

Commercial Zoning District Regulations and Supporting Standards and Information

Prepared for

Town of Mammoth Lakes

By

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Urban and Regional Planners

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Town of Mammoth Lakes

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Commercial Zoning District Standards

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17.24.010 Purpose

In addition to the objectives outlined in Section 17.24 of this Title, the commercial zones are included in the zoning regulations to achieve the purposes outlined in the Neighborhood and District Character Element of the 2007 General Plan, specific to the Main Street and Old Mammoth Road districts. Additional purposes of the individual commercial zoning districts and the manner in which they are applied are as follows.

Downtown District (D). Downtown (D) District is intended to provide a thriving mix of residential, non-residential, and lodging uses and a distinctive gateway entry into town, with a focus on ground-level commercial uses and active frontages. The development standards are intended to concentrate development along Main Street with a focus on shopfront buildings that frame the street and provide an animated, pedestrian-friendly environment with high visual quality. The maximum FAR for nonresidential development and mixed-use development is 2.5. Residential development has a maximum density of 12 units/acre. The D zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.

Comment [JM1]: Density/FAR still under consideration; staff proposes to move forward with adoption of currently proposed densities/FAR until resolved.

Old Mammoth Road (OMR) District. The Old Mammoth Road (OMR) District is intended as an arts and culture district oriented toward medium scale commercial development along Old Mammoth Road, emphasizing community serving retail, artist galleries, office and service uses. It is intended to encourage a mix and intensity of uses in a pedestrian-scaled environment at a scale and form that is appropriate to its neighborhood context and adjacent residential uses and forms. The maximum FAR for nonresidential development and mixed-use development is 2.5. Residential development has a maximum density of 12 units/acre. The OMR zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.

Comment [JM2]: See comment1.

Mixed Lodging/Residential (MLR) District. The Mixed Lodging/Residential (MLR) District is intended to allow one or more of a variety of lodging, residential, and non-residential uses to encourage a mix of uses and emphasize transient occupancy. The maximum FAR for nonresidential development and mixed-use development is 2.5. Residential development has a maximum density of 12 units/acre. The MLR zoning district is consistent with the Commercial 1 (C-1) land use designation of the General Plan.

Comment [JM3]: See comment1.

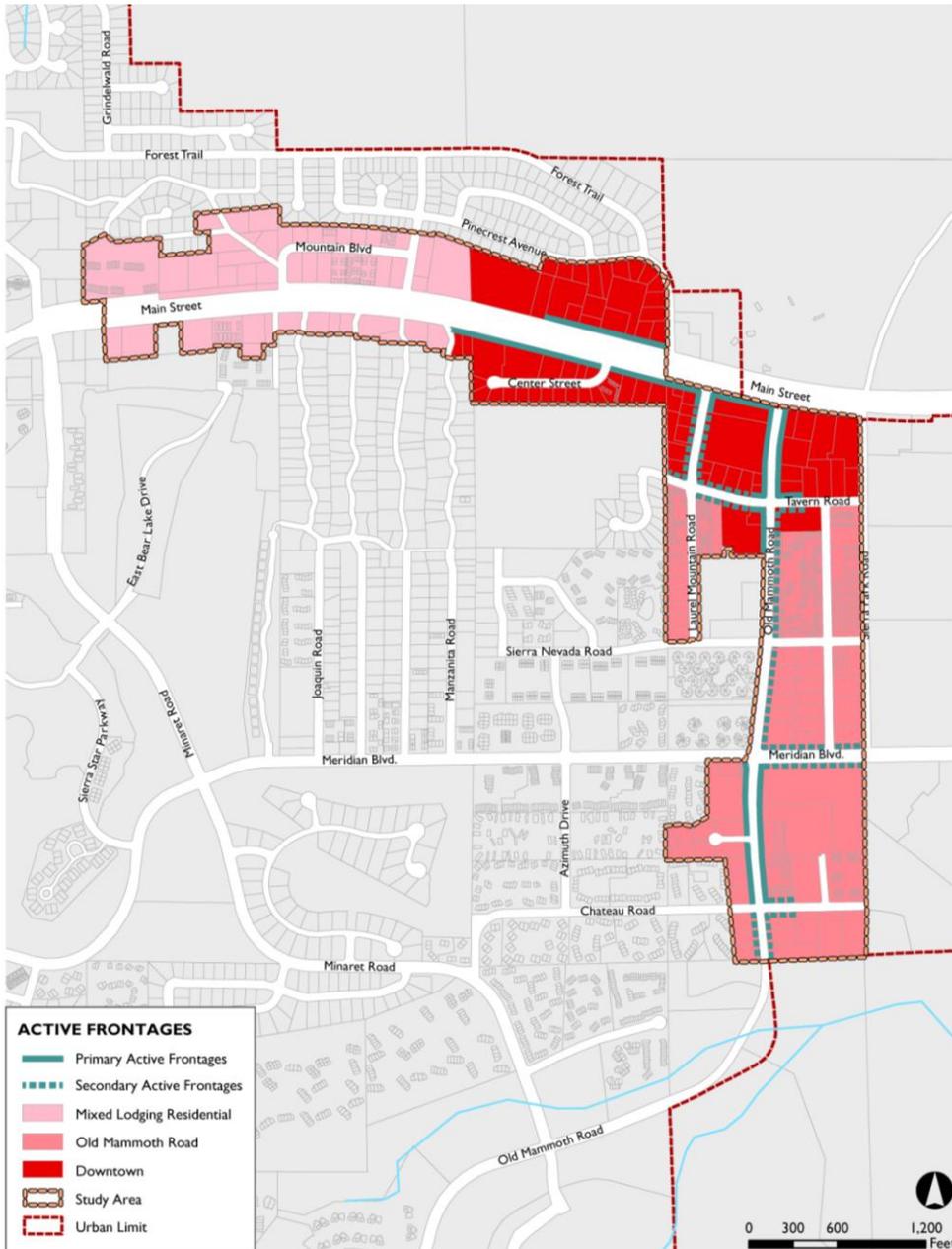
17.24.020 Commercial District Land Uses and Permit Requirements

- A. **General permit requirements.** Table 17.24.040 identifies the uses of land allowed by this Zoning Code in each commercial zone and on Designated Active Frontages (Figure 17.24.020), and the planning permit required to establish each use, in compliance with Section 17.08 (Development and Land Use Approval Requirements).

Comment [JM4]: Definitions of Primary and Secondary Frontages to be included in definitions section of code.

1. Other uses may be allowed as determined by the Director to be similar to and not more detrimental to uses listed in Table 17.24.040.
 2. In multitenant centers, wherever there is a change in building occupancy and the new use is similar to or no more intrusive than the previous use and meets all development standards applicable to the previous use, a use permit or administrative permit, if specified for the use, shall not be required.
 3. Design Review is required for proposed projects based on specified criteria as identified in Chapter 17.88, Design Review.
- B. **Requirements for certain specific land uses.** Where the last column in Table 17.24.040 (“See Specific Use Regulations”) includes a section number, the referenced section may establish other requirements and standards applicable to the use.

FIGURE 17.24.020 DESIGNATED ACTIVE FRONTAGES



[Type text]

TABLE 17.24.040: ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS				
<i>P: Permitted Use; U: Use Permit Required; A: Administrative Permit Required; -: Use Not Allowed; (#) Limitation Applies, See Footnote</i>				
<i>Land Use</i>	<i>D</i>	<i>OMR</i>	<i>MLR</i>	<i>See Specific Use Regulations:</i>
Residential Use Classifications				
Multi-family Residential	P(1)	P(1)	P	See Chapter TBD, Multi-Family Residential Projects; See Chapter TBD, Condominium Conversions
Assisted Living Facility	-	P(1)	P	Residential Care and Assisted Living Facilities
Convalescent Home	-	U(1)	-	
Emergency Housing/Shelter	-	P(1)	-	
Family Day Care Home, Small	P(1)	P(1)	P	
Live/Work Unit	P(1)	P(1)	P(1)	See Chapter TBD, Condominium Conversions
Residential Care Facility	<i>See subclassifications below</i>			
<i>General</i>	-	A(1)	A	Residential Care and Assisted Living Facilities
<i>Limited</i>	P(1)	P(1)	P	
Single Room Occupancy	-	U(1)	U	
Supportive Housing	Transitional and Supportive Housing			
Transitional Housing	Transitional and Supportive Housing			
Recreation, Education, & Public Assembly Use Classifications				
Commercial Recreation Facility	P(2)	P(2)	P(2)	
Community Assembly	P(1)	P(1)	P	
Conference/Convention Facility	P(6)	P(6)	P(6)	
Fitness/Health Facility	P(6)	P(6)	P(6)	
Instructional Services	P(3)	P	P	
Parks and Playgrounds, Public	P	P	P	
Private Residential Recreational Facility	P(1)	P(1)	P(1)	
Public Recreational and Cultural Facility	P(2)	P(2)	P(2)	
Schools, Public or Private	U(1)	U(1)	-	
Theater, Cinema or Performing Arts	P	P	P	
Retail Use Classifications				
Artisan Shop	P	P	P	
Auto and Vehicle Sales and Rental	U(9)	U(9)	-	
Bars/Taverns/Nightclubs	A	A	U	
General Retail	P	P	P	
Nurseries and Garden Centers	P(9)	P(9)	P(9)	
Restaurant, Café, Coffee Shop	P	P	P	See Section TBD, Outdoor Dining

Comment [JM5]: include the word "supermarket" in the general retail definition; add convenience store to definition of general retail.

*Commercial Zoning District Regulations and
Supporting Standards and Information*

TABLE 17.24.040: ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS				
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<i>Land Use</i>	<i>D</i>	<i>OMR</i>	<i>MLR</i>	<i>See Specific Use Regulations:</i>
Tasting Room	P	P	P	
Service Use Classification				
Animal Care and Boarding	<i>See subclassifications below</i>			
<i>Pet Day Care</i>	P(10)	P/A(10)	P/A(10)	Pet Day Care
<i>Pet Grooming</i>	P(3)	P	P	
<i>Veterinary Services</i>	P(1)	P(1)	P	
Banks and Financial Services	P/A(2)	P	P	
Day Care Centers	P	P	A	Day Care Centers
Food Preparation	P(1)	P(1)	-	
Government Offices	P(1)	P	-	
Lodging	<i>See subclassification below</i>			
<i>Hotels and Motels</i>	P	P	P	Hotels and Motels
Medical Marijuana Cooperatives	U(1)	U(1)	-	Medical Marijuana Cooperatives
Medical Services	<i>See subclassifications below</i>			
<i>Hospital</i>	-	U(1)	-	
<i>Clinics and Laboratories</i>	A(1)	P(1)	A(9)	
Offices	P(7)	P(7)	P(7)	
Personal Services	P	P	P	
Public Safety Facilities	A(1)	A(1)	A	
Vehicle Services	<i>See subclassifications below</i>			
<i>Fueling Stations</i>	(4)	U(1)	(4)	
<i>Repair, Major</i>	-	U(1,5)	-	
<i>Services and Repair, Minor</i>	A(1,5)	A(1,5)	-	
<i>Washing</i>	-	A(1)	-	
Warehousing, Storage, and Distribution	<i>See subclassification below</i>			
<i>Personal Storage</i>	A(1)	A(1)	-	
Industry, Manufacturing, & Processing Use Classifications				
Handicraft/Custom Manufacturing	-	A(1)	-	
Transportation, Communications, Infrastructure Use Classifications				
Parking, Public or Private	P(8)	P(8)	P(8)	
Transportation Passenger Facilities	U	U	U	
Other Applicable Types				
Accessory Use	P	P	P	See Chapter TBD, Accessory Uses
Automated Teller Machine (ATM)	See Section TBD, Automated Teller Machine (ATM)			
Fractional or Timeshare Development	P	P	P	See Chapter TBD, Fractional/Timeshare Development

TABLE 17.24.040: ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS				
<i>P: Permitted Use; U: Use Permit Required; A: Administrative Permit Required; - : Use Not Allowed; (#) Limitation Applies, See Footnote</i>				
<i>Land Use</i>	<i>D</i>	<i>OMR</i>	<i>MLR</i>	<i>See Specific Use Regulations:</i>
Home Occupations	P	P	P	See Section TBD, Home Occupations
Outdoor Display and Sales	A	A	A	See Section TBD, Outdoor Display and Sales
Temporary Uses and Events	See Chapter TBD, Temporary Uses and Events			
Mobile Businesses	A	A	A	See Section TBD, Mobile Businesses
Telecommunication Facilities	See Chapter TBD, Telecommunication Facilities			
Wind Energy Conversion Systems (WECS)	See Chapter TBD, Wind Energy Conversion Systems (WECS)			
Specific Limitations: <ol style="list-style-type: none"> 1. Not allowed on the ground floor along Primary and Secondary Active Frontages. 2. Limited to establishments with a gross floor area of 5,000 square feet or less when located on the ground floor along Designated Active Frontages. Administrative Permit required if greater than 5,000 square feet. 3. Limited to establishments with a gross floor area of 1,200 square feet or less when located on the ground floor along Designated Active Frontages. 4. Permitted if existing, no new fueling stations allowed. 5. Use shall be completely enclosed in a building of soundproof construction. 6. At least 50 percent of the ground floor Designated Active Frontages shall be occupied by retail or food service uses. 7. Limited to walk-in clientele when located on the ground floor along Designated Active Frontages. 8. Shall be located behind buildings or in structures wrapped with other uses along Designated Active Frontages. 9. Limited to establishments with a gross floor area of 5,000 square feet or less. 10. Allowed only as accessory to a hotel or motel or other lodging use. Administrative Permit required if primary use in OMR and MLR districts. 				

17.24.030 Commercial District Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 17.24.030-1 through 17.24.030-6 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article III (Site Planning and General Development Standards). Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Code, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

TABLE 17.24.030-1: COMMERCIAL DISTRICTS – LOT, DENSITY AND INTENSITY STANDARDS					
<i>Development Feature</i>	<i>Requirement by Zone</i>			<i>Additional Regulations</i>	<i>#</i>
	<i>D</i>	<i>OMR</i>	<i>MLR</i>		
Lot Size					
<i>Lot area</i>		10,000 square feet			
<i>Lot area, corner lot</i>		11,000 square feet			
<i>Lot width</i>		75 feet			

TABLE 17.24.030-1: COMMERCIAL DISTRICTS – LOT, DENSITY AND INTENSITY STANDARDS					
Development Feature	Requirement by Zone			Additional Regulations	#
	D	OMR	MLR		
Lot width, corner lot	90 feet				
Lot depth	100 feet				
Width for access	50 feet				
Minimum buildable site area	5,000 square feet				
Minimum width/depth for a building site	50 feet				
Maximum slope for a building site	20%				
Density					
Residential	12 units/acre			(A)	
SRO	48 rooms/acre			(A)	
Floor Area Ratio (FAR)	2.5 of which a maximum of 1.5 may be devoted to lodging, fractional, or timeshare development.			(B)	

A. Determining Density.

1. **Rounding of Density.** When the density calculation results in a fraction or decimal (acreage multiplied by allowed density does not equal a whole number) and the fraction or decimal exceeds 66 percent of a unit, it shall be rounded up to the next higher whole number. When the fraction or decimal is 66 percent or less it shall be rounded down to the next lower whole number.
2. **Half Unit of Density.** For the purposes of calculating residential density, a one bedroom unit or studio unit up to a maximum of 850 square feet of living area, shall be considered to equal one-half of a dwelling. Living area is all space within the unit other than the garage and does not include common area hallways or similar spaces in a multiple-family structure.

B. Floor Area Ratio (FAR). The FAR limit applies to all non-residential and mixed-use projects. For mixed-use projects that include residential uses, the FAR limit applies to both non-residential and residential uses, in addition to the density limit.

TABLE 17.24.030-2: COMMERCIAL DISTRICTS – BUILDING PLACEMENT STANDARDS					
Development Feature	Requirement by Zone			Additional Regulations	#
	D	OMR	MLR		
Minimum Setbacks (measured from property line unless otherwise stated)					
Main Street and Frontage Road	0 feet (C)			17.36.090 – Screening and Buffer; 17.36.100 – Setback Requirements and Exceptions; 17.52.160 – Mixed-Use Development	1
Other Designated Active Frontage Areas	Property line or 15 feet from back of curb, whichever is greater. (C)		n/a		2
All Other Streets	10 feet; (C)				3
Interior Side and Rear	0 feet, 15 feet adjacent to a residential district				4
Projections into Setbacks	Awnings, overhangs and other elements of a covered walkway, public plaza, or outdoor eating area may project up to 8 feet into the required setback.				5
Build-to Requirement					
Primary Active Frontage	Min: 60% of linear street frontage (D)				6
Secondary Active Frontage	Min: 40% of linear street frontage (D)				6
Corner Build Area	30 feet (D)				7

- C. **Frontage Improvements.** New development shall provide street frontage improvements in accordance with streetscape standards determined by the Community and Economic Development Director and Public Works Director.
1. Except where occupied by a building or used for building access, the property frontage, for a depth of 10 feet from the property line, shall be improved so that it functions as a wider public sidewalk; utilized for active outdoor uses such as outdoor dining, or improved with landscaping, public art, and/or pedestrian amenities such as outdoor seating.
- D. **Required Building Areas, Active Frontage Areas.** The following building placement requirements apply in Designated Active Frontage Areas (See Figure 17.24.020, Designated Active Frontages):
1. **Build-to Requirement.** Building facades shall be located within five feet of the required setback line along Designated Active Frontages for the percent of linear street frontage identified in Table 17.24.030-2 (Commercial Districts-Building Placement Standards).
 2. **Corner Build Area.** Buildings on corner lots along Designated Active Frontages shall be located at or within five feet of the required setbacks on each street frontage within 30 feet of the corner.
 3. **Exception.** The requirements above may be modified or waived by the Director upon finding that:
 - a. Plazas, courtyards or outdoor eating areas that function as publicly accessible open space with amenities such as seating, landscaping, lighting, and trash/recycle bins are located between the build-to line and building, provided that the buildings are built to the edge of the plaza;
 - b. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; or
 - c. A larger setback is required to preserve existing mature trees or landscape.

TABLE 17.24.030-3: COMMERCIAL DISTRICTS – HEIGHT STANDARDS

* Maximum street wall heights determined by feet and not by stories.

Development Feature	Requirement by Zone			Additional Regulations	#
	D	OMR	MLR		
Maximum Overall Building Height	55 feet	45 feet	45 feet	17.36.060	1
Minimum Building Face Height	20 feet, applicable only to Primary Active Frontages				2
Maximum Building Face Height					
Main Street and Main Street Frontage Road (North Side only) North Side of Main Street and Main Street Frontage Road	35 feet for 60% of the building face; 45 for 20% of the building face; 55 for 20% of the building face (E)	n/a	35 feet for 60% of the building face; 45 for 40% of the building face (E)		3
All Other Streets and Adjacent to Residential Districts	25 feet for 60% of the building face; 35 for 20% of the building face; 45 for 20% of the building face (E)				3
Stepback	Min.10 feet from the building face below (E)				4
Ground Floor, Nonresidential Uses	Min. 14 feet clear from floor to ceiling				5
Ground Floor, Residential Uses	Min. 8 feet clear from floor to ceiling				6
Upper Floors	Min. 8 feet clear from floor to ceiling				6
Parking Podium	The maximum height of a parking podium visible from the street is 4 feet from finished grade.				7

Comment [JM6]: Need consensus on whether to have a different building face height for north side of Main Street; Need consensus on whether the building face heights should be 25 or 35.

E. **Building Face Height.** Along street frontages and adjacent to residential districts, the building face shall have a maximum wall height as identified in Table 17.24.030-3 (Commercial Districts-Height Standards) with a minimum setback of ten feet from that building face to the next higher story, except as provided below.

1. A maximum of 20 percent of the length of the building face may exceed the maximum building face height by up to 10 feet without a setback; and
2. An additional 20 percent of the length of the building face may exceed the maximum building face height by up to 20 feet without a setback.

TABLE 17.24.030-4: COMMERCIAL DISTRICTS – PARKING AND LOADING STANDARDS					
Development Feature	Requirement by Zone			Additional Standards	#
	D	OMR	MLR		
Setback from Street Property Line	20 (F)	20 (F)	20 (F)	See 17.44 – Parking and Loading Standards	1
Setback from Buildings and Public Plazas	8 feet; 5 feet walkway plus 3 feet landscaping; Applicable only to above ground parking.				2
Access Location	Side street, alley, or rear of property wherever possible. (G)				3
Shared Access	See additional regulations (H)				4
Curb Cuts	Minimized and in areas least likely to impede pedestrian circulation				
Loading/Service Areas	Side or rear of lot; must be screened from public ROW				5

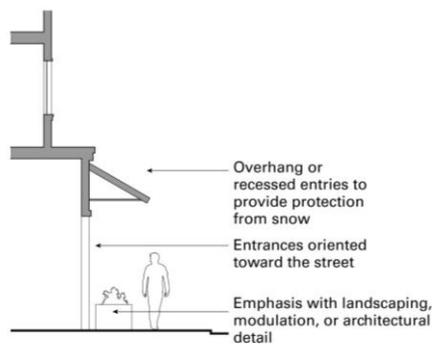
- F. **Limitations on Location of Parking.** Buildings shall be placed as close to the street as possible, with parking underground, behind a building, or on the interior side or rear of the site. Parking may be located within the required setback, subject to the following requirements.
1. **Underground and Partially Submerged Parking.** Parking completely or partially underground, may match the setbacks of the main structure.
 2. **Surface Parking.** Above ground surface parking may be located within 20 feet of a street facing property line when the Director makes the following findings:
 - a. Buildings are built close to the public sidewalk to the maximum extent feasible;
 - b. The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; and
 - c. The site is small and constrained such that underground, partially submerged, or surface parking located more than 20 feet from the street frontage is not feasible.
- G. **Access for Main Street Properties.** Properties fronting onto Main Street that redevelop to claim an existing frontage road shall incorporate a re-routed access road to the rear of the property. The re-routed access road shall be designed to be continuous with those of adjacent properties, where possible.
- H. **Shared Access.** To encourage shared parking and shared access points on public streets, new parking facilities shall be designed to accommodate cross-access to/from adjacent properties to allow parking areas to become joint use facilities even if initially serving only one development. When cross-access for vehicles is deemed impractical by the Director, the requirement for cross-access may be waived if bicycle and pedestrian connections are provided between adjacent properties.

TABLE 17.24.030-5: COMMERCIAL DISTRICTS – ADDITIONAL STANDARDS					
Development Feature	Requirement by Zone			Additional Standards	#
	D	OMR	MLR		
Required snow storage area	An area equal to 60% of all parking and driveways on the site; See 17.36.110 (Snow Storage)				
Propane Tanks & Dumpsters	See 17.36.080 (Propane Tanks) & 17.36.130 (Solid Waste/Recyclable Materials Storage)				
Fences and Walls	See 17.36.040 (Fences and walls)				
Exterior Lighting	See 17.36.030 (Exterior lighting)				
Design Review	See 17.88 (Design review)				
Outdoor Storage and Work Areas	See 17.52.220 (Outdoor storage and work areas)				
Signs	See 17.48 (Signs)				
Landscaping	See 17.40 (Water-Efficient Landscape Regulations)				

17.24.040 Commercial District Supplemental Standards

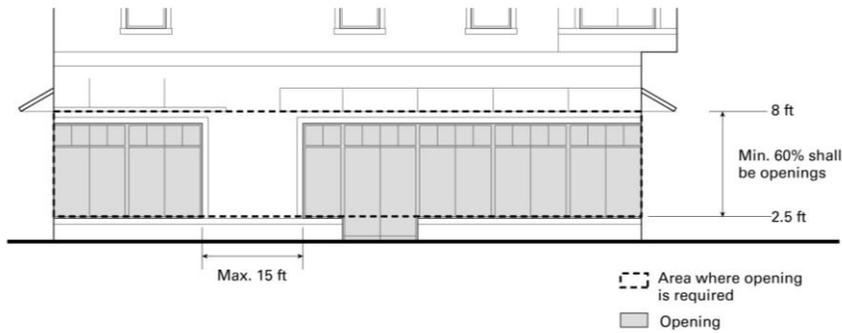
- A. **Maximum Block Length.** Block length is limited to 350 feet measured from curb edge to curb edge. A block length up to 600 feet shall only be allowed when a mid-block pedestrian connection is provided or the Director finds that:
1. It is not feasible or practical to provide a mid-block pedestrian connection due to the location and configuration of the lot; and
 2. Safe and convenient pedestrian connections are provided throughout the site and provisions are made to accommodate cross-access to/from to pedestrian areas that may be developed on adjacent properties.
- B. **Building Orientation and Entrances.**
1. All buildings located on a public street shall be oriented toward, and have their primary entrances facing the public street.
 2. Building entrances shall be emphasized with special architectural, modulation of roof lines or landscape treatments.
 3. Building entrances shall be designed so that snow does not shed freely into entrances.

FIGURE 17.24.040(B): BUILDING ORIENTATION AND ENTRANCES



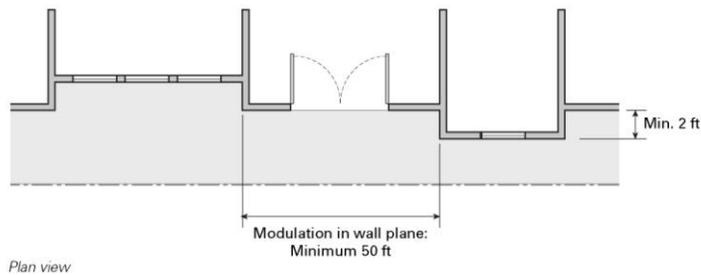
- C. **Building Transparency and Openings for Non-Residential Uses.** Exterior walls facing and within 20 feet of a street, park, plaza, pedestrian walkway, or other public outdoor space shall include windows, doors, or other openings for at least 60 percent of the building wall area located between 2.5 and 8 feet above the level of the sidewalk. No wall may run in a continuous horizontal plane for more than 15 feet without an opening.

FIGURE 17.24.040(C): BUILDING TRANSPARENCY



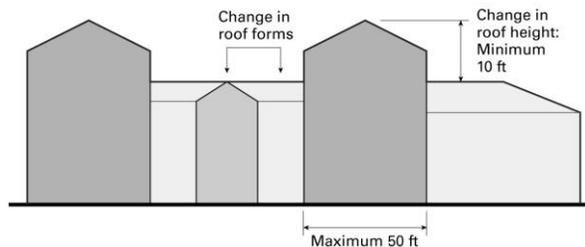
1. **Design of Required Openings.**
 - a. Openings fulfilling this requirement shall have transparent glazing and provide views 10 feet in depth into work areas, display areas, sales areas, lobbies, or similar active spaces or into window displays that are at least three feet deep.
 - b. Windows on the ground level building facade facing a street shall not be opaque. Shades or blinds, which block the view of a pedestrian into a building for more than five hours a day during daylight hours in the summer, or more than four hours a day during daylight hours when it is not summer, are defined as opaque for purposes of this Chapter.
 2. **Exceptions for Parking Garages.** A parking garage that does not incorporate ground-floor non-residential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a landscaped area at least ten feet wide between the parking garage and public street.
 3. **Alternatives.** Alternatives to the building transparency requirement may be approved if the Director finds that the street-facing building walls exhibit architectural relief and detail, and are enhanced with landscaping in such a way as to create visual interest at the pedestrian level.
- D. **Building Design.** Buildings shall be well designed to create a pedestrian-friendly environment and support a vital and active public realm. Buildings shall appear integrated with the natural features and existing buildings in the districts; complement the Eastern Sierra Nevada Mountain setting; and contribute to the Town of Mammoth Lakes’ “village in the trees” identity.
1. **Wall Plane Modulation.** Buildings should exhibit substantial reveals or offsets in the wall plane. Any building face over 50 feet wide shall be broken down to read as a series of buildings or storefronts no wider than 50 feet each to avoid a monotonous flat wall plane. Offsets shall be a minimum of two feet.

FIGURE 17.24.040(D)(1): WALL PLANE MODULATION



2. **Roof Modulation.** The roof line of all facades visible from a public right-of-way shall not exceed 50 feet wide without modulation.
- a. Roof modulation shall consist of or be a combination of:
 - i. A change in height by a minimum of 10 feet; or
 - ii. A change in form through changes in pitch, plane, and orientation. A pitched roof line segment shall have a minimum slope of 3:12. Acceptable pitched roof types include gable, hip, and gambrel roofs.
 - b. Roof modulation shall be incorporated to reflect the interior uses of multi-tenant buildings and emphasize key building entrances.
 - c. *Alternatives.* Alternatives to the roof modulation requirement may be approved if the Director finds that the roof design is composed of a variety of roof forms that are appropriately scaled and proportioned.

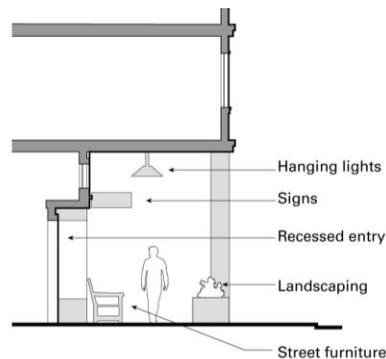
FIGURE 17.24.040(D)(2): ROOF MODULATION



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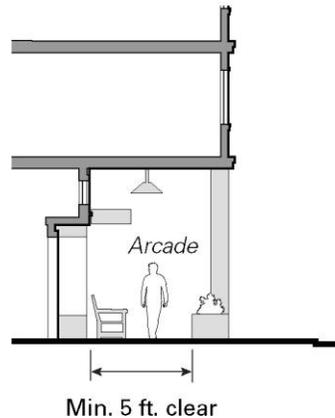
3. **Vertical Relationship.** Buildings shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Architectural features such as cornices, eaves, parapets, towers, and balconies shall be used, as appropriate, to delineate the base, middle, and top, accentuate setbacks between stories, and terminate rooflines.
4. **Architectural Articulation.** Buildings shall include sufficient architectural design features to create visual interest. Different ways that this requirement may be met include but are not limited to those listed below; compliance with this requirement shall be evaluated by the Director in the review process.
 - a. **Façade Incorporates Architectural Details.** The building façades incorporate details such as window trim, window recesses, cornices, belt courses, columns, changes in material, or other design elements in an integrated composition. The use of materials, textures, and colors enhance architectural interest and emphasize details and changes in plane. Buildings shall be designed with four-sided architecture where each exterior wall is designed equivalent to the primary facade in the extent of building articulation and quality of exterior materials, and consistent with the color scheme of the primary facade.
 - b. **Pedestrian-Friendly Design Features.** Building frontages along designated active frontages are designed to enhance the storefront character of retail areas. Storefronts consist of detailed and composed facades with individual windows set in well-detailed frames. Frontages incorporate features that contribute to pedestrian comfort and interest, such as awnings, recessed entries, arcades, hanging lights, and bracket hung signs. Architectural and ornamental features shall not impede pedestrian routes.

FIGURE 17.24.040(D)(4)(C): PEDESTRIAN-FRIENDLY DESIGN FEATURES



- i. **Arcades.** The minimum depth of an arcade shall be five feet clear, measured from the back face of the columns to the ground floor facade.

FIGURE 17.24.040(D)(4)(B)(I): ARCADES



- a. *Projections and Recesses.* All building faces shall exhibit modulation through projections with a significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth. Balconies, bay windows, or similar repeated elements are encouraged across the length of the façade. This method for achieving architectural articulation is most typically found in the building middle and on buildings that include residential or lodging uses.

E. Building Materials and Construction.

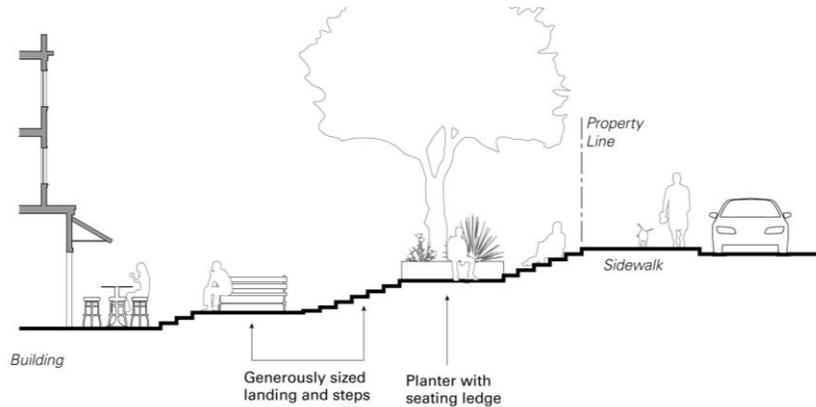
1. *Building Materials.* The building base shall be clad in durable high-grade materials from at least the floor slab of the second floor down to one inch of the finished sidewalk grade, and these materials shall wrap corners of exposed interior property line walls a minimum of five feet.
2. *Construction Execution.* All construction details and materials shall be of the highest standard and executed to minimize weathering, eliminate staining of the wall surface, and avoid deterioration of materials on adjacent properties or the public-right-of-way.

F. Pedestrian Access. On-site pedestrian circulation and access must be provided according to the following standards:

1. *Internal Connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
2. *To Street Network.* Regular connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. On sloping sites, the walkway between the building and the sidewalk or other public outdoor area shall be designed as

usable open space with generously sized steps and landings, with features such as low risers and wide treads, and any planter boxes that include seating ledges.

FIGURE 17.24.040(F)(2): ACCESS TO STREET NETWORK, SLOPING SITES



3. **To Neighbors.** Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
4. **To Transit.** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
5. **Pedestrian Walkway Design.**
 - a. Walkways shall be a minimum of five feet wide, shall be hard-surfaced, and paved with permeable materials.
 - b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier

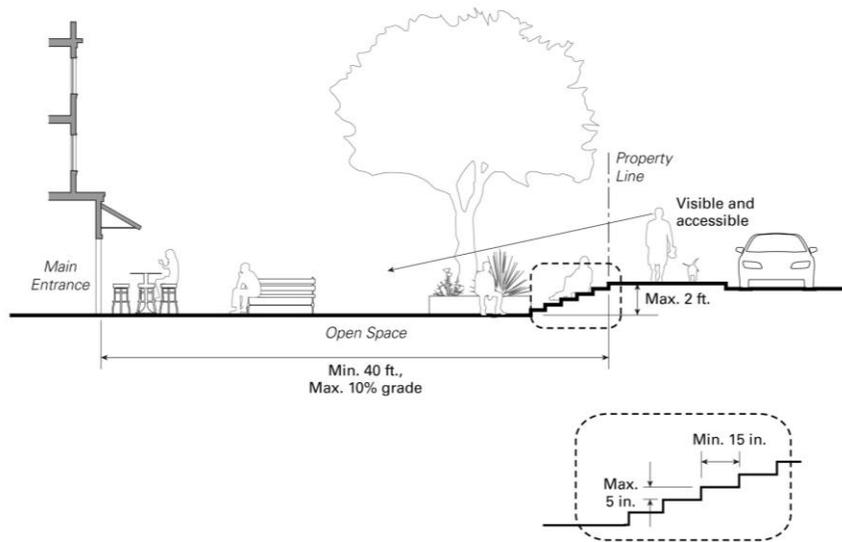
G. **Public Open Space.** Development with 50,000 square feet or more of non-residential floor area on sites two acres or more in size shall provide public open space in accordance with the following:

1. **Amount.** 40 square feet of public open space for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of nonresidential floor area plus 20 square feet

of public open space for every 1,000 square feet of nonresidential floor area over 100,000 square feet

2. **Location and Accessibility.** Such public space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement.
3. **Elevation.** Such public space located adjacent to the street shall not be elevated or sunken more than two feet from the level of the adjacent sidewalk. Steps providing access to such public space shall have a maximum height of five inches and a minimum tread depth of 15 inches. The elevation requirement may be modified or waived by the Director for sites with steep slopes upon finding that an alternative design is visible and accessible from the street.
4. **Minimum Dimensions.** Such public space shall have a minimum dimension of 40 feet.
5. **Obstructions.** Obstructions that impair visibility within the space shall not be permitted unless it is a plaza design feature such as a water feature, public art, or landscaping.
6. **Seating.** A variety of well-designed and comfortable seating types shall be included in the public space. Seating types may include fixed seating, moveable seating, planter ledges, seat walls, and seating steps. A portion of the seating shall be located near the entrance of the public space.
7. **Amenities.** Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, lighting, drinking fountains, water features, public art, signage or performance areas.
8. **Usability.** A surface shall be provided that allows convenient use for outdoor activity, recreation, and public gathering. Such surface may be any practical combination of high quality plant and hardscape materials such as bricks, stone, concrete, permeable paving, or tile. Surfaces shall be sloped for positive drainage and constructed to withstand snow removal and de-icing maintenance. The maximum slope shall not exceed 10 percent. Seating areas and plazas should be located in areas with good solar exposure.

FIGURE 17.24.040(G): OUTDOOR PLAZAS



Appendix A Hotel and Motel Use Standards

The standards related to fractional/timeshare development qualifying as a hotel use included in the definitions section of the draft Zoning Code Update are carried forward with refinements as standards specific to hotels and motels in Chapter 17.52, Standards for Specific Land Uses.

Fractional or Timeshare Development is defined as “a project in which a purchaser receives the right in perpetuity, for life or for a term of years to the recurrent, exclusive use or occupancy of a lot, parcel, unit, rooms, or segment of real property, annually or on some other periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided. A fractional or timeshare development may comprise a portion of a larger, mixed-use development containing a hotel, inn, and/or other residential components and shall include, but not be limited to timeshare estate, interval ownership, fractional ownership, vacation license, vacation lease, club membership, time-share use, hotel/motel, or uses of a similar nature, as defined in the California Business and Professions Code.”

Hotels and Motels

Hotels and Motels that are part of a Fractional/Timeshare Development shall include the following:

- A. Central front desk, lobby, and switchboard connecting to all hotel rooms with staff available 24-hours a day;
- B. Check-in spaces for arriving vehicles;
- C. Amenities supportive of lodging uses (e.g., concierge/guest services on site; conference/meeting space, with food and beverage support, flexible room configuration, industry-standard audiovisual, telecom, and conferencing infrastructure; food and beverage operations in the form of a restaurant or room service; ski and luggage storage; and recreation facilities such as spas, swimming pools, and/or fitness room facility open to all hotel users);
- D. Standardized furniture, fixtures, and equipment in all rooms;
- E. Centralized management and standards for guest reservations, daily housekeeping service, and maintenance services, for all units;
- F. Space for a rental management operation;
- G. Management by a qualified entity with at least five years experience in the hotel management business, including a “flag” hotel or company with equivalent experience; and
- H. Inclusion of hotel amenities in common areas through condominium Covenants, Conditions, and Restrictions (CC&Rs).

Town of Mammoth Lakes

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Appendix B Use Classifications

In the initial draft Zoning Code Update, many uses are not defined and sometimes the same use appears in different sections under similar, but different guises or provides different classifications for uses and activities that have common characteristics such as general retail stores, supermarkets, and furniture stores.

The use classifications included in Appendix D consolidate uses into a modern classification system which places land uses and activities into groups based on common function, product, or physical characteristics. The groups are designed to be broad enough to allow classification of new, unanticipated uses to reduce confusion and the need to amend this section of the Code.

RESIDENTIAL USE CLASSIFICATIONS

Single Family Dwelling

Detached. A dwelling unit designed for occupancy by one household, and located on a separate lot from any other unit (except second living units, where permitted). This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

Attached. A dwelling unit designed for occupancy by one household, located on a single lot, and attached through common vertical walls to one or more dwellings on abutting lots.

Multi-Family Residential. Two or more dwelling units on a site or lot. Types of multiple unit dwellings include duplexes, triplexes, four-plexes, garden apartments, senior housing developments, and multi-story apartment buildings.

Assisted Living Facility. A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators, or other responsible persons where 75 percent of the residents are at least 62 years of age, or if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be licensed by the California Department of Social Services, and may include skilled nursing services if adequately licensed by the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Caretaker Housing. A permanent residence that is secondary or accessory to the primary use of the property, and used for housing a caretaker on the site of a non-residential use where needed for security purposes or to provide 24 hour oversight of operations, equipment, or other resources on the site, including but not limited to the care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Convalescent Home. Establishments that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of California, including but not limited to, rest homes and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.

Emergency Housing/Shelter. A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

Family Day Care Home. As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

Large. As defined by Health and Safety Code Section 1597.465, a day care facility in a single dwelling where an occupant of the residence provides family day care for nine to 14 children, including children under the age of 10 years who reside in the home.

Small. As defined by Health and Safety Code Section 1597.44, a day care facility in a single residence where an occupant of the residence provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.

Group Living Quarters. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes clean and sober facilities, rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels, and Residential Care Facilities.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and where the residential use is secondary and accessory to the primary use as a place of work.

Mobile Home Parks. A development designed and occupied by mobile homes including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium or other form of resident ownership.

Residential Care Facility. Facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug additions.

General. A facility providing care for more than six persons.

Limited. A facility providing care for six or fewer persons.

Second Dwelling Unit. A dwelling unit providing complete independent living facilities for one or more persons that is located on a lot with another primary, single-unit dwelling. A second unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same lot.

Single Room Occupancy. A residential facility containing housing units that may have kitchen and/or bathroom facilities and are guest rooms or efficiency units as defined by the State Health and Safety Code. Each housing unit is occupied by no more than two persons and is offered on a monthly rental basis or longer.

Supportive Housing. Dwelling units with no limit on length of stay, that are occupied by the target population as defined in Section 50675.14 of the California Health and Safety Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community.

Transitional Housing. Dwelling units configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USE CLASSIFICATIONS

Commercial Recreation Facility. Establishments providing indoor or outdoor amusement and/or entertainment services for a fee or admission charge, such as ice skating and roller skating, golf driving ranges where separate from golf course, miniature golf courses, swim and tennis clubs, batting cages, arcades, pool and billiard rooms as primary uses and bowling alleys. Does not include parks and playgrounds or adult oriented businesses, which are separately defined.

Community Assembly. A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

Conference/Convention Facility. One or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).

Fitness/Health Facility. Fitness centers, gymnasium, health and athletic clubs, which may include any of the following: indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities; does not include adult entertainment businesses.

Instructional Services. Establishments that offer specialized programs in personal growth. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Parks and Playgrounds, Public. Public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or community use, including open space areas for passive recreation and picnicking, swimming pools, tennis courts, and other sport and active recreation facilities. This classification also includes related food concessions or community centers within the facilities. If privately owned, the same facilities are included under the definition of “Private Recreation Facility.”

Private Residential Recreational Facility. A privately-owned, non-commercial recreation facility provided for a residential project or neighborhood residents, including swimming pools, swim and tennis clubs, and sport court facilities; does not include golf courses, country clubs, or private sport courts accessory to single-family dwellings.

Public Recreational and Cultural Facility. Public or non-profit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; libraries, museums; outdoor theatres (e.g., amphitheater); stadiums; art galleries; historical sites; and similar types of facilities.

Schools, Public or Private. An institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained in compliance with standards set by the State Board of Education. This definition includes kindergarten,

elementary school, middle or junior high school, senior high school, or any special institution of education or an institution of higher education, including a community or junior college, college, or university. Also includes specialized education and/or training for adults, including art school, language school, vocational training, professional school and other similar educational facilities. Does not include pre-schools and child day care facilities (see “Day Care”).

Ski Facilities. Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift-lines cables, chairs, cars, warming huts, parking, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. This classification includes uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area.

Theater, Cinema or Performing Arts. An indoor facility for public assembly and group entertainment, other than sporting events, including civic theaters and facilities for “live” theater and concerts, and motion picture theaters. Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events (see “Public Recreational and Cultural Facilities”).

RETAIL USE CLASSIFICATIONS

Artisan Shop. A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items, where the store includes an area for the crafting of the items being sold, but where the crafting activity is incidental to retail sales.

Auto and Vehicle Sales and Rental. A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, recreational vehicles, snowmobiles, and other like vehicles. Vehicles for sale may be displayed outdoors or indoors, as authorized by the required permit. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships.

Bars/Taverns/Nightclubs. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks where food service is subordinate to the sale of alcoholic beverages. This use includes micro-breweries where alcoholic beverages are sold and consumed on-site. May include entertainment (e.g., live music and/or dancing); does not include adult oriented businesses.

Building Materials and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include hardware stores less than 10,000 square feet in floor area or plant nurseries.

Convenience Store. Retail stores which carry a range of merchandise oriented to convenience and travelers’ shopping needs having less than 10,000 square feet of floor area devoted principally to the sale of provisions, goods, and pre-packaged food; these stores may be part of a service station or an independent facility.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments; including food markets, groceries, liquor stores, department stores, clothing stores, furniture stores, pet supply stores, small plant nurseries and hardware stores (with 10,000 square feet or less of floor area), 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, firearms, 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, video

rental, 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.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale. This classification does not include plant nurseries with less than 10,000 square feet in floor area.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out. This use includes micro-breweries where the sale and consumption of alcoholic beverages are subordinate to on-site food service and catering businesses or bakeries that have a storefront retail component.

Tasting Room. A retail sales facility where customers may taste and purchase beverage and food that may have been grown or processed on-site. Products offered for tasting and sale may include wine, olive oil, cheese, and/or other food and beverage products.

SERVICE USE CLASSIFICATIONS

Adult-Oriented Business. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.

Animal Care and Boarding. Care and services related to the boarding and care of household pets including:

Animal Raising and Keeping. The raising and keeping of animals, except for household pets (e.g., cats, dogs, and other animals ordinarily kept as household pets).

Kennel. Facilities for keeping, boarding, training, breeding or maintaining four or more dogs, cats, or other household pets not owned by the kennel owner or operator. It excludes pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

Pet Day Care. Facilities for providing non-medical care for four or more dogs, cats, or other household pets not owned by the pet day care owner or operator on a less than 24-hour basis.

Pet Grooming. Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location.

Veterinary Services. Veterinary services for small animals. This classification allows 24-hour accommodation of animals receiving medical services but does not include kennels.

Banks and Financial Services. Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings and loan institutions, and credit unions.

Cemeteries and Internment Services. Establishments primarily engaged in the provision of services involving the care, preparation, or disposition of the human remains and conducting memorial services. Typical uses include a cemetery, crematory, columbarium, mausoleum, burial place, or mortuary.

Day Care Centers. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries, small-scale specialty food production, and micro-breweries. Food preparation operations may include tasting rooms open to the public retail sales where tasting rooms and retail sales are also allowed uses.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see Utilities, Major).

Lodging. An establishment providing overnight accommodations to transient patrons, for payment, for periods of less than 30 consecutive calendar days.

Bed and Breakfast. A residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.

Hotels and Motels. Establishments providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, and tourist courts, but does not include rooming houses, boarding houses, private residential clubs, or bed and breakfast establishments within a single-unit residence, which are separately defined and regulated.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

Medical Marijuana Cooperatives. A location where marijuana is cultivated collectively by more than one qualified patient, person with valid identification card or designated primary caregiver of a person with a valid identification card, in order to collectively or cooperatively cultivate and/or store marijuana for medical purposes, as provided in Health and Safety Code Section 1362.775.

Medical Services. 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 Care and Boarding).

Hospital. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments

have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses, and on-site ambulance dispatch facilities.

Clinics and Laboratories. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, dental and other personal health services, and medical and dental laboratories.

Counseling services by people other than medical doctors or psychiatrists are included under “Office.”

Offices. Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, advertising, architectural, computer software design, counseling, data processing, research, engineering, graphic design, interior design, legal offices and tax preparations offices.

Walk-In Clientele. An office business providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices and offices for elected officials. It does not include banks that are separately classified and regulated.

Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section 4612.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

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 or where there is no manufacturing on the same site; includes pharmaceutical, chemical and biotechnology research and development.

Vehicle Services. The repair, servicing, alteration, restoration, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use, including:

Fueling Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

Large Vehicle and Equipment Sales, Service and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other heavy equipment used for construction, moving, agricultural, or landscape gardening activities. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc. Includes large vehicle operation training facilities. Sales of new or used automobiles or trucks are excluded from this classification.

Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops,

transmission shops, wheel and brake shops, auto glass services, vehicle painting and tire sales and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials., and towing services. It also excludes repair of heavy trucks, limousines or construction vehicles.

Vehicle Storage. A facility for the storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles, and other motor vehicles; includes facilities for the storage and/or servicing of fleet vehicles. Also includes the parking of a vehicle on private property for more than 72 hours without operation, such as a towing or impound yard.

Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

Warehousing, Storage, and Distribution. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant. This classification includes mini-warehouses.

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including but not limited to automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of vehicles or commercial goods or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic.

INDUSTRIAL USE CLASSIFICATIONS

Handicraft/Custom Manufacturing. Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. Also includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume

novelties; jewelry; musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.

Industry, General. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as bottling plants; laundries and dry cleaning plants; food and beverage processing; production apparel manufacturing; photographic processing plants; sign manufacturing; ski and snowboard manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; lumber and wood product manufacturing; automotive and heavy equipment manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

Industry, Heavy. Industrial uses that regularly use hazardous chemicals or procedures or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This classification also includes asphalt and concrete plants and rock, sand or gravel yards and/or processing. Heavy industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

Reverse Vending Machine. An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

Small Collection Facility. An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.

Large Collection Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

TRANSPORTATION, COMMUNICATION, AND UTILITIES USE CLASSIFICATIONS

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal building and parking, air freight terminal, baggage handling facility, aircraft hangar and public transportation and related facilities, including bus operations, servicing and storage. Also includes support activities such as fueling and maintenance, storage, airport operations and air traffic control, incidental retail sales, coffee shops and snack shops and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights, and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Parking, Public or Private. Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering parking to the public, potentially for a fee, when such use is not incidental to another on-site activity.

Telecommunication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

Transportation Passenger Facilities. Facilities for passenger transportation operations. Includes rail stations and bus terminals but does not include terminals serving airports or heliports. Also includes private transportation facilities, including ski lifts or similar aerial conveyances.

Utilities, Major. Generating plants, electric substations, service yards, 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.

AGRICULTURE AND NATURAL RESOURCE USE CLASSIFICATIONS

Animal Raising and Crop Cultivation. The raising, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle and the cultivation of tree, vine, field, forage, and other plant crops intended to provide food or fibers. This classification includes agriculturally related services, such as storage of agricultural products; agricultural waste handling and disposal services; and other similar related services.

Environmental Research Facilities. Research establishments primarily engaged in implementing scientific research relating to the environment. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities.

Flood Control Facilities. Facilities design to provide flood control by controlling rates of runoff, holding extra water, or diverting floodwater.

Forestry Products. The operation and harvesting of timber tracts, tree farms, forest nurseries, whether planted or of natural growth, standing or down, including Christmas trees and nursery stock for restocking commercial forest land and related activities such as reforestation services; also the gathering of gums, barks, sap, moss and other forest products.

Geothermal Exploration/Production. Activities related to the discovery, test, production, disposal, or use of geothermal resources and deriving energy primarily from geothermal resources.

Riding Academies and Commercial Stables. Any place where horses, donkeys, and/or mules are kept, housed, boarded, lodged, fed, hired, trained, sold or bred as a commercial activity, examples of which include horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses; does not include the simple pasturing of horses, donkeys, and/or mules.