wall openings facing adjoining property, and prevent drainage onto adjoining property.					
Projections from Buildings	Eaves, awnings & shading devices		Same as permitted in overlapping front, side, or rear yard.	May project up to 5' into required yard but not less than 2-1/2' from lot line.	At least 2-1/2' from lot line.		May project up to 5' into required yard but not less than 2-1/2' from lot line.		Horizontal separation between eaves to be at least 1/2 of the required space between buildings. For passageway adjoining lot line eaves projection into required passageway to be not more than 1/2 of required passageway width.		Permitted.	
	Architectural features – cornices, sills, etc.				Not more than 1-foot projection.							Permitted.
	Utility meters				No restriction.							
	Unenclosed & unroofed stairways, landings, porches & balconies				Platform or stair treads not more than 3' above finished grade. Railing may extend not more than 3-1/2' above such platform or tread. All such structures prohibited within 5' of any existing or future street right-of-way.							

ORDINANCE NO. 11-1479

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING AN AMENDMENT TO THE ZONING ORDINANCE OF THE CARSON MUNICIPAL CODE REGARDING PART 1 (INTRODUCTION), PART 2 (RESIDENTIAL ZONES), AND PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE TO CONSOLIDATE OR REORGANIZE DUPLICATE LANGUAGE, ELIMINATE TYPOS, AND CLARIFY REQUIREMENTS; AMEND REQUIREMENTS FOR CERTAIN USES; AND ADDRESS ISSUES CONCERNING NONCONFORMING USES IN THE MU-CS (MIXED USE – CARSON STREET) ZONING DISTRICT AND OTHER USES THAT BECOME NONCONFORMING AS A RESULT OF THIS ORDINANCE AMENDMENT

WHEREAS, over the course of time, various amendments to the Zoning Ordinance have caused certain redundancies, discrepancies, typos, or ambiguity to various sections which must be addressed in order to provide consistent implementation, avoid confusion, and prevent misinterpretations; and

WHEREAS, requirements for certain uses must be better described to prevent errors and misinterpretations, and better protect the health, safety, and welfare of the community; and

WHEREAS, certain nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district must be addressed to provide for compatible uses along the city's mixed use corridor; and

WHEREAS, on September 13 and September 27, 2011, the Planning Commission held a public hearing to discuss amending the Zoning Ordinance to address those issues discussed herein; and

WHEREAS, on November 1, 2011, the City Council held a public hearing to discuss amending the Zoning Ordinance to address those issues discussed herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 9113.2 of Division 3 (Zoning Classifications) of Part 1 (Introduction) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text to be inserted in alphabetical order into the list of special designations with all other text remaining unchanged, as follows:

“BP – Blimp Port. This designation is created to provide for the development and operation of blimp ports. Properties within this designation will be required to meet certain site requirements and development standards.”

“CEM – Cemetery. This designation is created to provide for the development and operation of cemeteries and related uses. Properties within this designation will be required to meet certain development standards that provide for adequate setbacks, screening, parking, landscaping, and signage.”

“COL – College. This designation is created to provide for the development of higher education institutions that may include classrooms, administrative offices, and accessory uses. Site development standards will not be required for properties preempted under state law. All academic uses will be regulated under the rules and regulations of the Board of Trustees of the California State University and Colleges, California State Department of Finance, California Public Works Board, Office of the State Fire Marshal and Office of the State Architect.”

Section 2. Section 9122.1 of Division 2 (Accessory Uses) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following sentence at the end of the last paragraph with the remainder of the section unchanged, “A restrictive covenant shall be recorded on the property for any accessory living quarter approved under this Section, which prohibits conversion to a second dwelling unit without proper approval.”

Section 3. Section 9122.2 of Division 2 (Accessory Uses) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following sentence at the end of the first paragraph with the remainder of the section unchanged, “Accessory structures shall not have a bathroom, unless such bathroom is constructed as an ancillary part to the accessory structure and the accessory structure does not encroach into any required yard. A restrictive covenant shall be recorded on the property for any accessory structure approved under this Section, which prohibits conversion to a living quarter or second dwelling unit without proper approval.”

Section 4. Section 9122.4 of Division 2 (Accessory Uses) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text and deleting the stricken text in the first paragraph as follows, “Subject to the provisions of CMC 9128.4, one (1) home occupations may be conducted by the occupants of a dwelling as such term is defined in CMC 9191.202.” The remainder of the section shall be unchanged.

Section 5. Section 9128.4 of Division 2 (Special Requirements for Certain Uses) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text and deleting the stricken text with all other text remaining unchanged as follows:

“§ 9128.4 Home Occupations.

~~Not more than one (1) h~~Home occupations may be conducted by the occupants of a dwelling, provided:

The home occupation is secondary and incidental to the principal use of the property for residential purposes.



The character of the structure and premises is not changed from a residential character. The appearance of the structure shall not be altered in any way, nor may the conduct of the occupation within the structure be such that the structure can be recognized as serving a nonresidential use (either by color, materials of construction, lighting, sounds or noises, vibrations, electrical interference or otherwise).

There is no storage of materials and/or supplies either indoors or outdoors and no accessory building or space outside the main building is used for home occupational purposes, except that the garage may be used for storage provided that such storage does not interfere with required off-street parking spaces.

No persons, other than members of the resident family, are employed in such occupation.

No equipment is used which will increase the need for utilities or community facilities beyond that usually required for residential purposes.

Not more than one (1) room in the dwelling is used for the home occupation.

No sale of goods is made on the premises.

There is no stock in trade nor display maintained on the premises.

No sign and/or structure is exhibited other than those otherwise permitted in the zone in which located.

The use does not require material or equipment recognized as not being normally used by residents or hobbyists in households, except that light business machines are permitted.

The use does not generate pedestrian or vehicular traffic beyond that normal to the zone in which it is located.

The use does not involve deliveries of materials to or from the premises by commercial delivery vehicles.

~~The home occupation is limited to personal service. Personal service within the meaning of this Section includes:~~

~~Addressing service.~~

~~Baking; provided, that no retail sales are made from the premises.~~

~~Billing service.~~

~~Bookkeeping service, provided no undue traffic is created.~~

~~Camera repairing.~~

~~Clock repairing.~~

~~Commercial art.~~

~~Direct mail advertising.~~

~~Distribution service.~~

~~Drafting.~~

~~Home office of a salesman, provided there are no displays and that no sales are made from the premises.~~



~~Jewelry repairing.~~

~~Mailing service.~~

~~Radio repairing.~~

~~Sewing, mending and reweaving.~~

~~Repair of small appliances.~~

~~Telephone answering service.~~

~~Tutoring.~~

~~Typing service.~~

~~In addition to the services enumerated above, personal service within the meaning of this Section includes other uses which do not change the character of the structure or adversely affect the uses of the residential zone. (Interpretation of this provision is to be in accordance with CMC 9172.24.)~~

~~Personal service does not include the following which are specifically prohibited from being carried on as home occupations:~~

~~Real estate office.~~

~~Insurance office.~~

~~Tax service.~~

~~Auto repair.~~

~~Kennel.~~

~~Professional office (e.g., healing arts, law, clergy).~~

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code."

Section 6. Section 9126.29 of Division 6 (Encroachments) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text under the column "Type of Yard" as follows, "Other accessory buildings & structures – one-story, 15' max. height (no bathrooms permitted)"

Section 7. Section 9126.8 of Division 6 (Site Development Standards) of Part 2 (Residential Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by deleting the typographical error "accorcance" in the last sentence of the first paragraph and replacing it with "accordance" with all other text remaining unchanged.

Section 8. Section 9131.1 of Division 1 (Uses Permitted) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended in its entirety by adding the following underlined text and deleting the following stricken text with all other text remaining unchanged as follows:

“9131.1 Uses Permitted.

Uses are permitted in the commercial zones as indicated in the following table:

USES PERMITTED IN COMMERCIAL ZONES

Legend

- X. Automatically permitted use.
- L. Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of this Part.
- D. Use permitted subject to the approval of the Director.
- LD. Use permitted provided special limitations and requirements are satisfied as noted herein, in Division 8 of this Part and in Division 8 of Part 2, and subject to the approval of the Director.
- C. Use permitted upon approval of a conditional use permit.
- CC. Use permitted upon approval of the City Council as prescribed, under other provisions of the Carson Municipal Code.

All commercial uses permitted by this Part shall be subject to the requirements contained in CMC 9172.23, Site Plan and Design Review, except temporary uses (See CMC 9131.1). (Ord. 84-704)

ZONES

CN CR CG CA MU-CS MU-SB

Retail Sales:*

* Alcoholic beverage sales, food services, and vehicle services are listed under separate headings.

Department stores, variety stores, and specialized stores for apparel, items for personal use, household items, plants and flowers, and supplies and small equipment for businesses, including antiques** but no other secondhand items. Swap meets and flea markets, as defined in CMC 9191.670, are prohibited.	X	X	X		X	X
---	---	---	---	--	---	---

** Incidental restoration permitted.

Indoor mini-mart, auction house. (Ord. 86-763U, § 1; Ord. 87-813, § 1)	C		C			
Building materials other than ornamental brick, stone, tile, or flagstone. (Incidental		L	L			



ZONES

CN CR CG CA MU-CS MU-SB

storage of sand, gravel, or rock limited to 2,000 tons total.)

Ornamental brick, stone, tile or flagstone. (See CMC 9133.) C

Monuments, tombstones, statuary. X

Feed and grain. X

Secondhand store, pawn shop. X

Retail Services:*

* Alcoholic beverage services, food services, and vehicle services are listed under separate headings.

Personal Services:

Barber shop, beauty shop, reducing salon, manicure parlor. X X X X X

Clothing services – laundry or dry cleaning agency, self-service laundry or dry cleaning, hand laundry, sponging and pressing, tailor, dressmaker, seamstress, shoe repair. X X X X X

Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel). (See CMC 9131.13(D)) X X X C C

Animal hospital or clinic X X X

Mortuary. (See CMC 9133.) C

Adult business. (See CMC 9133 and 9138.9; in MUR overlay district, see CMC 9131.13(D).) C C

Massage service. (See CMC 63134, 63135, 9133 and 9138.91.) C C C C

Tattoo service. (See CMC 9133 and 9138.92.) C C C

Mechanical and repair services:

Locksmith,* watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair. X X X X X

Fix-it shop.* X X X

Furniture redecorating, restoration and upholstering; glass repair, installation or glazing; screen repair; plumbing shop; lawnmower sharpening. X X

*Incidental lawnmower sharpening permitted.



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Parcel delivery service.		X	X			X
Graphic arts services:						
Copying, addressographing, mimeographing, photostating, instant printing, blueprinting, silk screening, photography, ** picture framing. ***	X	X	X		X	X
Photo-finishing, film developing.			X			
**Incidental photo-finishing and film developing permitted.						
***Incidental frame construction permitted.						
Studios:						
Costume design, interior decoration, photography, writing, drama, dance, music, arts and crafts (including stained glass).	X	X	X		X	X
Stained glass assembly.			X			
Radio, television, recording.		X	X			
Motion pictures – indoor. (See CMC 9133.)			C			
Offices:						
Business, professional, financial, insurance, real estate, utility payments, telegraph, telephone answering service, messenger service, advertising, newspaper or publishing (no printing), ticket agency, travel agency, employment agency, collection agency, detective agency, security service, bail bondsman, check cashing. (See CMC 9138.17 and 9138.18.)	X	X	X		L	L
Payday loans. (See CMC 9182.28.)	C	C	C			
Drive-through banks.	X	X	X		<u>C</u>	
Wholesale business, manufacturer's agent, broker (no storage or deliveries other than samples).	L	L	L			X
Food Sales and Service:*						
*Alcoholic beverage sales and services are listed under separate headings.						
Restaurant* (including refreshment stands, soda fountain). (See CMC 9133, 9138.17 and 9138.18.)	X	X	X	C	X	X
Drive-in or drive-through restaurants. (See CMC 9133, 9138.17 and 9138.18.)	X	X	X	C		



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Restaurant, <u>coffee shop, snack shop</u> with outdoor dining space within the limits of the restaurant frontage, provided there is a 7-foot minimum clear path of travel on the sidewalk without obstruction.					X	<u>X</u>
Food store – grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food, tobacco shop.	X	X	X		X	X
Poultry shop (no live poultry or slaughtering).	L	L	L			
Food catering (only direct retail sales or retail distribution).	X		X		X	X
Dog or cat food catering (retail only).			X		X	X
Alcoholic Beverage Sales and Services:						
Alcoholic beverage sales in conjunction with a department store or supermarket.	X	X	X		X	X
Alcoholic beverage sales in conjunction with variety store, drug store, mini-market, drive-through market, food store or grocery store excluding a supermarket, take-out food, liquor store (subject to the requirements of CMC 9138.5).	C	C	C	C	C	C
Alcoholic beverage sales and service in conjunction with cocktail lounge, bar, arcade, pool hall, billiards, card room, bowling alley , indoor theater, and or an eating establishment other than a bona fide restaurant (subject to the requirements of <u>See CMC 9138.5 and 9138.17 and 9138.18</u>).	C	C	C		<u>L-C</u>	<u>L</u>
<u>Alcoholic beverage sales and service in conjunction with an arcade, pool hall, billiards, card room, or a bowling alley (See CMC 9138.4 and 9138.5).</u>	<u>C</u>	<u>C</u>	<u>C</u>			
<u>Alcoholic beverage sales and service in conjunction with Class I entertainment per CMC 63125 (See CMC 9138.18).</u>						<u>C</u>
Night club (subject to the requirements of See CMC 9138.5 and 9138.17).	C	C	C		C	
Alcoholic beverage sales and service in conjunction with a bona fide restaurant (see CMC 9138.18).	X	X	X	X	X	X
Vehicle Sales and Service:*						
<u>*See CMC 9131.13(D) for properties in an MUR overlay district</u>						
Sales:						
Automobile service station, subject to the requirements of CMC 9138.12. (See CMC 9133.)	L	L	L	C		
<u>Sale of diesel fuel and LPG as an ancillary use at an automobile service station</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		

ZONES

CN CR CG CA MU-CS MU-SB

(See CMC 9138.12 and 9182.21)

Automobile laundry, subject to the requirements of CMC 9138.13. (For existing uses in the MU-CS zone, see CMC 9182.21)

C C C C

Automobile parts (new).*

X X X X

Motorcycles or motorscooters (new).* (See CMC 9138.15.)

X X L

Automobiles, recreation vehicles, and trucks not over 2-ton capacity (new).* (See CMC 9138.15.)

L L L

Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used – as accessory use).* (See CMC 9138.15.)

L L

Automobiles, recreation vehicles, and trucks not over 2-ton capacity (used – as primary use).* (See CMC 9138.15.)

C

Recreation vehicles, over 2-ton capacity (new)*. (See CMC 9133 and 9138.15.)

X C L

Recreation vehicles, over 2-ton capacity (used – as accessory use).* (See CMC 9133 and 9138.15.)

C L

Travel trailers or trailers, not over 2-ton capacity (new).*

L L

Travel trailers or trailers, not over 2-ton capacity (used).*

L

Trucks, trailers, over 2-ton capacity (new).* (See CMC 9133.)

X C

Trucks, trailers, over 2-ton capacity (used).* (See CMC 9133.)

C

Recreation vehicles, rental and leasing. (See CMC 9138.15(C).)

L

Boats and accessory equipment.

C L

Auctions for used automobiles, recreational vehicles, travel trailers, trucks or trailers, not over 2-ton capacity, motorcycles or motorscooters, subject to the requirements of CMC 9138.21.

L L

*See CMC 9132.2 for incidental uses permitted. Also subject to the provisions of CMC 9138.2.

Rental and Leasing:

All vehicles up to 2-ton capacity.

L

All vehicles over 2-ton capacity. (See CMC 9133.)

C

Repair of all vehicles up to 2-ton capacity (no boats):



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Minor and major repair as defined in Section 9138.11 (only as a primary use on properties fronting Avalon Boulevard). (See Sections 9133, 9138.15, and 9138.2)				C		
Minor repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.2.		L	L			C
Major repair as defined in CMC 9138.11 and subject to the provisions of CMC 9138.15 (for CA Zone only). * (See CMC 9133.)			L	C		C
Transportation-Related Uses:						
Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles).	X	X	X		X	X
Shared parking facilities. (See CMC 9133.)	C	C	C	C	C	C
Passenger station – bus or rail; taxi stand.	X	X	X	X		
Heliports, helistops.		C	C			
Access to other property lawfully used for purposes not permitted on subject property:						
Access to residential use.	X	X	X	D	X	X
Access to nonresidential use, provided the Director finds no available alternative access is preferable and the character of the area will not be adversely affected.			D	D		
Communications and Utilities:						
Post office.	X	X	X			
Oil wells. (See CMC 9128.6.)			C			
Telephone exchange.			X			
Amateur radio station.	X	X	X			
Gas distribution meter or control station (landscaping or screening required to the satisfaction of the Director).	L	L	L	L		
Gas measurement station (not less than 300 feet from any residential zone, public school, public park, hospital or long-term health care facility). (See CMC 9133.)	C	C	L			
Electric distribution substation. (In the CG Zone, landscaped yard areas to the satisfaction of the Director to be provided adjacent to street rights-of-way. Facilities to be enclosed by solid fence or wall in accordance with applicable regulations of the State of California and other local regulations.) (See CMC 9133.)	C	C	L			



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Pumping station, water well. (In the CG Zone, landscaping of site and screening of facilities required to the satisfaction of the Director.) (See CMC 9133.)	C	C	L		C	
Water reservoir. (See CMC 9133.)	C	C	C			
Education:						
Elementary or secondary school – public or private; professional school; business school; barber or beauty school; school of arts, crafts, dance, photography, writing, drama or music.	X	X	X		X	X
Physical training school – gymnastics, martial arts.	X	X	X		X	X
Swimming school – indoor or outdoor.		X	X			
Recreation:*						
*Alcoholic beverage sales and services are listed under separate headings.						
Pool hall, billiards, card room, bowling alley , gymnasium. (See CMC 9138.17 and 9138.18.)	X	X	X		<u>C</u>	C
Pool hall, billiards, card room, gymnasium, health club. <u>Bowling alley.</u> (See CMC 9131.13(D))	X	X	X		C	<u>C</u>
Bowling alley as an accessory use.	X	X	X		C	C
<u>Health club.</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>C</u>	
Arcade (subject to the requirements of CMC 9138.4).	C	C	C			
Public park or playground.	X	X	X			
Driving skill course.		C	C			
Indoor rink – roller skating, skateboards, ice skating.	X	X	X			
Outdoor rink – roller skating, skateboarding, ice skating.		X				
Lawn bowling, croquet courts.		X	X			
Small private recreational facilities. (Site limited to one acre or less in the CR Zone.) May include buildings, park, playground and picnic area.		L	X			
Large private recreational facilities – indoor or outdoor facilities (but not more than 1,000 spectator seats total):						
Badminton, handball, racquetball, squash courts.	X		X			

ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Swimming pool.		X	X			
Tennis court, volleyball court, polo field, athletic field, miniature golf.			X			
Golf driving range, pitch-and-putt course, golf course, subject to the limitations of CMC 9138.3.			L			
Public Assembly:*						
*Alcoholic beverage sales and services are listed under separate headings.						
Church, temple, or other place of religious worship. (In the CR Zone, see CMC 9138.22 and 9182.25; in the MU-CS Zone, see CMC 9138.17(C)(1) in an MUR overlay district, see CMC 9131.13(D))	X	L	X		L	
Auditorium, meeting hall, wedding chapel.		X	X			
Community center, lodge hall, private club.	X	X	X			
Indoor theater (motion picture or live stage), night club.	X	X	X			
Outdoor theater (live stage, not a drive-in).		X				
Public and Quasi-Public Uses:						
Fire station, police station, library, museum.	X	X	X	X		
Archaeological dig, provided the Director determines there is a reasonable prospect that significant scientific, cultural or historical information will be obtained from the site.	D	D	D			
Health Services:						
Hospital – general acute care, acute psychiatric; long-term health care facility. (See CMC 9133.)			C			
Medical or dental laboratory. (In the CN or CR Zones only permitted as an incidental use in a medical/dental office building or clinic.)	L	L	X			
Medical or dental office or clinic, public health center.	X	X	X		X	X
Optical services (for the fitting, grinding or mounting of eyeglasses).	X	X	X		X	X
Pharmacy. (See CMC 9138.17 and 9138.18.)	X	X	X		X	X
Drive-through pharmacy. (See CMC <u>9131.13(D)</u> and 9138.17, and 9138.18.)	X	X	X		<u>C</u>	
Health club.					<u>C</u>	

46

ZONES

CN CR CG CA MU-CS MU-SB

Ambulance service.

C

Day Care:

Community day care facility.

X X X C C

Residential Uses:

Multiple-family residential and residential condominiums within the Mixed-Use Residential (MUR) Overlay District, the Mixed-Use Carson Street District, and the Mixed-Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.

C C C C C

Mixed-use (commercial/residential) development within the Mixed-Use Residential (MUR) Overlay District, the Mixed-Use Carson Street District, and the Mixed-Use Sepulveda Boulevard District on lots with a minimum 100-foot street frontage.

C C C C C

Live/work residential units. (See CMC 9138.17 and 9138.18.)

C C

Mobile home park. (See CMC 9128.2.)

C C C C

Group quarters for members of a religious order (convent, rectory, monastery, etc.).

X

Boarding or rooming houses, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133 and 9138.17.)

C

Residential community care residential facility.

C C C

~~Residential community care facility, boarding or rooming house, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC 9133.)~~

~~C~~

Transient Hotel:

Transient hotel, motel.

C C C

Agricultural Uses:

Cultivation and/or sale of plants including nursery,* orchard, vineyard, field crops, flowers, greenhouses, lathhouses and similar activities (no mushroom farm).

X

* Incidental lawnmower sharpening permitted. Also repair and rental of garden tools.

~~Boats and accessory equipment.~~

~~C L~~

Signs:



ZONES

	CN	CR	CG	CA	MU-CS	MU-SB
Electronic message center signs. (See CMC 9136.7, also CMC 9138.15(E)(3)(c) for CA only.)	C	C	C	C		
<u>Outdoor Advertising:</u>						
<u>Outdoor advertising sign in the electronic marquee signage (EMS) overlay district, subject to the requirements of CMC 9138.71.</u>				L		
<u>Recycling Facilities:</u>						
<u>Small Collection Recycling Facility. (See CMC 9132.9 and 9138.6)</u>	L	L	L		L	
<u>Communications Facilities:</u>						
<u>Minor communications facilities, subject to the requirement of CMC 9138.16.</u>	L	L	L	L	L	L
<u>Major communications facilities, subject to the requirement of CMC 9138.16.</u>	C	C	C	C	C	C
<u>Temporary Uses:</u>						
Election campaign office in a trailer. (Not permitted earlier than 90 days before the election. To be removed within 14 days after the election.)				L		
Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding 6 months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.)	L	L	L	L	L	L
Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect).	L	L	L		L	L
Subdivision directional sign. (See CMC 9128.31 – 9128.35.)	LD	LD	LD		LD	LD
Sidewalk, parking lot and tent sales, <u>and special events.</u> (See CMC 9138.8.)	D	D	D		D	D
Fireworks stand. (See CMC 3101.0 – 3101.10.)	CC	CC	CC		CC	D CC
Carnival, mechanical rides, pony rides, outdoor festival and similar uses. (See CMC 63119 and 63119.1.)	CC	CC	CC			
Circus, rodeo. (See CMC 63120; and Animal Control Ordinance, CMC 3300 – 3301.)		CC				
Christmas tree sales, pumpkin sales.	X	X	X		D	D
Yard sales. (See CMC 4600 – 4606.)	L	L	L		L	L



ZONES

CN CR CG CA MU-CS MU-SB

Tent revival.

CC CC CC

Sales:

Auctions for used automobiles, recreational vehicles, travel trailers, trucks or trailers, not over 2-ton capacity, motorcycles or motor scooters, subject to the requirements of CMC 9138.21.

L L

Outdoor Advertising:

Outdoor advertising sign in the electronic marquee signage (EMS) overlay district, subject to the requirements of CMC 9138.71.

L

Wireless Telecommunications Facilities:

Minor wireless telecommunications facilities, subject to the requirement of CMC 9138.16.

L L L L L L

Major wireless telecommunications facilities, subject to the requirement of CMC 9138.16.

C C C C C C

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code."

Section 9. Section 9132.9 of Division 2 (Accessory Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text and deleting the following stricken text with all other text in this section remaining unchanged as follows:

"§ 9132.9 Small Collection Recycling Facility.

A small collection recycling facility is permitted as a minor use within the CN, CR, and CG, and MU-CS zones if incidental to an existing primary commercial use and if within a designated convenience district as defined in CMC 9191.508. A small collection recycling facility shall comply with the requirements of CMC 9138.6. (Ord. 87-819, § 1)"

Section 10. Section 9138.12(A)(1) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text with all other text in this section remaining unchanged as follows:

1. Retail sale of petroleum products, except that the sale of diesel fuel and LPG shall be subject to the approval of the Commission through a conditional use permit as described in Section 9172.21.

Section 11. Section 9138.17(C) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the



Carson Municipal Code is hereby amended in its entirety by adding the following underlined text and deleting the following stricken text with all other text remaining unchanged as follows:

“C. Permitted Land Uses. All uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per CMC 9172.23.

1. Permitted and Conditional Uses. Automatically permitted uses, uses requiring special limitations and requirements, conditionally permitted uses, and all other uses permitted in the MU-CS zoning district are described in Section 9131.1. Existing nonconforming uses shall comply with the requirements of Division 2 of Part 8 of this Chapter.

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	CUP
Mobilehome park	CUP
Community care residential facility	CUP
Community day care facility	CUP

Retail:

~~Department store, variety stores and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques but no second-hand items~~

Recreational:

~~Billiards~~

~~Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles)~~

Pharmacy

With drive-through	CUP
--------------------	-----

Animal services

Animal clipping and washing, grooming, veterinary office or clinic (no animal hospital or kennel)	CUP
---	-----

Personal Services:



~~Barber shop, beauty shop, reducing salons, manicure parlor~~

Optical Services

~~Health Club~~

CUP

Clothing Services:

~~Laundry or dry cleaning, self-service laundry, tailor, shoe repair~~

Mechanical and Repair Services:

~~Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair~~

Graphic Arts Services:

~~Copying, printing, blueprinting, photography (incidental photo finishing and film developing permitted), picture framing~~

Offices:

~~Business, professional, financial, insurance, real estate, advertising, newspaper or publishing (no printing), ticket agency, travel agency, car rental, employment agency, collection agency, detective agency, security service, bail bondsman, medical/dental office or clinic~~

Bank:

~~With drive-through facility~~

CUP

Food Sales and Services:

~~Restaurant, coffee shop, snack shop (outdoor dining space may be provided within the limits of the restaurant frontage, and there is a clear path of travel (min. 7' wide) on the sidewalk without obstruction)~~

~~Food store—grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food~~

~~Food catering (only direct retail sales or retail distribution)~~

~~Dog and cat catering (retail only)~~

Commercial Uses Allowed within Mixed-Use Projects:

~~Retail, personal services, graphic arts, office, medical office, restaurant (no drive-through), bank (no drive-through), food store, bakery~~

Commercial Uses Allowed within Live/Work Units:

~~Professional office, i.e., attorney, realtor, accountant, insurance agent, architect, engineer,~~



etc.

Artist or crafts person

Consultant

Travel agency

Education:

~~Elementary or secondary school — public or private; professional school; business school; barber or beauty school; school of arts, crafts, dance, photography, writing, drama or music~~

Alcohol Beverage Sales and Services:

~~Alcohol beverage sales in conjunction with department store or supermarket~~

~~Alcoholic beverage sales in conjunction with a variety store, drug store, mini-market, food store or grocery store excluding supermarket, take-out food and liquor store (subject to requirements of CMC 9138.5)~~ CUP

~~Alcohol beverage sales and service in conjunction with a cocktail lounge, bar, indoor theater, night club and an eating establishment other than a bona fide restaurant (subject to the requirements of CMC 9138.5)~~ CUP

~~Alcohol beverage sales and service in conjunction with a bona fide restaurant~~

Public Assembly:

~~Existing churches, temples, or other places of worship with an approved Site Plan and Design Review pursuant to CMC 9172.23 as determined by the Planning Commission~~ DOR

Temporary Uses:

~~Fireworks stand (CMC 3101.0 — 3101.10)~~ CC

~~Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding six months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.)~~ L

~~Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect)~~ L

Sidewalk, Parking Lot and Tent Sales (See CMC 9138.8)

Christmas Tree Sales, Pumpkin Sales, Yard Sales (See CMC 4600 — 4606)



2. Prohibited Uses. All uses are prohibited except as expressly permitted by the provisions of this Chapter.

- ~~a. Any use not fully enclosed in a building.~~
- ~~b. Dismantling of vehicles or the storage of vehicles for parts.~~
- ~~c. Outside storage.~~
- ~~d. Arcade.~~
- ~~e. Massage parlor.~~
- ~~f. Drive-through restaurants.~~
- ~~g. Bowling alley as a primary use.~~
- ~~h. Driving skills course.~~
- ~~i. Indoor mini-mart or auction house.~~
- ~~j. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.~~
- ~~k. Sexually oriented business establishments.~~
- ~~l. Vehicle sales and service.~~
- ~~m. Payday loans (see CMC 9182.28).~~
- ~~n. All uses are prohibited except as expressly permitted by the provisions of this Section.~~

3. Interpretation of Uses Permitted. Further definition and enumeration of uses permitted in the Mixed-Use – Carson Street District shall be determined by means of interpretation in accordance with CMC 9172.24.”

Section 12. Section 9138.17(F) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined word to the second to last sentence of the first paragraph as follows, “Each business will be responsible for the construction, installation and maintenance of its signage, and must submit plans for design approval to the City of Carson, pursuant to this Section.” All other text within this section shall remain unchanged.

Section 13. Section 9138.18(C) of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended in its entirety by adding the following underlined text and deleting the following stricken text with all other text remaining unchanged as follows:

“C. Permitted Land Uses. All uses within the Mixed-Use – Sepulveda Boulevard District are subject to site plan and design review per CMC 9172.23.

1. Permitted and Conditional Uses. Automatically permitted uses, uses requiring special limitations and requirements, conditionally permitted uses, and all other uses permitted in the MU-SB zoning district are described in Section 9131.1. Existing nonconforming uses shall comply with the requirements of Division 2 of Part 8 of this Chapter.

Residential Uses:

Multiple-family dwellings	CUP
Residential condominiums	CUP
Live/work residential units	CUP
Mixed-use residential/commercial	CUP
Community care residential facility	CUP
Community day care facility	CUP

Retail:

Department store, variety stores and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques, but no second-hand items

Automobile parking lot or parking building (no long-term vehicle storage, no storage of inoperable vehicles)

Pharmacy:

No drive-through

Animal Services:

Animal clipping and washing, grooming, veterinary office or clinic (no animal hospital or kennel) CUP

Personal Services:

Barber shop, beauty shop, reducing salons, manicure parlor

Optical Services

Clothing Services:

Laundry or dry cleaning, self-service laundry, tailor, shoe repair

Mechanical and Repair Services:

Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair

Graphic Arts Services:

Copying, printing, blueprinting, photography (incidental photofinishing and film developing permitted), picture framing

Offices:

Business, professional, financial, insurance, real estate, advertising, newspaper or publishing

~~(no printing), ticket agency, travel agency, car rental, employment agency, collection agency, detective agency, security service, bail bondsman, medical/dental office or clinic~~

Bank:

~~No drive-through facility~~

Food Sales and Services:

~~Restaurant, coffee shop, snack shop~~

~~Food store — grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food~~

~~Food catering (only direct retail sales or retail distribution)~~

~~Dog and cat catering (retail only)~~

Commercial Uses Allowed within Mixed-Use Projects:

~~Retail, personal services, graphic arts, office, medical office, restaurant (no drive through), bank (no drive-through), food store, bakery~~

Commercial Uses Allowed within Live/Work Units:

~~Professional office, i.e., attorney, realtor, accountant, insurance agent, architect, engineer, etc.~~

~~Artist or crafts person~~

~~Consultant~~

~~Travel agency~~

Education:

~~School of arts, crafts, dance, photography, writing, drama or music~~

Alcohol Beverage Sales and Services:

~~Alcohol beverage sales in conjunction with department store or supermarket~~

~~Alcoholic beverage sales in conjunction with a variety store, drug store, mini-market, food store or grocery store excluding supermarket, take-out food and liquor store (subject to requirements of CMC 9138.5)~~ CUP

~~Alcohol beverage sales and service in conjunction with a bona fide restaurant~~

~~Alcohol beverage sales and service in conjunction with Class I entertainment per CMC 63125 (See CMC 9131.18(C)(2))~~ CUP

Temporary Uses:

55

Fireworks stand CMC 3101.0—3101.10

CC

~~Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period not exceeding six months during construction of a building on the same lot while a building permit is in effect. The Director may approve reasonable time extensions if he finds construction is proceeding in good faith.)~~ L

~~Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect)~~ L

~~Subdivision directional signs~~ LD

~~Sidewalk, parking lot and tent sales (See CMC 9138.8)~~ D

~~Christmas tree sales, pumpkin sales~~ D

~~Yard sales (See CMC 4600—4606)~~ L

2. Prohibited Uses. All uses are prohibited except as expressly permitted by the provisions of this Chapter.

- ~~a. Any use not fully enclosed in a building.~~
- ~~b. Dismantling of vehicles or the storage of vehicles for parts.~~
- ~~c. Outside storage.~~
- ~~d. Arcade.~~
- ~~e. Massage parlor.~~
- ~~f. Tattoo parlor.~~
- ~~g. Drive-through restaurants and drive-through pharmacies.~~
- ~~h. Bowling alley, as a primary use.~~
- ~~i. Driving skills course.~~
- ~~j. Indoor mini-mart or auction house.~~
- ~~k. Night clubs.~~
- ~~l. Public assembly uses, including but not limited to churches, temples or other places of religious worship, not associated with recreational areas designated for exclusive use of permitted residential uses.~~
- ~~m. Sexually oriented business establishments.~~
- ~~n. Vehicle sales and service.~~
- ~~o. Payday loans.~~
- ~~p. All uses are prohibited except as expressly permitted by the provisions of this Section.~~



3. Interpretation of Uses Permitted. Further definition and enumeration of uses permitted in the Mixed-Use – Sepulveda Boulevard District shall be determined by means of interpretation in accordance with CMC 9172.24.”

Section 14. Section 9138.8 of Division 8 (Special Requirements for Certain Uses) of Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the underlined text with all remaining text to be unchanged as follows:

“§ 9138.8 Sidewalk, Parking Lot and Tent Sales, and Special Events.

In connection with temporary sidewalk, parking lot, and tent sales, and special events, the following requirements shall be met:

A. Only nonprofit organizations and merchants with a permanent location may conduct such sales.

B. The applicant shall obtain written approval to conduct such sales from the property owner.

C. The event shall be conducted outside an enclosed building and shall not encroach upon public rights-of-way.

D. The applicant shall submit adequate plot plans depicting pedestrian and vehicular circulation, parking and fire lanes acceptable to the Planning Division.

E. In the case of a tent sale, County Fire Department approval must accompany the application.

F. Such sales shall be subject to prior approval of the Director.

G. Tent events for a period not to exceed three and one-half (3.5) months that are hosted by department stores or regional shopping centers with a gross floor area of at least one hundred thousand (100,000) square feet located in the CR Zoning District and in a Mixed-Use Residential (MUR) Overlay District may be approved by the Planning Manager; provided, that the event meets all the requirements for location, parking, and access. All other sidewalk, parking lot and tent sales, and special events shall occur no more than one weekend in any three-month period, or similar time period as determined by the Planning Officer to be appropriate. (Ord. 88-857, § 4; Ord. 89-888, § 1; Ord. 09-1421, § 1)”

Section 15. Section 9142 of Division 2 (Accessory Uses) of Part 4 (Industrial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text to the entry “Caretaker’s or superintendent’s residence” with all other text in the section remaining unchanged:

“Caretaker’s or superintendent’s residence – not more than one (1) dwelling unit per site; property cannot be less than one (1) acre; residence size cannot exceed 1,200 square feet; two (2) covered parking spaces required; conditional use permit must be approved by Planning Commission.”

Section 16. Section 9182.21 of Division 2 (Nonconformities) of Part 8 (Implementing Provisions) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code is hereby amended by adding the following underlined text at the end of the section with all other text remaining unchanged as follows:

"I. Existing, lawfully established automobile laundries located within the MU-CS zoning district prior to enactment of the conditional use permit requirement, except as provided in CMC 9182.1.

J. Existing, lawfully established caretaker's residences that have received proper discretionary approval by the Planning Commission located in an industrial zoning district prior to enactment of the conditional use permit requirement, except as provided in CMC 9182.1.

K. Existing, lawfully established sale of diesel fuel or LPG located at an automobile service station that has been approved by the Planning Commission prior to enactment of the conditional use permit requirement, except as provided in CMC 9182.1."

Section 17. If any provision(s) of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that they would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

Section 18. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted and codified in the manner required by law.

Section 19. This ordinance shall be effective thirty (30) days following its adoption.

PASSED, APPROVED and ADOPTED this ____ day of November, 2011.

Mayor Jim Dear

ATTEST:

City Clerk Helen Kawagoe

APPROVED AS TO FORM:

City Attorney

