

Chapter 17.12 - COMMERCIAL AND INDUSTRIAL DISTRICTS

Article I. - General Provisions

17.12.010 - Purpose—Districts designated.

- A. This chapter is intended to support the development of a broad range of commercial and industrial businesses, by:
1. Preventing uses which are incompatible with commercial and industrial land uses from locating in these districts.
 2. Providing for different types of commercial and industrial land uses which can locate in areas where they are assured compatible neighbors.
 3. Providing sufficient safeguards for the City's residents and workers by providing for buffers, clean industry and safe circulation.
 4. Minimizing the negative impacts of traffic intensity, such as noise, polluted air, gridlock, and danger to pedestrians.
 5. Planning for the provision of public improvements and infrastructure to serve Banning's commercial and industrial neighborhoods.
 6. Improving declining or blighted commercial and industrial areas.
- B. Each of the commercial and industrial districts being created is described below.
1. Downtown Commercial (DC).
 - a. This District occurs on Ramsey Street, between 8th Street and Hargrave Street on the west and east, by Interstate 10 on the south, and by Williams and Nicolet on the north. This area is the City's traditional commercial core, and has special significance to the community because small scale commercial retail and office uses, services, restaurants, and entertainment retail are the primary uses in this district. Mixed Use, residential land uses in combination with commercial businesses, are also encouraged. Bed and breakfasts, hotels and motels are also appropriate in this district.
 - b. New auto related uses proposed after adoption of the 2005 General Plan will be prohibited. All existing auto uses in existence as of the adoption of the 2005 General Plan will be permitted until such time as the use in a particular location ceases operation for a period of six months.
 - c. Special standards and permits are applied to this district, and are included under Development Standards, Article II of this chapter.
 2. General Commercial (GC).
 - a. This district is the broadest of the City's commercial districts, and allows food and drug stores; home improvement; auto sales, leasing, service and repair; department and general retail outlets; merchandise leasing; neighborhood serving retail and services; restaurants; entertainment uses; gas stations; general offices (secondary to retail); mixed uses; and financial institutions.
 - b. All uses in existence as of the adoption of the 2005 General Plan will be permitted until such time as the use in a particular location ceases operation for a period of six months.
 3. Highway Serving Commercial (HSC). This district allows land uses geared toward the Interstate 10 traveler, including restaurants (fast food and sit down), hotels and motels, auto related retail, repair and services, including gas stations, convenience stores and similar uses.

4. Professional Office (PO). This district allows professional offices and social services, and financial institutions, all with only ancillary retail. Mixed use projects may also be permitted, with approval of a conditional use permit.
5. Industrial (I). This district includes industrial parks and freestanding industrial users. Examples of permitted uses include light and medium intensity manufacturing operations, warehousing and distribution, ministorage, and associated offices. Commercial recreation facilities, auto storage and repair is also allowed. Retail uses ancillary to the industrial use are also appropriate.
6. Airport Industrial (AI). Land uses must be focused on airport-related and transportation-related functions, including machining, manufacturing, warehousing, flight schools, restaurants and office uses. Aircraft maintenance, repair and catering services are also appropriate; and mixed-use projects may also be permitted, subject to a conditional use permit.
7. Business Park (BP). Light industrial and office/warehouse buildings are appropriate in this district. Restaurants and retail uses ancillary to a primary use, and professional offices are also appropriate. Commercial development, such as large-scale retail (club stores, home improvement, etc.) and mixed-use project may also be permitted, subject to a conditional use permit.
8. Industrial — Mineral Resources (I/MR). This district allows surface mining operations on lands designated by the City or the state as having significant potential for mineral resources. All the requirements of the State Department of Mining and Geology shall apply.

(Zoning Ord. dated 1/31/06, § 9103.01; Ord. No. 1448, § 5, 5-8-12; Ord. No. 1469, § 4, 10-8-13)

17.12.020 - Permitted, conditional and prohibited uses.

The following list represents those uses in the commercial and industrial districts which are Permitted (P), subject to a Conditional Use Permit (C) or Prohibited (X).

Table 17.12.020
Permitted, Conditional and Prohibited Commercial and Industrial Uses

Zone	DC	GC	HSC	PO	I	AI	BP	IMR
Resource and Open Space Uses								
Plant nurseries, with on-site sales	X	P	X	X	X	X	C	C
Plant nurseries, without on-site sales	X	C	X	X	X	X	X	C
Surface mining ¹	X	X	X	X	C	X	X	C
Cannabis Commercial Indoor Cultivation	X	X	X	X	C	X	X	X
Cannabis Personal Cultivation ⁸	X	X	X	X	X	X	X	X
Cannabis Manufacturing Level 1	X	X	X	X	C	X	X	X

Cannabis Retailer	X	X	C ⁹	X	X	X	X	X
Cannabis Testing Laboratory	X	X	X	X	C	X	X	X
Other Cannabis Uses	X	X	X	X	X	X	X	X
Commercial cargo/storage containers	C	C	C	C	P	P	P	P
Community Gardens	P	P	P	P	P	P	P	P
Recreation, Education and Public Assembly								
Adult entertainment	X	X	X	X	C	X	X	X
Adult day care facilities	X	C	C	C	X	X	C	X
Automobile race track	X	X	X	X	C	C	X	X
Billiard parlors/pool halls	C	C	C	X	X	C	C	X
Churches	C	C	C	C	C	X	C	C
Community centers	P	P	C	C	X	X	X	X
Convention facilities	P	P	P	X	X	P	X	X
Day care centers	C	C	C	C	X	X	C	X
Health/fitness facilities	C	P	P	P	X	X	C	X
Indoor recreation centers	C	P	P	X	X	C	X	X
Libraries	P	P	P	P	X	P	X	X
Membership organization facilities	X	X	X	C	C	P	C	X
Museums	P	P	P	P	X	P	X	X
Outdoor commercial recreation	P	P	P	C	X	C	C	X

Public parks and playgrounds	P	P	P	P	X	P	P	X
Recreational vehicle (RV) parks	X	X	C	X	X	X	X	X
Recreational vehicle (RV) storage	X	X	X	X	C	X	C	X
Schools	X	X	X	C	X	P	X	X
Sport facilities and outdoor public assembly	C	C	C	C	X	C	C	X
Studios for dance, art, music, photography, etc.	P	P	P	P	C	X	C	X
Theatres and meeting halls	C	C	C	C	C	X	C	C
Retail Uses								
Accessory retail uses	P	P	P	P	P	P	P	X
Alcoholic beverage sales, on- or off-site	C	C	C	C	X	X	X	X
Antique stores	P	P	P	X	X	X	P	X
Art galleries	P	P	C	C	X	P	P	X
Auto, mobile home, and motor vehicle sales, with or without part sales, new and/or used ³	X	P	P	X	P	P	C	X
Auto, mobile home, and motor vehicle part sales ³	C	P	P	X	P	P	C	X
Bakeries, retail	P	P	P	P	X	X	P	X
Bars and drinking establishments	C	C	C	X	X	C	X	X
Building material stores	X	P	P	X	X	X	P	X
Certified farmers' markets	P	P	P	X	X	X	X	X
Convenience stores	C	P	P	C	X	C	X	X
Convenience stores, no liquor sales	P	P	P	X	X	X	P	X

Department stores	P	P	P	X	X	X	P	X
Drive-in/drive-through sales	X	P	P	C	X	X	C	X
Drug stores	P	P	P	C	X	X	C	X
Electronic Message Center	C							
Factory outlet centers	X	P	P	X	X	X	C	X
Farm and ranch supply stores	X	P	P	X	X	X	X	X
Furniture, furnishings, home equipment stores	P	P	P	X	X	X	P	X
Gift shops	P	P	P	P	X	P	P	X
Grocery stores, retail butchers and green grocers	P	P	P	X	X	X	C	X
Hardware/lumber stores	C	P	P	X	P	X	P	X
Liquor stores (off-site consumption)	X	C	C	C	X	X	X	X
Outdoor retail merchandise display and activities	P	C	C	C	X	X	C	X
Outdoor retail sales, temporary	T	T	T	T	X	T	T	X
Pawn shops	X	C	C	X	X	X	C	X
Pet stores and grooming	P	P	P	X	X	X	P	X
Restaurants, no beer, wine or liquor sales	P	P	P	P	C	C	P	C
Restaurants, serving beer, wine or liquor	P	P	P	P	C	C	P	C
Restaurants, drive-in, take-out, fast food	C	P	P	C	X	X	C	X
Retail stores, general merchandise	P	P	P	X	X	X	P	X
Second hand/thrift stores	X	C	C	X	X	X	X	X

Shopping centers, 15,000 square feet or more	C	P	P	X	X	X	C	X
Video rental stores	P	P	P	X	X	X	P	X
Warehouse or club stores (i.e., "Big box stores")	X	P	P	P	X	X	P	X
Services								
Automatic teller machine (ATM), not at a bank	P	P	P	P	X	P	P	X
Banks and financial establishments/services	P	P	P	P	X	X	P	X
Barber shops and beauty shops	P	P	P	X	X	X	P	X
Bed and breakfast establishments	P	C	C	X	X	X	X	X
Boarding house	X	X	C	X	X	X	X	X
Business support/secretarial services	P	P	P	P	X	P	P	X
Car wash	X	P	P	X	X	X	C	X
Columbarium's and mortuaries	X	C	C	X	X	X	C	X
Construction storage (indoor and/or outdoor)	X	X	X	X	P	X	C	C
Drive-in and drive-through services	X	P	P	C	X	X	C	X
Dry cleaning, retail	C	P	P	C	X	X	P	X
Equipment rental yards	X	X	C	X	P	C	C	X
Fortune-Telling	X	C	C	C	C	C	C	X
Government offices	P	C	C	P	X	P	P	X
Hookah and Smoking Lounges	X	C	C	C	C	C	C	X
Hotels and motels	P	P	P	X	X	X	C	X

Laundry, coin operated	C	P	P	X	X	X	X	X
Massage Establishment	P	P	P	P	X	P	P	X
Medical services, clinics and labs	C	C	C	P	X	X	C	X
Mobile Vending	T	T	T	T	T	T	T	T
Professional offices	P	P	P	P	X	P	P	X
Public parking	P	P	P	P	P	P	P	X
Public utility and safety facilities	P	P	P	P	P	P	P	P
Real estate offices	P	P	P	P	X	X	P	X
Repair and maintenance of consumer products	X	P	P	C	X	X	P	X
Repair and maintenance of motor vehicles, including auto body	X	C	P	X	P	P	P	X
Research and development facilities	X	X	X	C	C	C	P	X
Storage, accessory, including self-storage	X	X	X	X	C	X	C	X
Tattoo and Body Piercing Studios	C	C	C	C	C	C	X	X
Vehicle fueling/service stations	X	P	P	P	X	P	P	X
Veterinary clinics, animal hospitals, grooming	C	P	P	P	X	X	P	X
Manufacturing and Processing Uses								
Assembly from prefabricated parts or products	X	C ⁴	X	X	P	P	P	X
Auto wrecking/parts salvaging	X	X	X	X	C	X	X	X
Bakeries, wholesale	X	X	X	X	P	X	P	X
Breweries and distilleries	C	C	C	X	C	X	C	X

Breweries and distilleries, ancillary to a bar or restaurant	C	C	C	X	X	P	C	X
Cabinet shops, carpentry, furniture manufacturing and assembly	X	X	X	X	P	X	P	X
Ceramics manufacturing and assembly	X	X	X	X	P	X	P	X
Cleaning and dyeing plants	X	X	X	X	P	X	X	X
Contractor's storage yards	X	X	X	X	P	C	C	P
Creameries and dairies	X	X	X	X	C	X	X	X
Distribution	X	X	X	X	P	P	P	X
Food products manufacturing	X	X	X	X	P	X	C	X
Furniture and fixtures	X	X	X	X	P	X	P	X
Garment and shoe manufacturing	X	X	X	X	P	X	P	X
Ice and cold storage	X	X	X	X	P	P	P	X
Laundries and dry cleaning plants	C	C	C	C	P	X	C	X
Lumber yards	X	X	X	X	P	X	C	X
Machining, welding and blacksmithing	X	X	X	X	P	P	C	C
Manufacturing facilities, light	X	X	X	X	P	C	P	X
Manufacturing facilities, heavy	X	X	X	X	P	C	X	X
Metal plating shops	X	X	X	X	C	X	X	X
Mixed-use office/industrial	X	X	X	X	P	C	P	C
Mixed-use industrial/commercial	X	X	X	X	P	X	C	X
Packing plant	X	X	X	X	P	X	P	X

Printing/publishing	C	C	C	C	P	X	P	X
Recycling facilities	X	X	X	X	P	X	C	X
Recycling—Reverse vending machines	P	P	P	X	P	X	P	X
Sheet metal shops	X	X	X	X	P	P	C	C
Stone and granite storage and sales	X	X	X	X	P	X	C	P
Storage yard	X	X	X	X	P	C	C	P
Tire recapping, retreading and storage	X	X	X	X	C	C	C	X
Truck (commercial) repair, towing, storage and service	X	X	X	X	P	P	C	C
Trucking yard or terminal	X	X	X	X	C	C	C	X
Warehousing	X	X	X	X	P	P	P	C
Wholesaling	X	X	X	X	P	C	P	X
Residential Uses								
Caretaker/watchperson's dwelling	C	X	X	X	C	C	C	C
Guest house	X	X	X	X	X	X	X	X
Home occupations	P	X	X	X	X	X	X	X
Mixed-use, residential/commercial ⁷	P	P	C	C	X	C	C	X
Residential accessory uses and structures	C	X	X	X	X	X	X	X
Residential care facility, large	X	X	C	X	X	X	X	X
Residential care facility, small, licensed	X	X	C	X	X	X	X	X
Residential care facility, small, unlicensed	X	X	C	X	X	X	X	X

Congregate care housing	C	X	X	C	X	X	C	X
Single room occupancy facility	C	X	C	X	X	X	X	X
Single-family dwellings, existing	P	X	X	X	X	X	X	X
Single-family dwellings, new	X	X	X	X	X	X	X	X
Accessory Dwelling Unit	X	X	X	X	X	X	X	X
Other Uses								
Commercial or telecommunications antennae	X	C	C	C	C	C	C	C
Public utility facilities	X	P	P	P	P	P	P	P
Emergency shelters	X	X	X	X	X	P	X	X

¹ Surface mining permit required. See Chapter 17.100.

² Reserved.

³ Refer to Section 17.12.050(B) for conditional use permit requirements.

⁴ A government office shall include administrative functions as well as those activities that will involve on-site customer patronage. A government office that is only administrative in nature, involving no customer patronage, can be considered a professional office.

⁵ When undertaken in conjunction with on-site retail as a primary use.

⁶ Existing mixed residential/commercial uses that are legal and nonconforming with respect to Conditional Use Permits may be reoccupied.

⁷ Cannabis Personal Cultivation is prohibited except in a house, an apartment unit, a mobile home, or other similar dwelling that is a legal non-conforming use and that otherwise complies with Chapter 5.34 of this Code.

⁸ Cannabis Retailers shall require approval of a Cannabis Conditional Use Permit by the City Council, after recommendation by the Planning Commission, and shall be subject to the requirements of Chapter 17.54.

(Zoning Ord. dated 1/31/06, § 9103.02; Ord. No. 1355, § 3 (part); Ord. No. 1387, § 3; Ord. No. 1392, § 3; Ord. No. 1426, § 5, 9-14-10; Ord. No. 1434, §§ 4, 14, 15, 2-8-11; Ord. No. 1448, § 7, 5-8-12; Ord. No. 1467, §§ 4, 6, 8-13-13; Ord. No. 1469, §§ 3, 8, 10-8-13; Ord. No. 1476, § 3, 1-28-14; Ord. No. 1488, § 3.2.a., 6-9-15; Ord. No. 1496, § 3(2), 5-10-16; Ord. No. 1507, § 3.2.3, 3-14-17; Ord. No. 1509, §, 4-11-17; Ord. No. 1510, § 3(2), 9-11-17; Ord. No. 1512, § 6, 10-10-17; Ord. No. 1530, §§ 4B, 4C, 9-25-18; Ord. No. 1535, § 4B, 11-13-18; Ord. No. 1523, § 3C, 7-10-18; Ord. No. 1531, § 3C, 11-13-18; Ord. No. 1547, § 3(Exh. A), 6-25-19; Ord. No. [1552](#), § 6—9, 1-28-20)

Article II. - Land Use District Development Standards

17.12.030 - Table of commercial and industrial development standards.

Table 17.12.030
Commercial and Industrial Development Standards

	DC	GC	HSC	PO	I	AI	BP	IMR
Min. Lot Size (Ac. or s.f.)	—	6,000 s.f.	6,000 s.f.	6,000 s.f.	10,000 s.f.	5 ac.	1 ac.	10 ac.
Min. Lot Width (Feet)	—	60	60	60	70	150	100	300
Min. Lot Depth (Feet)	—	100	100	100	100	150	150	300
Min. Front Setback (Feet)	0	10	10	0	10	10	10	50
Min. Rear Setback (Feet) ¹²	0	0	0	0	0	0	0	50
Min. Side Yard Setback (Feet) ¹³	0	0	0	0	0	0	0	0
Min. Street Side (Feet)	0	5	5	5	10	10	10	20
Max. Bldg. Coverage (%)	75	35	35	35	60	75	60	25
Maximum Height (stories/feet) ^{14, 15}	4/60	2/35	2/35	2/35	2/50	2/50	2/50	2/50
Fence/Wall Height (ft.) ¹⁶	6	6	6	6	8	8	6	8

¹² If a commercially or industrially zoned lot is located adjacent to a residentially zoned lot, the minimum setback shall be 10 feet.

¹³ If a commercially or industrially zoned lot is located adjacent to a residentially zoned lot, the minimum setback shall be 10 feet.

¹⁴ Not including belltowers, steeples and similar architectural embellishments not exceeding 10% of the total building area.

¹⁵ Additional height may be permitted with approval of a Conditional Use Permit.

¹⁶ Additional height may be permitted for security as approved by the director through a technical staff review.

(Zoning Ord. dated 1/31/06, § 9103.03 (part); Ord. No. 1355, § 3 (part).)

(Ord. No. 1469, § 5, 10-8-13)

17.12.040 - General standards.

These standards apply to all development in the Commercial and Industrial districts, unless otherwise addressed in this Ordinance (all standards are minimum unless stated as maximum):

- A. All uses other than those specified as outdoor uses shall occur in a completely enclosed structure. Outside uses (e.g. patio dining areas and nursery sales) shall be approved through technical staff review.
- B. Except for the display area for sale or rent of motor vehicles, there shall be no visible storage of vehicles, trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; equipment; or building materials in any portion of a lot. Storage shall always be considered ancillary to the primary use. There shall be no storage on parcels otherwise vacant. Materials being used for the construction of a structure may be stored on the property only as long as a valid building permit is in effect.
- C. All structures within the commercial and industrial districts shall include a trash enclosure, constructed to the standards established by the public works department, and sufficient in size to accommodate the trash generated by the business. The trash enclosure shall include three walls and a gate, in a style compatible with the structure's architecture. The gate shall be maintained in working order and shall remain closed except when in use.
- D. All roof-mounted equipment, air conditioning or heating equipment, vents or ducts shall not be visible from any abutting lot, or any public street or right-of-way.

(Zoning Ord. dated 1/31/06, § 9103.03(1); Ord. No. 1448, § 8, 5-8-12)

17.12.050 - Use specific standards.

The following standards apply to specific uses in the commercial and industrial districts. For residential uses in commercial districts, see Table 17.08.030, and the use specific standards contained in Section 17.08.030.

Table 17.12.050
Use Specific Development Standards

	DC	GC	HSC	PO	I	AI	BP	IMR
A. Adult Entertainment					*			
B. Alcohol Beverage License	*	*	*			*		
C. Automobile Dismantling					*			
D. Automobile Sales		*	*		*		*	
E. Business Parks on Ramsey							*	
F. Business Parks not on Ramsey								
G. Day Care Centers	*	*	*	*			*	
H. Downtown Commercial Standards	*							
I. Drive-Through restaurants	*	*	*	*				
J. Massage Parlors	*	*	*	*				
K. Mini-Storage	*				*			
L. Senior Citizen and Congregate Care Housing	*			*			*	
M. Service Stations		*	*			*		
N. Service Station Conversions	*	*	*	*	*	*	*	
O. Single Family, Existing	*	*	*	*	*	*		
P. Single Family Office Conversions	*	*	*	*				
Q. Tattoo and Body Piercing Studios	*	*	*	*	*	*		
R. Hookah and Smoking Lounge		*	*	*	*	*	*	
S. Fortune-Telling		*	*	*	*	*	*	

T. Emergency Shelters					*			
U. Community Gardens	*	*	*	*	*	*	*	*
V. Cannabis Commercial Indoor Cultivation					*			
W. Cannabis Manufacturing Level 1					*			
X. Cannabis Testing Laboratory					*			
Y. Cannabis Retailer			*					

- A. Adult Entertainment. See Municipal Code.
- B. Alcohol Beverage Control "ABC" License.
 - 1. Alcoholic Beverage Control Board licenses are required for any business wishing to sell such beverages on- or off-site. These licenses are issued by the State of California. As indicated in Table 17.12.020, a Conditional Use Permit is required by the City in addition to the State license, except for sit-down restaurants where the on-site sale of alcoholic beverages is secondary to the primary function of the service of food. These businesses are exempt from the requirement for a Conditional Use Permit.
 - 2. In addition to any conditions of approval imposed by the Planning Commission, the following standards shall apply:
 - a. Establishments shall not be located within 500 feet of any school or public park within the City.
 - b. The license application shall be reviewed by the police department prior to planning commission approval.
 - 3. A bar or lounge is permitted in sit-down restaurants for the convenience of patrons. (Establishments which are primarily a bar or lounge or have a bar or lounge area as a principal or independent activity are not included in this exemption.)
- C. Automobile Dismantling. As indicated in Table 17.12.020, a conditional use permit is required for automobile wrecking/parts salvaging businesses. The following standards shall apply:
 - 1. The minimum site area shall be twenty thousand square feet.
 - 2. With the exception of structures or required landscaping areas, the site shall be entirely paved.
 - 3. All vehicles, parts of vehicles or vehicle parts shall be fully screened from view from adjacent properties, the public right of way, or the Interstate 10 corridor.
 - 4. No activity, including dismantling, service, loading or unloading shall be permitted on the adjacent public right-of-way. All such activities shall be conducted entirely within the property boundaries.
 - 5. Any service bays shall be oriented so as not to face the public right-of-way.

6. Storage, use and removal of toxic substances, solid waste, and flammable liquids shall conform to all applicable federal, state and local regulations. All required licensing shall be maintained in good order at all times. Lapse or revocation of any required license shall result in the voiding of the conditional use permit.
 7. A trash enclosure shall be constructed to the standards established by the public works department, and sufficient in size to accommodate the trash generated by the business. The trash enclosure shall include three walls and a gate, in a style compatible with the structure's architecture. The gate shall be maintained in working order and shall remain closed except when in use.
 8. All exterior lighting shall be approved by the community development department. Lighting shall be limited to that necessary to light the project site. No lighting source shall be visible, or shall be permitted to spill over to adjacent properties.
 9. Outdoor hoists shall be prohibited.
 10. Exterior noise generated by the use shall not exceed 65 dBA at the property line.
 11. All signage shall comply with the provisions of Chapter 17.36 (Sign Standards).
 12. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 17.32 (Landscaping Standards).
 13. All parking shall comply with the provisions of Chapter 17.28 (Parking and Loading Standards).
 14. The entry shall be offset to minimize the view into the site.
- D. Automobiles Sales. Technical Staff Review shall be required for all businesses selling new or used vehicles, and all dealerships must be constructed in the following manner:
1. The minimum site area shall be fifteen thousand square feet, except where a larger minimum area is required.
 2. All parts, accessories, etc., shall be stored within a fully enclosed building.
 3. Service and associated car storage areas shall be screened from public view.
 4. All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys.
 5. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets and alleys.
 6. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces.
 7. No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way.
 8. All exterior lighting shall be approved by the community development department. Lighting shall be limited to that necessary to light the project site. No lighting source shall be visible, or shall be permitted to spill over to adjacent properties.
 9. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 17.32 (Landscaping Standards).
 10. All on-site signage shall comply with the provisions of Chapter 17.36 (Sign Standards).
 11. All on-site parking shall comply with provisions of Chapter 17.28 (Off-Street Parking Standards). A parking plan shall be developed as part of the permit review process.
 12. A trash enclosure shall be constructed to the standards established by the public works department, and sufficient in size to accommodate the trash generated by the business.

The trash enclosure shall include three walls and a gate, in a style compatible with the structure's architecture. The gate shall be maintained in working order and shall remain closed except when in use.

13. Automobile display area shall be paved.
 14. Chain link fence or chains are prohibited; wrought iron or decorative block walls are encouraged.
- E. Business Park Development on Ramsey Street. Development in the Business Park district which has a property line adjacent to Ramsey Street shall conform to the following criteria:
1. At least fifty percent of the lineal frontage on Ramsey Street shall be occupied by retail commercial land uses.
 2. A minimum landscaped setback of twenty-five feet shall be provided for all property lines adjacent to, or across a street or alley from, residentially designated properties.
 3. Walls and fences may be provided in the front, sides and rear yards. Wall, fences, and gates that are to be used for screening purposes shall be decorative solid block walls, or stucco block walls, or wrought iron (open fencing shall be backed by solid or perforated metal colored to match the fence or gate) or a combination of decorative block wall and wrought iron grill work. Colors and materials for the walls and fences shall be compatible with the building architecture. The wall shall be located at the interior boundary of the landscaped setback if required in subsection 2, above.
 4. Outdoor storage, outdoor fabrication or manufacturing activities shall be completely screened from view.
 5. Loading areas and loading docks shall be located on the side of the lot to the greatest extent possible.
 6. Manufacturing activities shall be prohibited before 7:00 A.M. or after 7:00 P.M., on Saturdays and Sundays, and legal holidays.
 7. All projects which include a manufacturing component shall be required to complete an Initial Study under the California Environmental Quality Act, and may be required to prepare specialized air quality or other analyses, as determined necessary by the Director.
 8. Exterior lighting shall not spill onto adjacent properties. Lighting plans, including lighting levels at property lines, shall be submitted as part of the Design Review application.
- F. Business Park Development Not on Ramsey Street. Development in the Business Park district shall conform to the following criteria:
1. A minimum landscaped setback of twenty-five feet shall be provided for all property lines adjacent to, or across a street or alley from, residentially designated properties.
 2. Walls and fences may be provided in the front, sides and rear yards. Wall, fences, and gates that are to be used for screening purposes shall be decorative solid block walls, or stucco block walls, or wrought iron (open fencing shall be backed by solid or perforated metal colored to match the fence or gate) or a combination of decorative block wall and wrought iron grill work. Colors and materials for the walls and fences shall be compatible with the building architecture. The wall shall be located at the interior boundary of the landscaped setback if required in subsection 1, above.
 3. Outdoor storage, outdoor fabrication or manufacturing activities shall be completely screened from view.
 4. Loading areas and loading docks shall be located on the side of the lot, away from residentially designated property, to the greatest extent possible.
 5. Hours of operation shall be determined during project review.

6. All projects which include a manufacturing component shall be required to complete an Initial Study under the California Environmental Quality Act, and may be required to prepare specialized air quality or other analyses, as determined necessary by the Director.
 7. Exterior lighting shall not spill onto adjacent properties. Lighting plans, including lighting levels at property lines, shall be submitted as part of the Design Review application.
- G. Day Care Centers. Refer to Section 17.08.060.
- H. Downtown Commercial Development. The Downtown Commercial zoning district applies to a clearly defined and limited area of the City which represents its core and its history. The following standards shall apply to all structures and land uses in the Downtown Commercial district. Design guidelines shall be utilized in concert with these standards.
1. All land uses permitted by right in Table 17.12.020 in the Downtown Commercial district, and proposed for an existing structure, without expanding that structure, shall require a business license. No Design Review shall be required.
 2. Multi-family residential uses shall be permitted at a density of up to 18 dwelling units per acre. Multi-family residential uses are prohibited on the ground floor on Ramsey Street and San Gorgonio within the Downtown Commercial district. Multi-family uses on Ramsey Street and San Gorgonio must occur above commercial uses. In the balance of the district, multi-family uses may occur on any level.
 3. All new projects (including redevelopment projects) shall incorporate Art in Public Places in exterior space.
 4. Parking requirements within the Downtown Commercial district shall be as follows:
 - a. Parking for residential land uses shall be 1.5 spaces per unit.
 - b. Parking for commercial land uses shall be 1 space per 300 square feet of building area.
 - c. Shared parking will be allowed for complementary commercial land uses. Shared parking for complementary commercial uses can be assigned on a one-for-one basis. For example, if a law office requiring 10 spaces and a dinner house restaurant requiring 20 spaces are proposed for the same building, a total of 20 spaces may be provided. Shared parking calculations shall be reviewed and approved by the Director.
 - d. If a project incorporates daytime commercial land uses with residential land uses above, shared parking can be assigned on a one-for-one basis. For example, if 10 parking spaces are required for the daytime commercial uses, and 25 spaces are required for the residential uses, a total of 25 spaces may be provided if shared parking is utilized. Daytime commercial uses shall be those whose customary hours are 8:00 A.M. to 5:00 P.M. Shared parking calculations shall be reviewed and approved by the Director.
 - e. Parking may be provided as follows:
 - i. On-site
 - ii. On the public right-of-way adjacent to the building frontage, calculated at one space per 20 linear feet of frontage.
 - iii. In a City parking lot, pursuant to the Downtown Parking Inventory assignments maintained by the Community Development Department. The Department shall maintain an inventory of public parking spaces in the Downtown Commercial District, and shall assign no more than 10% of all the parking spaces in public parking lots to one project. These parking spaces shall not be assigned parking spaces.
 - iv. On an adjacent parcel through a parking easement recorded against the parcel.

- f. On-site parking must be provided on the side or in the rear of a lot.
 - g. Landscaping requirements for on-site parking shall be as required in Chapter 17.32 (Landscaping Standards), except that planted window boxes and exterior hanging plants and flowers can be substituted for up to 15% of the total required landscaping.
5. The design and architecture of new development and redevelopment in the Downtown Commercial district shall be consistent with the Ramsey Street Corridor Charette (Design Guidelines).
 6. All structures in the Downtown Commercial district with adjacency to an alley shall be required to maintain the alley, and to provide benches, trash receptacles, and bike racks to facilitate non-motorized transportation.
 7. Buildings identified as locally historically significant shall be renovated and expanded in historically appropriate manner. Conversion of historic homes within the District to live/work spaces, offices or retail commercial is encouraged. The provisions of subsection P of this section, Single Family/Office Conversions, below, shall apply.
 8. Covered entries and portes cochere encroaching into the public sidewalk may be permitted, when 8 feet above finished floor.
 9. Outdoor patios and seating areas are permitted on public sidewalks adjacent to building frontage, when 4 feet of clear width is provided for pedestrians.
- I. Drive-Through Restaurants. The following standards shall apply for all drive-through restaurants.
 1. Pedestrian walkways should not intersect the drive-through aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving or striping.
 2. Drive-through aisles shall have a minimum 12-foot width on curves and a minimum 11-foot width on straight sections. Drive-through aisles shall be constructed with (PCC) concrete.
 3. Drive-through aisles shall provide sufficient stacking area behind menu board to accommodate a minimum of 6 cars.
 4. No drive-through aisles shall exit directly onto a public right-of-way.
 5. Parking areas and the drive-through aisle and structure shall be setback from the ultimate curb face a minimum of 25 feet.
 6. Landscaping, berming, and/or decorative walls shall screen drive-through or drive-in aisles from the public right-of-way and shall be used to minimize the visual impact of readerboard signs and directional signs. Screening shall be combined to total 6 feet in height.
 7. Menu boards shall be a maximum of 30 square feet, with a maximum height of 7 feet, and shall face away from the public right-of-way.
 8. The architectural style of a drive-through restaurant proposed within an existing shopping center shall be consistent with the architecture of that center in form, materials, colors, scale, etc. Articulation of building surfaces through the use of openings, recesses and high-relief mouldings which create texture and shadow patterns is required.
 9. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 17.32 (Landscaping Standards).
 10. All on-site signage shall comply with the provisions of Chapter 17.36 (Sign Standards).
 11. All on-site parking shall comply with provisions of Chapter 17.28 (Off-Street Parking Standards). A parking plan shall be developed as part of the permit review process.
 12. A trash enclosure shall be required, constructed to the standards established by the Public Works Department, and sufficient in size to accommodate the trash generated by the business. The trash enclosure shall include three walls and a gate, in a style

compatible with the structure's architecture. The gate shall be maintained in working order and shall remain closed except when in use.

J. Massage Parlors. See Banning Municipal Code.

K. Mini-Storage. Mini-storage facilities shall meet the following standards:

1. The minimum site area shall be 20,000 square feet.
2. The site shall be entirely paved, except for structures and landscaping.
3. All on-site lighting shall be energy efficient, the light source shall not be visible, shall be stationary and directed away from adjoining properties and public rights-of-way.
4. The site shall be completely surrounded by a 6 foot high solid decorative masonry wall, except for points of ingress and egress (including emergency fire access) which shall be properly gated. The gates(s) shall be maintained in good working order and shall remain closed except when in use.
5. Aisle width shall be a minimum of 24 feet between buildings to provide unobstructed and safe circulation.
6. All storage shall be located within a fully enclosed structure(s), except for vehicle storage, if permitted.
7. No flammable or otherwise hazardous materials shall be stored on-site.
8. Residential quarters for a manager or caretaker must be provided.
9. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 17.32 (Landscaping Standards).
10. All on-site signage shall comply with the provisions of Chapter 17.36 (Sign Standards).
11. All parking shall comply with the provisions of Chapter 17.28 (Parking Standards).
12. All structures shall include a trash enclosure, constructed to the standards established by the Public Works Department, and sufficient in size to accommodate the trash generated by the business. The trash enclosure shall include three walls and a gate, in a style compatible with the structure's architecture. The gate shall be maintained in working order and shall remain closed except when in use.
13. Storage facilities located adjacent to residential districts shall have their hours of operation restricted to 7:00 AM to 9:00 PM, Monday through Saturday, and 9:00 AM to 9:00 PM on Sundays.

L. Senior Citizen/Congregate Care Housing Standards. Refer to Section 17.08.180.

M. Service Station Standards. Service stations shall comply with the following standards:

1. New service stations shall be permitted only at the intersections of arterials and secondary roadways.
2. The minimum parcel size shall be 15,000 square feet.
3. All operations shall be conducted entirely within an enclosed structure, except as follows:
 - a. The dispensing of petroleum products, water and air from pump islands.
 - b. The provision of emergency service of a minor nature.
4. Pump islands shall be located whenever possible behind the main structure and have a minimum of 20 feet from a street property line. A canopy or roof structure shall be required over a pump island, and may extend up to 10 feet from the street property line.
5. The cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands.

6. There shall be no more than 2 points of access provided on each street, which shall be a minimum distance of 30 feet apart.
 7. No driveway may be located closer than 40 feet to the curb return.
 8. The width of a driveway may not exceed 30 feet at the sidewalk.
 9. Outside storage of motor vehicles is prohibited.
 10. No vehicles may be parked on sidewalks, parkways, driveways or alleys.
 11. No vehicle may be parked on the premises for the purpose of offering same for sale.
 12. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open area outside the main structure.
 13. All lighting, including canopy, perimeter, and flood lights shall be energy efficient, stationary and shielded or recessed within the roof canopy. Lighting shall not be of such a high intensity as to cause a traffic hazard or adversely affect adjoining properties.
 14. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 17.32 (Landscaping Standards).
 15. All on-site signage shall comply with the provisions of Chapter 17.36 (Sign Standards).
 16. All parking shall comply with the provisions of Chapter 17.28 (Parking Standards).
 17. All structures shall include a trash enclosure, constructed to the standards established by the Public Works Department, and sufficient in size to accommodate the trash generated by the business. The trash enclosure shall include three walls and a gate, in a style compatible with the structure's architecture. The gate shall be maintained in working order and shall remain closed except when in use.
 18. Restroom entrances visible from adjacent properties or public-rights-of-way shall be prohibited.
 19. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- N. Service Station Conversions. A structure originally constructed as a service station and which is proposed for conversion to another allowable use shall require upgrading and remodeling for such items as, but not limited to, removal of all gasoline appurtenances, removal of canopies, removal of pump islands, removal of gas tanks, removal of overhead doors, additional street improvements or modification of existing improvements to conform to access regulations, exterior remodeling, and any additional standards as required by this Zoning Ordinance.
- O. Single Family Housing, Existing. Maintenance of non-conforming single-family units which legally existed in the commercial and industrial districts prior to the adoption of this Zoning Ordinance, shall comply with the LDR District Standards. Additions, alteration, and expansions will not be permitted.
- P. Single Family/Office Conversions. A structure constructed as a family residence and proposed for conversion to an office use shall require the following:
1. The character of the building facade and landscaping in the front yard shall be maintained.
 2. Parking shall be provided on the side or rear of the structure. Access may be permitted from the original driveway if there is a minimum width of ten feet.
 3. If the rear property line abuts an alley, access to parking shall be provided from the alley whenever possible.
 4. Where two or more single-family residences adjacent to one another are converted to office uses, reciprocal access and parking may be required.

5. Landscaping requirements may be reduced to five percent of the parking area to provide adequate parking.
6. Loading spaces are not required.
7. The structure shall conform to the provisions of the Uniform Fire Code and the Uniform Building Code for commercial structures in effect at the time the structure is converted.
8. Trash receptacles should be placed to the rear of the structure and screened from view. Location and size of receptacles will be determined at project review.

Q. Boarding Houses and Single Room Occupancies.

1. All requirements outlined in Section 17.08.201 shall be complied with.

R. Tattoo and Body Piercing Studios. As indicated in table 17.12.020, a conditional use permit is required for tattoo and/or body piercing businesses. The following standards shall apply:

1. The business shall maintain in a sanitary condition at all times both the facilities and employees of the business. All walls, ceilings, floors, furnishings, and instruments used for tattoo and piercing shall be kept in good repair, and maintained in a clean and sanitary condition. Employees shall be required to wash their hands prior to any contact with customers.
2. Officers of the police department, code enforcement division, and the fire department shall have the right to enter any tattoo and body piercing businesses during regular business hours to make reasonable inspection to ascertain whether the provisions of this chapter are being complied with, provided reasonable and normal business operations shall not be interfered with by said inspection.
3. The hours of operation shall be no earlier than 7:00 a.m. and no later than 10:00 p.m.
4. All activities shall be located indoors.

S. Hookah and Smoking Lounge. As indicated in Table 17.12.020, a conditional use permit is required for all hookah and smoking lounge businesses. The following standards shall apply:

1. The business shall not be located within one thousand feet of any other hookah and smoking lounge as measured from any point from the outer boundaries of the property containing the business.
2. The business shall not be located within five hundred feet of any adult-oriented business as measured from any point from the outer boundaries of the property containing the business.
3. The business shall not be located within one hundred feet of any residential use as measured from any point between the outer boundaries of the property containing the business and the nearest property line of a residentially occupied property.
4. The business shall not be located within six hundred feet of a school, park or day care center/family day care home as measured from any point between the outer boundaries of the property containing the business to the nearest property line of the school, park or day care center/family day care home.
5. An outdoor patio shall be required together with any proposed or existing hookah or smoking lounge use.
6. The hours of operation shall be no earlier than 7:00 a.m. and no later than 11:00 p.m.

T. Fortune-Telling. As indicated in Table 17.12.020, a conditional use permit is required for fortune-telling businesses. The following standards shall apply:

1. The business shall not be located within one thousand feet of any other fortune-telling businesses as measured from any point from the outer boundaries of the property containing the business.

2. The business shall not be located within five hundred feet of any adult-oriented business as measured from any point from the outer boundaries of the building lease space containing the business.
 3. The business shall not be located within one hundred feet of any residential use as measured from any point between the outer boundaries of the property containing the business and the nearest property line of a residentially occupied property.
 4. The business shall not be located within six hundred feet of any school, park or day care center/family day care home as measured from any point between the outer boundaries of the property containing the business and the nearest property line of the school, park or day care center/family day care home.
 5. The hours of operations shall be no earlier than 7:00 a.m. and no later than 10:00 p.m.
- U. [Emergency Shelters.] In addition to the development standards of the base district provided in Sections 17.12.030 and 17.12.040, emergency shelters shall comply with the following use-specific standards:
1. Maximum of twenty-five beds.
 2. Minimum separation of three hundred feet between emergency shelters.
 3. Off-street parking ratio of one space per four beds plus one space for each staff member on duty.
 4. Management and operations plan required specifying hours of operation, staffing levels and training procedures, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, admittance and discharge procedures, provisions for on-site or off-site supportive services, house rules regarding use of alcohol and drugs, on-site and off-site security procedures, and protocols for communications with local law enforcement agencies and surrounding property owners.
- U. Community Gardens. Community Gardens in all zones shall meet the requirements of 17.08.202 Community Gardens.
- V. Commercial Cannabis Indoor Cultivation uses shall require approval of a Cannabis Conditional Use Permit by the City Council, after recommendation by the Planning Commission, and shall be subject to the requirements of Chapter 17.53.
- W. Commercial Cannabis Manufacturing Level 1 uses shall require approval of a Cannabis Conditional Use Permit by the City Council, after recommendation by the Planning Commission, and shall be subject to the requirements of Chapter 17.53.
- X. Commercial Cannabis Testing Laboratory uses shall require approval of a Cannabis Conditional Use Permit by the City Council, after recommendation by the Planning Commission, and shall be subject to the requirements of Chapter 17.53.
- Y. Cannabis Retailers shall require approval of a Cannabis Conditional Use Permit by the City Council, after recommendation by the Planning Commission, and shall be subject to the requirements of Chapter 17.54.

(Zoning Ord. dated 1/31/06, § 9103.03; Ord. No. 1392, § 6.)

(Ord. No. 1434, §§ 5—10, 2-8-11; Ord. No. 1448, §§ 4, 6, 5-8-12; Ord. No. 1467, § 5, 8-13-13; Ord. No. 1470, §§ 3, 4, 12-10-13; Ord. No. 1509, §, 4-11-17; Ord. No. 1530, § 4A, 9-25-18; Ord. No. 1535, §§ 4C, 4D, 11-13-18; Ord. No. 1523, § 3D, 7-10-18; Ord. No. 1531, § 3D, 11-13-18)

17.12.060 - Applicable regulations.

All permitted and conditionally permitted uses shall be subject to the applicable regulations of this Zoning Ordinance, including, but not limited to Chapter 17.28, Parking Standards, Chapter 17.32, Landscaping Standards, and Division IV, Administration Provisions.

(Zoning Ord. dated 1/31/06, § 9103.04.)

Article III. - Commercial and Industrial Development Design Guidelines

17.12.070 - General.

- A. The following design guidelines are provided to assist project designers in understanding the city's goals for new development and redevelopment. Wherever possible, examples have been provided through the use of descriptions and graphics.
- B. These guidelines will be used by city staff and decision makers in their review of proposed projects, and should be adhered to whenever possible. If a specific guideline is not incorporated into a proposed project, the designer or project proponent must be prepared to provide city staff with a compelling reason for the omission or variation.

(Zoning Ord. dated 1/31/06, § 9103.05(1).)

17.12.080 - Applicability.

The provisions of this chapter shall apply to all commercial and industrial development within the city, except when the property is subject to the standards and guidelines of an approved specific plan. Any addition, remodeling, relocation, or construction requiring a building permit within any commercial or industrial district subject to review under Table 17.44.010 (Administration, Review Authority) shall adhere to the applicable guidelines.

(Zoning Ord. dated 1/31/06, § 9103.05(2).)

17.12.090 - General design principles.

- A. Desirable Elements of Project Design. Commercial and industrial buildings should include:
 - 1. Significant texture for building surfaces
 - 2. Wall articulation (insets, canopies, wing walls, trellises)
 - 3. Multi-planed, pitched roofs
 - 4. Roof overhangs, arcades and covered walkways
 - 5. Regular window distribution
 - 6. Articulated mass and bulk
 - 7. Significant landscape and hardscape elements
 - 8. Clearly identifiable access driveways
 - 9. Convenient and accessible parking
 - 10. Landscaped and screened parking
 - 11. Unified and complementary signage
- B. Undesirable Elements. Commercial and industrial buildings should not include:
 - 1. Large blank, unarticulated wall surfaces

2. Unpainted concrete or un-stuccoed precision block walls
3. Reflective surfaces
4. Metal or plastic siding
5. Square "boxlike" structures
6. Unrelated architectural elements (e.g. Mission tower on a modern building)
7. Visible outdoor storage, loading, and equipment areas
- [8, 9.] [Reserved.]
10. Large parking areas without landscaping relief.

(Zoning Ord. dated 1/31/06, § 9103.05(3).)

17.12.100 - Site planning.

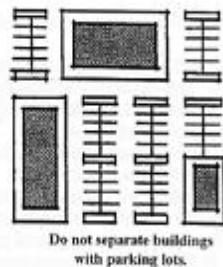
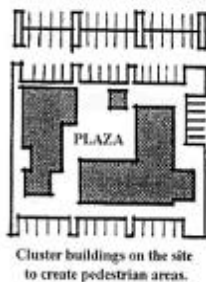
- A. Projects should be developed to coordinate and complement existing development on adjacent sites. When possible, pedestrian and vehicular connections to existing development should be created.
- B. New structures should be clustered when possible to create plazas and pedestrian areas within a project. When linear buildings are proposed, a visual link should be provided, such as a connecting walkway or trellis, which provides continuity to the site.
- C. Protect pedestrians from the site's circulation system whenever possible. Crosswalks and pedestrian walkways should be highlighted with enhanced paving, landscaping or other means to clearly separate them from the vehicular circulation of the site.
- D. Outdoor spaces should provide pedestrian amenities such as shade, benches, fountains, etc. which make them comfortable to pedestrians, and identify the space clearly.
- E. Outdoor displays should not impede pedestrian access, should be temporary, and located in an area that is suitable for such displays. Avoid displays on parking lots, overcrowding and stacking along the building frontage.
- F. Storefront displays are encouraged.
- G. Single use buildings should be oriented to the main street on which they are located, with the primary entry clearly located near the street.
- H. Loading facilities should not be located at the front of structures, but at the rear of the site where adequate screening can be provided.
- I. Shared parking and reciprocal parking agreements between compatible uses are encouraged.
- J. Parking pockets within multiple buildings versus large expansive parking lots are encouraged.

(Zoning Ord. dated 1/31/06, § 9103.05(4).)

17.12.110 - Parking and circulation.

- A. Pedestrian linkages between uses in commercial developments should be clearly separate from vehicular circulation patterns, and should including distinct pedestrian access.
- B. Parking aisles should be separated access driveways whenever possible.
- C. Whenever possible, the driveway's throat should be extended in order to set back the parking spaces from the street.

- D. Whenever possible, project planning should include joint driveways providing access to more than one site.
- E. Parking areas shall be landscaped in accordance with the requirements of this Zoning Ordinance.
- F. Shared parking is desirable whenever practical.
- G. Interior circulation should always incorporate logical direction of travel to avoid vehicle conflicts.
- H. Access to parking areas should be from side streets whenever possible, or from driveways to the rear or to the side (between structures) of the subject structure. When access from a primary roadway is required, enhanced paving should be provided to clearly locate sidewalks within the entry drives.
- I. The access to parking areas should be located as far from street intersections as possible. Access points should be limited to only the number necessary for efficient circulation. Public works standards for separation between driveways, and for separations between driveways and intersections shall be enforced.



- J. Large expansive parking lots should be avoided.
- K. Pedestrian circulation should be designed to minimize the need to cross parking aisles and landscape areas.
- L. The parking area should be located behind or between existing structures and link the structures to the street sidewalks.
- M. Large parking areas should be divided into connected smaller lots by buildings and landscaping and raised concrete areas.
- N. Parking stalls should be located at least forty feet from the curb. In larger projects, this distance may be greater, in order to accommodate vehicle cueing.
- O. Whenever possible, parking areas are discouraged along the street; however, should parking be located along the street, a combination of walls, and/or berms, and/or landscape material must be provided to screen parking areas from the adjacent street. The screening should be between thirty-six inches and forty-eight inches, except when a drive-through aisle is being screened, in which case a higher screen is necessary to hide the vehicles. Lowered grades in parking lots may also be used to accomplish this.

(Zoning Ord. dated 1/31/06, § 9103.05(5); Ord. No. 1448, § 10, 5-8-12)

17.12.120 - Landscaping.

- A. Landscaping should help provide a focus on entrances to buildings and parking lots, provide transition between neighboring properties and screening for loading and equipment areas.
- B. Landscaping should be scaled to be compatible with adjacent structures.
- C. Landscaping around structures is recommended to soften the transition between the parking lot and the structure.

- D. Raised planting beds and concrete mow strips should be provided to discourage pedestrian cross-through in planting areas.
- E. Plantings in containers should be used whenever possible to soften sidewalks and plaza areas.

(Zoning Ord. dated 1/31/06, § 9103.05(6).)

17.12.130 - Walls and fences.

- A. Walls should be kept to the lowest height possible to accomplish their screening or buffering function.
- B. Walls should always be decorative, and should be designed to blend with the structure's architectural style.
- C. Security fencing should combine solid walls with wrought iron grill work. Additional height for security fencing may be approved by the director through technical staff review.
- D. Long walls should include pillars or other treatment every fifty feet to provide visual relief.
- E. Chain link and barbed wire fencing is prohibited, except as provided for below.
- F. Chain link fencing shall be allowed subject to Design Review approval by the Planning Commission within the Industrial (I) district and Airport Industrial (AI) district for projects that are at least five acres (or two hundred seventeen thousand eight hundred square feet) in size with a single business entity managing all operations within the site.
- G. Precision block walls must be stuccoed.

(Zoning Ord. dated 1/31/06, § 9103.05(7).)

(Ord. No. 1469, § 6, 10-8-13; Ord. No. 1530, § 4D, 9-25-18)

17.12.140 - Screening.

- A. Outdoor storage areas should be screened by walls of a minimum of six feet, and a maximum of eight feet in height. Chain link fencing is not acceptable.
- B. All equipment located on roofs, the side of a structure, or on the ground, shall be screened from view. The screen shall be integrated with the building architecture and the site's landscape plan.

(Zoning Ord. dated 1/31/06, § 9103.05(8).)

17.12.150 - Architectural design guidelines.

- A. The height and scale of new development should always be compatible with adjacent existing development. New development may need to transition building height in order not to overpower existing development.
- B. The appearance of large scale "big box" buildings is discouraged. Larger retail and industrial structures shall be mitigated through the use of varied roof and wall planes; varied building height; changes in colors and building materials; landscaping islands adjacent to the structure; and the use of windows, doors and trellises.
- C. Building scale should be carefully planned to relate to pedestrian areas. The scale of a large building can be reduced through the use of pedestrian oriented signs; seating areas; awnings and overhangs; color and material variations; and landscaping.

- D. Standard "corporate" architectural styles used by franchise or chain stores and restaurants is highly discouraged, and is prohibited in the Downtown Commercial district.
- E. Paint color should be carefully chosen to enhance and soften the built environment. Large areas of stark white are discouraged. The colors used on a new project should be compatible with those of adjacent existing projects.

(Zoning Ord. dated 1/31/06, § 9103.05(9).)

17.12.160 - Roofs.

- A. Articulation of roof planes should be provided at fifty-foot intervals throughout a structure.
- B. All roof top equipment shall be screened from public view.
- C. Unpainted corrugated metal, reflective surfaces or illuminated roofs should not be used.

(Zoning Ord. dated 1/31/06, § 9103.05(10).)

17.12.170 - Lighting.

- A. Lighting in commercial and industrial projects should be only the minimum required for safety and security.
- B. Light standards should be limited to eighteen to twenty-five feet. Smaller pedestrian oriented light standards are encouraged in the downtown commercial district.
- C. Lighting should be integrated into the structure's architecture to the greatest extent possible.
- D. All lighting fixtures shall not have a visible light source, must be shielded and directed downward to confine light spread within the site boundaries.

(Zoning Ord. dated 1/31/06, § 9103.05(11).)