

## Exhibit A - Definitions

### Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

\*\*\*\*\* = Existing unmodified Code language not included in exhibit for sake of brevity

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003  
DEFINITIONS is hereby amended as follows:*

### § 155.003 DEFINITIONS

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**ANIMAL GROOMING.** The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see “Kennel”).

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**AUTOMATED TELLER MACHINES (ATMS).** An unstaffed computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers. These machines may be located at or within banks, or in other locations.

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**AUTOMOBILE SALES AND RENTAL.** A retail establishment selling and/or renting automobiles, trucks and vans, motorcycles, and bicycles (bicycle sales are also included under “Retail Sales - General”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships.

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**AUTOMOBILE SERVICE, MAJOR.** Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops, painting shops; towing services, and transmission shops.

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**AUTOMOBILE SERVICE, MINOR.** Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

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**AUTOMOBILE WASHING/DETAILING.** Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

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**BOARDING HOUSE.** A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to three or more individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in the residence. Meals may also be included. This use type includes convents, monasteries, and student dormitories, but does not include fraternities, sororities, or single-room occupancy uses. Notwithstanding this definition, no single-unit dwelling operated as a group home pursuant to the Community Care Facilities Act, which is otherwise exempt from local Zoning Regulations, shall be considered a boarding house.

~~**BOARDINGHOUSE.** A residence or portion thereof, which is used to accommodate, for compensation, boarders or roomers. Rest homes or homes for the aged shall not be included in this definition.~~

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**BREWERY, WINERY, OR DISTILLERY.** An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

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**BUSINESS SUPPORT SERVICES.** Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi, or delivery services with two or fewer fleet vehicles on site.

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**CHECK CASHING BUSINESS (ALSO "PAYDAY LOAN BUSINESS")**. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code 1789.33. Check Cashing Businesses do not include State or Federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged primarily in the business of selling consumer goods, such as consumables to retail buyers that cash checks or issue money orders incidental to their main purpose or business.

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**CIGAR LOUNGE OR BAR**. Establishment for the retail sale and onsite consumption of cigars and similar products.

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**CLINIC, DENTAL OR MEDICAL**. A building in which a group of physicians and/or dentists and allied professional assistants are associated for the purpose of carrying on their profession. The clinic may include a dental or medical laboratory. It shall not include in-patient care or operating rooms for major surgery.

**CLINIC/URGENT CARE**. See "Hospitals and Clinics/Urgent Care."

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**COCKTAIL LOUNGES AND BARS**. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. Does not include adult entertainment businesses.

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**COLLEGE (ALSO "UNIVERSITY")**. An institution which offers courses of study leading to an associate, bachelors and/or advanced degrees or trades certification. Such institutions are certified by the State of California Board of Higher Education or by a recognized accrediting agency.

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**COMMERCIAL RECREATION.** Facilities providing commercial entertainment, where the activities are primarily by and for participants; spectators are incidental and present on a non-recurring basis. Examples include facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables; and indoor facilities such as handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

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**COMMUNITY GARDENS.** A site used for growing plants for food, fiber, herbs, flowers, and others which is shared and maintained by community residents, either as an accessory or principal use of property.

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**CULTURAL INSTITUTIONS.** A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

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**DRIVE-THROUGH OR DRIVE-UP ESTABLISHMENTS.** An establishment that sells products or provides services to occupants in vehicles, including automated teller machines, drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include “click and collect” facilities in which an online order is picked up in a stationary retail business without use of a drive-in service (see “Retail Sales – General”). Does not include drive-in theaters or “Automobile Washing/Detailing.”

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**DWELLING, SINGLE UNIT (ALSO “DWELLING, SINGLE FAMILY”).** A dwelling unit designed for occupancy by one household which is not attached to or located on a lot with commercial uses or other dwelling units, other than an accessory dwelling unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Cal. Health and Safety Code § 18551.

**DWELLING, SINGLE-FAMILY.** A building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family.

**DWELLING, MULTI-UNIT.** Two or more dwelling units attached or detached on a site or lot, which does not include an accessory dwelling unit. Types of multiple unit dwellings include a duplex, triplex, fourplex, townhouses, common interest subdivisions, apartments, senior housing developments, and multistory apartment buildings. Multiple-unit dwellings may also be combined with nonresidential uses as part of a mixed-use development.

**DWELLING, MULTIPLE.** A building divided into two or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family, and each family living independently of the other.

**DWELLING, TWO-UNIT.** Two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of Government Code section 65852.21.

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**EMERGENCY SHELTER, PERMANENT.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Cal. Health and Safety Code § 50801.)

**EMERGENCY SHELTER, TEMPORARY LOW BARRIER NAVIGATION CENTER.** A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

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**EMPLOYEE HOUSING, LARGE.** Pursuant to Cal. Health and Safety Code § 17008, employee housing, large means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for seven or more persons employed by the same business.

**EMPLOYEE HOUSING, SMALL.** Pursuant to Cal. Health and Safety Code § 17008, employee housing, small mean any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six or fewer persons employed by the same business.

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**ENTERTAINMENT VENUE, INDOOR.** An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, civic and private auditoriums, live performance theaters, meeting halls and banquet rooms, and dance halls.

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**FAMILY DAY CARE HOME, LARGE.** A home that provides family day care for 9 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.465 and as defined in regulations.

~~**DAY CARE, LARGE FAMILY.** A home that provides care for a maximum of 12 children including children under the age of 10 years that reside at the home, and no more than four of the children in the home can be infants, as defined in the California Health and Safety Code and the California Code of Regulations.~~

**FAMILY DAY CARE HOME, SMALL.** A home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.44 and as defined in regulations.

~~**DAY CARE, SMALL FAMILY.** A home that provides day care for up to six children (no more than three of which are infants), or in lieu of the foregoing, a maximum of four infants, including children under the age of 10 years who reside at the home, as defined in the California Health and Safety Code and the California Code of Regulations.~~

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**FINANCIAL INSTITUTIONS.** Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but does not include “Check Cashing Shops and/or Payday Loans” or any facility exchanging valuables for payment. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money see “Office, Business and Professional.”

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**GYMNASIUM AND FITNESS CENTERS, LARGE.** A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers.

**GYMNASIUM AND FITNESS CENTERS, SMALL.** An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.

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**HOSPITALS AND CLINICS/URGENT CARE.** State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see “Animal Hospital”).

**HOSPITAL.** A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

**CLINIC/URGENT CARE.** A facility other than a hospital, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. Typically operates beyond standard medical office hours and may provide emergency treatment. May include educational aspects such as medical instruction and/or training as well as house a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale, see “Office, Medical and Dental.”

**HOSPITAL.** Any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons, and licensed by state law to provide such facilities and services.

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**HOTEL OR MOTEL.** Facilities with guest rooms or suites, including private restroom facilities, no more than two guest beds per room, and provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days).

~~**HOTEL.** A building designed for or occupied as a temporary abiding place by individuals who are lodged with or without meals, in which there are six or more guest rooms, and in which no provision is made for cooking in more than two individual rooms or suites. Jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed or detained under legal restraint are specifically not included.~~

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**LABORATORY – MEDICAL, ANALYTICAL, RESEARCH, TESTING.** A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. This type of facility is distinguished from industrial research and development (see “Research and Development”) in its orientation more toward testing and analysis than product development or prototyping; an industrial research and development facility may typically include this type of lab. The “medical lab” subset of this land use type is oriented more toward specimen analysis and processing than direct blood drawing and specimen collection from patients (see “Hospitals and Clinics/Urgent Care”) but may also include incidental specimen collection.

~~**LABORATORY.** A building or part of a building devoted to the testing and analysis of any product, animal or person, but where no manufacturing is conducted on the premises except for experimental or testing purposes.~~

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**LIVE/WORK UNIT.** An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multiple-unit, and may include only commercial activities and pursuits that are compatible with the character of a residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the City building code and (2) working space reserved for and regularly used by one or more occupants of the unit.

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**MANUFACTURING – LIGHT.** A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, and treatment packaging, taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes accessory wholesale and/or direct retail sale to consumers of only those goods produced on-site. Includes accessory office uses associated with the on-site use. Examples of light



industrial uses include, but are not limited to the manufacture of electronic instruments, equipment, and appliances; brewery and alcohol production, pharmaceutical manufacturing; and production apparel manufacturing.

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**MOBILE HOME.** A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach, or factory-built housing.

**MOBILE HOME.** The same as "trailer, automobile."

**MOBILE HOME PARKS.** A parcel of land under one or more ownerships that has been planned and improved for the placement of two or more mobile homes, as the term "mobile home" is defined in Civil Code Section 798.3 or successor provision of the State Mobile home Residency Law, for nontransient use.

\*\*\*\*\*

~~**MOTEL.** A building or group of two or more detached, semi-detached, or attached buildings containing guest rooms or dwelling units with automobile storage space provided in connection therewith, and designed, intended to be used or used primarily for the accommodation of transient automobile travelers and which are rented by the day or week. **MOTEL** shall include auto cabins, tourist courts, motor courts, motor lodges, and similar designations. An establishment shall be considered a motel if it is required by the California Health and Safety Code to obtain the name and address of the guests, the make, year and license number of the vehicle, and the state in which it is registered.~~

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**OFFICE, BUSINESS AND PROFESSIONAL (NON-MEDICAL AND DENTAL OFFICE).** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices, but excluding check cashing businesses and banks and savings and loan associations (see "Financial Institutions").

**OFFICE, MEDICAL AND DENTAL.** Office use providing consultation, diagnosis, therapeutic, preventive, or corrective treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see "Hospitals and Clinics/Urgent Care"). Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

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**PERSONAL SERVICES, GENERAL.** Recurrent services of a personal nature. This classification includes barber shops and beauty salons, nail salons seamstresses, tailors, full-service day spas (including those offering massage services provided all persons engaged in the practice of massage are certified pursuant to the Cal. Business and Professions Code Section 4612), dry-cleaning pick-up stores with limited on-site cleaning equipment, shoe repair shops, self-service laundries, locksmiths, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer. Does not include establishments defined as “personal services – restricted.”

**PERSONAL SERVICES, RESTRICTED.** Personal services with characteristics that have the potential to adversely impact surrounding areas, and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include fortune-telling, palm reading, and psychic services; palm and card readers; tanning salons; tattoo and body modification services, and massage parlors.

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**PRIMARY STREET FRONTAGE.** The primary public right-of-way frontage determined as that frontage along the right-of-way with the highest roadway classification, as specified in the Santa Fe Springs General Plan. Lots with a single frontage shall designate that frontage as primary. The primary street frontage is designed for pedestrians, includes wide sidewalks, buildings frontages oriented to the street, windows and entryways oriented to the street, landscaping along sidewalks, and other pedestrian amenities and design elements.

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**RELIGIOUS ASSEMBLY FACILITIES.** Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals, and other related operations, are classified according to their respective activities.

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**RESEARCH AND DEVELOPMENT.** A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials

testing laboratories (see “Laboratory – Medical, Analytical, Research, Testing”), or blood drawing and specimen collection from patients (see “Hospitals and Clinics/Urgent Care”), or testing of computer software (see “Office”). Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

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**RESTAURANT.** Establishments where food and beverages may be consumed on the premises, taken out, or delivered.

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**RETAIL SALES – GENERAL.** The retail sale or rental of merchandise not specifically listed under another use definition. This classification includes grocery (including department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. Does not include pawn shop, secondhand stores or other establishments defined as “retail sales – restricted.”

**RETAIL SALES – RESTRICTED.** The retail sale of adult books, videos and merchandise, gun and ammunition stores, pawn shops, consignment stores, secondhand stores, swap meets, and business offering payment for valuable goods such as jewelry and gold.

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**SCHOOLS, K - 12 – PRIVATE.** A private academic educational institution, including boarding schools; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Technical Trade, Business or Professional Schools” or non-tuition part-time instruction at religious assembly facilities.

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**SERVICE/FUELING STATION, AUTOMOBILE.** An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see “Automobile Service, Major”).

~~**SERVICE STATIONS, AUTOMOBILE.** Any building or premises used primarily for the retail sale of gasoline and lubricants, but which may also provide for the incidental servicing of motor vehicles including grease racks, tire repairs, battery charging, hand washing of automobiles, sale of merchandise and supplies related to the servicing of motor vehicles, and minor replacements, but excluding body and fender work, engine overhauling and similar activities. When the dispensing of fuels is incidental to the conduct of a public garage the premises shall be classified as a public garage. AUTOMOBILE SERVICE STATION does not include automobile or trailer sales lots, new or used.~~

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**SINGLE ROOM OCCUPANCY (SRO):** A rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least 30 consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared.

~~**SINGLE ROOM OCCUPANCY (SRO) HOUSING.** SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.~~

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**TECHNICAL TRADE, BUSINESS OR PROFESSIONAL SCHOOLS.** Public or private post-secondary schools (other than a community college or four-year college) providing occupational or job skills training for specific occupations, including business and computer schools, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring, and schools providing instruction in the use of heavy equipment, such as truck driving schools.

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**TRANSIT STATION.** Passenger stations for vehicular and rail mass transit systems. Includes buses, taxis, and railway.

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**UTILITY FACILITIES.** A structure or improvement built or installed above ground for the purpose of providing utility services, communications services, and materials transfer to more than one lot. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities, including corporation and maintenance yards. Utility facilities with on-site staff include those that have office and/or working space for employees, and/or that require

employees to be located on site for general operation of the facility. Utility facilities with no on-site staff do not include working space for employees, and where on-site staff are required intermittently only for maintenance and/or infrequent monitoring.

## Exhibit B - Establishment of Zones

### Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.015 is hereby amended as follows:*

### § 155.015 ESTABLISHMENT OF ZONE DISTRICTS.

In order to provide for the orderly development of the city and for the purpose of carrying out the provisions of this chapter, the city is hereby divided into land use zone districts, hereafter referred to as zones or zone districts, which shall be known by the following zone symbols and designations:

<b>Zone Symbol</b>	<b>Zone Designation</b>
A-1	Light Agricultural
R-1	Single-Family Residential
R-3	<del>Multiple-Family Residential</del> / <u>Medium Density Residential</u>
R-4	<u>Multiple-Family/High Density Residential</u>
C-1	Neighborhood Commercial
C-4	Community Commercial
MU	<u>Mixed-Use</u>
MU-DT	<u>Mixed-Use Downtown</u>
MU-TOD	<u>Mixed-Use Transit-Oriented Development</u>
ML	Limited Manufacturing Administration and Research
M-1	Light Manufacturing
M-2	Heavy Manufacturing
PF	Public Use Facilities
BP	Buffer Parking

### **Superimposed Zones**

D	Design <u>Overlay</u> Zone
FOZ	<u>Freeway Overlay Zone</u>
PD	Planned Development <u>Overlay</u> Zone
SP1	<u>Specific Plan Overlay Zone</u>

## Exhibit C - Multiple-Family Residential Zone Districts

*Code of Ordinances of the City of Santa Fe Springs Chapter 155 is hereby amended to delete Part 4. R-3 MULTIPLE-FAMILY ZONE DISTRICT, Sections 155.090 through 155.110 in its entirety and restated to read in its entirety as follows:*

### PART 4. MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS (R-3, R-4)

#### § 155.090 PURPOSE.

The following zone districts are referred to collectively in this Section as the “multiple-family residential zones.”

- (A) The Multiple-Family/Medium Density Residential (R-3) zone district provides a suitable environment for those wishing to live in attached and detached housing on small lots, apartments, or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for medium density living, and stabilize and protect existing medium density areas. Detached and attached housing is permitted with a range of density (9.1 to 25 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.
- (B) The Multiple-Family/High Density Residential (R-4) zone district provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high-density areas. Multiple dwelling unit developments are permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.

#### § 155.091 USES.

Principally permitted uses and conditional uses are shown in Table 1. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an “AUP” is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an “X” is indicated, the use is not allowed.

P: Permitted Use X: Use Not Allowed		CUP: Conditional Use Permit AUP: Administrative Use Permit	
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Use	Land Use Regulation		Specific Use Regulations
	R-3	R-4	
<b>RESIDENTIAL USES</b>			
Single-Unit Dwelling	X	X	
Multi-Unit Dwellings	P	P	

Two-Unit Dwellings, Duplexes, and Triplexes	P	P	
Accessory Dwelling Unit.	P	P	Permitted only as an accessory use Subject to the regulations in § 155.644
Accessory Uses	P	P	See § 155.092
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	
Employee Housing, Large	P	P	
Employee Housing, Small	P	P	Six or fewer occupants
Manufactured (Mobile) Homes	P	P	Requires permanent foundation
Mobile Home Park	P	P	
Supportive Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
Transitional Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
<b>CARE SERVICES AND FACILITIES</b>			
Residential Care, Assisted Living	CUP	CUP	
Community Care Facilities, Large	CUP	CUP	
Community Care Facilities, Small	P	P	Six or fewer occupants
Emergency Shelter, Permanent	X	X	
Emergency Shelter, Temporary Low Barrier Navigation Centers	X	X	
Family Day Care Home, Large	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family
Family Day Care Home, Small	P	P	
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>			
Clubs, lodges, and similar organizations, except those operated for profit	CUP	CUP	See § 155.622 Clubs, Lodges and Similar Organizations
Community Gardens	P	P	
Cultural Institutions	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Recreation, Public	P	P	
Recreation, Private	CUP	CUP	
Quasi-Public Facilities	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Public Facilities	P	P	



Religious Assembly Facilities	CUP	CUP	
Schools, K-12 – Private	CUP	CUP	
Schools, K-12 – Public	P	P	
Business or Professional Schools	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	
<b>RETAIL, COMMERCIAL SERVICE, AND OFFICE</b>			
Office, Business, and Professional (non-medical and Dental Offices)	CUP	CUP	
<b>OTHER USES</b>			
Temporary Uses/Activities	Subject to the approval of the Director of Planning and Development		See Section 155.643 Sales Promotional Uses; Temporary.
Electrical Distribution Substations	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Utility Facilities			
Facilities with On-site Staff	CUP	CUP	
Facilities with No On-site Staff	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Chapter		

**§ 155.092 ACCESSORY USES.**

The following accessory uses are permitted in the multiple-family residential use zones:

- (A) Garages, gardening sheds, lath houses, recreation rooms and similar uses customarily incidental to principal permitted uses.
- (B) The provisions of room and board for not more than two persons per dwelling unit, other than members of the household or household employees.
- (C) Private swimming pools.
- (D) Keeping of not more than one adult dog and one adult cat and their litters up to the age of 10 weeks.
- (E) Home occupations in accordance with the provisions of § 155.635.
- (F) Vegetable or flower gardens.
- (G) Yard sales in accordance with the following:
  - (1) A permit shall be required from the Police Services Department to conduct a yard sale in the multiple-family residential zones. Said permit shall be posted conspicuously on the property during the course of the yard sales event.
  - (2) A resident shall be allowed a maximum of three-yard sale events in any calendar year.
  - (3) Each yard sale shall not exceed three consecutive days.
  - (4) Each sale may begin no earlier than 8:00 a.m. and conclude no later than 6:00 p.m.

- (5) One sign, with an area not greater than six square feet, may be posted on the private property where the yard sale occurs; the sign must be removed at the conclusion of the sale each day. No other signs are permitted, including signs on public property.
- (6) The merchandise offered for sale shall be limited to the resident's personal goods. The offering of merchandise acquired for the purpose of resale is prohibited.
- (7) Cottage food operations in accordance with the provisions of § 155.635.1.
- (8) Other uses not explicitly prohibited that, in the opinion of the Director of Planning and Development, are incidental and accessory to multiple-family residential use and meet the intent of the respective zone and this Chapter.

**§ 155.093 DEVELOPMENT STANDARDS.**

The property development standards that follow shall apply to all lots in the multiple-family residential zones. The property development standards in §§ 155.445 through 155.463 shall also apply.

Standards	Land Use Regulation		
	R-3	R-4	Comments
Minimum lot area	7,500 sf	20,000 sf	Small-lot subdivisions in R-3 zones may use PD process to create smaller lots
Minimum lot width	60 ft	None	
Minimum lot depth	125 ft	None	
Minimum dwelling size	500 sf per unit	--	Excludes garages and porch areas.
Maximum lot coverage	60%	--	
Open Space	200 sf/unit	150 sf/unit	See § 155.101
Storage	150 cu ft/unit	150 cu ft/unit	
Minimum setback <ul style="list-style-type: none"> <li>- Front</li> <li>- Rear</li> <li>- Interior Side</li> <li>- Corner/Street Side</li> </ul>	15 ft 5 ft 5 ft 10 ft	15 ft 5 ft 5 ft 10 ft	1. Additional 5 ft setback required for each additional 10 ft of building height above height limitation  2. When used for driveway access to serve parking facilities, a side yard shall be not less than 10 feet.
Minimum setbacks for structures abutting a Single-Family Residential (R-1) zone <ul style="list-style-type: none"> <li>- Rear</li> <li>- Interior Side</li> </ul>	20 ft 15 ft	20 ft 15 ft	
Maximum building height (base)	4 stories; 40 ft	4 stories; 55 ft	Increased height allowed with additional setbacks noted above
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	30 ft	30 ft	
Minimum distance between buildings containing dwelling units	20 ft	20 ft	The minimum distance between buildings set forth in

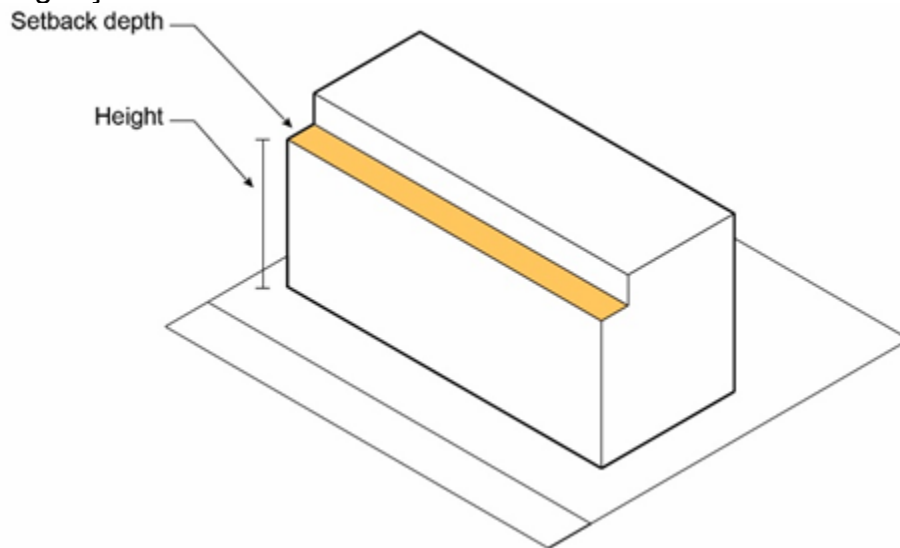
			this subchapter shall be increased by five feet for each 10 feet, or fraction thereof, above the building height limitation of 40 feet.
Maximum density	25 du/ac	40 du/ac	
	See also residential density bonus in §155.625.1		

**§ 155.094 SETBACKS**

- (A) Setbacks: Buildings shall be set back a minimum of 15 feet from the property line. A minimum of 50 percent of ground-floor building frontage shall be placed at or within 5 feet of the front setback.
- (B) Landscaping: All setbacks shall be landscaped with the exception of driveways and pedestrian paths

**§ 155.095 STEPBACKS**

- (A) Street stepbacks: On street-facing façades, portions of a building above the second story shall be stepped back a minimum of 5 feet, measured from the building façade.



- (B) Interior/rear stepbacks: On façades abutting R1 zoning districts, the building shall be stepped back above the second story a minimum of 5 feet, measured from the building façade

**§ 155.096 PERMITTED FENCES, HEDGES AND WALLS.**

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
- (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
- (C) In all other areas, the height shall be limited to seven feet.
- (D) Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

### **§ 155.097 SCREENING OF MECHANICAL EQUIPMENT**

- (A) Building walls. Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.
- (B) Rooftops. Rooftop mechanical units shall be set back setback or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting property.
- (C) Ground-mounted mechanical equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

### **§ 155.098 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING**

Off-street parking and loading facilities shall be provided in accordance with §§ 155.475 through 155.502 of this Chapter.

#### **(A) Vehicle Access**

- (1) Driveways: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
  - (a) At least one driveway shall be located on a secondary street or alley, where available.
  - (b) Driveways and associated curb-cuts shall have a maximum width of 26 feet.
  - (c) The minimum distance between driveways on the same lot shall be 50 feet.
  - (d) Controlled entrances to parking (e.g., gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

#### **(B) Surface Parking**

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and five feet from any adjacent Residential zoning district.
  - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
  - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of three feet at the time of planting that form a continuous visual screen to block vehicle headlights.

- (2) Landscaping: A minimum of five percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
  - (3) Trees: A minimum of one shade tree (a 24-inch box tree) for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking area.
- (C) Structured Parking
- (1) Setbacks: Structured parking (including underground) shall be set back a minimum of five feet from any adjacent Residential zoning district.
    - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the street property line, except for vehicle/pedestrian access.
    - (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.
    - (c) Parking areas with controlled entrances, including access gates, shall be located at least 20 feet from the property line to allow for a queueing vehicle.
- (D) Electric Vehicle Charging Stations. Electric vehicle charging stations shall be provided consistent with the standards referenced within CalGreen Code section 4.106.4. In addition, the following standards shall apply:
- (1) Electric vehicle charging stations shall be provided in any area designed for the parking or loading of vehicles.
  - (2) In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (E) Bicycle parking. Bicycle parking shall be provided consistent with the standards referenced within CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:
- (1) Horizontal storage: Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.
  - (2) Vertical storage: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
  - (3) Aisles: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

#### **§ 155.099 REQUIRED ACCESS.**

In addition to § 155.098 (A) above, access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this Chapter.

#### **§ 155.100 SIGNS.**

No signs shall be permitted in the multiple-family residential zones except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

- (A) Signs or nameplates not exceeding one square foot in area and displaying only the name and address of the premises and the owner or lessee thereof shall be permitted.
- (B) Each apartment building or development may have one permanent sign not exceeding 20 square feet in area identifying the premises. Such sign shall not extend above the roof of the building.
- (C) Temporary subdivision tract signs and architect's or builder's signs shall be permitted in accordance with the provisions of §§ 155.515 through 155.536.
- (D) "For rent," "for sale," or "for lease" signs, each lot exceeding six square feet in area and not more than two such signs on any one lot or parcel, shall be permitted.
- (E) Signs which move or which have moving parts or flashing lights shall not be permitted in this zone.

### **§ 155.101 LANDSCAPING AND OUTDOOR OPEN SPACE**

The following landscaping and outdoor open space provisions shall apply in the multiple-family residential zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Site Landscaping
  - (1) At least 15 percent of the overall site shall be landscaped.
- (B) Minimum Area
  - (1) Minimum Open Space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum Open Space.
  - (2) Residential Open Space: Residential projects shall provide a minimum of 15 percent of the residential gross floor area as Private Open Space and five percent of the residential gross floor area as Common Open Space.
- (C) Private Open Space
  - (1) Access: Private Open Space shall abut and have direct access to the associated tenant space.
  - (2) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of five feet in each direction, with a vertical clearance of at least eight feet.
  - (3) Distribution: Private Open Space shall be outdoors and may be located within a required setback.
- (D) Common Open Space
  - (1) Access: Common Open Space shall be available to all tenants of the building at no cost.
  - (2) Types: Common Open Space shall be provided by at least one of the following and designed to comply with the associated standards:
    - (a) Backyard or courtyard on the ground floor;
      - i. Dimensions: Common Open Space shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

- ii. Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.
  - iii. Landscaping: A minimum of 15 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
  - iv. Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of Common Open Space, whichever is greater, shall be planted within the Common Open Space. At least 50 percent shall be shade trees.
  - v. Hardscape: A maximum of 50 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
  - vi. Water features: A maximum of 10 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.
- (b) Roof deck, terrace, or similar on upper floors;
- i. Dimensions: Common Open Space shall have a minimum area of 400 square feet and a minimum dimension of 15 feet in each direction.
  - ii. Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.
  - iii. Landscaping: A minimum of 15 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
  - iv. Hardscape: A maximum of 50 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
  - v. Water features: A maximum of five percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.
- (c) Multi-use driveway.
- i. Paving. The entire surface of the driveway shall be comprised of permeable pavers.
  - ii. Landscaped buffer. The driveway shall be lined by a minimum 18-inch-wide planted area, except at garage entries and pedestrian pathways. If the landscaped buffer is adjacent to a wall, it shall include shrubs or vines of at least 24 inches in height.

- (3) Amount: A maximum of 30 percent of Common Open Space shall be indoors (i.e. lounges, fitness centers, and similar). Indoor Common Open Space shall not include spaces primarily used for circulation.

### **§ 155.102 ACCESSORY BUILDINGS.**

The standards in this section apply to development and redevelopment of accessory structures on properties within the multiple-family residential zones, excluding accessory dwelling units.

- (A) Any accessory building located less than 70 feet from the front property line shall have the same minimum side yard as that required for the main building.
- (B) An accessory building shall have a maximum height of 16 feet.
- (C) An accessory building may be located on a side property line which does not border a street when said building complies with all of the following:
  - (1) Is 70 feet or more from the front property line.
  - (2) Has no openings on those sides of the building adjoining a property line and is of one-hour fire-resistant construction on said sides.
  - (3) Has provision for all roof drainage to be taken care of on the subject lot.
- (D) An accessory building which is 70 feet or more from the front property line, but which does not meet the requirements of subdivision (C) of this section, may not be located closer than three feet from the side property line.
- (E) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
- (F) An accessory building may be permitted on the rear property line when said building:
  - (1) Has no openings on the sides adjoining any property line and is of one-hour fire-resistant construction on said sides.
  - (2) Has provision for all roof drainage to be taken care of on the subject property.
- (G) An accessory building which does not comply with the requirements of subdivision (F) of this section shall not be located closer than three feet from the rear property line.
- (H) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
- (I) On a reverse corner lot, an accessory building shall not be located closer than five feet from any rear property line which is also the side property line for the property to its rear.

### **§ 155.103 PERMITTED ENCROACHMENTS INTO REQUIRED YARDS.**

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in §155.455 (D) and §155.457 (C).

### **§ 155.104 FRONTAGES**

- (A) Ground Floor
  - (1) Entrances: Residential units located adjacent to a street shall have a primary entrance facing the street. Entrances shall have a minimum three-



foot by three-foot covered landing area at the same grade as the interior floor.

- (a) Entrances shall incorporate at least three of the following:
  - i. Recession at least two feet from the building façade;
  - ii. Overhead projection of at least two feet in depth (e.g., porch roof);
  - iii. A sidelight window, adjacent window, or door with a window;
  - iv. At least one stair, up or down, from the pedestrian pathway;
  - v. Paving material, texture, or pattern differentiated from the pedestrian pathway.
- (b) Elevation: Buildings shall have a finished floor between two and four feet above the nearest public sidewalk elevation. On sloping sites, up to 25 percent of units may have finished floors up to 6 feet above the nearest sidewalk.
- (c) Paths: Pedestrian pathways to all primary entrances and common areas shall have a minimum width of three feet, including to lobbies, open space, parking, and refuse collection areas.
  - i. Where located parallel to a driveway, a change of material or pattern shall distinguish pedestrian pathways from vehicular travel lanes.
- (d) Walls and fences: Freestanding walls, fences, and raised planters taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.
- (e) Stoops and patios: The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.

#### (B) Façades

- (1) Transparency: Street-facing façades shall incorporate glazing for at least 20 percent of the overall façade, including at least 15 percent of the ground level.
- (2) Windows: Windows shall be recessed at least two inches from the face of the façade.
  - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
  - (b) Vinyl windows are prohibited
- (3) Materials: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
  - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
- (4) Color: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g. a mural).
- (5) Balconies: Balconies shall project a maximum of four feet from the building façade and shall not be located within 6 feet of any interior property line.
  - (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.

- (6) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.
  - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (7) Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.
  - (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
  - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (8) Screening: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.

## **§ 155.105 ARCHITECTURAL DESIGN STANDARDS**

### **(A) Modulation**

- (1) Building length: Buildings shall be no longer than 10 units or 200 feet in length, whichever is less, with a minimum separation of 10 feet between buildings.
- (2) Façade modulation: Street-facing façades over two stories in height shall incorporate at least two of the following:
  - (a) A sloped roof with a pitch greater than 3/12;
  - (b) A flat roof with a minimum two-foot vertical height difference for a minimum of 10 feet in length and depth;
  - (c) A top-level step back of at least two feet for a minimum of 25 percent of the length of the façade;
  - (d) A terrace at least five feet in depth and eight feet in width, open to the sky, at least every 50 feet;
  - (e) Balconies over 20 percent of the elevation;
  - (f) A change in material or texture (excluding windows, doors and railings).
- (3) Façade break: Façade planes adjacent to R1 zoning districts shall not exceed 50 feet in width without a façade break of at least five feet deep and 10 feet wide.

## **§ 155.106 STREETScape REQUIREMENTS.**

- (A) Sidewalks and other pedestrian improvements. All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the City. On major street frontages, the Director of Planning and Development may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) Street trees. Street trees are required on all streets. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On major street frontages, if street trees are planted within tree wells, the Director of

Planning and Development may condition development approvals on such wells having city-approved metal grates.

## Exhibit D – Mixed-Use Zone Districts

Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to add Part 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT and MU-TOD), Section 155.175 as follows:

### PART 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT AND MU-TOD)

#### § 155.175.1 PURPOSE.

The following zone districts are referred to collectively in this Chapter as the “mixed-use zones.”

- (A) The Mixed-Use (MU) zone district provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- (B) The Mixed-Use Downtown (MU-DT) zone district implements the City’s goal to establish a new downtown –one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- (C) The Mixed-Use Transit-Oriented Development (MU-TOD) zone district is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

#### § 155.175.2 USES.

Permitted uses and conditional uses are shown in Table 1. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an “AUP” is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an “X” is indicated, the use is not allowed.

Table 1: Mixed-Use Allowed Uses and Permit Requirements	
P: Permitted Use	CUP: Conditional Use Permit
X: Use Not Allowed	AUP: Administrative Use Permit

Uses	Land Use Regulation			Specific Use Regulations
	MU	MU-DT	MU-TOD	
<b>RESIDENTIAL USES</b>				
Single Unit Dwelling	X	X	X	
Multi-Unit Dwellings	P	P	P	
Accessory Dwelling Unit	P	P	P	Subject to the regulations in § 155.644
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	CUP	
Employee Housing, Large	P	P	P	
Employee Housing, Small	P	P	P	
Live/Work Unit	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
<b>CARE SERVICES AND FACILITIES</b>				
Community Care Facilities, Large	CUP	CUP	CUP	
Community Care Facilities, Small	P	P	P	
Emergency Shelter, Permanent	P	X	X	Emergency shelter facilities are subject to § 155.629.1
Emergency Shelter, Temporary Low Barrier Navigation Centers	P	P	P	
Family Day Care Home, Large	AUP	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family Allowed in stand-alone residential uses only.
Family Day Care Home, Small	P	P	P	Allowed in stand-alone residential uses only.
Hospitals and Clinic/Urgent Care: • Clinic/Urgent Care	P / CUP	P / CUP	P / CUP	CUP required for: blood/plasma donation centers; new clinic/urgent care establishments with more than 10,000 SF of floor area; and hospitals.
Hospital	CUP	X	X	
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>				
Commercial Recreation Facilities (Indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622.
Community Gardens	P	P	P	
Cultural Institutions	P	P	P	
Entertainment Venue (Indoor facilities only)	P / CUP	P / CUP	P / CUP	CUP is required for new establishments with more than 10,000 SF of floor area or establishments with Live Entertainment (Incidental or Standalone). Adult uses are subject to §155.602.

Gymnasium and Fitness Centers (Large)	P / CUP	P / CUP	P / CUP	CUP required for new establishments with more than 10,000 SF of floor area.
Gymnasium and Fitness Centers (Small)	P	P	P	
Parks and Public Plazas	P	P	P	
Religious Assembly Facilities	P	P	P	
Schools, K-12 – Private	CUP	CUP	CUP	
Schools, K-12 – Public	P	P	P	
Technical Trade, Business or Professional Schools	CUP	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	CUP	
<b>EATING ESTABLISHMENTS</b>				
Breweries, Wineries, or Distilleries,	CUP	CUP	CUP	Subject to § 155.628 -Sale or service of alcoholic beverages.
Cigar Lounges and Bars	P / CUP	P / CUP	P / CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Cocktail Lounges and Bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Restaurants				
Where the Outdoor Dining area is more than 50% of the overall seating area	CUP	CUP	CUP	
Serving Alcoholic Beverages	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages.
With Drive-in or Drive-through Facilities	CUP	CUP	CUP	
All Other Restaurants	P	P	P	
<b>RETAIL, COMMERCIAL SERVICE, AND OFFICE</b>				
Automated Teller Machines (ATMs) – Drive-through	CUP	CUP	CUP	
Automated Teller Machines (ATMs) – Standalone	P	P	P	
Business Support Services	P	P	P	
Check Cashing Business and/or Pawn Shop	CUP	X	X	
Financial Institutions and Related Services	P	P	P	
Hotel and/or Motel	CUP	CUP	CUP	
Office, Business, and Professional (non-medical and dental offices)	P	P	P	

Office, Medical or Dental	P	P/CUP	P/CUP	CUP required for medical or dental office developments with more than 10,000 SF of floor area
Personal Services, General	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	
Retail, General	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 SF of floor area or more than 2,000 SF of outdoor sales
Retail, Restricted	CUP	CUP	CUP	
Veterinary Clinic and/or Animal Grooming (Indoor Only)	P	P	P	Outdoor kennels or dog runs are not permitted.
<b>AUTOMOBILE-ORIENTED USES</b>				
Automobile Sales and Rental	X	X	X	
Automobile Washing/Detailing	X	X	X	
Automobile Service, Major	X	X	X	
Automobile Service, Minor	X	X	X	
Drive-in/Drive-through Establishments	CUP	CUP	CUP	
Service/Fueling Station, Automobile	X	X	X	
<b>LIGHT INDUSTRIAL</b>				
Laboratory – Medical, Analytical, Research, Testing (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Manufacturing – Light (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and Development (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
<b>OTHER USES</b>				
Transit Stations	CUP	CUP	P	
Utility Facilities				
• Facilities with On-site Staff	CUP	CUP	CUP	
• Facilities with No On-site Staff	P	P	P	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Section			

**§ 155.175.3 ACCESSORY USES.**

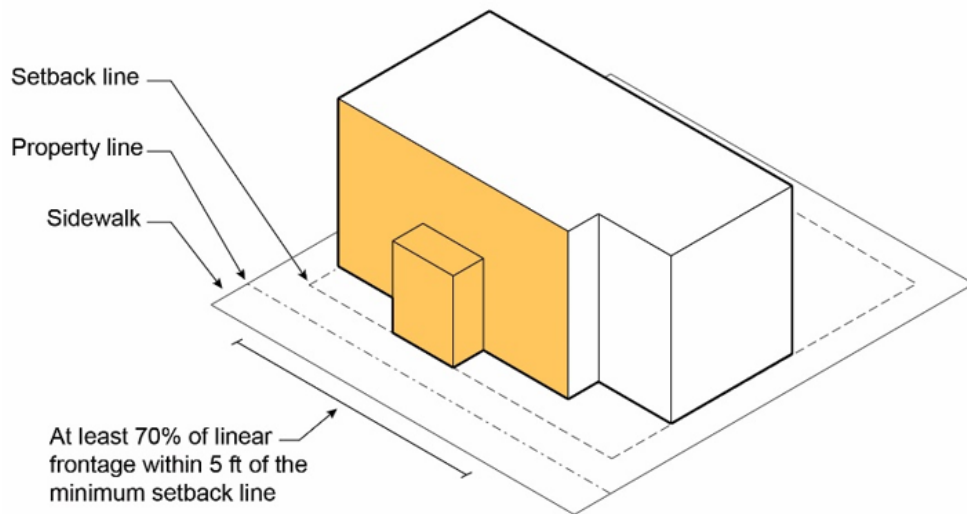
The following accessory uses are permitted in the mixed-use zones: those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

**§ 155.175.4 DEVELOPMENT STANDARDS.**

Table 2: Mixed-use zones Development Standards			
Standards	Land Use Regulation		
	MU-DT	MU	MU- TOD
Minimum lot area	20,000 sf	20,000 sf	20,000 sf
Minimum lot width	None	None	None
Minimum lot depth	None	None	None
Maximum FAR	3.0	3.0	4.0
Minimum landscape area	10 SF per linear foot of frontage plus 5% of the total parking areas		
Open Space (residential only)	200 sf/unit	200 sf/unit	150 sf/unit
Storage (residential only)	150 cu ft/unit	150 cu ft/unit	150 cu ft/unit
Minimum setback	10 ft. See also § 155.175.5		
Maximum building height (base)	4 stories; 60 ft	6 stories; 80 ft	6 stories; 80 ft
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	See § 155.175.7 Stepbacks		
Maximum density	40 du/ac	40 du/ac	60 du/ac
	See also residential density bonus in §155.625.1		

**§ 155.175.5 SETBACKS**

(A) Street setbacks: Buildings shall be located within five feet of the minimum setback for at least 70 percent of the building frontage along the primary right-of-way and 50 percent along any secondary right-of-way, excluding alleys.





(B) Landscaping. A minimum percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters, as follows:

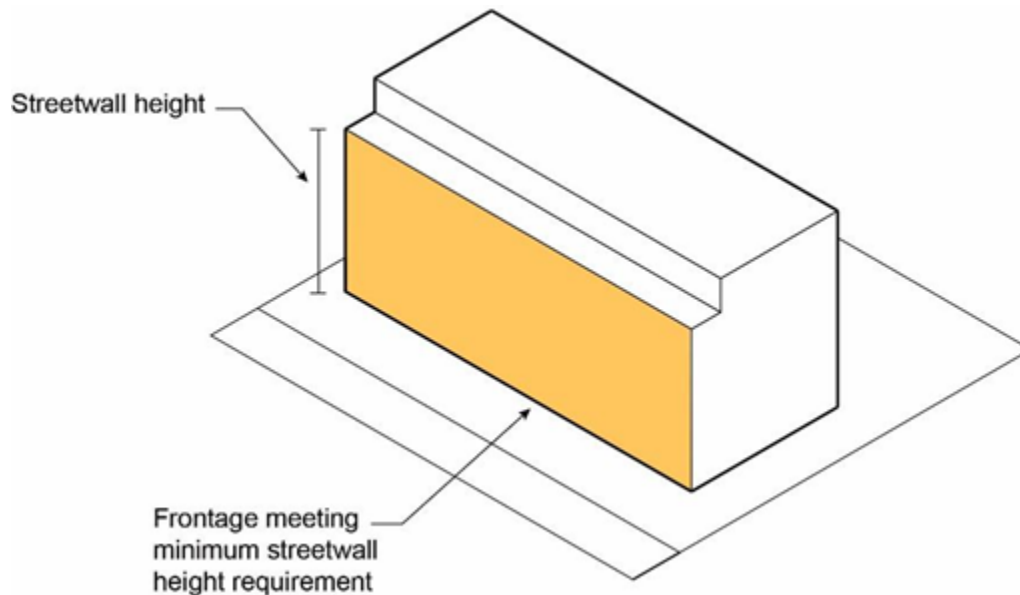
<b>Table 3: Setback Landscaping Requirement</b>	<b>Percentage</b>
Frontages with shared entrances to internal circulation	50%
Frontages with individual residential unit entrances	30%
With a stoop taller than 30 inches	10%
Frontages with commercial tenant entrances	30%
With outdoor dining	10%

(C) Interior setbacks: Buildings shall be set back a minimum of 15 feet from adjacent residential zoning districts.

**§ 155.175.6 STREETWALL**

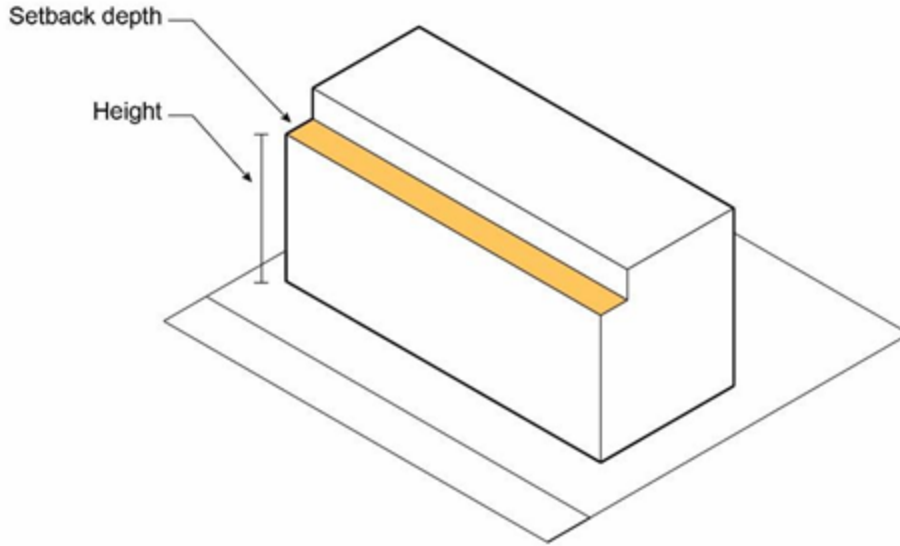
(A) Streetwall: Street-facing facades shall meet or exceed 25 feet (or two stories in height) for at least 75 percent of building frontage along public rights-of-way, unless the overall building height is lower than two stories.

(1) Streetwall is defined as any street-facing façade, excluding appurtenances, within five feet of the minimum setback and is not required to be continuous.

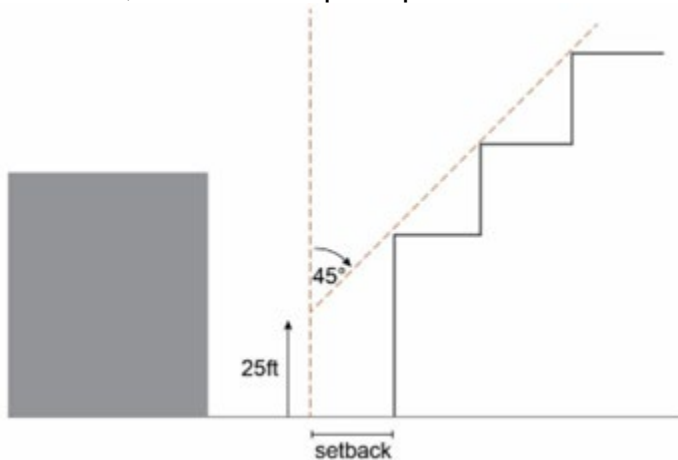


**§ 155.175.7 STEPBACKS**

(A) Street stepbacks: Street-facing facades greater than four stories shall be stepped back a minimum of 10 feet from the minimum setback line. Uses allowed within the stepback depth include balconies, terraces, shade structures, and similar open space features.



(B) Interior/rear setbacks: Adjacent to Residential zoning districts, buildings shall not be located within a plane sloping upward and inward at a 45-degree angle measured from the vertical, starting 25 feet above the existing grade along the property line. Uses allowed within the setback include balconies, terraces, shade structures, and similar open space features.



#### **§ 155.175.8 PERMITTED FENCES, HEDGES AND WALLS.**

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
- (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
- (C) In all other areas, the height shall be limited to seven feet.
- (D) Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

#### **§ 155.175.9 SCREENING OF MECHANICAL EQUIPMENT**

- (A) Building walls. Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-

of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.

- (B) Rooftops. Rooftop mechanical units shall be setback or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting properties.
- (C) Ground-mounted mechanical equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

### **§ 155.175.10 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING**

Off-street parking and loading facilities shall be provided in accordance with §§ 155.475 through 155.502 of this chapter except as specified below.

- (A) Off-site parking. To allow flexibility in the location of required parking and to encourage efficient utilization of land, required parking may be located up to 600 feet from the development (as measured along the most direct walking path). Such parking shall be designated, and signage shall be installed indicating that it has been assigned to the remote development. Confirmation of the parking assignment shall be required prior to occupancy of the development.
- (B) Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses) or that one of the sites has an excess supply of parking. The application shall include a parking study demonstrating that this standard has been met. The right of joint use must be evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through the Conditional Use Permit process.
- (C) Electric Vehicle Charging Stations. Electric vehicle charging stations shall be provided consistent with the standards referenced within CalGreen Code section 4.106.4. In addition, the following standards shall apply:
  - (1) Electric vehicle charging stations shall be provided in any area designed for the parking or loading of vehicles.
  - (2) In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (D) Bicycle Parking. Bicycle parking shall be provided consistent with the standards referenced within CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:

- (1) Horizontal storage: Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.
- (2) Vertical storage: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
- (3) Aisles: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

(E) Vehicle Access

- (1) Driveways: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
  - (a) A minimum of one driveway shall be located on a secondary street or alley, where available.
  - (b) Driveways and associated curb-cuts shall have a maximum width of 25 feet.
  - (c) The minimum distance between driveways on the same lot shall be 50 feet.
  - (d) Controlled entrances to parking (e.g., gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

(F) Surface Parking

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and five feet from any adjacent Residential zoning district.
  - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
  - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of three feet at the time of planting that form a continuous visual screen to block vehicle headlights.
- (2) Landscaping: A minimum of five percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
- (3) Trees: A minimum of one shade tree (minimum 24-inch box tree) for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

(G) Structured Parking

- (1) Setbacks: Structured parking shall be set back a minimum of 15 feet from any adjacent Residential zoning district.
  - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the primary street property line, except for vehicle/pedestrian access.

- (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.
- (c) Parking areas with controlled entrances, including access gates, shall be located at least 20 feet from the property line to allow for a queueing vehicle.

**§ 155.175.11 REQUIRED ACCESS.**

In addition to 155.175.10 (E) above, access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this chapter.

**§ 155.175.12 SIGNS.**

Signs in the mixed-use zones are subject to the sign standards of the C-4 zone in § 155.169. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

**§ 155.175.13 LANDSCAPING AND OUTDOOR OPEN SPACE**

The following landscaping and outdoor open space provisions shall apply in the mixed-use zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Minimum landscaped area. Where a mixed use adjoins a dedicated street, a minimum area equivalent to 10-square feet for each foot of frontage on said street plus five percent of the total parking areas shall be landscaped and maintained. Landscape areas in required setbacks (see § 155.175.5) or in common outdoor open space (see § 155.175.13.D.3) may be applied towards meeting the minimum amount of required landscaped area.
- (B) Curbs. Concrete curbs shall be installed along the borders of all on-site landscaped areas where said landscaped areas interface with driveways, off-street parking and loading areas and other similar facilities.
- (C) Open Space
  - (1) Minimum Open Space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum Open Space.
    - (a) Residential Open Space: Projects with a residential component shall provide a minimum of 15 percent of the residential gross floor area as a combination of Common and Private Open Space.
    - (b) Non-residential: Projects with over 40,000 square feet of non-residential gross floor area shall provide a minimum of five percent of the non-residential gross floor area as Common Open Space.
    - (c) Projects located within the MU-TOD zone with over 80,000 square feet of gross floor area, shall provide a minimum of two percent of gross floor area as Public Open Space.
  - (2) Private Open Space
    - (a) Access: Private Open Space shall abut and have direct access to the associated tenant space.
    - (b) Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.

(c) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of five feet in each direction.

(d) Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.

(D) Common Open Space

(1) Access: Common Open Space shall be available to all tenants of the building at no cost.

(2) Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.

(3) Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.

(4) Distribution:

(a) A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.

(b) A maximum of 30 percent of Common Open Space shall be indoors (i.e. lounges, fitness centers, and similar). Indoor Common Open Space shall not include spaces primarily used for circulation.

(5) Landscaping: A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.

(6) Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

(7) Hardscape: A maximum of 25 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.

(8) Water features: A maximum of five percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

(E) Public Open Space

(1) Access: Public Open Space shall be accessible to the general public at no cost.

(2) Amount: A maximum of 20 percent of the Public Open Space may be used as outdoor dining for a restaurant, subject to approval by the Director of Planning and Development or designee.

(3) Dimensions: Public Open Space shall have a minimum area of 400 square feet and a minimum dimension of 20 feet in each direction.

(4) Distribution: Public Open Space shall be outdoors, and a minimum of 80 percent of the Public Open Space shall be open to the sky.

(5) Elevation: The first 3,000 square feet of Public Open Space shall be at sidewalk elevation.

- (6) Signage: Public Open Space shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and identify opening hours.
- (7) Landscaping: A minimum of 25 percent of Public Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth.
- (8) Trees: A minimum of one 24-inch box tree for every 500 square feet of Public Open Space shall be planted within the Common Open Space area. At least 50 percent shall be shade trees.
- (9) Hardscape: A maximum of 25 percent of Public Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
- (10) Seating: A minimum of one seat per 250 square feet of Public Open Space shall be provided. Benches shall be calculated as 1 seat per 24 linear inches.
- (11) Water features: A maximum of five percent of Public Open Space shall be decorative water features, such as fountains or reflecting pools.

#### **§ 155.175.14 FRONTAGES.**

##### **(A) Ground Floor**

- (1) Floor Height: Ground floor commercial, non-residential, and residential common spaces shall have a minimum height of 12 feet, measured from finished floor to finished ceiling. Ground floor residential units shall have a minimum height of 8 feet, measured from finished floor to finished ceiling.
- (2) Elevation:
  - (a) The ground floor for commercial shall be located within two feet above or below sidewalk elevation. Primary entrances shall be located at sidewalk elevation.
  - (b) The ground floor for residential shall have a finished floor within two feet to four feet above the nearest sidewalk elevation. On sloping sites, up to 25% of units may have finished floors up to 6 feet above the nearest sidewalk elevation.
- (3) Entrances: Street-facing façades shall provide a minimum of one entrance per 100 feet of frontage that opens directly onto the sidewalk or another public open space.
  - (a) Entrances shall be set back at least 30 inches from the facade or public right-of-way.
  - (b) Primary entrances shall be distinguished by at least one of the following
    - i. Awning/canopy;
    - ii. Overhang/recessed entry;
    - iii. Porch/portico;
    - iv. Trellis.
    - v. Architectural element that creates a well-defined entrance.

- (4) Transparency: Street-facing façades shall incorporate glazing for a certain percentage of the building frontage between two and ten feet in height from sidewalk elevation. Windows shall provide views into display, lobby, sales, work, or similar active areas.
  - (a) For non-residential and residential common space uses, at least 60 percent of the frontage shall be transparent.
  - (b) For ground floor residential units, at least 15 percent of the frontage shall be transparent.
- (5) Blank walls: Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. Blank walls over 10 feet in length shall be enhanced by one of the following:
  - (a) Pattern, motif, etching, or similar decoration;
  - (b) Landscaping that covers at least 50 percent of the wall area;
  - (c) Trellis or similar projection;
  - (d) Public art approved by review authority.
- (6) Shading: Shade structures shall allow a minimum vertical clearance of eight feet above sidewalk elevation. Shade structures shall not conflict with existing street trees.
- (7) Security devices: Any security devices (i.e. roll-up doors) shall be designed to be fully concealed and hidden from view during business hours.

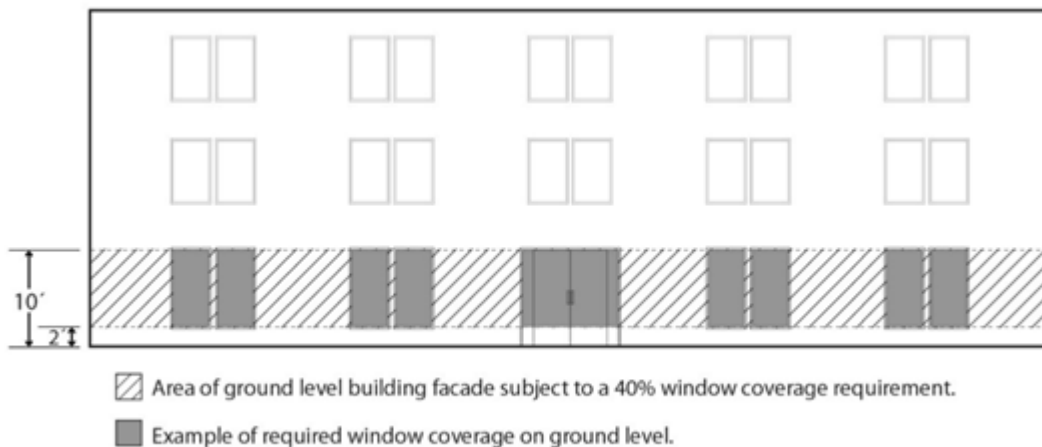
#### (B) Façades

- (1) Composition: Street-facing façades shall include at least three of the following:
  - (a) Pattern of modulation or fenestration;
  - (b) Datum lines along the length of the building (e.g., cornice) at least four inches in depth;
  - (c) Repeated projections (e.g., architectural detail, shading) at least four inches in depth;
  - (d) Balconies over 20 percent of the elevation;
  - (e) Screening (e.g., lattices, louvers).
- (2) Transparency: Street-facing façades shall incorporate glazing for at least 30 percent of the façade, including ground floor transparency.
- (3) Windows: Windows shall be recessed at least two inches from the face of the façade.
  - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
  - (b) Vinyl windows are prohibited.
- (4) Materials: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
  - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
- (5) Color: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g., a mural).
- (6) Balconies: Balconies shall project a maximum of four feet from the building façade and shall not be located within six feet of any interior property line.



- (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.
- (7) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.
  - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (8) Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.
  - (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
  - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (9) Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.
- (C) Window Requirements Window area or "glazing" requirements ensure that building facades will be composed of windows that provide views of activity, people, and merchandise, creating an interesting pedestrian experience.
- (D) Minimum window area required for nonresidential buildings.
  - (1) Building facades facing a street must have windows, display areas, or glass doorways for at least 40 percent of the area of the ground level wall area.
  - (2) Building facades facing a primary street must have windows, display areas, or glass doorways for at least 60 percent of the area of the ground level wall area.
  - (3) The ground level wall area is the wall area above two feet and below 10 feet, as measured from the finished grade (see Figure 1).
  - (4) The window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

**Figure 1: Ground Level Wall Area Measured for Window Standards**



- (E) Minimum window area required for residential buildings. Building façades that face a primary street frontage must have windows or glass doorways for at least 15 percent of the area of the entire façade (all floors).

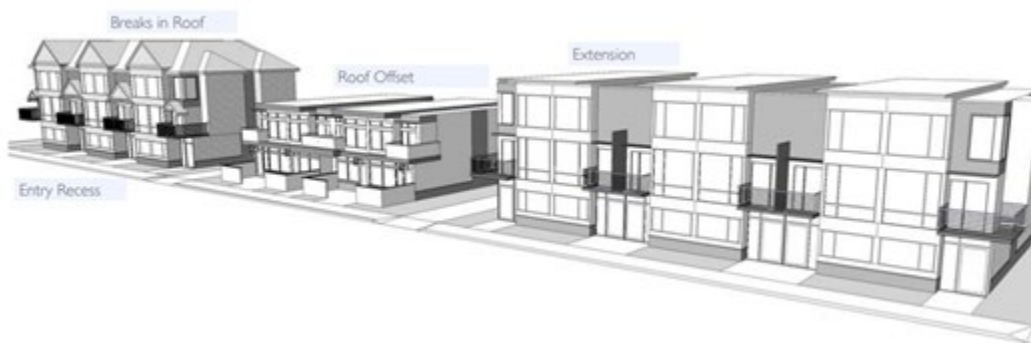
## § 155.175.15 ARCHITECTURAL DESIGN STANDARDS.

The facade articulation standards in subsection 155.175.15(A) provide a clear and objective approach to ensure that residential building facades have variation and depth in the plane of the building in order to create a more interesting and welcoming environment to pedestrians. The additional discretionary standards in subsection 155.175.15(B) apply to nonresidential buildings. The screening standard in subsection 155.175.9 ensures that mechanical equipment is screened or otherwise minimized so that it does not detract from the pedestrian environment.

- (A) The facades of residential buildings or the residential component of mixed-use buildings which are visible from a primary street frontage shall meet the following standards. The design shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 20 feet, and each floor shall contain at least two elements from the following options:

- (1) Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;
- (2) Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or
- (3) Offsets or breaks in roof elevation of two feet or greater in height.

**Figure 2: Residential Building Articulation**

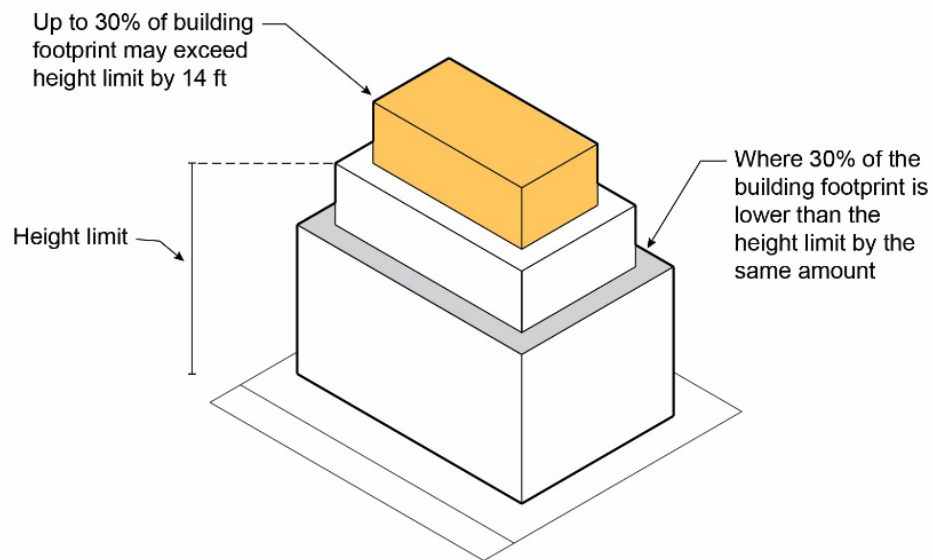


- (B) The facades of nonresidential buildings or the nonresidential component of mixed-use buildings which are visible from a primary street frontage shall meet the following requirements.

- (1) All buildings must be constructed of durable, maintenance-free materials;
- (2) Various building materials and colors shall be used to create visual interest.

- (3) Architectural treatments shall include variations of mass, height, materials, colors, and textures to maintain a visually appealing appearance;
- (4) Various types of building cladding shall be used to produce different texture, shade, and shadow effects;
- (5) All buildings shall feature a dominant (main) color on all elevations. Light colors in the white, cream and tan ranges are preferred;
- (6) Buildings may use up to three contrasting colors that complement the building's dominant color. Use of more than three contrasting colors is subject to approval by the Director of Planning and Development. Contrasting materials, textures, and colors shall be used to add emphasis to building entrances and to articulate long expanses of building walls;
- (7) Long, unarticulated facades are prohibited, and walls shall not run for more than 25 feet in one continuous plane without significant enhancements. Enhancement features include entry augmentations, horizontal offsets, change in roofline, unique corner treatment, reveal lines, building offsets, facade pop-outs, off-set bricks, window frames, glass treatments and changes in materials (tile or masonry materials), colors, texture, and finishing. Public art, murals (which does not include signage and advertisements, and which has been approved by the Heritage Arts Advisory Committee), and rich landscaping are also an acceptable option to enhance building facades. Windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. Recessed openings help to provide depth and contrast on elevation planes.

(C) Varied Roof Lines: Buildings may exceed the height limit by up to 14 feet for a maximum of 30 percent of a building's footprint where 30 percent of the building footprint is lower than the height limit by the same amount. This allowance is not applicable within interior/rear stepbacks and may not be used in conjunction with a concession for building height through density bonus.



(D) Modulation

- (1) Façade modulation: Façades shall be modulated with at least three of the following elements:
  - (a) Balconies recessed at least two feet in depth;
  - (b) Vertical pilasters three inches in depth reflecting building structure or architectural style;
  - (c) Horizontal bands, trims, or reveals three inches in depth along multiple levels;
  - (d) A change in material or texture (excluding windows, doors and railings).
- (2) Façade length: Street-facing façades of 150 feet or longer shall include a minimum break of 10 percent of the façade length or 20 feet in width, at least 10 feet deep and open to the sky.
- (3) Corner treatments: Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the primary frontage:
  - (a) A building entrance;
  - (b) A change in height of at least four feet for an area 10 feet by 10 feet minimum;
  - (c) A change in façade plane on upper stories of at least two feet in depth;
  - (d) A change of façade material or texture (excluding windows, doors and railings);
  - (e) A public open space or outdoor dining.

**§155.175.16 STREETScape REQUIREMENTS.**

- (A) Sidewalks and other pedestrian improvements. All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the City. On primary street frontages, the Director of Planning and Development may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) Street trees. Street trees are required on street frontages. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On primary street frontages, if street trees are planted within tree wells, the Director of Planning and Development may condition development approvals on such wells having city-approved metal grates.

## Exhibit E - Required Parking

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to delete Section 155.481 REQUIRED PARKING in its entirety, and replace as follows:*

### **§ 155.481 REQUIRED PARKING.**

Minimum number of required parking spaces. Except as necessary to comply with requirements to provide electric vehicle supply equipment installed in parking spaces or parking spaces that are accessible to persons with disabilities, the following minimum parking standards apply.

- (A) For sites located within one-half mile of a major transit stop as defined in Section 21064.3. of the Public Resources Code, no parking is required, except:
  - (1) Event centers shall provide parking for employees and other workers.
  - (2) Development projects where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging (except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code) shall provide parking in accordance with the minimum parking requirements of subsection B.
  - (3) Development projects for which, within 30 days of the receipt of a completed application, the City finds that based on a preponderance of the evidence in the record that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:
    - (a) The City's ability to meet its share of the regional housing need in accordance with Government Code Section 65584 for low- and very low-income households.
    - (b) The City's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Government Code Section 65583.
    - (c) Existing residential or commercial parking within one-half mile of the housing development project.
  - (4) Subsection (3) above shall not apply for the following projects:
    - (a) Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.
    - (b) Housing development projects that contain fewer than 20 housing units.
    - (c) Housing development projects subject to parking reductions based on the provisions of any other applicable State law.
- (B) For sites located more than one-half mile from a major transit stop the following number of parking spaces shall be the minimum provided for each new use:
  - (1) Residential, Care Services and Facilities, and Mixed-Uses.

Use	Required Number of Parking Spaces
<b>RESIDENTIAL USES</b>	
Accessory Dwelling Unit (ADU)	1 uncovered standard space per unit. These spaces may be provided as tandem parking on a driveway. No spaces required if ADU is located within one-half mile walking distance of public transit or when there is a car share vehicle located within one block of the ADU. When a garage or carport is converted to an accessory dwelling unit, parking spaces for the primary residence shall not be required to be replaced.
Junior Accessory Dwelling Unit (JADU)	No spaces required.
Single Unit Dwelling	2 enclosed garage spaces per unit accessed by a minimum 12-foot wide 20-foot-long driveway.
Multi-Unit Dwellings	2 spaces per unit. A minimum of one space per unit shall be enclosed or covered. A minimum of 1 guest space per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. A maximum of 30% of tandem parking spaces, excluding guest spaces, are allowed, and shall be limited to a maximum of 2 cars in depth, in a private garage or private parking area. The tandem 2 cars in depth shall be assigned to one dwelling unit.
Senior Housing	1 covered space per unit, plus an additional 1 space per 4 units for guest parking
Boarding House and Single Room Occupancy (SRO)	1 space per rentable room.
Manufactured (Mobile) Home or Mobile Home Park	2 spaces per unit, (1 of which shall be covered, where at least 2 sides of the carport shall be at a minimum 50% open and unobstructed), plus a minimum of 1 guest spaces per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. These spaces may be provided as tandem parking on a driveway.
<b>CARE SERVICES AND FACILITIES</b>	
Special Needs Housing: Supportive Housing, Transitional Housing, and Employee Housing	Special Needs Housing located in a single-unit dwelling or multi-unit dwelling shall be subject to the parking standards for such housing type. For special needs housing configured as group quarters and not within a single unit or multi-unit dwellings (i.e., where bed(s) are provided in individual rooms but kitchen and/or bathroom facilities are shared), 1 space per bed, plus 1 parking space per onsite staff person (during the shift with maximum staffing levels). Parking spaces may be covered or uncovered.
Emergency Shelter, Permanent and Temporary Low Barrier Navigation Centers	1 parking space per 10 beds, plus 1 space per onsite staff person (during the shift with maximum staffing levels).
Residential Care, Assisted Living	1 space per onsite staff person (during the shift with maximum staffing levels), plus 1 guest parking space per 10 beds.
Hotel/Motel Conversion to Permanent Housing	1 parking space for each living or sleeping unit plus 1 space per onsite staff person (during the shift with maximum staffing levels).
<b>MIXED-USE</b>	
Mixed-Use and Live/Work Unit	If 2 or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately.

(2) Agricultural uses.

- (a) Dwellings. Two parking spaces in a garage or carport for each dwelling unit.
- (b) Farms, ranches, and other agricultural uses. TW for each two employees other than seasonal or migrant employees.
- (c) Roadside stands accessory to an agricultural use. Four for each roadside stand.

(3) Commercial uses.

- (a) Automobile sales or rental, boat sales or rental, trailer sales or rental, machinery sales or rental, retail nurseries and other open uses not in a building or structure. One parking space for each 1,000 square feet of area devoted to open display of sales or one space for each two employees, whichever is greater; provided however, that where such area exceeds 10,000 square feet, only one parking space need be provided for each 5,000 square feet of such area in excess of the first 10,000 square feet contained in such area.
- (b) Banks. One parking space for each 200 square feet of floor area.
- (c) Bowling alleys. Five parking spaces for each alley. Additional parking spaces for balance of building calculated according to use.
- (d) Cafes, restaurants, cafeterias, drive- ins, bars, cocktail lounges, nightclubs and other similar places dispensing food or refreshments. One parking space for each 35 square feet of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift. In no event shall less than 10 parking spaces be provided regardless of square feet of floor area or number of employees.
- (e) Dance halls and skating rinks. One parking space for each 35 square feet of floor area used for seating, plus one parking space for each 75 square feet of floor area used for dancing or skating, plus one parking space for each two employees on the largest shift.
- (f) Furniture sales and repair, major household appliance sales and repair. One parking space for each 400 square feet of floor area or one parking space for each two employees, whichever is greater.
- (g) Hotels and motels. One parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift.
- (h) Medical and dental clinics and offices. Five parking spaces for each doctor or dentist plus one for each employee on the largest shift, or one for each 200 square feet of floor area, whichever is greater.

- (i) Mortuary and funeral homes. One for each 35 square feet of floor area used simultaneously for assembly purposes plus one for each vehicle used in connection with the use.
  - (j) Professional, business or administrative offices (excluding medical and dental). One parking space for each 300 square feet of floor area in office space or one parking space for each two employees, whichever is greater.
  - (k) Plumbing, heating and electrical shops. One parking space for each 400 square feet of floor area or one for each two employees, whichever is greater. Also one for each vehicle used in connection with the use.
  - (l) Retail establishments otherwise not enumerated in this section such as drugstores, department stores, repair shops, animal hospitals, business schools, dance studios. One parking space for each 250 square feet of building floor area, except area devoted exclusively to warehousing or storage, or one parking space for each two employees, whichever is greater.
  - (m) Theaters, auditoriums, stadiums, sports arenas, gymnasiums. One parking space for each three fixed seats and/or one parking space for every 35 square feet of seating area where there are no fixed seats. Also one parking space for each 250 square feet of floor area not used for seating. In no event shall less than 10 parking spaces be provided for such use regardless of the number of fixed seats, seating area or floor area.
  - (n) Take-out restaurants which provide take-out service exclusively. One parking space for each 200 square feet of floor space.
- (4) Industrial uses.
- (a) Industrial uses, including incidental office uses.
    1. 0 - 20,000 square feet of gross floor area: one parking space per 500 square feet.
    2. 20,001 - 100,000 square feet of gross floor area: one parking space per 750 square feet.
    3. 100,001 - 200,000 square feet of gross floor area: one parking space per 1,000 square feet.
    4. 200,001 and above square feet of gross floor area: one parking space per 2,000 square feet.
    5. Truck parking shall be required as per § 155.487(F).
  - (b) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.
- (5) Other uses.



- (a) Churches, temples, and other places of religious worship. One parking space for each 35 square feet of floor area used for assembly purposes in the auditorium.
- (b) Clubs, lodges, fraternal organizations, social halls, assembly halls. One parking space for each 35 square feet of floor area used simultaneously for assembly purposes. In no event shall less than 10 parking spaces be provided regardless of the amount of floor area used simultaneously for assembly purposes.
- (c) Colleges and universities. One parking space for each classroom and lecture hall and one parking space for each three students the school is designed to accommodate.
- (d) Business, technical professional, special or trade schools. One parking space for each classroom and lecture hall and one parking space for each one and one-half students the school is designed to accommodate.
- (e) Day care for children, special home; day nursery, children; and nursery school, pre-school children. Parking and loading areas shall be provided in accordance with the provisions of § 155.619; except that in no event shall less than three parking spaces be provided.
- (f) Golf courses. Ten parking spaces for each hole and one for each 35 square feet of building floor area used for public assembly and one parking space for each 250 square feet of building floor area used for other commercial uses.
- (g) Governmental buildings designed for a public use not otherwise enumerated in this division, such as public libraries. One parking space for each 250 square feet of floor area plus one for each two employees on the largest shift.
- (h) Government buildings not frequently visited by the public, such as fire stations. One parking space for each 400 square feet of floor space plus one for each two employees on the largest shift.
- (i) Hospitals and sanitariums. One and three-quarters parking spaces for each patient bed.
- (j) Mini-warehouse. One space for every 10,000 square feet of storage area; plus one covered space for on-site caretaker's unit. Additionally, incidental office area exceeding 10% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.
- (k) Public utility facilities including electrical substations, telephone exchanges, maintenance and storage facilities. One parking space for each 500 square feet of office space or work area within a structure or one parking space for each two employees on the largest shift, whichever is greater. Also, one parking space for each vehicle used in connection with the use. No requirements for

facilities which are normally unattended by employees except for occasional maintenance.

- (l) Schools, elementary and junior high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall.
- (m) Schools, high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall and one parking space for each 10 students the school is designed to accommodate. Additional parking spaces for stadiums shall be provided based on one parking space for each 10 fixed seats.