

Article XXI. Clearwater North and Howe/Orizaba Specific Plans.

Sec. 44-254. Intent and purpose.

It is the intention of this article to establish a specific plan that will guide the orderly growth and development of those areas known as Clearwater North and Howe/Orizaba as identified in the City of Paramount General Plan. It is the purpose of this article to implement the Paramount General Plan objectives, policies and general land uses as they pertain to the subject area and to establish consistency between the General Plan, Clearwater North, and Howe/Orizaba. (Ord. No. 701)

Sec. 44-255. Land designations.

The provisions of this article apply to all property in the Clearwater North and Howe/Orizaba Specific Plan areas. The land use designations established include:

- (a) Medium density residential areas, permitting residential development at densities not exceeding thirty-five units per acre.
- (b) High density residential areas, permitting residential development at densities not exceeding seventy units per acre.

Designations, locations and boundaries of these uses are delineated within the Clearwater North-Howe/Orizaba Specific Plan document herein referenced. (Ord. No. 701)

Sec. 44-256. Development regulations.

- (a) Introduction. These regulations implement the Clearwater North and Howe/Orizaba Specific Plans. The regulations are adopted by ordinance pursuant to Article 8, Authority for Scope of Specific Plan of the Government Code in compliance with Sections 65450 and 65453 thereof. The regulations are divided into section as follows:
 - (1) General development provisions. Statements of use regulation and management practices common to all land use types.
 - (2) Medium density residential provisions. Statements of specific use and development regulations unique to the medium density residential district.
 - (3) High density residential provisions. Statements of specific use and development regulations unique to the high density residential district.
- (b) General development provisions.
 - (1) Conflict in regulations. Whenever the regulations contained in this text conflict with the regulations of Chapter 44 of the Paramount Municipal Code, the regulations of the Clearwater North and Howe/Orizaba Specific Plans shall take precedence.
 - (2) Utilities. All utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, electricity or any other energy or service component shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for hoses, movable pipes used for irrigation, or other purposes during construction, or transformers.

- (3) Vehicular access. Each building or lot shall have permanent access to a street or alley on which the building or lot abuts. Whenever possible, access to each lot or building shall be provided from the internal circulation system.
- (4) Distribution of handbills prohibited. No distribution of handbills or advertising flyers shall be permitted within any portion of the specific plan area.
- (5) Outdoor screening materials. The use of exterior sun screens and awnings which are not approved as part of the initial building development review process shall be prohibited, unless prior approval is obtained from the city's development review board.
- (6) Exterior holiday ornaments. Exterior Christmas or holiday ornaments shall be permitted for exterior display from December 1 until January 5 of the following year. Ornaments shall be removed within forty-eight hours after January 5 of each year or sooner.
- (7) Exterior security bars and screen prohibited. The use of exterior security bars, screens, and other security devices which are visible to the public shall not be permitted within the specific plan areas unless prior approval is obtained from the City of Paramount Development Review Board.
- (8) Alterations. No owner or tenant shall, whether at his own expense or otherwise, do, make, or suffer any alteration, addition or modification to any portion of the common area nor shall he install, attach, paste, hinge, screw, nail, build or construct any lighting, decoration, or other articles or things thereto until plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved in writing by the City of Paramount Development Review Board. For units within high density districts, there shall be no alteration of the exterior color scheme of any structural improvement except with the prior written approval of the City of Paramount Development Review Board. Notwithstanding anything contained in the preceding portion of this section to the contrary, however, each owner shall have the exclusive right to paint, re-paint, tile, wax, paper, or otherwise refinish, and decorate the inner surface of the walls, ceilings, floors, windows, and doors bounding his own unit; and the right to paint, or decorate, the inner surface of the patio fence surface and to landscape and maintain the ground area of the patio appurtenant to his own unit. Nothing shall be done in or to any unit or common area when it is likely to impair the structural integrity of a building or any part thereof.
- (9) Vehicles. No owner or other occupant of a unit shall permit any wheel or track vehicle belonging to themselves to remain within any off-street parking area of the project or in any public street adjacent to the project for a continuous period exceeding forty-eight hours. As used herein, the term "wheel vehicle" shall include automobiles, trucks, boat trailers, and camper units (irrespective of how mounted) and all other vehicles of a similar nature.
- (10) Antennas. No owner or tenant shall install, attach or hang or cause to be installed, attached or hung, any equipment for electrical installation, television or radio transmitting or receiving antenna, machines or air conditioning units or other like equipment of wiring in or on any portion of the common area wall, ceiling, window or door, except upon the approval of the City of Paramount Planning Commission. All radio, television, air conditioning units or other electrical equipment or appliances of any kind of nature, or wiring therefore installed or used in a unit shall fully comply with all rules, regulations, and requirements of all state and local public authorities having jurisdiction over such units, equipment or appliances and the unit owner shall alone be liable for any damage or injury caused by any such radio, television or other electrical equipment or appliance installed or used in his unit. Normal radio, stereo, high fidelity, and television installations within a unit are excepted.

- (11) Storage. No storage of any items of an owner's and/or tenant's personal property or business-related property shall be permitted outside of any building, unit or lease space.
 - (12) Parking. All required parking spaces are to be maintained by the owner and/or tenant within the respective development solely for the temporary parking of vehicles owned by tenants, building owners, or their guests. Parking spaces shall not be continuously occupied for periods exceeding forty-eight hours.
 - (13) Color and materials. Use of all color and material selected for projects is subject to city review and approval prior to construction.
- (c) Medium density residential provisions. The medium density residential district that is specified for this planned area is intended as a planned residential district of multi-family dwellings with one or more buildings on the same lot. Total number of residential units shall not exceed thirty-five dwelling units per acre.
- (1) Permitted uses.
 - a. Single or multi-story apartment and condominium dwellings at densities set forth in this section.
 - b. Parks, playground, recreation or open space areas, pedestrian trails and bikeways.
 - (2) Limitations on permitted uses. No residential units shall be occupied and used except for residential purposes by the owners, their tenants, and social guests and no trade or business shall be conducted therein, except that the developer, its successors, and assigns may use any unit or units in the project owned by the developer for a model home site or sites and display and sales office during construction, until the last unit is sold or rented. No tent, shack, trailer, garage, out-building, or structure of a temporary nature shall be used at any time as a residence, either temporarily or permanently.
 - (3) Prohibited uses. The following uses shall be prohibited:
 - a. Commercial uses.
 - b. Manufacturing uses.

(4) Development standards.

- a. Density. Lots within the Clearwater North Specific Plan area may be developed as follows:
1. Single lots (minimum seventy-six by two hundred forty) shall be developed at a density designated under the following project types. Such lots shall be designated by the zone classification symbol RM-1:
 - (i) Projects with on-grade parking shall have a maximum lot coverage of fifteen percent of lot area.
 - (ii) Projects with tuck-under parking shall have a lot coverage of twenty-five percent of lot area for townhouse units. Stacked apartment units shall have a maximum lot coverage of fifteen percent of gross lot area. Maximum paved area (including driveways and sidewalks, but excluding parking beneath buildings) shall be fifteen percent of the gross lot area. Paved areas may be increased upon to a maximum of three hundred square feet per unit footprint area provided that twenty percent of unit width be fully landscaped to provide separation between access areas.
 - (iii) When projects are designed so as to provide for possible future consolidation with adjacent lots, the maximum permitted density shall be twenty-two units per acre of gross lot area. The development review board shall be responsible for determining the applicability of this section to individual projects.
 2. Two adjacent lots (minimum one hundred forty-two by two hundred eighty) or larger shall be designated under the following project types. Such lots shall be designated by the zone classification RM-PD:
 - (i) Projects with on-grade parking shall have a maximum lot coverage of twenty-five percent of the gross lot area.
 - (ii) Projects with tuck-under parking shall have a maximum lot coverage of thirty-five percent of the gross lot area. Maximum paved area (including driveways and sidewalks, but excluding parking beneath building) shall be fifteen percent of the gross lot area. Areas may be added upon to a maximum of three hundred square feet per unit footprint area provided that twenty percent of unit width be fully landscaped to provide separation between access areas.

Lots within the Howe/Orizaba Specific Plan area may be developed as follows:

- i. A single lot (minimum fifty-five by two hundred eighty) shall be developed at a density of ten percent coverage of gross lot area. Such lots shall be designated by the zone classification RM-1. Where projects are designed so as to provide for possible future consolidation with adjacent lots, the maximum permitted density shall be twenty-two units per acre of gross lot area. The development review board shall be responsible for determining the applicability of this section to individual projects.
 - ii. Two adjacent lots (minimum one hundred ten by two hundred eighty) shall be developed at a density of twenty-five percent coverage of gross lot area. Such lots shall be designated by the zone classification symbol RM-2.
 - iii. Three adjacent lots (minimum one hundred sixty-five by two hundred eighty) or larger shall be developed at a density designated under the following project types. Such lots shall be designated by the zone classification symbol RM-PD:
 - A. Projects with on-grade parking shall have a maximum lot coverage of thirty-five percent of lot area.
 - B. Projects with tuck-under parking shall have a maximum lot coverage of fifty percent of lot area for two-story townhouses. Stacked apartment units shall have a maximum lot coverage of thirty-five percent of lot area for apartments on one level above the parking. Maximum paved area (including drive-ways and sidewalks, but excluding parking beneath buildings) shall be fifteen percent of gross lot area. Paved areas may be increased to a maximum of three hundred square feet per unit footprint area provided that twenty percent of unit width be fully landscaped to provide separation between access areas.
- b. Front yard setback. Lots within the Clearwater North Specific Plan area shall have a minimum front yard setback of not less than fifteen feet in depth. This shall be increased by five feet for buildings with more than two stories.

- c. Side yard setback. Lots within both specific plan areas shall maintain a minimum side yard of not less than five feet in width. This shall be increased by five feet for buildings with more than two stories. Street side yards shall have a minimum side yard of not less than ten feet in width.
- d. Rear yard setback. Lots within the Clearwater North Specific Plan area shall have a minimum rear yard setback of not less than fifteen feet in depth.

Lots within the Howe/Orizaba Specific Plan area shall have a minimum rear yard setback of not less than twenty feet in depth.

- e. Building height. Buildings located in the Clearwater North and Howe/Orizaba Specific Plan areas shall be subject to the following height limitations:

Projects with on-grade parking in carports or garages and on concrete garages shall maintain a maximum building height of twenty-five feet. Projects with tuck-under parking shall maintain a maximum building height of thirty-five feet. Maximum building height shall be measured from the highest point from adjacent sidewalk level.

- f. Parking. Lots within the Clearwater North Specific Plan areas shall be subject to the following requirements:

- 1. Parking shall be provided at the following standards:

<u>Unit Size</u>	<u>Required Spaces</u>
1 Bedroom	1.5 Spaces
2 Bedroom	2.0 Spaces
3 Bedroom	2.5 Spaces
4+ Bedroom	3.0 Spaces

- 2. Driveway length shall be limited to eighty percent of the depth of the lot, except where parking shall take place within a concrete garage (subterranean), when driveway may extend to the full depth of the property.
- 3. Parking areas shall be located so as not to be visible from a public street, and shall be located behind or between buildings.
- 4. No parking shall be permitted within front setback area.
- 5. Entry to parking from a public street shall be limited to one side of lot. Driveways shall be configured so as to provide access to parking spaces from opposite side of entry point from public street. At least fifty percent of the driveway shall border on the side yard setback opposite of the point of entry from the public street.
- 6. Driveways shall maintain a minimum width of not less than twenty-six feet.

7. Carports and garages shall be architecturally compatible with residential structure. Carports and garages shall be designed so as to permit roofscaping or other effective aesthetic shielding of cars from view of adjacent dwelling units.

Lots within the Howe/Orizaba Specific Plan area shall be subject to the following requirements:

- (i) Parking shall be provided at the following standards:

Lots within RM-1 and RM-2 districts shall provide two covered parking spaces per unit. Lots within RM-PD districts shall provide parking spaces at the following rates:

<u>Unit Size</u>	<u>Required Spaces</u>
1 Bedroom	1.5 Spaces
2 Bedroom	2.0 Spaces
3 Bedroom	2.5 Spaces
4+ Bedroom	3.0 Spaces

- (ii) Driveway length shall be limited as follows:

Lots within the RM-1 district shall maintain a maximum driveway length of not greater than one hundred fifty feet or one-half of the depth of the lot, whichever is less. No parking or storage of vehicles shall be permitted beyond the end of the driveway.

Lots within the RM-2 district shall maintain a maximum driveway length of not greater than two hundred feet or two-thirds of the depth of the lot, whichever is less. No driveway shall extend beyond any living unit or approved accessory building. No parking or storage of vehicles shall be permitted beyond the end of the driveway.

Lots within the RM-PD district shall maintain a maximum driveway length of not greater than eighty percent of the depth of the property, except where parking occurs in a concrete garage, where driveway may extend to the full depth of the site.

- (iii) Parking areas shall be located so as not to be visible from a public street, and shall be located behind or between buildings.
- (iv) No parking shall be permitted within front setback areas.
- (v) Driveways shall maintain a minimum width of not less than twenty-six feet.

- (vi) Carports and garages shall be architecturally compatible with residential structure. Carports and garages shall be designed so as to permit roofscaping or other effective aesthetic shielding of cars from view of adjacent dwelling units.
- g. Minimum dwelling unit area. There shall be a minimum of seven hundred fifty square feet in each dwelling exclusive of open porches, patios and garages.
- (5) Applicable laws. Each owner or tenant shall promptly and fully comply with any and all applicable laws, ordinances, statutes, regulations, and requirements of any governmental authority or agency with respect to the occupancy and use of his residential units.
- (6) Common area. The common areas shall be improved, occupied, and used only in accordance with this specific plan, subject to all the easements and rights of use in and to the common area provided in this specific plan. Each portion of the common area shall be used only for the purposes intended and no bicycles, scooters, tricycles, or similar vehicles, toys or other articles belonging to any owner, any member of his family, tenants, guests, agents, licensees, or employees shall be kept or allowed to remain thereon.
- (7) Right to lease. Residential units shall not be rented by the owners thereof for transient or motel purposes which shall be defined as: 1) rental for a period of less than 30 days; 2) any rental if the occupants of the unit are provided customary motel services, such as room service for food and beverages, maid service, and the furnishing of laundry and linen services. Subject to the foregoing restrictions, the owners of residential units shall have the absolute right to lease the same, provided that the lease is made subject to the restrictions, limitations, and uses contained in this specific plan.
- (8) On-site management. Owners of buildings shall provide one on-site manager or assistant manager for every thirty-five residential units owned within the plan area.
- (9) Nuisance. No unit shall be used in such a manner as to obstruct or interfere with the enjoyment of the owner or occupants of other units or to annoy them by unreasonable noise or otherwise, nor shall any illegal or extra-hazardous activity be committed or permitted to occur in any unit. No noxious or offensive activity shall be carried on in any of the units or in the common area nor shall anything be done therein which may cause unreasonable embarrassment, annoyance or nuisance to the owners or occupants of other units in their use and enjoyment of their units or the common area. No power equipment, welding equipment or carpentry shop shall be maintained or used within any unit or portion of the common area. No automobile overhaul, repair, or maintenance work shall be permitted in the specific plan area.
- (10) Storage. With the exception of outdoor furniture, barbecues, and outdoor plants on balconies or within patio areas, no storage of any item of an owner's or tenant's personal property shall be permitted outside any unit.
- (11) Insurance hazards. Nothing shall be done or kept in or on any unit or the common area or any portion thereof which will increase the rate of insurance. No owner shall permit anything to be done or kept in his unit or in any common area or in any portion thereof with respect to which he has an easement or right of exclusive use, which would result in the uninsurability, cancellation, suspension, modification, or reduction of insurance in, on, or covering any of the units of common area within the project.

- (12) Pets. No animals or birds of any kind shall be raised, bred, or kept in any residential unit or on any portion of the project, except that not more than two usual and ordinary household pets, such as dogs, cats, or birds may be kept, provided that they are not kept, bred, or maintained for any commercial purposes and they are kept under reasonable control at all times. Notwithstanding the foregoing, no pets may be kept within the specific plan area which result in an annoyance or are obnoxious to other owners. No dog shall enter the common area except on a leash, which is held by a person capable of controlling it. No dog whose barking disturbs the owners or tenants shall be permitted to remain within the project. Owners and tenants shall prevent their pets from soiling all portions of the common area where other persons customarily walk, and shall promptly clean up any mess left by their pets. No pets shall be allowed to remain outdoors unrestrained or without supervision for any period of time.
- (13) Signs. No signs shall be displayed to the public view on any units or on any portion of the project other than "For Sale" or "For Rent" signs, provided they do not exceed three square feet in size and are placed within the residential units.
- (14) Clotheslines, fire, trash. No exterior clotheslines shall be erected or maintained in, on or connecting any common area, garage, or parking area within the specific plan area or within designated portions of the common area. There shall be no exterior fires whatsoever except barbecues within private patios within the specific plan area or within designated portions of the common area. No unconcealed trash or rubbish containers, or similar items shall be kept or maintained in areas other than areas specifically designated for such purposes within the specific plan area, and as provided in Chapter 33 of the Paramount Municipal Code.
- (15) Explosives. No owner or any member of his family, tenant, agent, employee, licensee, or guest shall at any time bring into, keep, or maintain in or on any portion of the specific plan area, a highly corrosive or explosive solid, liquid, gas, chemical substance, or other material which may be extra-hazardous to life, limb or property.
- (16) Window coverings. All residential units within the specific plan area shall have window coverings consisting of blind or cloth draperies. The use of foil, paper, or painted windows as window coverings shall not be permitted within any building in the specific plan area.
- (17) Guest parking. Guest parking spaces shall be utilized solely for the temporary parking of vehicles owned by guests of residents living within the specific plan area. Guest parking spaces shall not be continuously occupied for periods exceeding forty-eight hours. Guest parking spaces shall at no time be occupied by vehicles owned by residents of the specific plan area.
- (18) Outside drying and laundering of clothes prohibited. No outside drying or laundering of clothes shall be permitted within any portion of the specific plan area, including balcony and patio areas, and swimming pool areas.
- (19) Site furniture. Site furniture that is visible from streets or adjacent residential uses shall be considered as landscape elements and treated accordingly. Furniture should be an integral part of the site design and be compatible with architectural style, color, and materials of the buildings.

- (20) Building design. While a wide-range of colors, materials, finishes and overall building design is permitted, developments are subject to City approval. It is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall scheme and environment.
- (d) High density residential provisions. The high density residential district that is specified for this planned area is intended as a planned residential district of single or multi-family dwellings with one or more dwellings on the same lot. Total number of residential uses shall not exceed 70 dwelling units per acre.
- (1) Permitted uses.
- a. Single or multi-story apartment and condominium dwellings at densities set forth in this section.
 - b. Parks, playground, recreation or open space areas, pedestrian trails and bikeways.
- (2) Limitations on permitted uses. No residential units shall be occupied and used except for residential purposes by the owners, their tenants, and social guests and no trade or business shall be conducted therein, except that the developer, its successors, and assigns may use any unit or units in the project owned by the developer for a model home site or sites and display and sales office during construction, until the last unit is sold or rented. No tent, shack, trailer, garage, out-building, or structure of a temporary nature shall be used at any time as a residence, either temporarily or permanently.
- (3) Prohibited uses. The following uses shall be prohibited:
- a. Commercial uses.
 - b. Manufacturing uses.
- (4) Development standards:
- a. Front yard setback. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth. This shall be increased by five feet for buildings with more than 2 stories. Said front yard shall be fully landscaped and no parking shall be permitted.
 - b. Side yard setbacks. Each lot shall have an interior side yard of not less than five feet in width. This shall be increased by 5 feet for buildings with more than 2 stories. Street side yards shall have a minimum setback of ten feet. Setback area is to be fully landscaped.
 - c. Rear yard setback. Each lot shall have a rear yard of not less than 10 feet in width, to be fully landscaped.
 - d. Miscellaneous setback. At corner lots, both street frontages are to be considered as "front yards" in the determination of required setbacks.
 - e. Height. The maximum height shall be four stories and shall not exceed sixty feet.

- f. Maximum density. The maximum number of units per acre shall not exceed seventy.
 - g. Minimum dwelling unit area. There shall be a minimum of seven hundred square feet in each dwelling exclusive of open porches, patios, and garages.
 - h. Parking. Each one bedroom dwelling unit shall be provided with one and one-half off-street parking spaces, one of which must be located in a garage or carport. Each two bedroom dwelling unit shall be provided with two off-street parking spaces, one of which must be located in a garage or carport. For each bedroom over two in each unit, an additional one-half space per dwelling unit shall be provided. In addition, one-tenth space per dwelling unit shall be provided for guest parking. Parking space and lot design shall be consistent with sections 44-132 and 44-133 of the Paramount Municipal Code.
- (5) Applicable laws. Each owner or tenant shall promptly and fully comply with any and all applicable laws, ordinances, statutes, regulations, and requirements of any governmental authority or agency with respect to the occupancy and use of his residential units.
 - (6) Common area. The common areas shall be improved, occupied, and used only in accordance with this specific plan, subject to all the easements and rights of use in and to the common area provided in this specific plan. Each portion of the common area shall be used only for the purposes intended and no bicycles, scooters, tricycles, or similar vehicles, toys or other articles belonging to any owner, any member of his family, tenants, guests, agents, licensees, or employees shall be kept or allowed to remain thereon.
 - (7) Right to lease. Residential units shall not be rented by the owners thereof for transient or motel purposes, which shall be defined as: 1) rental for a period of less than thirty days; 2) any rental if the occupants of the unit are provided customary motel services, such as room service for food and beverages, maid service, and the furnishing of laundry and linen services. Subject to the foregoing restrictions, the owners of residential units shall have the absolute right to lease the same, provided that the lease is made subject to the restrictions, limitations, and uses contained in this specific plan.
 - (8) On-site management. Owners of buildings shall provide one on-site manager or assistant manager for every thirty-five residential units owned within the plan area.
 - (9) Nuisance. No unit shall be used in such a manner as to obstruct or interfere with the enjoyment of the owner or occupants of other units or to annoy them by unreasonable noise or otherwise, nor shall any illegal or extra-hazardous activity be committed or permitted to occur in any unit. No noxious or offensive activity shall be carried on in any of the units or in the common area nor shall anything be done therein which may cause unreasonable embarrassment, annoyance or nuisance to the owners or occupants of other units in their use and enjoyment of their units or the common area. No power equipment, welding equipment or carpentry shop shall be maintained or used within any unit or portion of the common area. No automobile overhaul, repair, or maintenance work shall be permitted in the specific plan area.
 - (10) Storage. With the exception of outdoor furniture, barbecues, and outdoor plants on balconies or within patio areas, no storage of any item of an owner's or tenant's personal property shall be permitted outside any unit.

- (11) Insurance hazards. Nothing shall be done or kept in or on any unit or the common area or any portion thereof which will increase the rate of insurance. No owner shall permit anything to be done or kept in his unit or in any common area or in any portion thereof with respect to which he has an easement or right of exclusive use, which would result in the uninsurability, cancellation, suspension, modification, or reduction of insurance in, on, or covering any of the units of common area within the project.
- (12) Pets. No animals or birds of any kind shall be raised, bred, or kept in any residential unit or on any portion of the project, except that not more than two usual and ordinary household pets, such as dogs, cats, or birds may be kept, provided that they are not kept, bred, or maintained for any commercial purposes and they are kept under reasonable control at all times. Notwithstanding the foregoing, no pets may be kept within the specific plan area which result in an annoyance or are obnoxious to other owners. No dog shall enter the common area except on a leash, which is held by a person capable of controlling it. No dog whose barking disturbs the owners or tenants shall be permitted to remain within the project. Owners and tenants shall prevent their pets from soiling all portions of the common area where other persons customarily walk, and shall promptly clean up any mess left by their pets. No pets shall be allowed to remain outdoors unrestrained or without supervision for any period of time.
- (13) Signs. Except as otherwise provided herein, no signs shall be displayed to the public view on any units or on any portion of the project other than "For Sale" or "For Rent" signs, provided they do not exceed three square feet in size and are placed within the residential units.
- (14) Clotheslines, fire, trash. No exterior clotheslines shall be erected or maintained in, on or connecting any common area, garage or parking area within the specific plan area or within designated portions of the common area. There shall be no exterior fires whatsoever except barbecues within private patios within the specific plan area or within designated portions of the common area. No unconcealed trash or rubbish containers, or similar items shall be kept or maintained in areas other than areas specifically designated for such purposes within the specific plan area, and as provided in Chapter 33 of the Paramount Municipal Code.
- (15) Explosives. No owner or any member of his family, tenant, agent, employee, licensee, or guest shall at any time bring into, keep or maintain in or on any portion of the specific plan area, a highly corrosive or explosive solid, liquid, gas, chemical substance, or other material which may be extra-hazardous to life, limb or property.
- (16) Window coverings. All residential units within the specific plan area shall have window coverings consisting of blind or cloth draperies. The use of foil, paper, or painted windows as window coverings shall not be permitted within any building in the specific plan area.
- (17) Guest parking. Guest parking spaces shall be utilized solely for the temporary parking of vehicles owned by guests of residents living within the specific plan area. Guest parking spaces shall not be continuously occupied for periods exceeding forty-eight hours. Guest parking spaces shall at no time be occupied by vehicles owned by residents of the specific plan area.
- (18) Outside drying and laundering of clothes prohibited. No outside drying or laundering of clothes shall be permitted within any portion of the specific plan area, including balcony and patio areas, and swimming pool areas.

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- (19) Site furniture. Site furniture that is visible from streets or adjacent residential uses shall be considered as landscape elements and treated accordingly. Furniture should be an integral part of the site design and be compatible with architecture style, color, and materials of the buildings.

- (20) Building design. While a wide-range of colors, materials, finishes and overall building design is permitted, developments are subject to city approval. It is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall scheme and environment.
(Ord. No. 701)

Sec. 44-257. Revisions.

The revision and amendment of this specific plan shall be conducted pursuant to Section 65450 to 65457 of the California Government Code and in accordance with procedures established by the City of Paramount.
(Ord. No. 701)

(Ord. No. 701)

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