



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 13, 2011  
SUBJECT: Ordinance Amendment  
APPLICANT: City of Carson  
REQUEST: 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: Citywide

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### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Vice-Chair Gordon			Schaefer
		Brimmer			Verrett
		Diaz			Williams
		Goolsby			

***Item No. 12A***

## I. Introduction

On April 26 and August 9, 2011, the Planning Commission held workshops to discuss updating the Zoning Ordinance. At that workshop, staff identified issues that should be included in an ordinance amendment. Many of these issues are minor and involve consolidating duplicate sections, eliminating typos, and clarifying language. Although not all issues discussed at the workshops are included in this proposed ordinance amendment, staff anticipates covering those remaining issues in future ordinance amendments. The proposed ordinance amendment (Exhibit No. 1) 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 August 9, 2011 workshop, which require additional attention due to the need for amended requirements or procedures to provide better regulation. Those provisions will be discussed further in this staff report and include:

- Home occupations
- Caretaker's residence
- Bathrooms within accessory structures
- Outdoor display and outdoor storage
- Nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district

## II. Discussion

The following discussion identifies various changes to the Zoning Ordinance included in the proposed ordinance amendment.

### *Part 1 – Introduction*

The Zoning Ordinance in Part 1 describes in Division 3 (Zoning Classifications) the various names and purposes of zones and overlay districts that may be applied to any given zone district (Exhibit 3.A). Part 5 of the Zoning Ordinance provides for the OS (Open Space) zone and Special Use zones. Staff believes that the Special Use zones operate very similar to the Overlay Districts described in Section 9113.2 of the Zoning Ordinance. The proposed ordinance amendment will add the Special Use zones and descriptions to Section 9113.2, Overlay Districts, of the Zoning Ordinance:

- 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.



- 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.
- 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.

### *Part 2 – Residential Zones*

The proposed ordinance amendment eliminates a typo in Section 9126.8, Utilities, by changing “accorcance” to “accordance.”

### *Part 3 – Commercial Zones*

The following changes are included in the proposed ordinance amendment:

- The table in Section 9131.1, Uses Permitted (Exhibit No. 3.B):
  - Modify the entries under the category “Recreation” so that “bowling alley” and “health club” have separate line entries, and delete the duplicate entry for “pool hall, billiards, card room, gymnasium.”
  - Delete the entry “Health club” found under the category “Health Services” since the entry is a duplicate of the entry found under the category “Recreation.”
  - Delete the duplicative entry regarding “residential community care facility” currently combined with the current entry showing boarding or rooming house, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. Maintain the “Community care residential facility” as a separate line entry.
  - The entry “Boats and accessory equipment” shall be stricken under the category “Agricultural Uses” because it is already found under the category “Vehicle Sales and Service.”
  - The entry “Electronic message center signs” shall be moved from the category “Agricultural Uses” to a new category entitled “Signs.”

- Delete the category “Sales” and its sole entry “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” because the entry is a duplicate of an entry found under the category “Vehicle Sales and Service” under the subcategory “Sales.”
- Amend the category and entries for “Wireless Telecommunications Facilities” by changing them to “Communications Facilities.”
- Clarify Section 9138.12(A)(1) regarding the sale of diesel fuel and LPG so that it is clear that a conditional use permit (CUP) is required before the Planning Commission (Exhibit No. 3.C).
- Delete the permitted uses list in Sections 9138.17(C), Mixed Use – Carson Street (Exhibit No. 3.D), and 9138.18(C), Mixed Use – Sepulveda Boulevard (Exhibit No. 3.E), and refer permitted uses to Section 9131.1, Uses Permitted. All uses will be incorporated into the table in Section 9131.1.
- Amend Section 9138.8, Sidewalk, Parking Lot and Tent Sales (Exhibit No. 3.F), by clarifying it also applies to “Special Events” and clarifying the time period for temporary events to be no more than one weekend in any three-month period, or similar time period as determined by the Planning Officer to be appropriate.
- Eliminate a typographical error in Section 9138.17(F), Signage for MU-CS, by amending the second to last sentence, “...must submit plans for design approval to the City...”

*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 (Exhibit No. 3.G) 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 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 Residence: Sections 9122.4 and 9128.4*

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, Sections 9122.4 and 9128.4 (Exhibit No. 3.H) allows caretaker residences in the following locations:

- Mobilehome park: accessory use only; one residence per park; caretaker or manager responsible for maintaining or operating the park (Section 9128.2)
- Industrial zones: accessory use only if related to and incidental to a principal permitted use; one unit per site (Section 9142)
- OS Zone: Accessory use only; CUP required; one residence per site (Section 9152.1)
- SU-CEM Zone (Cemetery): as an accessory use; one unit only (Section 9159.1.B.3)
- SU-BP Zone (Blimp Port): as an accessory use; one unit only (Section 9159.2.B.2)

Staff does have a concern with the permissiveness of the Code in that it does not specify which primary uses are appropriate for caretaker residences, with exception to a mobilehome park, cemetery, and blimp port. 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.

It would be proper to require a CUP for caretaker residences so that the use can be better monitored to avoid a proliferation of these uses at businesses which would

otherwise function well without the residence. 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. There should be restrictions on the use type, property size, and unit size. In researching other jurisdictions, staff found the following:

- **CUP required:** Atherton; Commerce; Gardena; Larkspur; Poway (minor CUP); Rancho Palos Verdes; Rolling Hills; Rolling Hills Estates; Solano Beach; Soledad; South Gate.
- **Type of Uses Allowed:** Accessory to a principal industrial use; mobilehome park; cemetery; mortuary; self-storage facility; recreational vehicle storage; agricultural; open space; institutional
- **Property Size:** Hawthorne (not less than one acre)
- **Maximum Unit Size:**
  - Alpine County, CA 1,000 s.f.
  - Clallam County, WA 1,250 s.f.
  - Solano Beach, CA 720 s.f.
  - Inglewood, CA 850 s.f.
  - Rolling Hills Estates, CA 1,200 s.f.
  - Long Beach, CA Not more than 25% of building

In reviewing our Code, it is staff's opinion that requiring a CUP for a caretakers residence in an industrial zone is not unreasonable as many other jurisdictions already have a CUP process in place. In terms of regulating the type of uses that can have a caretakers residence, staff believes this may difficult to determine because our Code allows certain commercial uses within the industrial zones. Instead, staff proposes requiring a minimum property size of one acre similar to the requirement of the city of Hawthorne. This ensures that smaller properties in an industrial area are not used for residential purposes. Recent caretaker residences that the City has approved include:

- Extra Space Storage: 17510 S. Figueroa Street; 3.76 acres; 3,000-square-foot caretakers residence and office (2005)
- Extra Space Storage: 101-155 E. Lomita Boulevard; 2.46 acres; 1,300-square-foot caretaker's unit on second floor with 2 bedrooms and 2 bathrooms (2011)



The ordinance amendment would allow these and other caretaker residences to continue indefinitely provided that proof of legal construction is provided prior to the ordinance amendment becoming effective. New caretaker residences would have to obtain a CUP and meet the development standards. For industrial properties, the ordinance amendment includes the following development standards:

- Minimum lot size of one (1) acre
- Maximum unit size of 1,300 square feet
- Minimum two covered parking spaces

*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.

*Outdoor Display vs. Outdoor Storage: Sections 9132.4 and 9132.5*

Sections 9132.4 and 9132.5 (Exhibit No. 3.J) describe requirements for outdoor storage and outdoor display, respectively. Additionally, Sections 9136.29(H) and (I) describe requirements for outdoor display and outdoor storage that encroach into required yard areas. At the August 9, 2011 Planning Commission workshop, staff discussed the differences between outdoor storage and outdoor display and the need to clarify the Code to avoid problems with these uses. At this time, staff will further research the issue and bring it to the Planning Commission at a future date.

*Sale of Diesel Fuel and LPG: Sections 9138.12*

Under Section 9138.12(A)(1), automobile service stations are allowed, "Retail sale of petroleum products, except the sale of diesel fuel and LPG shall be subject to the



approval of the Commission" (Exhibit No. 3.C). This is vague because it does not indicate the method in which the Commission is to approve the sale of diesel fuel and LPG (liquid petroleum gas). This section is recommended to be amended so that the sale of diesel fuel and LPG requires a conditional use permit (CUP) before the Planning Commission.

*Uses Permitted in MU-CS and MU-SB: Sections 9138.17(C) and 9138.18(C)*

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.

### III. Conclusion

Over the years, many amendments have been made to the Zoning Ordinance to keep it up to date with current requirements or new uses. As with many legislative documents, those amendments may create conflicts or inconsistencies that were not previously considered or may not have been recognized. 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.

### IV. Recommendation

That the Planning Commission:

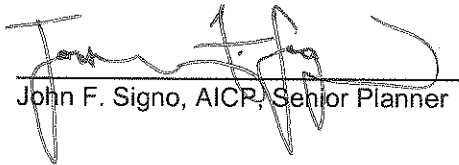
- CONSIDER the issues discussed in this staff report and;
- OPEN the public hearing; and
- CONTINUE the public hearing to the September 27, 2011 regularly scheduled Planning Commission meeting.



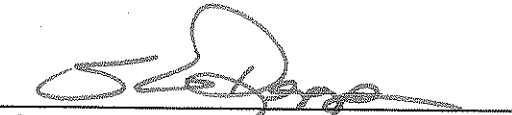
**V. Exhibits**

1. Proposed Ordinance
2. Proposed Resolution
3. Excerpts from the Zoning Ordinance
  - A. Section 9113.2 (Overlay Districts)
  - B. Section 9131.1 (Uses Permitted, Commercial)
  - C. Section 9138.12(A)(1) (Diesel Sales)
  - D. Section 9138.17(C) (Mixed Use – Carson Street)
  - E. Section 9138.18(C) (Mixed Use – Sepulveda Boulevard)
  - F. Section 9138.8 (Sidewalk, Parking Lot and Tent Sales)
  - G. Sections 9122.4 and 9128.4 (Home Occupation)
  - H. Sections 9122.4 and 9128.4 (Caretaker Residence)
  - I. Sections 9122.1, 9122.2, and 9126.29 (Accessory Structures)
  - J. Sections 9132.4 and 9132.5 (Outdoor Storage and Display)
4. Minutes from the August 9, 2011 Planning Commission workshop
5. Regulations for Other Cities on Caretaker's Residence
6. Summary of Ordinance Amendment Cleanup – Sept. 2011

Prepared by:

  
John F. Signo, AICP, Senior Planner

Reviewed by:

  
Sheri Repp Loadsmán, Planning Officer

ORDINANCE NO. 11-\_\_\_\_\_

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

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

WHEREAS, on \_\_\_\_\_, 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 (Overlay Districts) 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) 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 (Utilities) 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 (Uses Permitted) 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 as follows:

- Modify the following entries under the category “Recreation” so that the text read as follows with deleted text stricken, added text underlined, and all other entries and text, including those not shown, to remain unchanged:

ZONES

CN CR CG CA MU-CS MU-SB

Recreation:\*

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

Pool hall, billiards, card room, <del>bowling alley</del> , gymnasium. (See CMC 9138.17 and 9138.18.)	X	X	X		C	C
<del>Pool hall, billiards, card room, gymnasium, health club.</del> <u>Bowling alley.</u>	X	X	X			C
Bowling alley as an accessory use.	X	X	X		C	C
<u>Health club.</u>	X	X	X		C	

- Delete the entry “Health club” found under the category “Health Services” since the entry is a duplicate of the entry found under the category “Recreation”;
- Modify the following entries so that the text read as follows with deleted text stricken, added text underlined, and all other entries and text, including those not shown, to remain unchanged:

ZONES

CN CR CG CA MU-CS MU-SB

<del>Residential</del> <u>Community care residential facility.</u>					C	C	C
<del>Residential community care facility,</del> <u>Boarding or rooming house,</u> fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. (See CMC <u>9133.</u> )					C		

- Delete the entry “Boats and accessory equipment” under the category “Agricultural Uses” because it is a duplicate of the entry under the category “Vehicle Sales and Service”;
- Move the entry “Electronic message center signs” from the category “Agricultural Uses” to a new category entitled “Signs” to be located after the category “Outdoor Advertising” and before the category “Wireless Telecommunications Facilities”;
- Delete the category “Sales” and its sole entry “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” found after the entry “Tent revival” and before the category “Outdoor Advertising” because the entry is a duplicate of an entry found under the category “Vehicle Sales and Service” under the subcategory “Sales”;

- Amend the category “Wireless Telecommunications Facilities” by changing it to “Communications Facilities,” and amend its entries by deleting the stricken text and adding the underlined text with all remaining text, including symbols for each corresponding zoning district, to be unchanged:
  - “Minor communications~~Wireless telecommunications~~ facilities, ~~subject to the requirement of (See CMC 9138.16.)~~”
  - “Major communications~~Wireless telecommunications~~ facilities, ~~subject to the requirement of (See CMC 9138.16.)~~”

**Section 9.** 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 10.** Section 9138.17(C) (Mixed Use – Carson Street, Permitted Land Uses) 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.

- 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. (Reserved)
- 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 11.** Section 9138.18(C) (Mixed Use – Sepulveda Boulevard, Permitted Land Uses) 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:**

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.”

**Section 12.** 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 13.** 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 14.** 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 1,300 square feet; two (2) covered parking spaces required; conditional use permit must be approved by Planning Commission."

**Section 15.** 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 16.** 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 17.** This ordinance shall be effective thirty (30) days following its adoption.

**PASSED, APPROVED and ADOPTED** this \_\_\_\_\_ day of September, 2011.

\_\_\_\_\_  
Mayor Jim Dear

ATTEST:

\_\_\_\_\_  
City Clerk Helen Kawagoe

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 11-\_\_\_\_\_

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

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

**Section 1.** On September 13, 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. 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, 9126.8, 9131.1, 9138.12(A)(1), 9138.17(C), 9138.18(C), 9138.8, 9138.17(F), 9122.1, 9122.2, 9126.29, and \_\_\_\_\_ 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 13<sup>th</sup> DAY OF SEPTEMBER, 2011.**

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CHAIRMAN

ATTEST:

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SECRETARY

includes the Civic Center. This designation provides for pedestrian-oriented, mixed-use (commercial/residential) development which may include market rate, affordable or senior housing and transit-oriented development.

**MU-SB – Mixed-Use – Sepulveda Boulevard.** This zone is created primarily to create a retail, office and residential district along the south side of Sepulveda Boulevard two hundred forty (240) feet east of Marbella Avenue and four hundred (400) feet west of Avalon Street. This designation provides for mixed-use (commercial/residential) development which may include market rate, affordable or senior housing development, residential or commercial development. The lots are very shallow in this area which makes conventional development difficult. The purpose of this zone is to create the flexibility needed to develop a vibrant residential/commercial corridor.

Industrial Zones

**ML – Manufacturing, Light.** This zone is created primarily for small and medium size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial zones.

**MH – Manufacturing, Heavy.** This zone is created primarily for the full range of industrial uses which are acceptable within the community as a whole, with provisions for controlling any adverse effects upon the more sensitive areas of the City.

Open Space Zone and Special Uses

**OS – Open Space.** This zone is created for the enhancement, expansion and protection of large outdoor recreation areas, natural resource areas, ecological preserves and land subject to special hazards which make such land unsuitable for buildings.

**SU – Special Use.** This classification is created primarily in order to provide for special zone designations with appropriate regulations for certain large or unique land uses which have a major impact upon the surrounding community and

which could not have been reasonably anticipated in the zoning pattern. (Ord. 03-1279, § 1; 06-1363, § 9; Ord. 07-1392, § 9)

✓ § 9113.2 **Overlay Districts.**

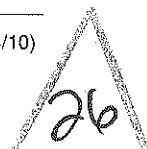
The following special designations are hereby created and may be combined by notation on the Zoning Map with any of the zoning districts listed in CMC 9113.1 in order to accomplish additional purposes within such designated areas:

**D – Design Overlay.** This designation is created primarily to provide for Site Plan and Design Review of future development within the designated areas in order to achieve special standards of design, architectural quality, style and compatibility, landscape treatment, and functional integration of neighboring developments.

**EMS – Electronic Marquee Signage.** This designation is created to provide for the development and operation of two (2) freeway-oriented electronic marquee signs for outdoor advertising purposes, one (1) on a 91 Freeway-adjacent commercial zone parcel and one (1) on a 405 Freeway-adjacent commercial zone parcel. The only parcels eligible for this designation shall be those four (4) parcels identified and considered in connection with the April 2001 National Training Center Environmental Impact Report (State Clearinghouse Number 2000101041) certified by the Board of Trustees of the California State University and College System.

**MUR – Mixed-Use Residential.** This designation is created to provide for pedestrian-oriented, mixed-use (commercial/residential) development, and high density residential development which may include market rate, affordable or senior housing, within designated areas in commercial zones.

**ORL – Organic Refuse Landfill.** This designation is created to provide for the public health, safety and general welfare by regulating uses of organic refuse landfill sites and ensuring that proper mitigation measures are taken to eliminate or minimize hazards to persons and property and environmental risks associated with such sites including, but not limited to, toxicity, fire, explosion and subsidence. (Ord. 94-1039, § 1; Ord. 02-1245, § 1)



**Division 1. Uses Permitted**

**USES PERMITTED IN COMMERCIAL ZONES**

✓ **§ 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
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\*\* 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:\***

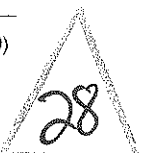
\* Alcoholic beverage services, food services, and vehicle services are listed under separate headings.

**Personal Services:**

Barber shop, beauty shop, reducing salon, manicure parlor.	X	X	X	X	X
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	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			
<b>Mechanical and repair services:</b>						
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
<b>Graphic arts services:</b>						
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.						
<b>Studios:</b>						
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			
<b>Offices:</b>						
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
<b>Food Sales and Service:*</b>						
*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
<b>Alcoholic Beverage Sales and Services:</b>						
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
<b>Vehicle Sales and Service:</b>						
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.						
<b>Rental and Leasing:</b>						
All vehicles up to 2-ton capacity.			L			
All vehicles over 2-ton capacity. (See CMC 9133.)			C			
<b>Repair of all vehicles up to 2-ton capacity (no boats):</b>						
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
<b>Transportation-Related Uses:</b>						
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			
<b>Access to other property lawfully used for purposes not permitted on subject property:</b>						
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			

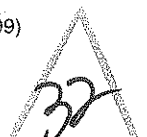
**Recreation:\***

\*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			
<b>Public Assembly:*</b>						
*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				
<b>Public and Quasi-Public Uses:</b>						
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			
<b>Health Services:</b>						
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			
<b>Day Care:</b>						
Community day care facility.	X	X	X		C	C
<b>Residential Uses:</b>						
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			
<b>Transient Hotel:</b>						
Transient hotel, motel.	C	C	C			
<b>Agricultural Uses:</b>						
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			
Electronic message center signs. (See CMC 9136.7, also CMC 9138.15(E)(3)(c) for CA only.)	C	C	C	C		
<b>Temporary Uses:</b>						
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			
<b>Sales:</b>						
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			
<b>Outdoor Advertising:</b>						
Outdoor advertising sign in the electronic marquee signage (EMS) overlay district, subject to the requirements of CMC 9138.71.				L		
<b>Wireless Telecommunications Facilities:</b>						
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,



body paint and/or upholstery shops are permitted as accessory uses to new vehicle sales, subject to conditional use permit.

B. No building permit for a retail petroleum outlet shall be issued until required right-of-way dedications for adjacent streets, in accordance with the City's current General Plan, have been made and accepted by the City. Such dedicated property shall not be deemed to be part of the minimum lot area required of a retail petroleum outlet.

C. Any existing retail petroleum outlet not in compliance with the standards provided for in CMC 9138.12 through 9138.15 shall be considered a legal nonconforming use.

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. 03-1279, § 19)

✓ **§ 9138.12 Automobile Service Stations.**

A. Uses Permitted.

1. Retail sale of petroleum products, except the sale of diesel fuel and LPG shall be subject to the approval of the Commission.

2. The supply of air and water.

3. Hand washing, waxing, and polishing of motor vehicles in an area not more than five hundred (500) square feet.

4. Sale of accessory products clearly related to the operation of motor vehicles (e.g., tires, spark plugs, polish, fan belts, etc.).

5. Minor repair and service of automobiles and other motor vehicles, except in CA Zone (these uses not permitted within an automobile service station). (See CMC 9133 for CR Zone, MUR Overlay District and properties in all zones within one hundred (100) feet of residential zones.)

6. The sale of convenience goods provided the sales are conducted within an enclosed building. Sales of convenience goods at automobile service stations within 300 feet of any school, as measured from lot line to lot line, shall be subject to a conditional use permit, pursuant to CMC 9172.21, except that service stations within three hundred (300) feet of any schools that were selling convenience goods prior to August 15, 1984, shall be permitted to continue selling convenience goods, subject to the provisions of Part 8 of this Chapter. (Ord. 84-679, § 1)

B. Repair and Service Activities.

1. Repair and service activities shall not include major repairs and services (as defined in CMC 9138.11(5)) or tire recapping or retreading. (Ord. 79-467)

2. All repair and service activities, including storage of equipment and materials, shall be within an enclosed building and conducted in such a manner as not to be a nuisance to the occupants of adjacent properties. Replacement service activities such as wiper blades, fuses, radiator caps and lamps are excepted.

C. Minimum Lot Area.

1. Automobile service station sites shall not contain less than fifteen thousand (15,000) square feet of net lot area.

D. Minimum Street Frontage.

1. Each lot shall have a minimum frontage of not less than one hundred (100) feet on each abutting street.

E. Landscaping.

1. Landscaped planters not less than five (5) feet in width shall be provided along all street frontages except driveway approaches. Landscaping materials shall be of a type that will not exceed three and one-half (3-1/2) feet in height at ultimate growth above the grade of any adjacent street.

2. A landscaped area not less than one hundred fifty (150) square feet in area shall be provided at the intersection of the lot lines at a street corner.

3. Landscaped planters shall be provided along the full length of building facades facing streets or public parking areas, except where there exist doors, bays or other similar areas.

4. Landscaping for all interior lot lines shall be provided by either of the following alternatives:

a. Landscaped planters not less than three (3) feet in width shall be provided along all interior lot lines; or

b. Trees shall be provided along all interior lot lines. The minimum number of trees shall be calculated at the ratio of one (1) tree per twenty-five (25) lineal feet of interior lot line. Minimum tree size shall be twenty-four (24) inch box.

5. All landscaped areas shall be protected by a curb not less than six (6) inches in height or a raised planter wall between the landscaping and paved areas.

6. All landscaped areas shall be properly maintained in a neat, orderly and safe manner. Such

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. In the event that an owner or operator fails to remove any abandoned facilities or antennas within the time periods stated, the City may remove the facility after providing thirty (30) days' notice, and shall bill the owner and/or operator for all costs including any administrative or legal costs incurred in connection with said removal. Once all costs have been paid by the antenna owner, any bond posted for removal shall be released. The City does not waive any legal rights to seek repayment for removal costs pursuant to a bond posted, or bring an action for repayment of costs.

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. 10-1460, § 1)

✓ § 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 develop-

ment 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, 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 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 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



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)

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)

**§ 9122.3 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

**✓ § 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.



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. (Ord. 79-479, § 6; Ord. 88-836, § 2)

### Multiple-Family Dwelling

#### § 9128.51 Multiple-Family Dwelling.

Every Conditional Use Permit for a multiple-family dwelling shall be subject to the development standards and criteria set forth in CMC 9128.54 through 9128.55 regardless of whether such conditions are specifically set forth in the Conditional Use Permit. In granting a Conditional Use Permit, additional conditions may be imposed. (Added by Ord. 85-720, § 10)

#### § 9128.52 Existing Multiple-Family Dwellings.

Existing multiple-family dwellings which do not comply with the provisions of CMC 9128.54 shall be nonconforming uses and shall be allowed to continue operation without a Conditional Use Permit and without complying with the development standards set forth in CMC 9128.54. (Added by Ord. 85-720, § 10)

#### § 9128.53 Application for Conditional Use Permit.

The application for a Conditional Use Permit for a proposed multiple-family dwellings project shall include the following information, in the number of copies and degree of detail which the Director determines to be sufficient for the Commission to evaluate the project:

A complete legal description of the property and a boundary map showing the existing topography of the site and the location of all existing easements, structures and other improvements, and trees over six (6) inches in diameter.

Dimensioned schematic development plans consisting of at least a site plan, garage plan, typical floor plan, building elevations showing natural grades, transverse and longitudinal sections showing natural grades, transverse and longitudinal sections showing natural grades and a conceptual landscaping plan for the project as a whole.

A tabular analysis showing how the project compares to the minimum standards for multiple-family dwellings.

Typical detailed sections of the types of wall and floor/ceiling construction that would be used in both common and interior partition walls within the project, including either published data from a recognized testing laboratory or a statement from a licensed acoustical engineer or the City Building Official as to the STC (Sound Transmission Class) and IIC (Impact Insulation Class) of the proposed type of construction.

Such other information which the Commission or Director determines is necessary to evaluate the proposed project. (Added by Ord. 85-720, § 10)

#### § 9128.54 Development Standards.

The Commission shall require, except as noted above, that all multiple-family dwellings conform to all ordinances of the City and all of the following multiple-family dwelling Development Standards:

*Private Open Space.* Notwithstanding the minimum total amount of usable open space required for a multiple-family dwelling project and the minimum dwelling unit size, each of the individual units shall have an appurtenant private patio, deck, balcony, atrium or solarium with a minimum area of one hundred fifty (150) square feet, except that one (1) bedroom and zero bedroom units shall have a minimum of one hundred thirty (130) square feet. Such space shall have a configuration that will



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)



Between a main residential building and any one (1) story accessory building, there shall be a separation of at least six (6) feet.

A required space between buildings shall not be occupied except as provided in CMC 9126.29. (Ord. 84-705, § 5; Ord. 85-720, § 7; Ord. 92-977, § 1)

**§ 9126.28 Usable Open Space.**

On each lot developed with single-family dwelling units, there shall be usable open space of at least one hundred thirty (130) square feet for each zero and one (1) bedroom unit and at least one hundred fifty (150) square feet for each two (2) or more bedroom unit.

In each condominium or multiple-family dwelling project, there shall be usable open space of at least thirty (30) percent of the net project areas for projects of one (1) acre or less, and at least forty (40) percent of the net project for projects greater than one (1) acre.

Required usable open space shall not be occupied except as provided in CMC 9126.29. (Ord. 84-705, § 6; Ord. 85-720, § 8)

✓ **§ 9126.29 Encroachments.**

Every part of a required yard or open space shall be open and unobstructed from finished grade or floor surface to the sky except for the facilities indicated by the following table.

Encroachments Permitted in Required Yards and Open Spaces\*

Type of Encroachment	Section No. Reference	9126.22		9126.23		9126.24		9126.25		9126.26	9126.27	9126.28
		Future Right-of-Way Areas	Parking Setback (between street or alley & garage door or parking space)	Front Yard	Side Yard	Side Yard	Rear Yard	Passageway	Space Between Buildings (on same lot)	Usable Open Space		
Main Building	Addition to single-family dwelling				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				
Accessory Buildings	Accessory living quarters Recreation buildings						Permitted for single-family use only. One-story, 15' max. height. Not less than 5' from rear lot line. Maintain required side yard.					
	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 passage-way to be not more than 1/2 of required passageway width.		Permitted.	
	Architectural features - cornices, sills, etc.											Permitted.
	Utility meters											
	Unenclosed & unroofed stairways, landings, porches & balconies											

Not more than 1-foot projection.

No restriction.

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.





Type of Encroachment	Section No. Reference	9126.22				9126.23		9126.24		9126.25		9126.26	9126.27	9126.28
		Future Right-of-Way Areas	Parking Setback (between street or alley & garage door or parking space)	Front Yard	Side Yard	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	Passageway	Space Between Buildings (on same lot)	Usable Open Space	Permitted.	
Cantilevered por-tions of building with at least 8' head-room below														
Chimneys & fire-places														
Cantilevered mechanical equip-ment														
Ground supported mechanical equip-ment, abutting or attached to building														
Covered porches				May project up to 5' into the required yard. Covered porches are limited to the first floor, and shall be open on all three sides (support structures, arches and other architectural elements not to exceed 10% in the vertical plane). Must be architecturally compatible to existing structure (including, but not limited to, tie-in rooflines, matching roof and building materials, and col-ors). Covered porches exceeding 50% width or properties with less than the required 20' or 20% front yard setback, are subject to Administrative Design Review and may encroach up to 5' into required yard, but not less than 10' from lot line.										



Section No. Reference	9126.221	9126.223	9126.24	9126.25	9126.26	9126.27	9126.28
Type of Encroachment	9126.221	9126.223	9126.24	9126.25	9126.26	9126.27	9126.28
	Future Right-of-Way Areas	Front Yard	Side Yard Less than 60' from front lot line 60' or more from front lot line	Rear Yard 50% of area - building encroachment permitted 50% of area required to remain open	Passageway	Space Between Buildings (on same lot)	Usable Open Space
Free-Standing Mechanical Equipment	Parking Setback (between street or alley & garage door or parking space)			Not less than 5' from lot line; except, with a 5' to 6' high solid masonry wall along lot line, equipment may abut wall if equipment not higher than wall and if there is at least 5' separation between equipment and main building.			
Utility- Owned Facilities				Permitted in approved easements.			
Swimming Pool				Located in approved easement.			
	Other aboveground facilities - trans-former boxes, pedestal terminals, etc.	Height above finished grade not more than 3-1/2'.		Located in approved easement. Height above finished grade not more than 6'.			
Fences, Walls, and Hedges	Same as permitted in adjoining front or side yard, or as provided as condition of tract or parcel approval, or as required by other laws	Same as permitted in overlapping front, side, or rear yard if driveway gate is provided.	Same as permitted in front or side yard, or as provided as condition of tract or parcel approval, or as required by other laws.	Not less than 5' from lot line.	Not less than 5' from lot line.	Permitted	
Landscaping (other than hedges). Outdoor Recreation Equipment and Facilities	Permitted	No obstruction of driveway.	Permitted	Permitted.	Any fence, wall or hedge across passageway to have at least 2-1/2' wide opening or gate.		



Section No. Reference	9126.22	9126.221	9126.223	9126.24		9126.25		9126.26	9126.27	9126.28
				Side Yard	Side Yard	Rear Yard	Rear Yard			
Type of Encroachment	Future Right-of-Way Areas	Parking Setback (between street or alley & garage door or parking space)	Front Yard	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	Passageway	Space Between Buildings (on same lot)	Usable Open Space
Outdoor Storage of Bulk Materials, Trash Area (See CMC 9164.1)	Same as permitted in adjoining side or rear yard. Not permitted in front yard area.			Must be screened from public view and not obstruct human passage around and between buildings.						
Outdoor Parking of Automobiles, Boats, Trailers, Recreational Vehicles, etc.	Same as permitted in adjoining front, side or rear yard.	Permitted (not counted as required parking).	Permitted in driveway and as provided in Section 9162.3.	Must be screened from public view and shall not obstruct human passage around and between buildings. This restriction shall not apply to property on which a dwelling is located where the garage door does not face the street.						
Real Estate Advertising Sign	One temporary sign per lot as provided in CMC 9126.7									

\*Blank boxes in chart indicate situations in which no encroachment is permitted.

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. 90-917, § 2; Ord. 01-1227, § 1)



Sale of used vehicles which have been received as trade-ins is permitted with the sale of new vehicles.

Rental or leasing of new or used vehicles is permitted with the sale of new or used vehicles.

Minor repairs and services (as defined in CMC 9138.11(A)(4)) are permitted with a vehicle auction. (See CMC 9133 for CR Zone, MUR Overlay District and properties in all zones within 100 feet of residential zones.) (Ord. 96-1085, § 4; Ord. 03-1279, § 3; Ord. 04-1322, § 3)

**§ 9132.3 Laboratories.**

A medical or dental laboratory is permitted as a minor use if related to and incidental to a medical or dental clinic or office building in the CN or CR Zones (in addition to being permitted as an independent use in the CG Zone).

✓ **§ 9132.4 Storage.**

Storage of materials in the commercial zones is limited to the inventories, supplies and equipment needed in order to conduct retail sales or other permitted activities on the same premises or for retail delivery from the premises. In addition, the following specific limitations apply (refer to CMC 9138.15 for CA Zone):

Except for use in construction on the same premises, sand, gravel or rock storage is limited to two thousand (2,000) tons total and is permitted only with the sale of building materials.

Petroleum or petroleum products storage is limited to twenty-five hundred (2,500) barrels and is permitted only with a retail petroleum outlet.

Outdoor storage is not permitted in the CN, CR or CA Zones. Outdoor storage in the CG Zone is subject to the requirements of CMC 9136.29(I).

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. 03-1279, § 4)

✓ **§ 9132.5 Outdoor Display.**

Outdoor display in the commercial zones is limited to the following items:

Vehicles (automobiles, motorcycles, motor-scooters, bicycles, recreation vehicles, trucks, mobile homes, or other vehicles).

Boats.

Agricultural produce.

Nursery stock.

Flowers and plants.

Christmas trees.

Garden equipment and supplies.

Building materials.

Monuments, tombstones, statuary.

Similar items as determined in accordance with the Interpretation procedure of CMC 9172.24.

Outdoor displays are subject to the provisions of CMC 9136.29(H).

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)

**§ 9132.6 Service and Repair.**

Except as otherwise regulated under the provisions of this Chapter and other applicable laws and regulations, service and repair of materials and equipment are only permitted in the commercial zones as minor uses, related to and incidental to principal permitted uses on the same premises and limited in scope and degree to that which is customary in connection with retail trade and retail service.

The following service and repair activities are specifically permitted:

Lawnmower sharpening is permitted with a fix-it shop, locksmith or nursery.

Repair and rental of garden tools is permitted with a nursery.

**§ 9132.7 Amusement Machines.**

The operation of three (3) or fewer amusement machines shall be permitted only in connection with a cocktail lounge, bar, bona fide restaurant, or theater. Any business legally containing three (3) or fewer amusement machines on January 3, 1983, shall eliminate all amusement machines on or before December 31, 1984. No person may increase the number of amusement machines in such a business. (Ord. 83-637, § 2; Ord. 84-685, § 2)

**§ 9132.8 Fairs and Bazaars.**

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



**8. ORAL COMMUNICATIONS**

For items **NOT** on the agenda. Speakers are limited to three minutes. None.

**9. CONSENT CALENDAR**

**A) Minutes:** June 14, 2011

**MOTION:** Commissioner Diaz moved, seconded by Commissioner Saenz, to approve the June 14, 2011, Minutes as presented. Motion carried, 7-0 (Commissioners Gordon and Verrett had not yet arrived.)

**10. CONTINUED PUBLIC HEARING**

None.

**11. PUBLIC HEARING**

**A) Conditional Use Permit No. 872-11, Variance Nos. 525-11 and 526-11**

Applicant's Request:

The applicant, Garrett Harper, is requesting to construct a self-service carwash and a 1,233-square-foot convenience store selling beer and wine located in the ML (Light Manufacturing) zoning district. The subject property is located at 21212 South Alameda Street.

Staff Report and Recommendation:

Senior Planner Signo explained that this item will be need to be re-noticed to include a Design Overlay Review; and that it will be ready for the September 13, 2011, Planning Commission meeting.

Planning Commission Decision:

Chairman Faletogo continued this matter, without objection, to the September 13, 2011 Planning Commission meeting (Commissioners Gordon and Verrett had not yet arrived).

**12. NEW BUSINESS DISCUSSION**

**A) Workshop to discuss Zoning Ordinance**

Applicant's Request:

The applicant, city of Carson, is requesting to conduct a workshop to discuss the organization and layout of the Zoning Ordinance and possible improvements to provide for consistency and proper procedures in implementation involving properties citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to CONSIDER and DISCUSS the information provided for in this workshop; DIRECT staff to continue to identify issues within the Zoning Ordinance that need refinement; and DIRECT staff to proceed with an ordinance amendment regarding outdoor storage/display and caretaker's residences.

Commissioner Goolsby stated that all mobile home park building permits should be issued by the Housing and Community Development Department of the state and so reflected in the update ordinance for mobile home parks.

Commissioner Verrett stated that tax service should be included as an acceptable home occupation; and stated that the City's ordinance should be consistent with the state's laws when possible.

Planning Officer Repp explained that staff is seeking to add language for home occupations that limits client traffic and large truck equipment/supplies deliveries in neighborhoods.

Commissioner Schaefer stated that child care should also be added to home occupations.

With regard to tattoo and massage services, Chairman Faletogo stated that ample controls should be in place to monitor these businesses; and stated that if those businesses along Carson Street are not causing any problems, he would not like to see them displaced, excessively conditioned and go out of business. He asked that the City be mindful of this poor economy and the impacts additional conditions have on these businesses.

Commissioner Saenz stated that he'd like to see the tattoo and massage businesses not located on Carson Street.

Commissioner Brimmer echoed Chairman Faletogo's comments regarding not excessively conditioning or displacing tattoo and massage businesses on Carson Street if they are not causing any problems and to be keep in mind this poor economy when placing additional conditions on these businesses.

Commissioner Diaz urged the City to be mindful of how ordinance changes impact the entire city. He also agreed that as long as tattoo and massage businesses are operating in a legitimate manner, they should not be penalized for those that don't operate in a legal manner; and added that he would not like to see any businesses misplaced or go out of business because of updating the ordinance.

With regard to retail sale of petroleum products, Commissioner Verrett stated she would not like to see large diesel trucks travel near residential areas.

Commissioner Diaz stated he would not like to see a lot of restrictions placed on vehicles for fueling, especially where there have not been any problems; and reiterated he does not want to condition everything to the extreme and cause problems for businesses.

With regard to sidewalk, parking lot and tent sales, Commissioner Brimmer stated that minimum standards should be in place, but highlighted the high rents these businesses are paying and urged the City to keep in mind all the fees associated with conditional use permits and other fiscal impacts that negatively impact the struggling businesses; and added that empty stores/businesses create a blighted condition. Commissioner Brimmer stated she'd like additional information on the following subjects: Outbuildings and Outdoor Uses and the limitations on bathrooms; new zoning classifications as it relates to cemeteries, blimp port, and college; diesel fuel sales; and permitted home occupations. She noted that once the proposed changes are identified, that information should be provided to the affected businesses and community.

Commissioner Verrett commented on oversized trucks/vehicles being parked on streets with large advertizing signs; and she noted the need to make a strong distinction between caretaker units and live/work units.

Senior Planner Signo stated that while a company vehicle with advertizing signs is permitted, it is not lawful to park a vehicle on the street and lean/place advertizing signage on that vehicle.

Commissioner Diaz stated that staff should continue to identify areas in the ordinance that need further refinement, but urged staff not to rush the changes through without adequate deliberation. He reminded the Planning Commissioners they can review the municipal code sections on line instead of requesting printouts of various sections.

Planning Officer Repp encouraged the Commissioners to utilize the internet to review the municipal code; and stated it is always helpful to review how other cities are handling various issues.

Chairman Faleto go thanked staff for the workshop, asking that staff continue to identify necessary updates.

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<b>13. WRITTEN COMMUNICATIONS</b>	None.
<b>14. MANAGER'S REPORT</b>	

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Update on City Council action(s): Banner Signs Ordinance No. 11-1475

Planning Officer Repp stated that City Council is discussing allowing a longer period of time for banner displays than what the Planning Commission had recommended; and noted that when this matter returns to City Council, staff's recommendation will then be for a maximum of 120 days, with not more than 60 days of display at one time and at least 30 days in between the last display.

Commissioner Diaz expressed his frustration that City Council did not give more serious consideration to the Planning Commission's recommendation for a maximum 90-day display period for banner displays, pointing out this Commission put a lot of effort and thought into its recommendation to City Council.

Chairman Faleto go and Vice-Chairman Gordon echoed Commissioner Diaz' comments.

Planning Officer Repp encouraged the Commissioners to openly and routinely communicate with the elected officials.

Chairman Faleto go stated that staff does a good job of communicating the Planning Commission's recommendations to City Council.

Commissioner Brimmer expressed her belief the City Council could be sending the Planning Commission a message that it needs to be more liberal with its decisions in these poor economic times.

Commissioner Goolsby expressed his belief this Commission does need to be more liberal.



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE

## City/County Code Requirements

## Source

<p><b>Collier County, FL</b></p>	<p><b>5.03.05 - Caretaker Residences</b></p> <p>The County Manager or designee may authorize the construction of a caretaker's residence in the C-1/T, C-2, C-3, C-4, C-5, and I zoning districts subject to the following:</p> <p>A. The residence shall be constructed as an integral part of the principal structure and shall be entered from within the principal structure. Exits required to comply with fire code shall be permitted.</p> <p>B. The caretaker's residence shall be an accessory use and shall be for the exclusive use of the property owner, tenant, or designated employee operating or maintaining the principal structure.</p> <p>C. Off-street parking shall be as required for a single-family residence in accordance with section 4.04.00.</p> <p>D. Any other requirement which the County Manager or designee determines necessary and appropriate to mitigate adverse impacts of such use in the district.</p>	<p><a href="http://library.municode.com/html/13992/level2/CH5SUST-5.03.00ACUSST.html">http://library.municode.com/html/13992/level2/CH5SUST-5.03.00ACUSST.html</a></p>
<p><b>Portola, CA</b></p>	<p><b>17.13.080 - Residential use types.</b></p> <p>Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but excludes institutional living arrangements providing twenty-four hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Specific residential use types referred to in this title are:</p> <p>A. Caretaker/Employee Housing. Includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide twenty-four hour care or monitoring of facilities, equipment, or other conditions on the site.</p>	<p><a href="http://library.municode.com/HTML/16896/level4/POCAM-UCO_TIT17ZO_ARTIIREPR-SPPUZO_CH17_13USTYCL.html">http://library.municode.com/HTML/16896/level4/POCAM-UCO_TIT17ZO_ARTIIREPR-SPPUZO_CH17_13USTYCL.html</a></p>
<p><b>Bayard, NM</b></p>	<p><b>Sec. 42-265. - Conditional uses.</b></p> <p>(d) Caretaker's residence shall be allowed provided the area devoted to the residence shall be part of the primary structure and shall not be a detached building. The purpose of this caretaker's residence is to provide on-site security. It is not intended to be a dwelling for lease or rent.</p>	<p><a href="http://library.municode.com/HTML/14770/level4/COOR-CH42ZO_ARTIVZODI_DIV8I-IN.html">http://library.municode.com/HTML/14770/level4/COOR-CH42ZO_ARTIVZODI_DIV8I-IN.html</a></p>
<p><b>Rancho Santa Margarita, CA</b></p>	<p><b>Sec. 9.04.060. - Caretaker facilities.</b></p> <p>Caretaker facilities may be developed as permitted in specific zoning districts for the exclusive use of personnel employed for the maintenance and security of the principal use, subject to the following provisions:</p> <p>(1) Permanent caretaker facilities are subject to the following requirements:</p> <ol style="list-style-type: none"> <li>a. Must be listed as a permitted use in the applicable zoning district.</li> <li>b. Must meet all yard setback requirements of the applicable zoning district.</li> </ol> <p>(2) Temporary caretaker facilities are subject to Section 9.04.130</p>	<p><a href="http://library.municode.com/HTML/13912/level3/COOR-TIT9PLZO_CH9.04RESPUS-ST.html">http://library.municode.com/HTML/13912/level3/COOR-TIT9PLZO_CH9.04RESPUS-ST.html</a></p>





# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source
<p><b>Commerce, CA</b></p>	<p>19.13.020 - Use regulations.</p> <p>A. Table 19.13.020A identifies the uses permitted in the public facility (PF) zone. Dwelling, Accessory or Caretaker, including those for churches or religious facilities – CUP req'd</p>	<p><a href="http://library.municode.com/HTML/16285/level2/T19_C19_13.html">http://library.municode.com/HTML/16285/level2/T19_C19_13.html</a></p>
<p><b>Soledad, CA</b></p>	<p>17.38.045 - Caretakers' residences.</p> <p>One permanent accessory dwelling is permitted for purposes of housing a caretaker where allowed by certain commercial or industrial zones, subject to the following standards and approval of a conditional use permit (Chapter 17.42).</p> <p>A. Supplementary Statement. The application shall include a statement with explanation of the need for caretaker quarters and the responsibilities of the caretaker/resident.</p> <p>B. Status of Caretaker. The resident of the dwelling shall be the owner, lessor, manager or any employee with sufficient knowledge of the underlying industrial or commercial use to capably undertake caretaker responsibilities.</p> <p>C. Type of Use Requiring a Caretaker. The principal use of the site must require a caretaker for security purposes, or for care of people, plants, animals, equipment, or other conditions on the site, or for needed housing for the owner or operator of a business.</p> <p>D. Allowable Location for a Caretaker Dwelling. In C-H, C-1, C-2, C-C, P-F and M zones, such dwelling shall be located on the second floor, or to the rear of a principal building. In the C-H and I zones, such dwelling may be located in accordance with the needs of the applicant. In all zoning districts, a caretaker residence is to be located on the same lot of record or contiguous ownership as the use requiring a caretaker.</p> <p>E. Type of Dwelling Unit Allowed. Caretaker residences shall be a standard site-built home, or an apartment-type unit if the caretaker residence is to be integral with a principal structure. The unit shall be located to the rear of the building or located on the second floor of the building.</p> <p>F. Parking Requirement. For existing developed sites, none provided sufficient usable area available to accommodate all resident vehicles on-site. For sites being developed with new structures, standard parking requirements shall apply.</p> <p>G. Standards Modification. Standards set in the above noted subsections may be modified by the planning commission through the conditional use permit approval process.</p>	<p><a href="http://library.municode.com/HTML/16634/level2/T17Z17_38.html">http://library.municode.com/HTML/16634/level2/T17Z17_38.html</a></p>
<p><b>San Juan Capistrano, CA</b></p>	<p>Sec. 9-3.511. - Caretaker residences.</p> <p>Caretaker residences may be developed as permitted in specific district per this chapter for the exclusive use of personnel employed for the maintenance and security of the principal use, subject to the following provisions:</p> <p>(a) Outside the Floodplain Management District.</p> <p>(1) Permanent caretaker residences located outside the Floodplain</p>	<p><a href="http://develibrary.municode.com/HTML/16607/level3/TIT9LART5SU_DIRE.html">http://develibrary.municode.com/HTML/16607/level3/TIT9LART5SU_DIRE.html</a></p>



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source
Alpine County, CA	<p>Management District are subject to the following requirements:</p> <p>(A) Must be listed as a permitted use in the applicable district.</p> <p>(B) Must meet all yard setback requirements of the applicable district.</p> <p>(b) Within the Floodplain Management District. All caretakers residences situated within the Floodplain Management District shall comply with the provisions of Section 9-3.405 Floodplain Management (FM) District as well as the provisions established by this section.</p> <p>(c) Temporary caretaker residences. Temporary caretaker residences are subject to Section 9-3.553 Temporary Uses and Structures.</p> <p>18.71.030 Application procedure.</p> <p>Application for the establishment of employee housing/caretaker's unit shall be made by the planning commission and shall consist of all items specified in Section 18.71.040. (Ord. 554 (part), 1993)</p> <p>18.71.040 Application contents.</p> <p>A. All applications for employee housing/caretaker's unit shall be comprised of maps, drawings and text which together clearly represent the full intentions of the applicant. The applicant must submit a use permit application and all necessary fees for processing.</p> <p>B. The following information is required:</p> <ol style="list-style-type: none"> <li>1. Identification and description;</li> <li>2. Proposed name of project;</li> <li>3. Location by assessor's parcel map;</li> <li>4. Signatures of all property owners owning any interest in lands on which the employee housing/caretaker's unit is proposed. (Ord. 554 (part), 1993)</li> </ol> <p>18.71.070 Other required conditions.</p> <p>A. The maximum size of any employee housing/caretaker's unit intended for family occupancy, with independent kitchen and toilet facilities, shall be one thousand square feet of habitable floor area. The construction and use of such dwellings shall comply with all state and county health, housing and/or construction code regulations. The construction and use of temporary dwellings shall comply with Sections 18.68.080 and 18.68.130 which specify installation standards for temporary mobile homes.</p> <p>B. All applications for employee housing/caretaker's units shall be reviewed by the technical advisory committee, which shall provide a recommendation regarding the appropriateness of the project for the site to the planning commission and</p>	<p><a href="http://www.codepublishing.com/CA/AlpineCounty/html/AlpineCounty18/AlpineCounty1871.html">http://www.codepublishing.com/CA/AlpineCounty/html/AlpineCounty18/AlpineCounty1871.html</a></p>



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source
Clallam County, WA	<p>the board of supervisors. (Ord. 554 (part), 1993)</p> <p><b>33.50.050</b> Additional standards for accessory apartments and caretaker apartments in commercial and industrial zones.</p> <p>In addition to the general requirements of CCC <a href="#">33.50.030</a>, accessory apartments and caretaker apartments shall be subject to the following requirements.</p> <p>(1) The gross floor area of an accessory or caretaker apartment shall not exceed 1,250 square feet.</p> <p>(2) In order to ensure accessory apartments do not constitute an encroachment into commercial areas or otherwise compete with commercial or industrial developments for limited commercial or industrially zoned land, accessory apartments shall only be allowed to locate above the first floor of multi-storied commercial or industrial buildings.</p> <p>(3) Caretaker apartments shall be permitted in commercial or industrial zones.</p>	<p><a href="http://www.codepublishing.com/WA/ClallamCounty/html/ClallamCounty33/ClallamCounty3350.html">http://www.codepublishing.com/WA/ClallamCounty/html/ClallamCounty33/ClallamCounty3350.html</a></p>
Larkspur, CA	<p><b>18.52.025</b> Conditional Uses.</p> <p>The following uses are permitted in the L-1 district, subject to securing a use permit in each case:</p> <p>E. Caretaker quarters, subject to additional findings of approval:</p> <ol style="list-style-type: none"> <li>1. The caretaker quarters are both appropriate and necessary for the operation and/or security of the principal industrial use.</li> <li>2. The caretaker quarters are located and designed in a manner that does not conflict with the industrial character of the district and the permitted industrial use of the subject site and adjacent properties, nor will it result in the resident caretaker being adversely impacted by noise, dust, toxins, odors, or vibrations from surrounding industrial activities.</li> <li>3. The proposed residential quarters will comply with all building and fire regulations of the Larkspur Municipal Code (LMC Titles 14 and 15).</li> </ol>	<p><a href="http://www.codepublishing.com/ca/Larkspur/html/larkspur18/larkspur1852.html">http://www.codepublishing.com/ca/Larkspur/html/larkspur18/larkspur1852.html</a></p>
Solana Beach, CA	<p><b>17.60.050</b> Caretaker units.</p> <p>Caretaker units may be developed as a permitted or conditional use as provided by the base zone for the exclusive use of personnel employed for the maintenance and security of the principal use subject to the following regulations:</p> <ol style="list-style-type: none"> <li>A. The caretaker unit shall meet all yard setback requirements of the applicable zone.</li> <li>B. The caretaker unit shall be not greater than 720 square feet in area.</li> <li>C. The caretaker units shall be connected to all utilities (sewers, septic tanks or professionally maintained holding tanks, water, electricity, and generators).</li> </ol>	<p><a href="http://www.codepublishing.com/ca/SolanaBeach/html/Solana17/Solana1760.html#17.60.050">http://www.codepublishing.com/ca/SolanaBeach/html/Solana17/Solana1760.html#17.60.050</a></p>



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source								
Poway, CA	<p>D. Temporary caretaker units shall comply with all requirements of SBMC 17.60.010(C) (Contractors' Offices, Temporary Living Quarters, Storage Yards and Large Containers) in addition to requirements A through C of this section. (Ord. 185 § 2, 1993)</p> <p>17.04.202 Caretaker's living quarters.</p> <p>"Caretaker's living quarters" means living quarters accessory to a principal use on a site and intended for occupancy on the same site, as a caretaker, security guard, or similar position generally requiring residence on the site. (Ord. 674 § 2(D), 2008)</p> <p>17.10.060 Permitted and conditional uses – Commercial zones.</p> <p>The uses set about below shall be permitted uses where the symbol "P" appears, and uses subject to a conditional use permit where the symbol "C" appears, and uses subject to a minor conditional use permit where the symbol "M" appears in the column beneath each zone designation. Where the symbol "X" appears the use is prohibited.</p>	<p><a href="http://www.codepublishing.com/CA/poway/frameless/index.pl?path=../html/poway17/poway1704.html#17.04.202">http://www.codepublishing.com/CA/poway/frameless/index.pl?path=../html/poway17/poway1704.html#17.04.202</a></p>								
Atherton, CA	<p style="text-align: center;"><b>Table 17.34.030-1 Allowed Uses and Permit Requirements for POS District</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2">Land Use</th> <th colspan="2">Zoning District</th> </tr> <tr> <th>POS</th> <th>CUP</th> </tr> </thead> <tbody> <tr> <td>Caretaker housing</td> <td></td> <td></td> </tr> </tbody> </table>	Land Use	Zoning District		POS	CUP	Caretaker housing			<p><a href="http://www.codepublishing.com/CA/Atherton/Atherton17/Atherton1734.html">http://www.codepublishing.com/CA/Atherton/Atherton17/Atherton1734.html</a></p>
Land Use	Zoning District									
	POS	CUP								
Caretaker housing										
Pittsburg, CA	<p>18.06.200 Caretaker's quarters.</p> <p>"Caretaker's quarters" means a dwelling unit on the site of a commercial, industrial, public, or semipublic use, occupied by a guard or caretaker. [Ord. 07-1284 § 3 (Exh. B), 2007; Ord. 979 § 2 (Exh. A), 1990.]</p> <p style="text-align: center;"><b>IP, IL AND IG DISTRICTS – LAND USE REGULATIONS</b></p>	<p><a href="http://www.codepublishing.com/CA/Pittsburg/">http://www.codepublishing.com/CA/Pittsburg/</a></p>								



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

**City/County Code Requirements**

**Source**

	IP	IL	IG
Caretaker's quarters	U	U	U

P = Permitted  
U = Use Permit

**South Gate, 11.20.010 Permitted uses.**

<http://www.codepublishing.com/CA/SouthGate/html/SouthGate1120.html>

In the C-M zone the following uses only are permitted, and as hereinafter specifically provided and allowed by this chapter, subject to the off-street parking, loading and unloading area requirements, and the general provisions and exceptions set forth beginning with Chapter 11.30. Subject to the issuance of a conditional use permit, a portion of a commercial structure may contain a sleeping room and bathroom for the exclusive use of a caretaker or watchman, but no kitchen or cooking facilities shall be permitted. (Ord. 1287 § 3, 4-26-76; Ord. 824 § 1000, 2-8-60).

**Long Beach, 21.51.220 - Caretaker's or nightwatchman's residence.**

[http://library.municode.com/html/16115/level4/VOIL\\_TIT21\\_ZO\\_CH21\\_51ACUS\\_DIVIUSCO.html#VOIL\\_TIT21\\_ZO\\_CH21\\_51ACUS\\_DIVIUSCO\\_21.51220CANIRE](http://library.municode.com/html/16115/level4/VOIL_TIT21_ZO_CH21_51ACUS_DIVIUSCO.html#VOIL_TIT21_ZO_CH21_51ACUS_DIVIUSCO_21.51220CANIRE)

Caretaker's or nightwatchman's residences are permitted accessory uses only if used in direct conjunction with a permitted nonresidential use. (Ord. C-6533 § 1 (part), 1988).

**Table 33-2  
Uses In Industrial Districts**

Use	IL	IM	IG	IP	*Notes and Exceptions
14.1 Caretaker, night watchman's quarters*	AP	AP	AP	AP	a. Caretaker quarters permitted only in conjunction with a permitted nonresidential use.

AP = Administrative use permit required.

**21.52.209.5 - Caretakers' residence.**

The following conditions shall apply to administrative use permits for caretakers' residences:

- A. The living area shall not exceed twenty five percent (25%) of the total floor area;
- B. Due to the lack of typical residential amenities in nonresidential zones, and potential hazardous materials, no one under the age of eighteen (18) shall be allowed to live in the residence.

(Ord. C-7032 § 52, 1992).



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source
El Segundo	<p>15-6C-3 and 15-6D-3 (Industrial Zones): Permitted Accessory Uses:                      H. Single caretaker units at the ratio of one per legal building site or business establishment whichever is larger, as long as two (2) on site parking spaces are provided for each dwelling unit.</p>	<p><a href="http://www.sterlingcodifiers.com/codebook/index.php?book_id=587">http://www.sterlingcodifiers.com/codebook/index.php?book_id=587</a></p>
Gardena	<p>18.46.030 Uses permitted subject to a conditional use permit.</p> <p>C. The following uses may be permitted pursuant to this section in any zone, except where expressly prohibited, when such uses are deemed by the commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives. In no case shall a conditional use permit be granted in a zone for a use specifically prohibited in a zone within which the subject property is located:</p> <p>20. Recreational vehicle storage facilities shall be permitted in the C-3, C-4, M-1 and M-2 zones subject to a conditional use permit; provided, that:</p> <p>i. A resident caretaker may be permitted on the premises</p>	<p><a href="http://www.codepublishing.com/CA/Gardena/">http://www.codepublishing.com/CA/Gardena/</a></p>
Hawthorne	<p>17.32.020 and 17.34.020 (Industrial Zones) Permitted uses.</p> <p>The following uses only are permitted, and as specifically provided and allowed by this chapter:</p> <p>44. One single-family dwelling only, utilized exclusively by a caretaker or superintendent and family is permitted as an accessory use when located on the same lot or parcel of land with an industrial use; provided, however, that no dwelling shall be permitted on any industrial site containing an area of less than one acre; and provided, that if the industrial use is vacated or otherwise abandoned, the dwelling shall be vacated until the site is again occupied by an industrial use. (Ord. 1933 §§ 11, 12, 2008; Ord. 1826 § 19, 2005; Ord. 1821 §§ 1.7, 2005; Ord. 1703 § 4, 2001.)</p>	<p><a href="http://www.gcode.us/codes/hawthorne/">http://www.gcode.us/codes/hawthorne/</a></p>
Hermosa Beach	<p>No mention in municipal code.</p> <p>According to Planner Townsend, the use is not allowed.</p>	<p><a href="http://hermosabch.org/departments/cityclerk/code/zoning.html">http://hermosabch.org/departments/cityclerk/code/zoning.html</a></p>
Inglewood	<p>Section 12-32.7. Caretaker's Unit Permitted.</p> <p>One residential caretaker's unit with a maximum of eight hundred fifty square feet; provided, that the legally established use requires the continuous supervision by a caretaker or superintendent and the residence is occupied only by such persons.</p> <p>(Ord. 88-4 3-1-88)</p> <p>Section 12-32.11. Accessory Uses and Structures Permitted.</p> <p>(1) Permanent accessory buildings and structures, required for the storage of products, materials, equipment or uses lawfully permitted or produced on the premises including but not limited to tank houses, buildings, enclosed shelters or warehouses.</p>	<p><a href="http://www.gcode.us/codes/inglewood/">http://www.gcode.us/codes/inglewood/</a></p>



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source
	<p>(2) Residence, caretaker's, provided that the legally established use requires the continuous supervision by a caretaker, superintendent or watchman and the residence is to be occupied only by such persons. (Ord. 2346 7-3-79; Ord. 2486 10-2-84)</p> <p>Section 12-38.23. Uses Requiring a Special Use Permit.</p> <p>The following uses shall be permitted subject to the approval of a Special Use Permit:</p> <p>(1) Residential structures for a watchman or caretaker and his or her family.</p> <p>(Ord. 11-07 6-14-11)</p>	<p><a href="http://qcode.us/codes/lawndale/">http://qcode.us/codes/lawndale/</a></p>
<b>Lawndale</b>	<p>17.56.130 Zones C-3 and R-3-P</p> <p>17.64.010 M-1 light manufacturing zone</p> <p>17.60.060 R-3-P limited multiple residence zone</p> <p>a. Dwellings, except one dwelling on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker or superintendent and his or her immediate family, and except dwellings on the same premises which are legally being used for agricultural purposes, which dwellings are occupied only by persons employed on the same premises, and their immediate families;</p> <p>"Caretaker" means a person who is on the property for a substantial portion of each day for security purposes or for the vital care of people, plants, animals, equipment or other conditions of the site, and who may not have a possessory interest in the property.</p>	
<b>Lomita</b>	<p>Sec. 11-1.51.04. - Uses subject to commission's review and approval.</p> <p>Premises in Zone M-C may be used for the following purposes, subject to the review and approval of the commission, pursuant to the provisions of Article 75, "Site Plan Review":</p> <p>(2) A caretaker's or superintendent's residence, where the legally established use requires the continuous supervision of a caretaker or superintendent, if occupied only by such persons and their families, and if the residence is only incidental to the legally established use of the land.</p>	<p><a href="http://library.municode.com/index.aspx?clientid=14960&amp;stateid=5&amp;stateName=California">http://library.municode.com/index.aspx?clientid=14960&amp;stateid=5&amp;stateName=California</a></p>
<b>Manhattan Beach</b>	<p>No requirements found.</p> <p>Definition: "Caretaker's quarters: A dwelling unit on the site of a commercial, industrial, public, or semipublic use, occupied by a guard or caretaker"</p>	<p><a href="http://library.municode.com/index.aspx?clientID=16473&amp;stateID=5&amp;statename=California">http://library.municode.com/index.aspx?clientID=16473&amp;stateID=5&amp;statename=California</a></p>
<b>Palos Verdes</b>	<p>No requirements found.</p>	<p><a href="http://www.codepublishing.com">http://www.codepublishing.com</a></p>



# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source
Verdes Estates		<a href="http://www.palosverdesestates.com/ca/palosverdesestates/">om/ca/palosverdesestates/</a>
Rancho Palos Verdes	Permitted with CUP in Agriculture, Open Space, Institutional, and Cemetery districts	<a href="http://www.palosverdes.com/rpv/cityclerk/munidatabase/in dex.cfm">http://www.palosverdes.com/rpv/cityclerk/munidatabase/in dex.cfm</a>
Redondo Beach	Definitions indicate limited caretaker facilities may be permitted for self-storage facilities and mortuaries. No further reference found in code.	<a href="http://www.gcode.us/codes/ferdondobeach/">http://www.gcode.us/codes/ferdondobeach/</a>
Rolling Hills	Synonymous with "guest house." CUP required in RA-S zone for guest house (Sect. 17.16.040).	<a href="http://www.rollinghills.org/DocumentView.aspx?DID=250">http://www.rollinghills.org/DocumentView.aspx?DID=250</a>
Rolling Hills Estates	CUP required (Sect. 17.20.030); two-car covered garage, per unit Permitted in SR&D district  17.34.040 - Prohibited uses. No property in the Q district may be used for: A. Residential purposes except a dwelling not to exceed one thousand two hundred square feet for a caretaker;	<a href="http://library.municode.com/ind ex.aspx?clientID=16587&amp;stateID=5&amp;statename=Califo rnia">http://library.municode.com/ind ex.aspx?clientID=16587&amp;stateID=5&amp;statename=Califo rnia</a>
Torrance	Permitted for mobilehome parks only (Sect. 87.1.14)	<a href="http://library.municode.com/ind ex.aspx?clientID=16471&amp;stateID=5&amp;statename=Califo rnia">http://library.municode.com/ind ex.aspx?clientID=16471&amp;stateID=5&amp;statename=Califo rnia</a>
LA (Harbor City/San Pedro)	Permitted in industrial zones:  5. Uses customarily incident to any of the above uses, and accessory buildings when located on the same lot, provided:  a. A dwelling shall be considered to be a permissible accessory building only when it is designed for and used	<a href="http://www.amlegal.com/nxt/gateway.dll?templates&amp;fn= default.htm&amp;vid=amlegal:lap z_ca">http://www.amlegal.com/nxt/gateway.dll?templates&amp;fn= default.htm&amp;vid=amlegal:lap z_ca</a>

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# REGULATIONS FOR OTHER CITIES ON CARETAKER'S RESIDENCE (cont.)

City/County	Code Requirements	Source
LA County	<p>solely by a watchman or caretaker (including his family) of an industrial development or of a permitted use which requires 24-hour supervision and is located on the same lot with such development or use. (Sect. 12.18.B, etc.)</p> <p>Prohibited uses in industrial zones:</p> <p>"Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family, and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises and their immediate families." (Sect. 22.32.040)</p>	<p><a href="http://search.municode.com/html/16274/index.htm">http://search.municode.com/html/16274/index.htm</a></p>



**SUMMARY OF ORDINANCE AMENDMENT CLEANUP – SEPT. 2011**

SECTION/ISSUE	CHANGE																																															
9113.2, Overlay Districts	Add: BP – Blimp Port; CEM – Cemetery; COL – College																																															
9122.1, Accessory Living Quart.	Add: "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."																																															
9122.2, Outbldgs. & Outdoor Uses	Add: "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."																																															
9122.4 and 9128.4, Home Occupations	<p>Allow multiple home occupations per dwelling;</p> <p>Delete the list of personal services found in Section 9128.4 because many of the services no longer exist and home occupations are better controlled through the given restrictions; and</p> <p>Delete the list of prohibited services because many can operate while maintaining inconspicuousness and compatibility with the neighborhood.</p>																																															
9126.29, Encroachments	Add underlined text: "Other accessory buildings & structures – one-story, 15' max. height ( <u>no bathrooms permitted</u> )"																																															
9126.8, Utilities	Typographical error "accorcance"																																															
9131.1, Commercial Uses Permitted	<ul style="list-style-type: none"> <li>Modify:</li> </ul> <table border="1" data-bbox="1023 294 1412 1512"> <thead> <tr> <th rowspan="2"></th> <th colspan="7">ZONES</th> </tr> <tr> <th>CN</th> <th>CR</th> <th>CG</th> <th>CA</th> <th>MU- CS</th> <th>MU- SB</th> <th></th> </tr> </thead> <tbody> <tr> <td><b>Recreation:*</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>*Alcoholic beverage sales and services are listed under separate headings.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pool hall, billiards, card room, bowling alley, gymnasium. (See CMC 9138.17 and 9138.18.)</td> <td>X</td> <td>X</td> <td>X</td> <td></td> <td>C</td> <td></td> <td>C</td> </tr> <tr> <td>Pool hall, billiards, card room, gymnasium, health club, Bowling</td> <td>X</td> <td>X</td> <td>X</td> <td></td> <td></td> <td></td> <td>C</td> </tr> </tbody> </table>		ZONES							CN	CR	CG	CA	MU- CS	MU- SB		<b>Recreation:*</b>								*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		C	Pool hall, billiards, card room, gymnasium, health club, Bowling	X	X	X				C
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alley.						
Bowling alley as an accessory use.	X	X	X		C	C
Health club.	X	X	X		C	

- Delete duplicate entry "Health club" found under the category *Health Services*

- Modify:

	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
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			

- Delete duplicate entry "Boats and accessory equipment" under *Agricultural Uses*

- Move "Electronic message center signs" from *Agricultural Uses* to new category, *Signs*

- Delete duplicate category *Sales* and entry "Auctions for used automobiles..." already found under *Vehicle Sales and Service* under the subcategory *Sales*

- Change *Wireless Telecommunications Facilities to Communications Facilities*

- "Minor ~~communications~~ Wireless telecommunications facilities, subject to the requirement of (See CMC 9138.16.)"

- "Major ~~communications~~ Wireless telecommunications facilities, subject to the requirement of (See CMC 9138.16.)"

- **Various other changes to table to consolidate MU-CS and MU-SB uses**

9138.12(A)(1), Automobile Service Stations

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.



<p>9138.17(C) (MU-CS Permitted Land Uses)</p>	<p>1. Permitted and Conditional Uses. <u>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.</u></p> <p>Delete table. Delete "message parlor" from <i>Prohibited Uses</i>.</p>
<p>9138.18(C) (MU-SB Permitted Land Uses)</p>	<p>1. Permitted and Conditional Uses. <u>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.</u></p> <p>Delete table.</p>
<p>9138.8, Sidewalk, Parking Lot and Tent Sales</p>	<p>Add: <u>sidewalk, parking lot, and tent sales, and special events</u>  Add: <u>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.</u></p>
<p>9138.17(F), MU-CS 9142, Caretaker Residence</p>	<p>Add: "...and must submit plans for design approval to the City of Carson, pursuant to this Section."  Add: <u>Property cannot be less than one (1) acre; residence size cannot exceed 1,300 square feet; two (2) covered parking spaces required; CUP must be approved by Planning Commission</u></p>

