



# Transit Oriented Development Packing House District Development Standards

*Lilley Planning Group  
for the City of Placentia*



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**TRANSIT ORIENTED DEVELOPMENT PACKING HOUSE DISTRICT**

## DEVELOPMENT STANDARDS

### Chapter 23.08 DISTRICTS ESTABLISHED

#### 23.08.010 Established.

Zoning districts are established as follows:

R-A	Residential agricultural district
R-1	Single-family residential district
R-2	Low-medium density multiple-family district
R-G	Medium density multiple-family district
R-3	High density multiple-family district
RPC	Residential planned community district
T-C	Town center district
P-V	Combining parkway vista district
C-0	Commercial office district
C-1	Neighborhood commercial district
C-2	Community commercial district
SF-C	Santa Fe commercial district
C-M	Commercial manufacturing district
M	Manufacturing district
PMD	Combining planned manufacturing district
MHP	Combining mobile home park district
O	Combining oil district
O-1	Combining oil district
PUD	Planned unit development district
SP-1	Specific Plan 1 district
SP-2	Specific Plan 2 district
SP-3	Specific Plan 3 district
SP-4	Specific Plan 4 district
SP-5	Specific Plan 5 district
SP-6	Specific Plan 6 district
SP-7	Specific Plan 7 district
SP-8	Specific Plan 8 district
<u>TOD</u>	<u>TOD Packing House District</u>

### 23.111.010 Purpose and Intent

The following provides detailed regulations for development of land uses within the Transit Oriented Development Packing House District (TOD Packing House District or “District”). The purpose of the TOD Packing House District is to encourage an appropriate mixture and density of activity around the Metrolink station to increase ridership and promote alternative modes of transportation to the automobile. The consequent intent is to decrease auto-dependency, and mitigate the effects of congestion and pollution. The development standards seek to achieve this by providing a pedestrian, bicycle, and transit-supportive environment configured in a compact pattern and a complementary mix of land uses all within a comfortable walking distance of the station. The specific objectives of this District are to:

- A. Encourage mixed-use and transit oriented development;
- B. Encourage people to walk, ride a bicycle or use transit;
- C. Encourage an active, pedestrian oriented streetscape with outdoor dining and other amenities;
- D. Promote public art and creative public places;
- E. Allow for a complementary mix of land uses to create an environment that engages people at the pedestrian level;
- F. Achieve a compact pattern of development that is more conducive to walking and bicycling;
- G. Provide sufficient density of employees, residents and recreational users to support transit;
- H. Provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users;
- I. Create a physical connection with Old Town Placentia by activating the station area with a plaza and ground floor shops and restaurants in the TOD Packing House District;
- J. Promote affordable housing and provide housing for all economic segments of the community consistent with the City’s housing goals;
- K. Maintain an adequate level of parking and access for automobiles;
- L. Require high-quality, finely detailed identifiable architectural styles and urban form that provides interest and complexity at the level of the pedestrian and bicyclist;
- M. Generate a relatively high percentage of trips serviceable by transit;
- N. Encourage integrated development, including the consolidation of parcels; and
- O. Encourage lot and building orientation on Crowther Avenue and parcels extending from Crowther to the Railroad right-of-way, to create an active streetscape.

### 23.111.020 Applicability and General Provisions

The City of Placentia’s TOD Packing House District shall apply to lands delineated as such on the City’s official zoning map. All land uses and development within the District shall be located and developed in accordance with the following provisions. The standards of the TOD Packing House District shall not apply to development for which approvals were granted prior to the adoption of these regulations and which entitlements are still valid and for development which has current, valid building permits.



--- TOD Boundary

### 23.111.030 Land Use and Permit Requirements

This section identifies the land use types allowed by the City in the TOD Packing House District.

- A. Allowable Land Uses.** A parcel or building within the District shall be occupied by only the land uses allowed by Table 1. Each land use in the table is defined in the glossary of this Ordinance or in the Placentia Municipal Code (PMC) (Definitions, Chapter 23.04).
1. **Multiple Uses.** Any one or more land use identified by Table 1 as being allowable within the District may be established on any parcel, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Code.
  2. **Mixed Use Development.** All new developments with parcels of 20,000 square feet or more, within the TOD zone must be mixed use development as defined in the definitions section in Chapter 23.04 of Municipal Code, except as noted in Section “D” (Table 1) below.
  3. **Unlisted Uses.** The Development Services Director may determine an unlisted use is similar to another allowable permitted or conditionally permitted use and if all of the following findings can be made:
    - i. The use is no greater in density or intensity than other uses allowed, or conditionally allowed in the zone;
    - ii. The use is compatible with permitted or conditionally permitted uses in the zone;
    - iii. The use will meet the purpose of the zone;
    - iv. The use is consistent with the goals and policies of the General Plan; and
    - v. The use will not be detrimental to the public health, safety or welfare.

Applicants may appeal this decision using the Use Conformity Determination process, outlined in Section 23.39.035 of the PMC.
- B. Permit Requirements.** Table 1 provides for land uses that are:
1. **Permitted.** These uses are permitted subject to compliance with all applicable provisions of this Chapter and require a Development Plan Review or Site Plan Review in compliance with Chapter 23.75 of the PMC. These uses are shown as “P” uses in Table 1. All new construction projects as defined in Chapter 23.04 of Municipal Code, and in this Zone must be reviewed by the Planning and Development Ad Hoc Committee.
  2. **Conditionally Permitted Uses.** These uses are allowed subject to the approval of a Use Permit and require a public hearing in compliance with Chapter 23.87 of the PMC. These uses are shown as a “UP” in Table 1.
  3. **Not Permitted.** These uses are not permitted, and shown as “NP” in Table 1. A land use that is not listed in Table 1 is not allowed within the District, except as otherwise provided in Section 23.11.030 (A.3). Uses that are expressly listed as not permitted are prohibited.
- C. Standards for Specific Land Uses.** Where the last column in Table 1 (Specific Use Regulations) includes a section number, the regulations in the referenced section of this chapter and/or the PMC apply to the use. Provisions in other sections of this chapter may also apply.

**Table 1: Allowed Land Uses and Permit Requirements**

LAND USE TYPE	PERMIT REQUIREMENT P-permitted UP – use permit NP – not permitted	SPECIFIC USE REGULATIONS
<p><b>D. Mixed Use Requirement.</b> All new developments within the TOD zone must be mixed use development, except for (1) the “catalyst site” or (2) those sites containing less than 20,000 square feet or (3) those sites east of Melrose Street and north of Crowther Avenue, however such developments shall, at a minimum, include a significant commercial component facing Crowther on the ground floor.</p> <p><b>E. Frontage on Crowther:</b> Except as noted in Section “D” above, 75% of frontage must be designed and constructed for potential commercial with a minimum 15’ floor to ceiling height, 75% of building façade to have street level, transparent windows, and ground floor to be constructed with exhaust and grease trap systems for potential restaurant uses.</p>		
<b>Recreation, Education, Public Assembly Uses</b>		
1. Commercial recreation facility – indoor	NP	
2. Conference/Convention Facility	NP	

3. Health/Fitness Facility, including stand alone or roving fitness classes	NP	
4. Library, Museum	P	Permitted only in the historic Packing House Building <sup>1</sup>
5. Park, Playground	P	Only permitted when integrated into the overall development of a site.
6. School – specialized Education, training	NP	
7. Studio – art, dance, martial arts, music, cooking, fitness (such as yoga, Pilates, spin, etc.)	P	Permitted only above the ground floor within a mixed use development or above the ground floor of the Packing House building. Only one studio per development.
8. Theatre (live performing arts)	P	Movie Cinemas not permitted
<b>Residential Uses</b>		
9. Emergency shelter	NP	
10. Home Occupation	P	PMC Section 23.81.020. No additional parking shall be permitted for those units with home occupation.
11. Live Work, in Packing House building	P	
12. Live Work	UP	
13. Mixed use project with residential	P	Maximum of 3 bedrooms per unit; 15% of all units may be up to 3 bedrooms The design and construction of multi-family residential developments as courtyard housing projects is encouraged. Ground floors in mixed use projects must be plumbed/planned restaurant infrastructure including exhaust and grease control device.
14. Multi-Family Residential, Catalyst Site	UP	Maximum of 3 bedrooms per unit; 15% of all units may be up to 3 bedrooms.

<sup>1</sup> The Packing House building is located at 341 S. Melrose Street.



		Project with only multi-family residential are permitted only on the “catalyst site.” See definition of “catalyst site.”
15. Non Mixed Use Project with a parcel size under 20,000 square feet	UP	Must be commercial on ground floor. May also include commercial, residential or office above ground floor. Must meet all other development standards. Must meet the Intent and Purpose of this chapter.
16. Residential Only	NP, except as permitted as a catalyst site as described in definitions.	
<b>Retail/Commercial Uses</b>		
17. Accessory Retail or services	P	Only permitted when primary commercial use is established. Must be incorporated into mixed-use or within Packing House; cannot stand alone.
18. Adult Entertainment Facility or Business	NP Pursuant to PMC Chapter 23.89	
19. Alcoholic beverage sales (not associated with bar, brewery, distillery, restaurant, or neighborhood market or grocery)	NP	
20. Antique or collectible store	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
21. Artisan Shop	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
22. Auto repair or auto parts sales	NP	
23. Bar, tavern, brewery, distillery, tasting rooms, wine cellar	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
24. Neighborhood Market (without alcohol beverage sales)	P	With alcohol sales, a use permit is required.
25. Drive-through (any uses)	NP	
26. Furniture, furnishings and appliance store	NP	
27. General retail – less than 5,000 sf	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.

28. General retail –5,000 sf to 20,000 sf	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
29. General retail – more than 20,000 sf (max 60,000 sf)	NP	
30. Groceries, specialty foods – 10,000 sf or less	P	With alcohol sales, a use permit is required.
31. Groceries, specialty foods – more than 10,000 sf	UP	
32. Medical Marijuana Facilities	NP Pursuant to PMC Chapter 23.46	
33. Nightclub (including comedy clubs)	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. “Hostess” clubs are not permitted.
34. Outdoor Dining	P	Permitted in public right-of-way with an encroachment permit. Pursuant to ABC requirements as well as the Outdoor Dining Permit and Guidelines.
35. Outdoor display and sales	NP	May be permitted with a Special Event Permit as part of a coordinated event, pursuant to PMC Section 23.81.015. No more than 4 a year.
37. Restaurant with alcohol sales	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
38. Restaurant	P	Must be incorporated into mixed-use or within Packing House; cannot stand alone.
39. Secondhand/Thrift/Pawnshop/Charity store	NP	
40. Service Station	NP	
41. Tobacco Sales, including electronic smoking devices	UP	
<b>Services – Business, Financial, Professional</b>		
42. ATM	P	Must be integrated into building façade. Stand along kiosks not permitted.
43. Bank, over 2,000 sf	NP	Small banks of 2,000 sf

		or less are permitted.
44. Medical services	UP	See definition. May only be permitted on 2 <sup>nd</sup> story of mixed-use development.
45. Office	P	Upper floors; or in conjunction with live/work. Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2 <sup>nd</sup> story of mixed-use development.
<b>Services – General</b>		
46. Adult daycare	NP	
47. Commercial daycare center	NP	Large family daycare facilities not permitted. All child care facilities shall be integrated into the over development.
48. Lodging – Bed and Breakfast	UP	Maximum of 10 beds allowed. Are not required to contain residential units or uses.
49. Lodging – Hotel	UP	Are not required to contain residential units or uses. Permitted within 250 feet (verify) of freeway right of way. 1 <sup>st</sup> floor must include 25-50% of floor area as retail or restaurant or conference area. Retail/restaurant uses must be consistent with mixed use standards. Must include conference center.
50. Massage Establishments	UP Pursuant to PMC Section 23.30.030	
51. Personal services	P	Must be incorporated into mixed-use or within Packing House; cannot consist of a stand-alone use or building. May only be permitted on 2 <sup>nd</sup> story of mixed-use



		development or Packing House.
52. Public Safety Facility	NP	Except that City Police Department satellite stations are permitted. Satellite stations may not be stand alone facilities.
53. Spa Services	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2 <sup>nd</sup> story of mixed-use development. Must include a full suite of services.
54. Spa Services with alcohol	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2 <sup>nd</sup> story of mixed-use development. Must include a full suite of services.
55. Cigar or Hookah Lounge	UP	
56. Meeting Halls, Banquet Centers (Stand alone)	NP	
57. Tattoo Parlors/Body Modification	UP	
58. Hostess Bars	NP	
<b>Transportation, Communications &amp; Infrastructure</b>		
59. Broadcasting or Recording Studio	UP	Must be incorporated into mixed-use or within Packing House; cannot stand alone. May only be permitted on 2 <sup>nd</sup> story of mixed-use development.
60. Public Parking Structure	P	
61. Transit Station or terminal	P	
62. Telecommunication Cell Tower	Pursuant to PMC Chapter23.82	
<b>Historic Packing House Building</b>		
63. Adaptive Re-use of Packing House Building. The building and property located at 341 S Melrose Street is a local historic building and is listed on the California Register. As an historic building, it is eligible for adaptive re-use in order to preserve the historic elements and quality of the building and property.	UP, subject to an adaptive re-use plan prepared by a qualified preservation expert as deemed appropriate by the City.	Adaptive re-use plan may be reviewed for comment by the City of Placentia Historical Committee.  The adaptive re-use of this building is not

		subject to any development standards contained in this Chapter, however a finding must be made that the reuse plan meets and is consistent with the Intent and Purpose of this Chapter.
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**23.111.040 Development Standards**

Table 2 identifies the development standards required for new land uses in new or modified buildings in the TOD Packing House District.

**Parking Standards.** On-site parking requirements for unlisted but similar uses shall be based on the parking requirements of similar uses found in this chapter and shall be at the discretion of the Development Services Director. The Development Services Director may require the preparation of a parking demand study by a qualified, licensed traffic engineer approved by the City to determine the parking requirement for unlisted but similar uses.

**Parking Calculations.** Parking standards are based on gross floor area.

**Table 2. Development Standards**

<b>A. Architectural Review</b>	<b>Standard</b>	<b>Notes</b>
	<b>High quality, 360 degree, architectural and urban design is required. All new projects will require architectural review by a third party architectural expert, selected by the City.</b>	Third party review costs are the responsibility of the applicant.
<b>B. Building Placement Regulations</b>	<b>Standards</b>	<b>Notes</b>
1. <b>Density</b>	<b>65 dwelling unit/acre minimum and 95 dwelling units/acre maximum</b>	Density shall be calculated using gross lot size, prior to any required right-of-way dedications. Dedications shall be required along Crowther Avenue.
2. <b>Block Length and Lot Size Requirements.</b> Each project along Crowther Avenue shall create an active and inviting environment for pedestrians.		
a. Maximum building length without breaks in building massing	350 ft.	Breaks in building massing mean courtyards, plazas, outdoor dining, etc. These should be open from ground to sky and constitute a true break in the building massing.
b. Lot Depth	No minimum lot depth	Integrated developments

		and lot consolidations are encouraged with lot orientation fronting on Crowther Avenue, and where possible, with parcels extending from Crowther to the railroad right-of-way.
c. Minimum Lot Size	20,000 square feet	
3. <b>Setbacks.</b> Minimum setbacks required and, where noted, maximum setbacks established, except where a frontage type standard allows exceptions or establishes different requirements. Setbacks are measured from property line after any required dedications. Fire Department requirements supersede any setback listed below.		
a. Setback From Railroad Track	0 feet	10' from rear ROW preferred by BNSF for above ground structures. Applicants should consider access to rear portion of new development.
b. Front Yard Setback	3 ft. min./15 ft. max.	
c. Side Yard Setback	0 feet, or 10' when adjacent to a property containing residential uses	
d. Rear Yard Setback	10 ft.	
e. Street Side Yard Setback	5 ft. min./15 ft. max	
4. <b>Projections</b>		
<p>a. <b>Allowable Setback Projections</b></p> <p>i. Ground Floor:</p> <ul style="list-style-type: none"> <li>• Awnings and canopies over windows: 60 inches;</li> <li>• Sun Shade Structures: 15 feet;</li> <li>• Bay Windows: 60 inches (not wider than 10 feet);</li> <li>• Cornices, belt courses, and similar architectural features: 12 inches;</li> <li>• Eaves, roof overhangs: 30 inches; and</li> <li>• Uncovered porches, decks and landings (may be covered by arbors or trellises): 10 feet.</li> </ul> <p>ii. Above Ground Floor - Awnings, galleries, balconies, bay windows: 48 inches</p> <p>iii. Art, as determined by the approval of the public art component of the project.</p> <p>iv. For signs, see Sign Regulations, 23.110.050.</p> <p>v. All projections must maintain a minimum of 8' vertical height from ground.</p> <p>b. <b>Public Right-of-Way Encroachments require approval of an encroachment permit.</b></p>		
5. <b>Building Height, Rooftop Amenities, Frontages, and Ground Floor</b>		
a. Building Height	3 stories minimum, 35' minimum, 5 stories maximum, not to exceed 68'.	
b. Frontage Requirements. In order to support the pedestrian environment, building frontages onto streets and open spaces shall be maximized. No visible parking is permitted along frontages. A minimum of 75% of the site frontage shall be occupied as building frontage. A section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry or other façade treatment.		
c. Where commercial uses are required on ground floors, those commercial uses shall have a minimum 15' floor to ceiling height.		
6. <b>Provision of Common Open Space (Residential</b>	<b>Standards</b>	<b>Notes</b>

<b>Portion Only)</b>		
a. Amount per residential use	50 sf/unit for residential units; 50 sf/unit for 5 or more Live Work Units	Up to 75% of this requirement can be fulfilled by providing a public plaza in lieu of private common open space.
b. Types of Common Open Space Permitted	<ul style="list-style-type: none"> <li>• Common open space can be active or passive but must be accessible to all non-residential tenants (i.e. employees and employers) and residential residents.</li> <li>• Required setbacks may not be counted as common open space, except that rear yards counted as meeting the requirement for live/work units.</li> <li>• Common open space shall be fully landscaped and requires an approved landscape plan.</li> <li>• Examples may include: courtyards, clubhouses with accompanying landscaped areas, swimming pools, plazas, greens, parks, playgrounds, picnic areas, outdoor seating.</li> </ul>	
c. Rooftop Amenities	<ul style="list-style-type: none"> <li>• Rooftop amenities are permitted if they provide additional recreational or common open space activities for the residents of the building.</li> <li>• 50% of the rooftop amenities (structures and active recreation amenities) may count towards the square footage requirement for either private or common open space.</li> <li>• Rooftop Amenities, such as and not limited to, clubhouses, swimming pools, tennis courts, open space areas, fitness centers, are permitted to project 16' above the maximum height limit if integrated into the overall design of the project and the maximum rooftop building coverage is limited to 30% of the rooftop floor area.</li> <li>• Roof top amenities shall be setback from the building edge such that no more than 20% of the rooftop structure can be visible from the primary public right of way at centerline of the street.</li> <li>• Rooftop Amenities are intended for the use of building residents.</li> </ul>	
d. Courtyard Common	<ul style="list-style-type: none"> <li>• Courtyards shall be designed as a</li> </ul>	

<p>Open Space Requirements</p>	<p>central courtyard or as partial, multiple, separated or interconnected courtyards.</p> <ul style="list-style-type: none"> <li>• Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. The courtyard proportion is 1:1 between its width and height for at least 2/3 of the court’s perimeter. As long as total open space requirement is met, this ratio could be modified by up to 10%.</li> <li>• When there are two or more courtyards, they shall be connected to each other.</li> <li>• The area required for first level patios shall not be deducted from the overall courtyard area.</li> </ul>	
<p><b>7. Provision of Private Open Space (Residential Portion Only)</b></p>		
<p>a. Live Work</p>	<p>64 sf/unit</p>	<p>6 feet min in any direction; the total of 64 sq. ft. must be provided as one private open space area, not broken up into smaller sizes.</p>
<p>b. Residential-Attached &amp; Multi-Family</p>	<p>64 sf/unit</p>	<p>6 feet min in any direction; the total of 64 sq. ft. must be provided as one private open space area, not broken up into smaller sizes.</p>
<p><b>8. Parking</b></p>		
<p>a. Retail – spaces per 1,000 sf</p>	<p><b>Standards</b> 2 min./4 max.</p>	<p><b>Applicable Land Uses</b> Accessory retail, Antique, Artisan, General retail, Grocery, Retail complex, Personal services</p>
<p>b. Eating and Drinking Establishments– spaces per 1,000 sf</p>	<p>5 min./10 max.</p>	<p>Bar/Tavern, Restaurant, Brewery, etc.</p>
<p>c. Outdoor Dining on private property</p>	<p>0</p>	<ul style="list-style-type: none"> <li>• Outdoor dining is encouraged and shall be incorporated as part of the overall design of the building or project.</li> <li>• Outdoor dining may project into required setbacks.</li> </ul>

		<ul style="list-style-type: none"> <li>No parking is required for outdoor dining unless the total outdoor dining square footage is greater than the total interior dining area. In this circumstance, project must provide parking for the amount over the interior square footage.</li> <li>Acceptable barriers for defining outdoor dining areas shall include fences, railings, and planter boxes.</li> </ul>
d. Specialty Goods & Foods– spaces per 1,000 sf	2 min./4 max.	
e. Entertainment & Recreation– spaces per 1,000 sf	6 min./10 max.	Health/Fitness, Playgrounds, Studios, Theatres cannot be stand alone
f. Commercial Goods– spaces per 1,000 sf	2 min./4 max.	
g. Civic & Cultural, including Libraries and Museums – spaces per 1,000 sf	3 min./no max.	
h. Office Professional – spaces per 1,000 sf	2 min./4 max.	
i. Personal Services	3 min./no max.	
j. Live Work	1 min./1.5 max.	
k. ATM	0	
l. Lodging – B&B	1 per sleeping room	No assembly space permitted.
m. Lodging – Hotel	1 per sleeping room, plus 1 space for every 75 sf of assembly area.	
Residential		
n. Spaces per studio unit	1 min./1 max.	
o. Spaces per 1 bed unit	1 min./1.5 max.	
p. Spaces per 2 bed unit	1.5 min./2 max.	
q. Spaces per 3 bed unit	2 min./ 2.5 max.	
r. Guest spaces per 10 units	2 min./3 max.	
s. Mixed Use	Parking shall meet the requirements for individual land uses. Residential parking shall be separated from non-residential parking and easily accessible through a controlled mechanism.	Reduced parking may be permitted through a parking study
Other		
t. Bike Parking – Short Term	Residential: One (1) resident bicycle parking space for every five (5) residential units, or portion thereof	

	Non-Residential: One (1) bicycle parking space for every 5,000 square feet, or portion thereof, of non-residential floor area.	
u. Bike Parking – Long Term	Residential: Two (2) bicycle storage units for every five (5) dwelling units for the first 20, and one (1) for every five (5) additional units, or portion thereof;  Non-Residential: Any establishment with a parking structure and a minimum of 10,000 square of non-residential space shall provide long-term bicycle parking at a minimum ratio of one (1) space per 20 vehicle spaces.	
v. Electric Vehicle Charging Stations	Minimum 10% of project’s parking spaces must provide EV Level 2 charging stations. Alternatively, 5% of total spaces if installing DC Fast Charging Stations.	
w. Transit Station or terminal	As per Director of Development Services in coordination with transportation authority	
x. Telecommunication Facility	1 space to service facility.	
y. Surface Parking:	Surface parking is permitted as long as not visible from public street and is fully landscaped and screened from public view.	
z. Parking Structure	Structure parking permitted only if integrated into overall design of building and “wrapped” with the building, such that the parking area is not visible from any portion of the front, sides, rear or interior courtyards of the project.	
aa. Podium Parking	Permitted if fully integrated into a development with a “wrapped” parking structure.	
bb. Underground Parking	Permitted if fully integrated into the design of the development.	
cc. Parking Reduction	Applicants may apply for parking reduction before the Planning Commission for residential and mixed use projects up to a maximum reduction of 25% through a parking demand study or shared parking analysis. One such incentive could include a Zip car or shared car plan.	

**23.111.050 Sign Regulations**

**A. Purpose and Intent**



These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within the TOD area, and to require the proper maintenance of signs.

The purposes of these limitations and requirements are to:

1. Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;
2. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop;
3. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;
4. Safeguard and protect the public health, safety, and general welfare; and
5. Promote the pedestrian scale of the district.

## **B. Applicability**

1. These sign regulations apply to all signs in this zone, except that directional/instructional signs and real estate signs shall instead comply with the requirements of the City's Zoning Code (Sign Regulations).
2. The provisions of this Chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.
3. Sign installation within the areas subject to this Code shall require sign permit approval in compliance with the City's Zoning Code (Sign Regulations), unless exempted from sign permit requirements.
4. Sign Variances and Historic Sign Designation - See the Zoning Code (Variances).
5. Definitions of the specialized terms and phrases used in this section are in the Zoning Code (Sign Regulations).

## **C. Prohibited Signs**

All sign types and sizes not expressly allowed by this Chapter shall be prohibited. Examples of prohibited signs include, but are not limited to the following:

1. Abandoned signs (includes signs on abandoned or closed businesses);
2. Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs), and barber poles;
3. Exposed cabinet/raceways behind channel letters;
4. Internally illuminated cabinet (can) signs;
5. Off-site signs (e.g., billboards, and signs mounted on vehicles);
6. Obscene signs;
7. Pole signs and other freestanding signs over six feet in height;
8. Roof signs;

9. Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;
10. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;
11. A sign placed within a public right-of-way, except as provided by Table 3 (Sign Standards by Use);
12. A sign painted directly on a building;
13. Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.
14. Temporary signs, including the following;
  - a. Balloons and other inflatable devices;
  - b. Flags, except official national, state, or local government, institutional or corporate flags, properly displayed; and
  - c. Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.

#### **D. General Requirements for All Signs**

##### 1. Sign area and height measurement

The measurement of sign area and height shall occur in compliance with the City's Zoning Code (Sign Regulations).

##### 2. Sign location requirements

Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this Chapter.

- a. On-premise signs required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Chapter.
- b. Setback requirements. Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 5 feet from the front and side street property lines.
- c. Placement on a building. No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.
- d. Signs within a public right-of-way. No sign shall be allowed in the public right-of-way except for the following:
  - i. A projecting sign in compliance with Table 3 (Sign Standards by Use);
  - ii. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
  - iii. Bus stop signs installed by a public transit company;
  - iv. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
  - v. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.
- e. Any sign installed or placed within the public right-of-way other than in compliance with this Section shall be forfeited to the public and be subject to confiscation.

##### 3. Sign design

The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or Building Permit can be approved.

a. Color

Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

b. Design and construction

- i. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Chapter, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- ii. Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.
- iii. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

c. Materials and structure

- i. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.
- ii. No sign shall include reflective material.
- iii. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- iv. The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.
- v. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

d. Street address

The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

e. Copy design guidelines

The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

- i. Sign copy should relate only to the name and/or nature of the business or commercial center.
- ii. Permanent signs that advertise continuous sales, special prices, or include phone numbers are prohibited.
- iii. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
- iv. The area of letters or symbols should not exceed 40 percent of the background area in commercial uses or 60 percent for residential uses.

- v. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.
- f. Sign lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.
- i. External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.
  - ii. Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.
  - iii. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
  - iv. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
  - v. For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

#### 4. Sign maintenance.

- a. Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.
- b. A repair to a sign shall be of materials and design of equal or better quality as the original sign.
- c. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the City's Zoning Code.
- d. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and any/all damage to the exterior of the building shall be repaired/repainted to the satisfaction of the Development Services Director or his/her designee.

#### 5. Sign Standards by Use

Each sign shall comply with the standards provided by this Section and comply with the requirements in the following Table 3, except as permitted by the approval of a Creative Sign Permit described below.

#### 6. Master Sign Program

All mixed use projects shall require a Master Sign Program, which is reviewed and approved by the decision-making body in each case. Master sign plan" means a coordinated program of signage for new or existing commercial, office or residential which contain more than one business establishment or tenant. The Master Sign Program can permit signs that meet the intent and standards of the Sign Code and ensure that the all signs are integrated thoughtfully into the design of the structures, creating a unified architectural statement. The Master Sign Program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter.

- a. *Application Requirements Revisions to Master Sign Programs.* A sign permit application for a master sign program shall include all information and materials required by the department, and the filing fee set by the city's Fee Resolution. Revisions to a master sign program may be approved by the Director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new master sign program.

- b. *Standards.* A master sign program shall comply with the following standards:
  - i. The program shall comply with the purpose of this chapter.
  - ii. The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the master sign program, to the structures or developments they identify, and to surrounding development;
  - iii. The program shall accommodate future revisions that may be required because of changes in use or tenants; and
  - iv. The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the master sign program will enhance the overall development and will more fully accomplish the purposes of this chapter.

7. Creative Sign Permit

- a. *Definition Creative Sign Permit.* Applicants may apply for a Creative Sign Permit for those signs which are not listed or which exceed the provisions of this Chapter. The Creative Sign Permit is intended for signs that meet the intent and standards of the Sign Code, but may not necessarily meet the standards shown in Table 3. An applicant may request approval of a creative sign permit to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the intent of this Chapter.
- b. *Purpose.* To encourage signs of unique design, and that exhibit a high degree of thoughtfulness, branding, imagination, inventiveness, and spirit; and to provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.
- c. *Application and Procedure Requirements.* A sign permit application for a creative sign shall include all information and materials required by the department, and the filing fee set by the city’s Fee Resolution. A sign permit application for a creative sign shall be subject to review and approval by the Director of Development Services when the proposed sign is fifty square feet or less, and by the Commission when the sign is larger than fifty square feet. Notification for a sign permit for a creative sign shall be given in the same manner specified by this Zoning Ordinance for Director-approved development permits in Chapter 19.48.
- d. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria.
  - i. *Design Quality Criteria.* The sign shall 1) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; 2) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and 3) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
  - ii. *Contextual Criteria.* The sign shall contain at least one of the following elements: 1) classic historic design style; 2) creative image reflecting current or historic character of the city; 3) symbols or imagery relating to the citrus packing industry; or 4) inventive representation of the use, name, or logo of the structure or business.
  - iii. *Architectural Criteria.* The sign shall: 1) utilize or enhance the architectural elements of the building; and 2) be placed in a logical location in relation to the overall composition of the building’s façade and not cover any key architectural features and details of the façade.
  - iv. *Neighborhood Impacts.* The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

**Table 3. Sign Standards by Use**

a. SIGN STANDARDS
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MULTI-FAMILY RESIDENTIAL USE			
Allowed Sign	Maximum Sign Height	Maximum No. of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
i. Wall or Freestanding	Wall signs: below edge of roof. Freestanding: 48 inches	1 wall sign or freestanding sign per entrance or street frontage	12 sf each per face area; 24 sf maximum total sf for all signs.

b. SIGN STANDARDS NON-RESIDENTIAL USE/MIXED USE		
Allowed Sign	Placement Standards	Maximum Number and Sign Area
i. Awning	Shall be entirely on awning valence; lettering max 66% of valence height; valence height max: 18 inches.	50% of the area of the valence front. 1 sign max per each separate awning valence.
ii. Marquee	To be established during project review.  Allowed only for the entrance of a theatre or playhouse.	To be established during project review.  1 sign max
iii. Monument	5 ft. including base structure. Allowed only on a site with more than 100 ft. of continuous street frontage.	36 sf
iv. Projecting or suspended	16 inches from face of building and bottom of sign shall be no closer than 8 ft. above sidewalk surface below.	6 sf. No dimension greater than 3 ft. Sign shall be redwood sandblasted, hand carved or architecturally designed.
v. Wall	2 ft. below parapet or eave. Individual letters 18 inches. Mounting 1-story: above 1 <sup>st</sup> floor windows. Mounting multi-story: between windows.	1 sf. per linear foot primary business. 1 sign allowed per business frontage with pedestrian entrance. Side street or rear entrance wall sign max 50% of the primary sign area.
vi. Window Permanent	Within window area	15% of total window area max.
vii. Window Temporary	Within window area	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in a 12 month period.
viii. A-boards and other portable sidewalk signs are permitted	May not impede pedestrian flow.	1 per business. Signs may only be permitted while the business is open. Requires an encroachment permit if in the public right-of-way
ix. Building Wall Facing RR ROW	Businesses may have signage equal to or less than the allowable projecting or wall sign standards.	Building or parcel must front along Crowther Avenue and the Railroad ROW
x. Directional Signage on private property		

## 7. Legal Nonconforming Signs

A legal nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this specific plan.

- a. General requirements. A legal nonconforming sign shall not be:
  - i. Changed to another nonconforming sign;
  - ii. Structurally altered to extend its useful life;
  - iii. Enlarged;
  - iv. Re-established after a business is discontinued for 60 days or more, subject to the amortization clause below; or
  - v. Re-established after damage or destruction to 50 percent or more of the value of the sign, or its components, as determined by the Building Official and subject to the amortization clause below.
  
- b. Maintenance and changes.

Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of 25 percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding 25 percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this Chapter.

#### **23.111.60 Amortization and Existing Uses**

A. In order to preserve private property rights, all legal uses, buildings or structures in existence immediately preceding the effective date of this Chapter, may be continued to operate as a legal nonconforming use, building or structure.

B. Five (5) years after the effective date of this ordinance, the property may be sold or transferred and the legally nonconforming use, building, or structure may continue in the following circumstances:

- i. The business/property is transferred from a Parent to his/her Child, from a Child to his/her Parent as defined in Chapter 23.04 of Municipal Code.
- ii. The business/property is transferred from an owner to his/her employee(s) such that the Ownership does not change as defined in Chapter 23.04 of Municipal Code.

C. Notwithstanding the foregoing, five (5) years after the effective date of this ordinance, the exception set forth in subsection (B) shall only apply if:

- i. The same use in existence as of five years from effective date of this ordinance will continue to operate. If the primary use of the business/property (not accessory uses), remains unchanged, then the secondary uses may change. Secondary uses are defined in the definitions section of this chapter. Secondary uses may also be “accessory uses” as defined in Section 23.04.030 of the PMC and which means “a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building”; and
- ii. The building or structure is not modified or expanded; and

The use, building or structure is not abandoned or discontinued for twelve (12) months or more.



D. The provisions of this section shall not apply to the Packing House, located at 341 S. Melrose Street, identified in the California Register of Historical Resources as eligible for designation as a historic resource. Due to its historical significance and the additional costs associated with bringing a historic resource that requires adaptive reuse into compliance with the TOD standards, the Packing House is exempt from amortization requirements as set forth herein.

E. The City shall give notice to all property owners of properties within the TOD regarding this ordinance in the following manner:

- i. Within 180 days of adoption of this ordinance;
- ii. Within 3 years after adoption of this ordinance; and
- iii. At least 4 years after adoption of this ordinance.

Failure to provide any of the notices above shall not prevent the City from enforcing the requirements of this chapter.

**23.111.070 Public Art/Public Plazas**

Applicability:

Public Art and Public Plazas are encouraged in every development. Public art or plazas may be required as part of a development agreement for those developments that include 20 or more units or which are over 20,000 square feet. Public art is encouraged in construction and remodel/rehabilitation of existing structures. Public art is encouraged to reflect the history of the Packing House District and citrus growing industry.

Generally, the plans for proposed plazas or public art shall be part of the entitlement package submitted. The plazas may be located on the project site or at another location set forth in a development agreement, but must be located within the TOD project area.

**23.111.080 TOD Development Impact Fee Program**

In addition to City baseline impact fees, the TOD zone will require additional public realm improvements and projects are subject to a TOD Impact Fee that ensures all public sector infrastructure improvements can be provided. In addition to the TOD Impact Fee, all projects will be required to install public infrastructure and streetscape elements up to the curb face of the public street immediately adjacent to the project, in accordance with the adopted Public Realm Development Standards and Streetscape Master Plan.

**Definitions: to be added to Chapter 23.04 of Municipal Code.**

Term	Definitions
<b>Adaptive Reuse Plan</b>	Adaptive reuse refers to a detailed plan for reusing an old site or building for a purpose other than which it was originally designed for. Adaptive reuse seeks to preserve existing buildings by retrofitting spaces for new uses while retaining much of the original features of the structure, and making use of existing infrastructure and transportation networks. Adaptive reuse plans are prepared by preservation professionals.
<b>Bed &amp; Breakfast</b>	A guest house or small hotel offering sleeping accommodations and a morning meal. This does not include owners of single family homes renting individual rooms.
<b>Bike Parking – Long Term</b>	A volume of space that can accommodate locked storage of one or more bicycles or an area located inside a building where bicycles can be stored. Generally for longer

	term storage of bicycles.
<b>Bike Parking – Short Term</b>	A fixture to which one or more bicycles can be securely locked. Generally for 2 hours or less.
<b>Catalyst Site</b>	The catalyst site is defined as the first entitled project within the TOD zone and has the following characteristics: <ol style="list-style-type: none"> <li>1. The catalyst site shall be a minimum of one acre and shall contain no less than 65 dwelling units per acre;</li> <li>2. This site is permitted to be all residential, acting as a catalyst to further development in the zone. The catalyst site is permitted to be all residential (not mixed use) but is not required to be all residential; and</li> <li>3. Should the first entitled project be withdrawn after entitlement, the next entitled project may be all residential only if there have been no other large scale projects entitled or developed in the zone. As a residential only project, the catalyst site may be exempt from the following development standards: <ol style="list-style-type: none"> <li>i. Wrapped parking structure (23.111.040.A.8.z), however any proposed parking structure shall include design and landscape features to mitigate the visual impacts of the parking structure;</li> <li>ii. 15’ Ground floor to ceiling height (Sections 23.11.030.E and 23.111.040.5.d); however no less than 10’; and</li> <li>iii. Commercial at ground floor (Section 12.11.030.E.15), however any proposed first floor residential shall include architectural features designed to create consistency with the TOD first floor commercial streetscape.</li> </ol> </li> </ol>
<b>Child/Parent</b>	“Child” and “Parent” shall have the same meaning as defined in California Probate Code Sections 26 and 54, respectively. In the event of any renumbering or repeal of Sections 26 and/or 54, the successor definition(s) provided pursuant to the provision shall apply.
<b>Courtyard</b>	An open space created by a minimum of 3 sides of a courtyard building and used for private recreation in residential developments.
<b>Courtyard Housing</b>	Building type consisting of residences that can be arranged in several possible configurations: townhouses, townhouses over apartments, apartment over apartments, where an apartment occupies a single floor.
<b>Electric Vehicle Charging Stations</b>	<u>Level 2: 240-volt:</u> Level 2 requires charging equipment to be purchased and installed and provides about 10-20 miles of range per hour of charge. From empty, a full size battery electric car takes about 4-7 hours to recharge.  <u>DC Fast Charging: 440-volt:</u> DC fast charging provides up to an 80% charge in about 30 minutes.
<b>Entitled Project</b>	Entitled project shall mean a project that has obtained final approval of all necessary planning and other land use approvals.
<b>General Retail</b>	A business or person who sells goods to an individual consumer as opposed to a wholesaler or supplier, who normally sell their goods to another business. Any retail transaction, which has a good sold, is taxable by the State Board of Equalization.
<b>Green</b>	Available for informal active and passive recreation. A green may be spatially defined by ground plan landscape and informal trees and/or buildings.
<b>Hostess Bar</b>	Hostess clubs are nightclubs where staff cater to and/or engage with customers seeking drinks and/or attentive conversation. Typically the staff will be scantily clad. These are also called “bikini bars,” “bee clubs,” and other similar descriptions.
<b>Live/Work</b>	Integrated residence and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity. However, such residential use shall only be allowed on the second floor or above of said live/work space. The interior residential portion shall be clearly separated and not be visible from the commercial

	space.
<b>Medical Offices/ Services</b>	An office or health facility providing health services including, without limitation, preventative and rehabilitation treatment, diagnostic services, testing and analysis. This use includes offices providing medical, dental, surgical, rehabilitation, podiatric, optometric, chiropractic and psychiatric services, and medical or dental laboratories incidental to these offices, but exclude inpatient services and overnight accommodation.
<b>Mixed Use</b>	The combination of non-residential and residential uses in the same structure or on the same site, where the residential component is located either above (vertical mixed-use) or behind or next to (horizontal mixed-use) the non-residential component.
<b>Neighborhood Market</b>	A retail store specializing in fresh produce and staples including bread, cereal, dairy products, and may include a deli counter. More than 75% of floor plan shall be devoted to food sales.
<b>New Construction</b>	New construction means any new ground up building, or any additions/renovations of more than 50% of existing ground floor building square footage, or any major remodel projects of buildings that are over 10,000 square feet and or any major remodel of the Packing House building as part of an adaptive reuse plan.
<b>Nightclub</b>	Any bar, cocktail lounge, discotheque, or similar establishment which provides live entertainment (music and/or dancing, comedy, etc.) in conjunction with alcoholic beverage sales. Includes bars, taverns, pubs, karaoke bars, and similar establishments where any food service is subordinate to the sale of alcoholic beverages.
<b>Office Use</b>	A place of business providing administrative business professional services such as insurance agencies, real estate offices, law offices, architectural or design offices, accounting services, travel agencies, etc. This includes government offices, and postal facilities and businesses engaged in the production of intellectual property such as advertising agencies, computer software production and programming services, educational, scientific and research organizations, media post production services, photography and commercial art studios, and writers and artists offices. This definition does not include "banks and financial Services."
<b>Ownership</b>	Ownership shall mean the ownership of 51% or more interest of a business or real property, including all land, structures, and other interest in the property.
<b>Personal Services</b>	Personal services are any businesses where services are provided or performed through direct physical contact between patron and employee. These include but are not limited to: barbers, beauticians, aestheticians, cosmetologists, nail salons, tanning salons, massage therapists, and tattoo parlors/body modification studios. They do not include doctors, dentists, chiropractors, or other state-licensed medical professionals.
<b>Plaza</b>	An open area usually located near buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops
<b>Primary Use</b>	Five (5) years from the effective date of this Ordinance, Primary Use shall mean the main use which occupancies at least 70% or more of the total building area.
<b>Retail and/or Commercial Uses</b>	Uses as listed as Retail/Commercial Uses in Table 1 herein.
<b>Secondary Use</b>	Secondary uses are uses unrelated to the primary uses, located in the same building as the primary use, but which take up less than 30% of the total building area. Secondary uses are not accessory uses as defined in Chapter 23.04.030.
<b>Studio</b>	A place for the study or practice of an art, skill or specific fitness activity (such as

	dancing, singing, acting, cooking, yoga, palates, spinning, etc.). Typically this is one room devoted to the activity and where there is a limited number of teachers, all teaching the same skill or activity.
<b>Telecommunication Cell Tower</b>	A cell tower not including building used for telecommunication businesses.
<b>Transit Oriented Development (TOD)</b>	Transit-oriented development, or TOD, is a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.
<b>Wrapped Parking</b>	A building parking design that completely conceals on all sides a parking garage that is designed for occupancy by retail, service, office, and/or residential uses, or for an all residential development.